



Department for
Communities and
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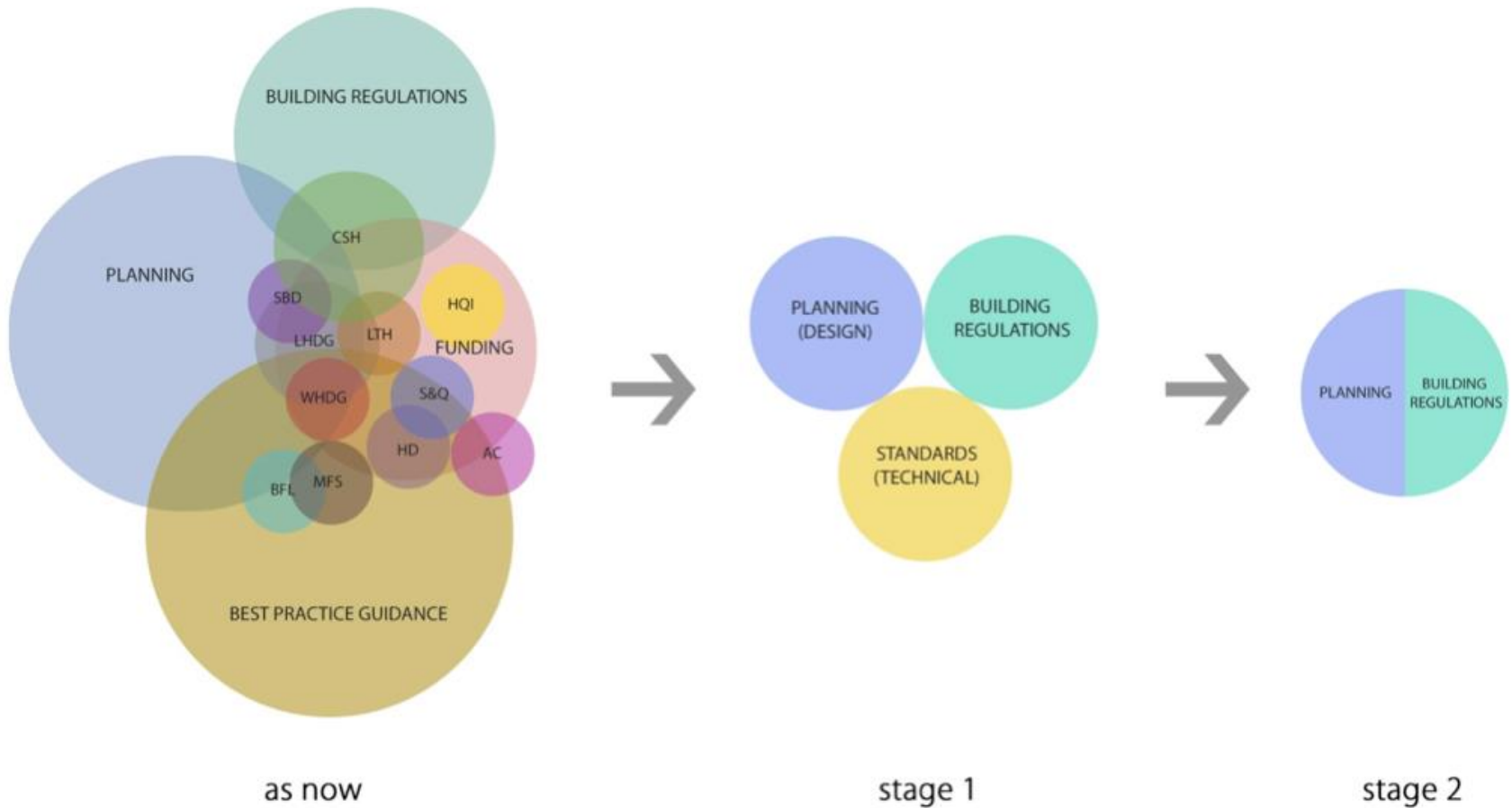
Housing Standards Review Update

**HBF Technical Conference
14 October 2014**

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Housing Standards Review





2013: consultation on strategic options

Strategic options consulted on -

- Move standards into **building regulations**.
- Move standards into a **standalone suite permanently** (as well as Building Regs and Planning).
- Move standards into a **standalone suite temporarily** (en route to Building Regulations).

But not a simple task –

- Need primary legislation (change to Building Act).
- Mechanism to ensure that local authorities only draw on the new standards rather than impose their own standards.
- Deregulation policy requirements.



2014: technical / legislative delivery

- **Deregulation Bill** – sets new “optional building regulations” power. Now in Lords.
- **Consultation paper** – sets technical document context & questions.
- **Proposed statement of implementation and transitional arrangements.**
- Set of **draft Approved Documents** setting out new standards.
- **Impact Assessment**
- Aim – **implementation from Royal Assent.**

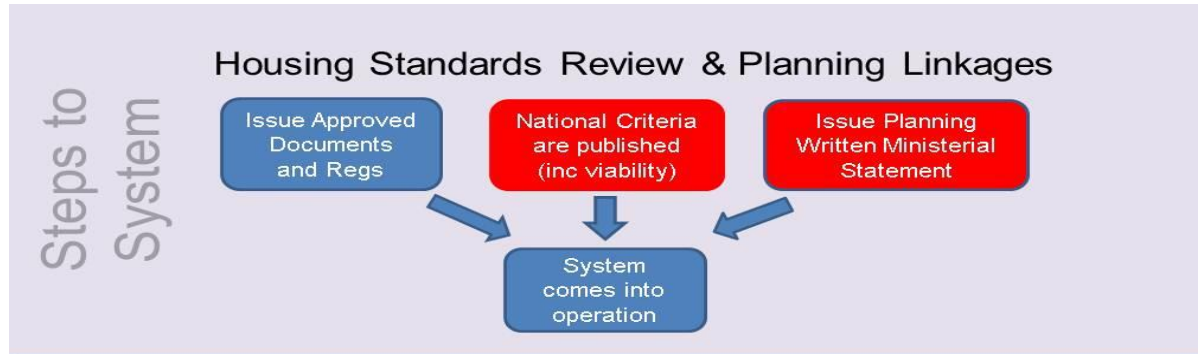


The new standards

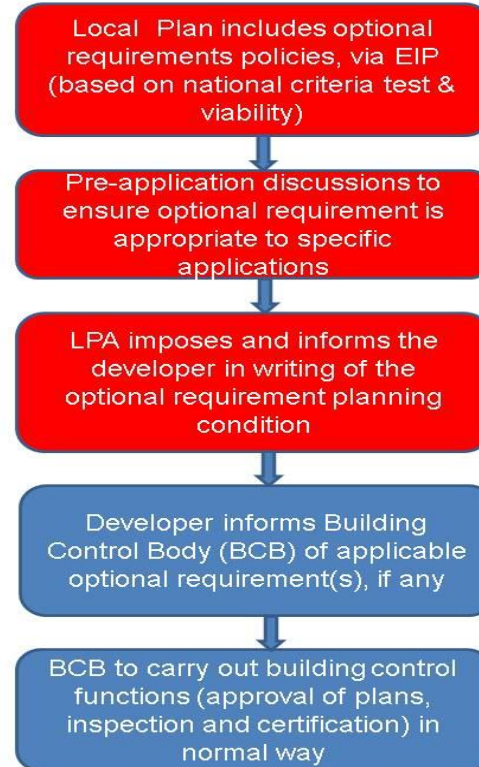
- **Energy** – Baseline regulation (Part L) only. 2013 update. Zero carbon from 2016.
- **Water** – Baseline regulation (Part G). Potential higher standard (105lpd).
- **Access** – Baseline regulation (Part M). 2 additional areas (equivalent to LTH, and wheelchair housing).
- **Security** – Single minimum level proposed in a new building regulation.
- **Space** – ‘nationally described standard’.



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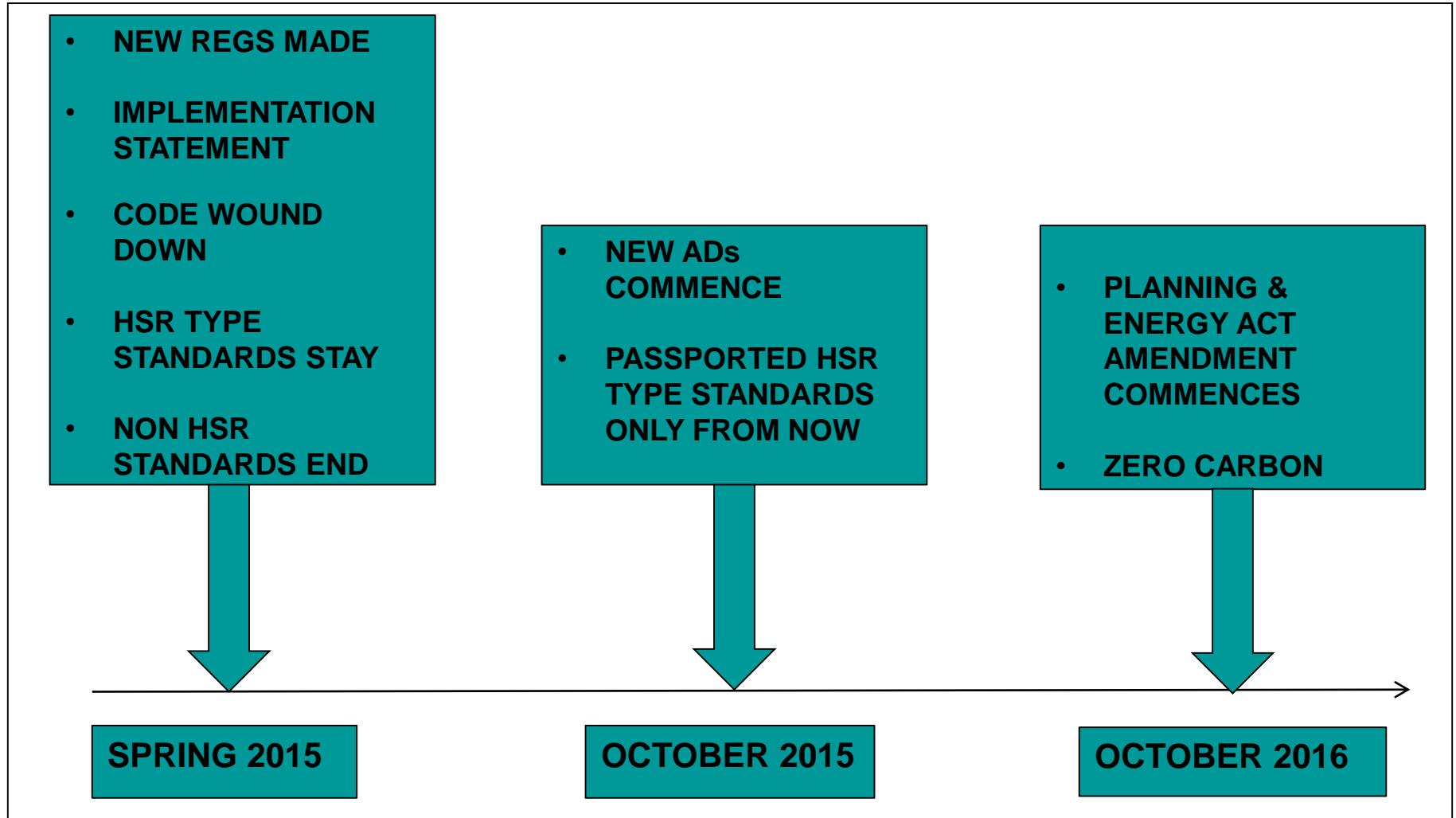


Process





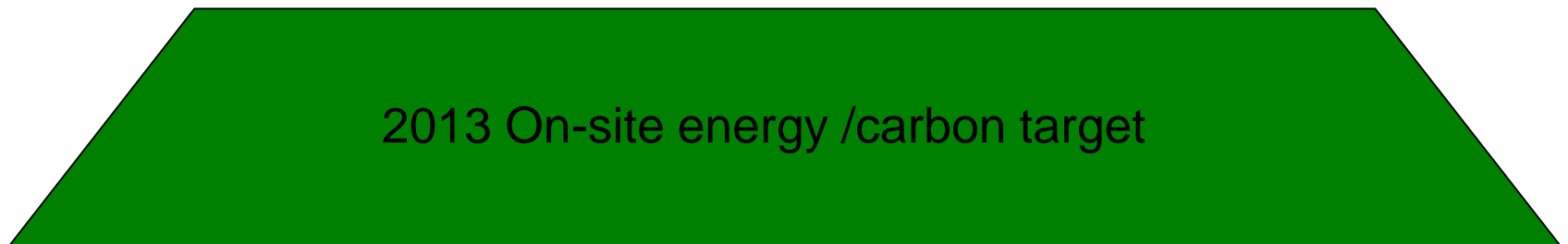
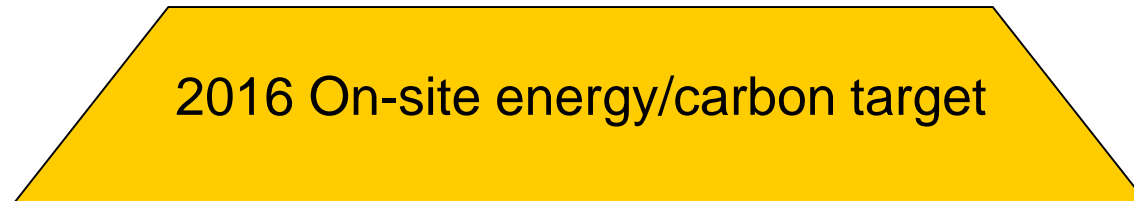
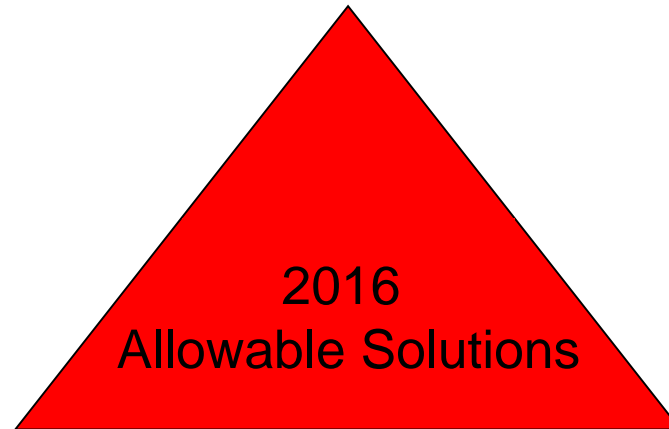
Transition





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Zero Carbon Homes





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Housing Standards Review Consultation closes 7th November

<https://www.gov.uk/government/consultations/housing-standards-review-technical-consultation>