



# Building Regulations Update

## Home Builders Federation Technical Conference

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Building Safety Portfolio

12<sup>th</sup> September 2018



Building Safety Programme

Implementing Dame Judith Hackitt's Review

Work on Fire Safety Guidance

Other Buildings Regulations Issues

EU Exit



# A Building Safety Programme was established in the immediate aftermath of the Grenfell tragedy

The Building Safety Programme aims to make buildings safe and ensure that residents feel safe. It has four main stages.

Identify unsafe buildings

Make buildings safe

Identify system problems

Fix the system

Supported by: Expert Panel; Industry Response Group; Independent Review.



# Making buildings safe: Progress with remediation

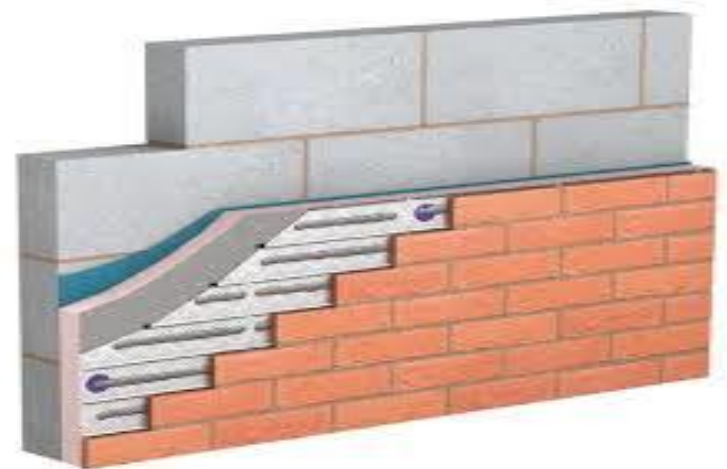
- 466 buildings have been identified as having cladding systems which are unlikely to meet current Building Regulations' guidance. 316 of these have been identified from BRE tests and 150 further private sector buildings have been identified by local authorities.
- Of the 316 buildings with systems which failed BRE tests:
  - 159 are social sector residential buildings
  - 143 are private sector residential buildings
  - 14 are publicly owned buildings
- Of the 159 social housing buildings judged to have failed large-scale system tests, 121 have started remediation and 14 of these have finished.
- Of the 293 private sector buildings, local authorities have reported that there are plans to remediate 93 buildings and work has started on 34 of these.

(Building Safety Programme August Date Release; 16 August 2018)



# Identifying buildings that are unsafe: What else have we found?

- Potential structural issues with Large Panel System buildings.
- Potential degradation issues with external wall render and brick-slip cladding and uncertainty amongst building owners about other types of cladding.
- Defects in basic fire safety measures in some buildings.
- A fire door failure as part of the Metropolitan Police Grenfell investigation.





# Implementing Dame Judith Hackitt's Review

- Views on implementation invited over the summer
- Implementation plan in the Autumn:
  - Setting up the new regulatory systems for high rise, high risk buildings
  - Reviews of Approved Document guidance in line with new approach proposed in the report
  - Providing opportunities for residents to make their voices heard
  - Industry work on competence
  - New approach to testing and certifying products and providing information
- Early adopters



# Work on Fire Safety Guidance

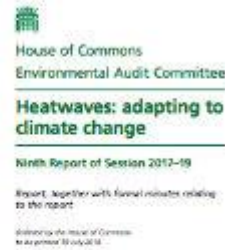
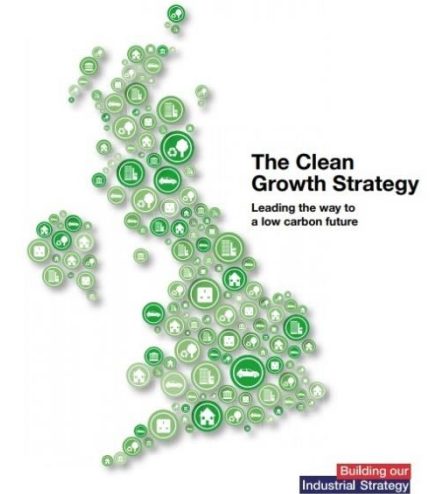
- Consultation on restricting the use of assessments in lieu of tests (closed)
- Consultation on banning the use of combustible materials in external wall systems (closed)
- Consultation on clarified version of Approved Document B (open until 11<sup>th</sup> October)
- Technical review of Approved Document B
- Call for evidence to be published in the Autumn





# Building Regulations: Other issues

- Review of energy performance standards
  - Clean Growth Strategy
  - Buildings Mission
  - Energy Performance of Building Directive
- Access
  - Response to Women and Equalities Committee report.
- Review of carbon monoxide alarms.
- Overheating.



House of Commons  
Women and Equalities  
Committee

## Building for Equality: Disability and the Built Environment

Ninth Report of Session 2016–17

Report, together with formal minutes  
relating to the report

Ordered by the House of Commons to be printed  
19 April 2017





- Ensuring that legislation we inherit from the EU can operate after exit as provided for under the EU Withdrawal Act:
  - Construction Products Directive
  - Energy Performance of Buildings Directive
  - Mutual recognition of qualifications Directive (for architects).
  - SEA/EIA
- Future Economic Partnership
  - Implications of 'common rule book' for construction products
- Dame Judith Hackitt recommendations on products



- Thank you for your support for the programme and engagement.
- “There is no reason to wait for legal change to start the process of behaviour change once it is clear what is coming and what is expected. A sense of urgency and commitment from everyone is needed.”
- All of our information and advice is on the web at <https://www.gov.uk/guidance/building-safety-programme>