



Department for
Communities and
Local Government

Building Regulations, what next? latest Government policy/thinking

Brian Martin

Building Regulations and Energy Performance Division
Department for Communities and Local Government



The Housing Standards Review

2010, Government said it would:

- cut red tape for businesses and individuals
- not rely on rules and regulations by themselves to get things done

2011-12: Harman Review established through HBF, LGA and NHBC.

Spring 2012: Housing and construction 'Red Tape Challenge'.

October 2012: CLG Housing Standards Review launched.

Consultations

August - October 2013

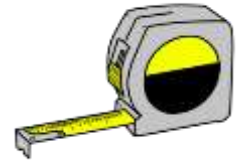
September – November 2014





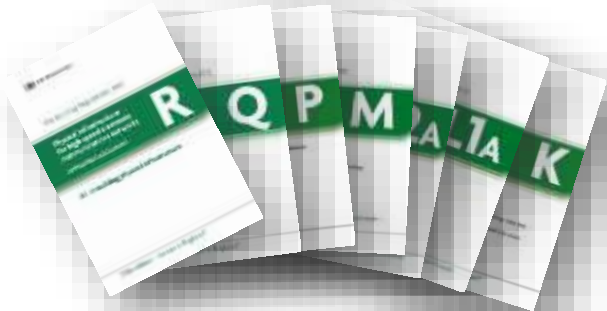
The Housing Standards Review

- Planning Authorities limited on what technical issues they can deal with for new housing.
- Local energy standards allowed (capped at Code 4 or eq).
- A single space standard that can be adopted by planning authorities.
- New security requirement in Building Regulations for all new homes.
- New “Optional” Building Regulations covering access & Water efficiency that can be called up by planning authorities but not changed by them.
- Withdrawal of the Code for Sustainable Homes





New Style Approved Documents



- ✓ Single column
- ✓ Larger diagrams
- ✓ Consistent layout
- ✓ Only guidance related to requirements
- ✓ Plain English
- ✓ Don't try to cover all eventualities
- ✓ Clear, “prescriptive” guidance
- ✓ Minimize cross-referencing
- ✓ No repetition
- ✓ No TLAs
- ✓ Consistent use of terms



Some Politics Happened !





New Prime Minister - Theresa May MP

“Unless we deal with the housing deficit, we will see house prices keep on rising. Young people will find it even harder to afford their own home. The divide between those who inherit wealth and those who don’t will become more pronounced. And more and more of the country’s money will go into expensive housing instead of more productive investments that generate more economic growth.”





- First, today we are opening a massive £3 billion Home Builders Fund.
 - It will help us get more SMEs building, encourage custom-builders, and allow developers to build the infrastructure needed to support new housing.
- Second, we will pilot a new initiative: Accelerated Construction on public land.
 - We will take Government-owned land and partner with contractors and investors to speed up housebuilding.





- Third, we will bring forward a package of measures to encourage urban regeneration and to build on brownfield land.
 - That means delivering high quality housing for families, bringing new energy to our high streets and town centres.
- We will publish a Housing White Paper later this year, with further significant measures ...

... all helping us towards our ambition for a million new homes by 2020.





“My Department is considering a number of issues related to the Building Regulations and building control system matters. We will make an announcement about our plans in due course.”



- More simplification ?
- More deregulation ?
- More – quality – housing ?
- Latest Research ?