



Department for  
Communities and  
Local Government

# Housing Standards Review

## CIBSE

## Homes for the Future

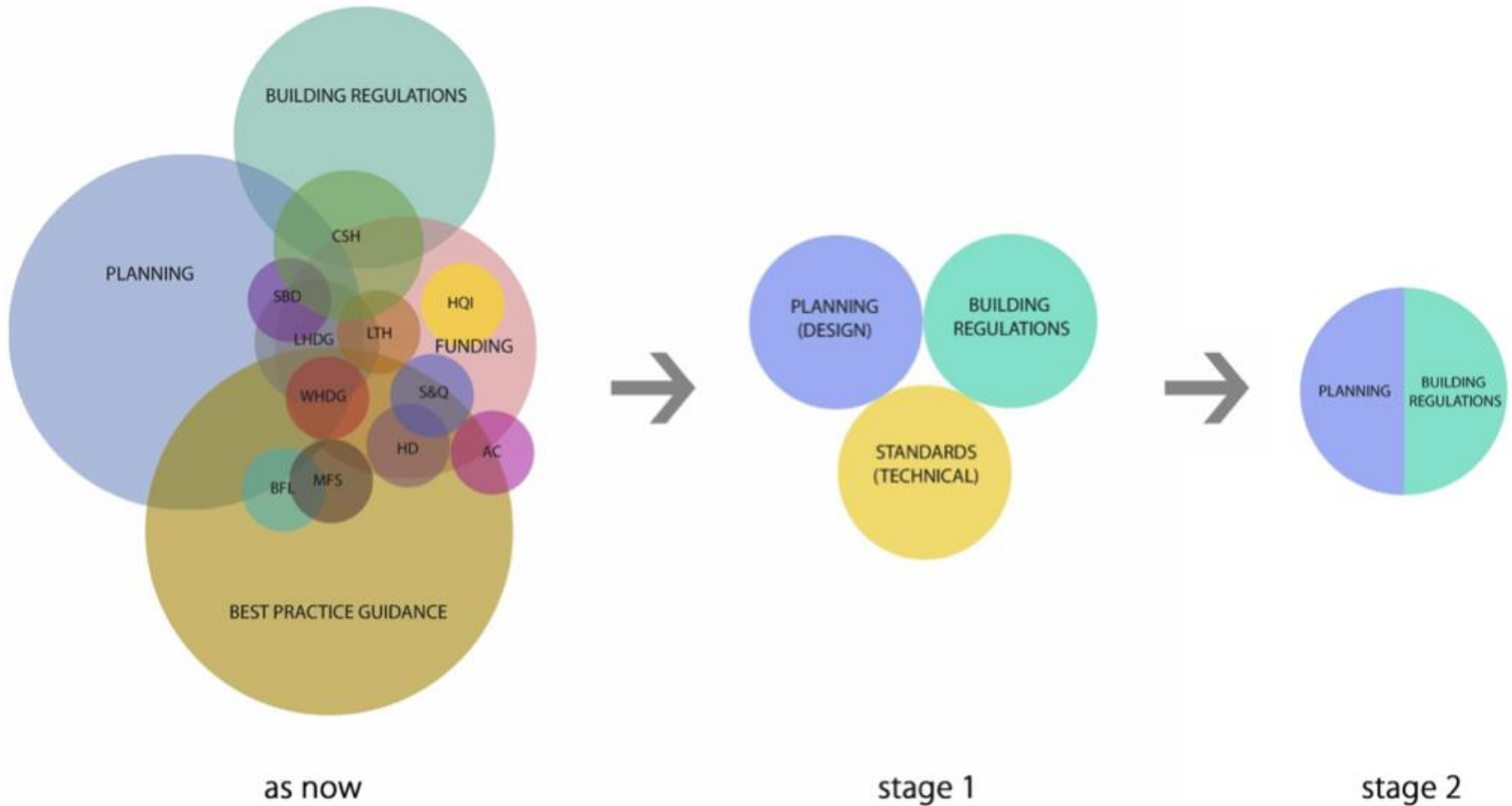
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# The Untenable Forest





- **Reduce bureaucracy and costs** on house builders and others - supporting growth whilst delivering quality, sustainability, safety and accessibility.
- **Reform and simplify framework** of building regulations, guidance, local codes and standards.
- Make **housebuilding process easier to navigate** - reduce overlap confusion between regimes.
- **Reduce contradictions and overlap** between standards, and reduce compliance problems.
- Allow **local choice but within sensible parameters**.



# 2013: strategic consultation

## 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 – “OITO”.



# 2014: technical / legislative delivery

- **Deregulation Bill** – sets new “optional building regulations” power. Now in Lords.
- **Consultation paper** – set technical document context & questions.
- **Proposed statement of implementation and transitional arrangements (“WMS”)**
- Set of **draft Approved Documents** setting out new standards.
- **Impact Assessment** (savings up to £114m per annum).
- Aim – **full implementation from Royal Assent** .
- Scope – Review is **cross-tenure**, applies only to **England**

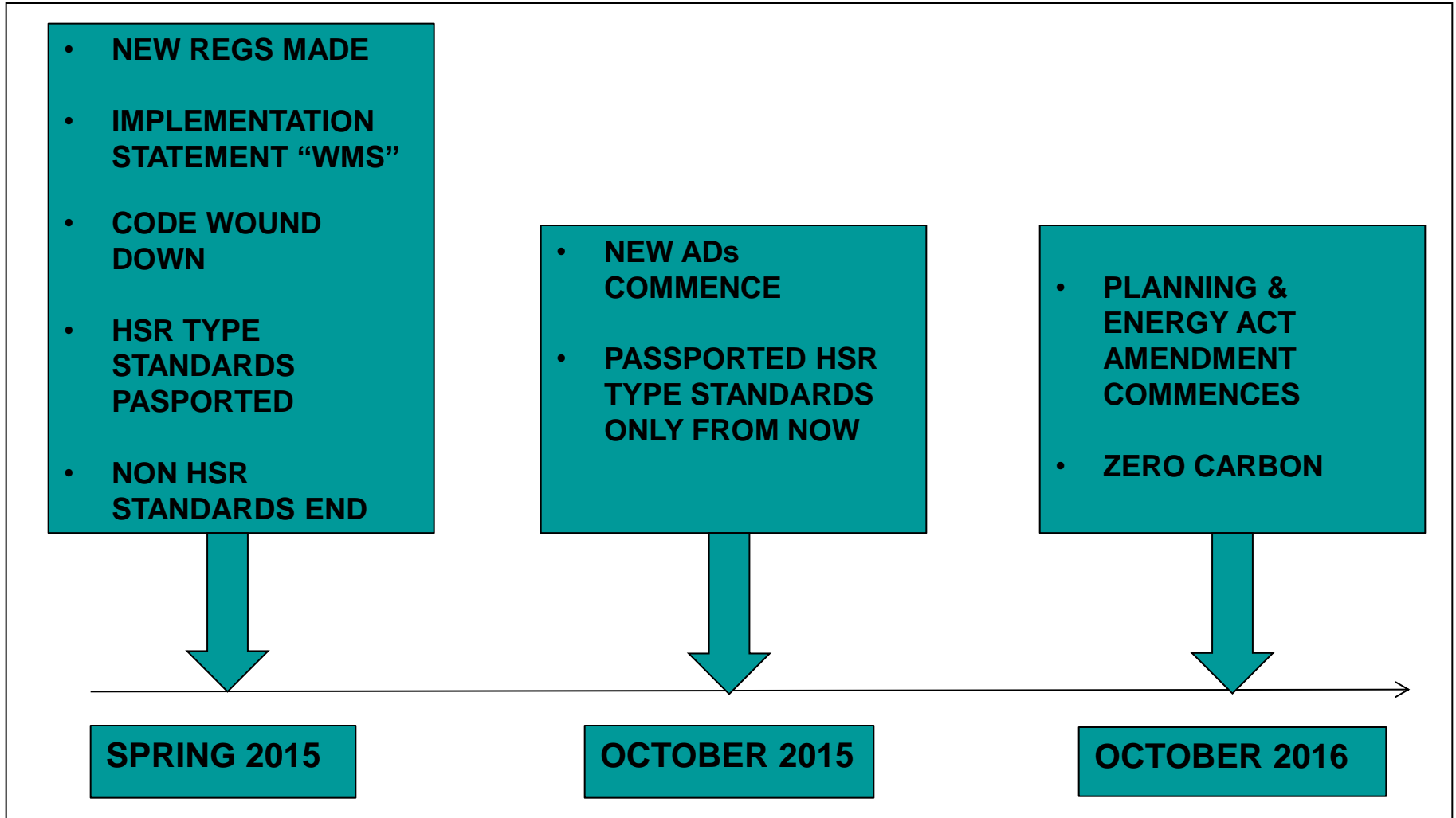


# The New Standards

- **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’.
- **NO OTHER REGULATIONS OR STANDARDS PROPOSED** – eg materials, overheating, daylight, ventilation – case to be considered in future as part of Building Regulations programme of work.

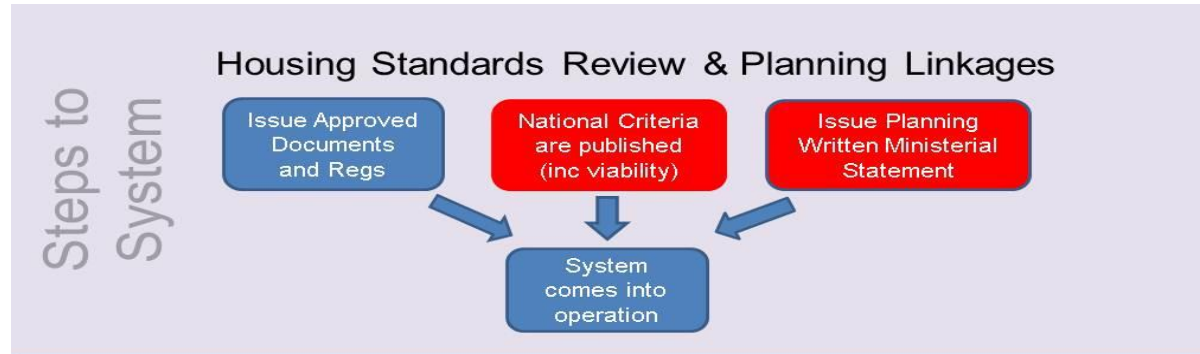


# Transition

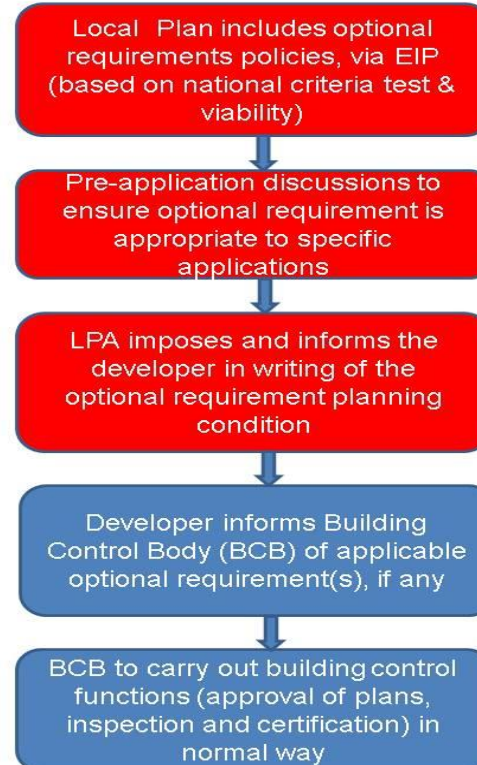




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### Process







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# Questions?

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