



Ministry of Housing,
Communities &
Local Government

Building Regulations Update

HBF Technical Conference

Austin Court, Birmingham
18 September 2019

Luke Turner
Principal Architect - Approved Documents M and Q
Technical Policy Division
Building Safety Portfolio



- Clarity and review of statutory guidance
- Updates by Part (B, F, L, M etc.)
- Consultations



Recommendations to improve guidance

In her Independent Review, Dame Judith found that the

“current regulations and guidance are too complex and unclear. This can lead to confusion and misinterpretation in their application to higher risk and complex buildings”

Dame Judith was informed by an Expert Group who considered

- existing building regulations guidance and
- set recommendations on how guidance could be structured

Approved Documents should provide:

- a more streamlined, holistic view
- a clearer and user-friendly view
- retain the right level of technical detail.

We are improving and updating building regulations statutory guidance





Building a safer future: An Implementation plan

The plan sets out the government's programme of work to ensure people who live in residential high-rise buildings are safe and feel safe, now and in the future.

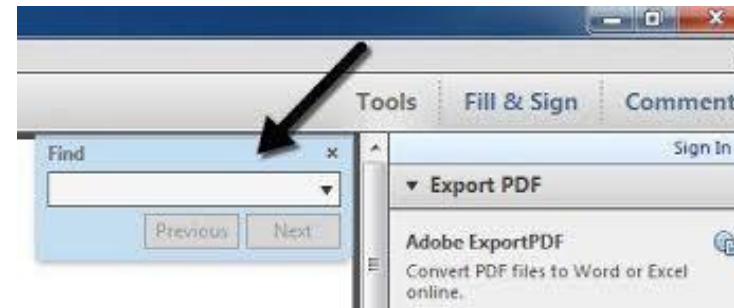
- We will create a stronger and more effective regulatory and accountability framework for buildings in scope
- **We will ensure buildings are safe through clearer standards and guidance**
- We will ensure better engagement between residents and those managing their buildings
- We will ensure building owners provide better information about the protection measures in their buildings
- Working with industry, we will drive culture change to increase responsibility for building safety



Proposals for Approved Documents

We intend to:

- **publish a single online searchable PDF of all Approved Documents** and
- **an overarching manual to the building regulations** to clarify the purpose of the regulations in delivering safe and healthy buildings throughout their life.
- Bring all the Approved Documents in to the new style introduced in 2013 and transfer them onto a digital platform to maximise functionality and usability.
- **undertake a programme of review of technical content** in the Approved Documents. In some cases, the technical content within Approved Documents is sound, however there are some Approved Documents that will be reviewed and updated to reflect the latest developments in science and construction technology.





Clarity and technical review





Improving statutory guidance

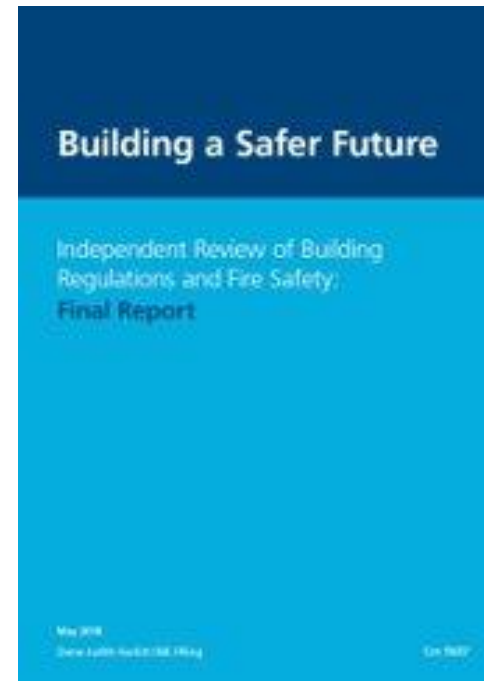


- January 2013 AD K & P published in new clearer, screen friendly format.
- By 2019 - ADs F, L1A, L2A, K, M v1 Q & R in the new format.



New Look Approved Documents

- June 2017 Grenfell Tower Fire
- May 2018 “Hackitt” Report
- July 2018 Consultation draft – clarified ADB
- Closed October 2018
- November 2018 – Combustibles Ban (regs 6 & 7)
- December 2018 - assessments in lieu of tests (ADB)





New style Approved Documents



- Consultation July-Oct 2018
- Fire safety: clarification of statutory guidance (Approved Document B)
- More user-friendly clearer
- Avoid mis-interpretation
- No technical change
- Approx. 1300 individual comment
- December 2018 - assessments in lieu of tests (ADB)



Approved Document B 2019

Suspended or stretched-skin ceilings

3.14 The ceiling of a room may be constructed either as a suspended or stretched-skin membrane from panels of a thermoplastic material of the TP(a) flexible classification, provided that it is not part of a fire-resisting ceiling. Each panel should not exceed 5m² in area and should be supported on all its sides.



Suspended or stretched-skin ceilings

5.19 The ceiling may be constructed from TP(a) flexible panels. Each panel should meet the following conditions.

- Have a maximum area of 5m².
- Be supported on all sides.

- Simplified sentence structure
- More bullet points
- Minimise cross referencing
- Removed unnecessary background text

- Updated references
- Focus on European test methods
- Avoidance of terms 'limited combustibility' & 'non-combustible'
- Clearer diagrams



The Government has committed to carrying out a full technical review of Approved Document B.

This will propose potential changes to a range of technical issues within the current Approved Document, going beyond the work to date to clarify the existing guidance. A call for evidence, the first step of a technical review, is being published alongside the implementation plan.

- The Government will also carry out a review of
- Approved Document L (Conservation of fuel and power)
- Approved Document F (Ventilation) and
- Approved Document M (Access to and use of buildings) in line with
- and will set out a workplan for dealing with
- other technical requirements (such as Part P Electrical safety) in the new year.
- Updates to Approved Document A (Structure) and Approved Document K (Protection from falling, collision and impact) will be linked with improvements to the full suite of Approved Document review.



Part B (Fire Safety)



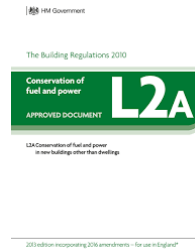
- Approved Document B / call for evidence – aiming for sensible regulation that has a solid evidence base and saves lives and property.
- Recent consultation proposals on sprinklers/signage and evacuation alert systems in new flats in particular.
- Consultation outlines costs and benefits, but likely that a change will go ahead in some areas.
- Engagement by certain builders to the ACM remediation programme continues to cause the Department some concern.



Part B (Fire Safety)



- Recent events (number of recent big fires) demonstrate the need for reform and that certain builders of low rise are getting it wrong – communication of clarified ADB and the number of advice notes since Grenfell should be promoted widely by HBF
- Housing developers (i.e. not flats) are protected to a degree by existing fire safety legislation, but there may be some guidance coming in future on important things like cavities etc, that could prove useful.
- Would appreciate evidence on whether cumulative effect of fire safety legislation would mean less flats overall – i.e. traditional three bedroom homes will not see a requirement for sprinklers in England based on proposals.
- Industry should not overlook the benefits of fire safety as a selling point in new homes. One of the benefits we are modelling in impact assessment work is reassurance.



Part L (Conservation of fuel and power)



- Through Part L (Conservation of fuel and power) of the Building Regulations we set minimum requirements for the energy efficiency of new buildings and where work is carried out in existing buildings.
- In the Government's Clean Growth Strategy, we committed to reviewing the Part L standards, including **consulting on improving energy efficiency requirements for new homes**. Within the Clean Growth Strategy, we also committed to consulting on future-proofing new homes for low carbon heating systems. We plan to consult on these matters in the coming months.
- In the Spring Statement, government committed to introduce a Future Homes Standard by 2025 **for new build homes to be future-proofed with low carbon heating, to create healthy homes that are fit for the future, have low energy bills, and are better for the environment**.



Part F (Ventilation)

Ventilation

F

APPROVED DOCUMENT

F1 Means of ventilation

- Increasing the energy efficiency of homes can negatively affect indoor air quality. Research which we have undertaken indicates that **compliance with the Building Regulations ventilation standard should be improved**, and that some changes to the ventilation standards may be needed. The last review of ventilation provisions in Building Regulations was in 2010.

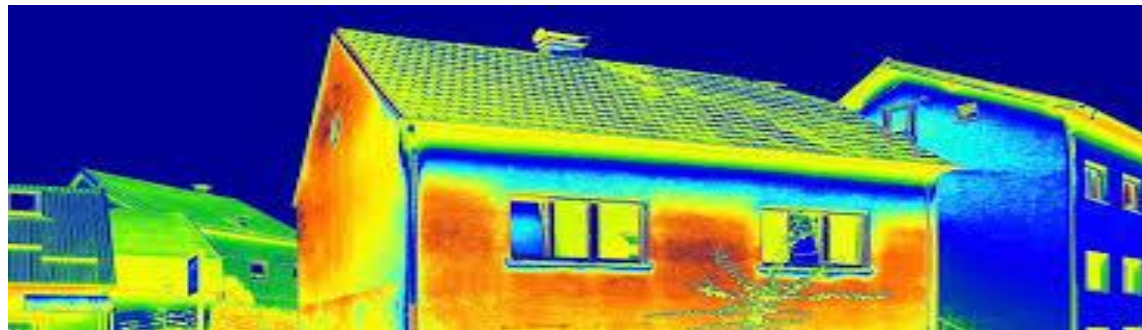


- In the Government's Clean Air Strategy 2019, we committed to consulting on changes to standards in Part F (ventilation) of the Building Regulations, as part of our 2019 consultation on the Building Regulations' energy efficiency standards.





- MHCLG commissioned a research project, completed in 2018, to investigate overheating in new homes. Evidence suggests that overheating is increasingly becoming an issue in newer homes.
- In response to the Committee on Climate Change's Adaptation Sub-Committee's recommendation in 2015, MHCLG undertook a piece of research into overheating in new homes. The research investigated the impacts of overheating in new homes on mortality and a loss of productivity due to sleep disruption.
- It was found that all new homes exceed the overheating threshold to some extent and that this overheating can be mitigated in most circumstances using **passive measures such as shading and ventilation.**
- In the Government's response to the Environmental Audit Committee's enquiry into heatwaves (September 2018) we set out our intention to consult on a method for reducing overheating risk in new homes. We plan to carry this out as part of the Government's review into the energy efficiency standards of the Building Regulations.





Part M (Access to and use of buildings)

- BS8300 published in two new volumes in January 2018
- Scoping review of Part M with the Building Regulations Advisory Committee
- Consultation on raising accessible housing standard to M4(2)
- A new cross-government disability team set up in Cabinet Office
- [Planning guidance on housing for older and disabled people](#)
- Space standards
- Vicky Ford MP asked for regulation on low level letter boxes
- Consultation on Electric vehicle chargepoints in residential and non-residential buildings
- Inclusive environment CPD modules open for use. <http://inclusive.designcouncil.org.uk/>





Accessible housing standards & Part M review

Theresa May's announcement on raising accessible housing standard (25 June)

A consultation will consider **making higher accessibility standards mandatory**, recognising that far too many older and disabled people still live in unsuitable homes. It will:

- consider how M4(2) and M4(3) are currently used as an optional technical standards and
- whether M4(2) should become the minimum standard.

Government has also committed to a full review of Part M.

The Building Regulations Advisory Committee (BRAC), the statutory Committee which advises on Building Regulations' matters, has scoped a review of Part M which includes a review of provisions relating to accessible and adaptable housing.



Home

Policy papers and consultations

Search

1 result [Get email alerts](#) [Subscribe to feed](#)

Topic:

Sub-topic:

Document type: 1 selected

- Policy papers
- Consultations (open)
- Consultations (closed)

Organisation: 1 selected

- Ministry of Defence (MOD)
- Ministry of Housing, Communities & Local Government (MHCLG)
- Ministry of Justice (MOJ)

Of type:

From:

Containing:

Sort by:

Sprinklers and other fire safety measures in new high-rise blocks of flats

Consultation proposal on options to reduce the trigger height for sprinkler provision in new high-rise blocks of flats in England, alongside other fire safety measures.

From: Ministry of Housing, Communities & Local Government Updated: 5 September 2019

- **Sprinklers and other fire safety measures in new high-rise blocks of flats = OPEN**
- Improving energy efficiency requirements in new and existing buildings
- Changes to standards in Part F (ventilation) of the Building Regulations
- A method for reducing overheating risk in new homes.
- Raising accessible housing standard to M4(2)



GET INVOLVED!