



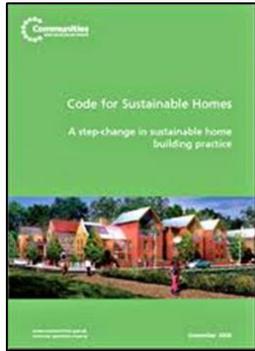
The Future for Housing Standards

Andy von Bradsky
Chairman, PRP Architects

Legislative programme

- **Ministerial Statement** – published 25 March, statement of implementation and transitional arrangements
- **Royal Assent** – paved way for Deregulation Bill
- **Deregulation Bill** – set new “optional building regulations” power
- **Approved Documents** – set out new standards
- **Impact Assessment** (savings up to £114m per annum)
- **Scope** – Review is **cross-tenure**, applies only to **England**

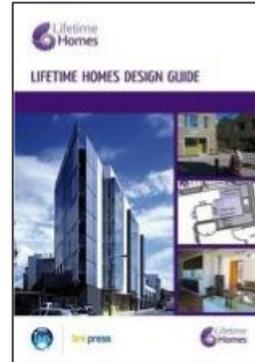
All change....out



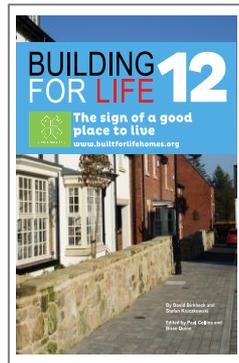
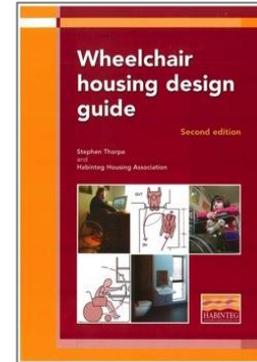
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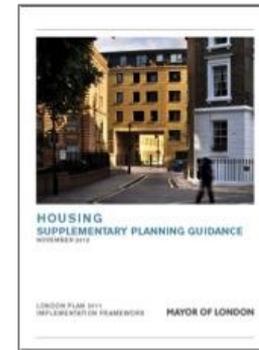
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no other Technical standards



Planning standards safe



being revised

All change....in

CHANGES TO CURRENT REGULATIONS

M

ACCESSIBILITY

1

2

3

3 new optional requirements: Category 1 (current ADM) + Category 2 (version of LTH) + Category 3 (wheelchair standards). Percentage of each category set by LA, based on need and subject to viability.

G

WATER

1

2

Current ADG (125 litres/day) + optional requirement for (110 litres/day equivalent to Code 4). Higher standard intended for water-stressed areas, LAs decide whether to adopt.

H

WASTE

Additional measures to reduce 'bin blight'.

NEW REGULATION

Q

SECURITY

?

Govt prefers a single, baselin Regulation (SBD or PAS 24 for doors and windows) but is consulting on whether this should be an optional requirement which LAs can choose to adopt.

NEW PLANNING STANDARD

NPPF?

SPACE



New single level space standard, suitable for Category 1 and 2 of accessibility, LAs opt-in subject to viability. (Spatial requirements for Category 3 now within ADM)

+ ZERO CARBON WITH ALLOWABLE SOLUTIONS BY 2016

Accessibility - main changes to current standards



Category 1

Visitable dwellings

- Baseline standard as current AD M

Category 2

Accessible and adaptable dwellings

- Opt-in standard broadly as Lifetime Homes

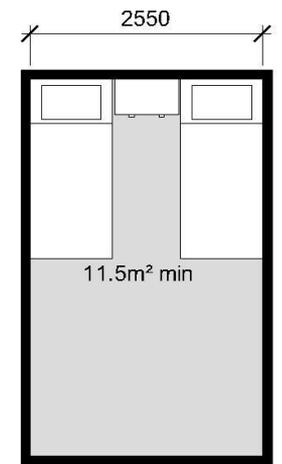
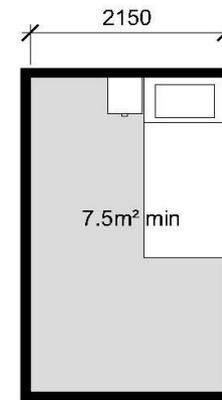
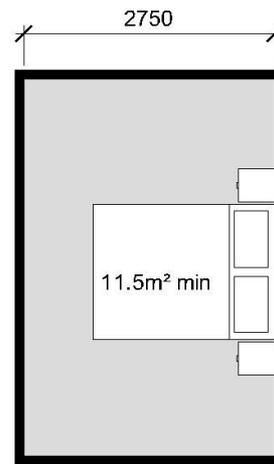
Category 3

Wheelchair user dwellings

- Opt-in new wheelchair standard broadly as WHDG
- distinction between 'wheelchair adaptable' and 'wheelchair accessible'

Space - NdSS - Detail of Space Standard

- gross internal areas based on number of bed spaces, bedrooms and stories
- minimum of 1 double bedroom for 2+bed home
- minimum internal built-in storage requirements ie 2.5m² for 3b/4,5 or 6p units
- allowance for fitted cupboards as storage space
- 2.3m minimum ceiling height across 75% of GIA
- minimum room areas and widths as shown



Space - Proposed single tier standard

	HQI	GLA	HSR
1b1p	30	37	37
1b2p	45	50	50
2b3p	57	61	61
2b4p	67	70	70
3b5p	75	86	86
4b6p	85	99	99

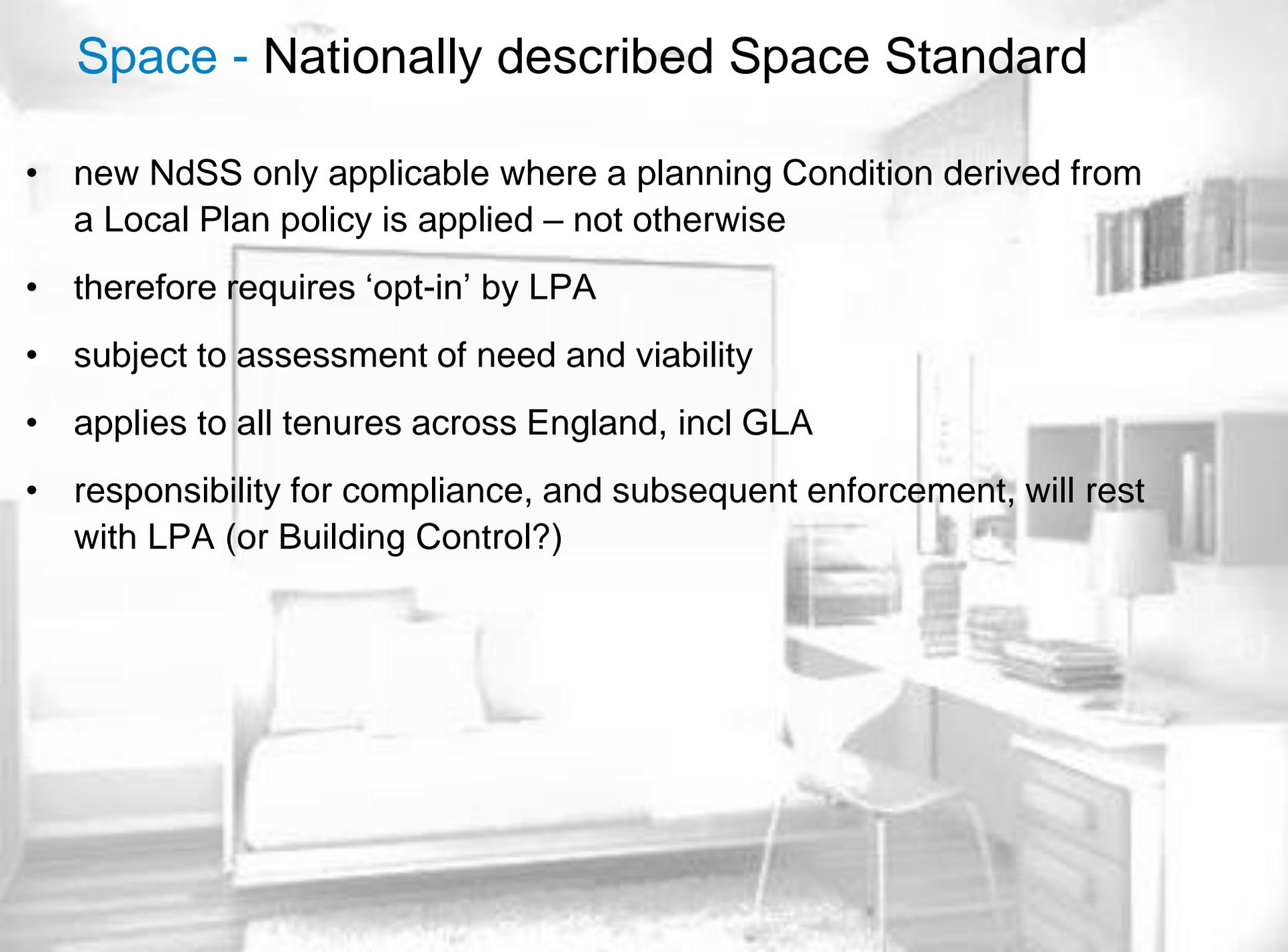
flats or other one storey units

	HQI	HSR	GLA
2b3p	57	70	74
2b4p	67	79	83
3b5p	82	93	96
3b6p	95	102	105
4b6p	95	108	109
4b7p	108	115	118

houses or other two storey units

Space - Nationally described Space Standard

- new NdSS only applicable where a planning Condition derived from a Local Plan policy is applied – not otherwise
- therefore requires ‘opt-in’ by LPA
- subject to assessment of need and viability
- applies to all tenures across England, incl GLA
- responsibility for compliance, and subsequent enforcement, will rest with LPA (or Building Control?)



Code for Sustainable Homes



- The Code for Sustainable Homes has been withdrawn by the Government from 26 March 2015
- From 26 March, only projects where there is a legal requirement to use the Code can be assessed under it – classed as legacy sites
- Local Authorities can no longer stipulate in planning policy that Code assessments are required (local plans will need to be changed by 01/10/2015).
- Code assessments can still be registered for legacy projects but this will be time limited
- There will be new voluntary sustainability assessment methods (eg. BRE, Home Quality Mark from 1 October 2015)

Part G 2015 – Water



- Part G 2015 has 2 performance levels -
- 125 litres/person/day
- 110 litres/person /day (Optional Requirement – only applies where imposed as planning condition and need established)
- Two methods of compliance –
- Water calculator (same as 2010)
- Maximum fittings consumption from Part G table
- From 26 March to 30 September, where existing CSH Level 3 or 4 plan policy, authorities may apply a water efficiency standard of 110l/pp/day

Energy Performance

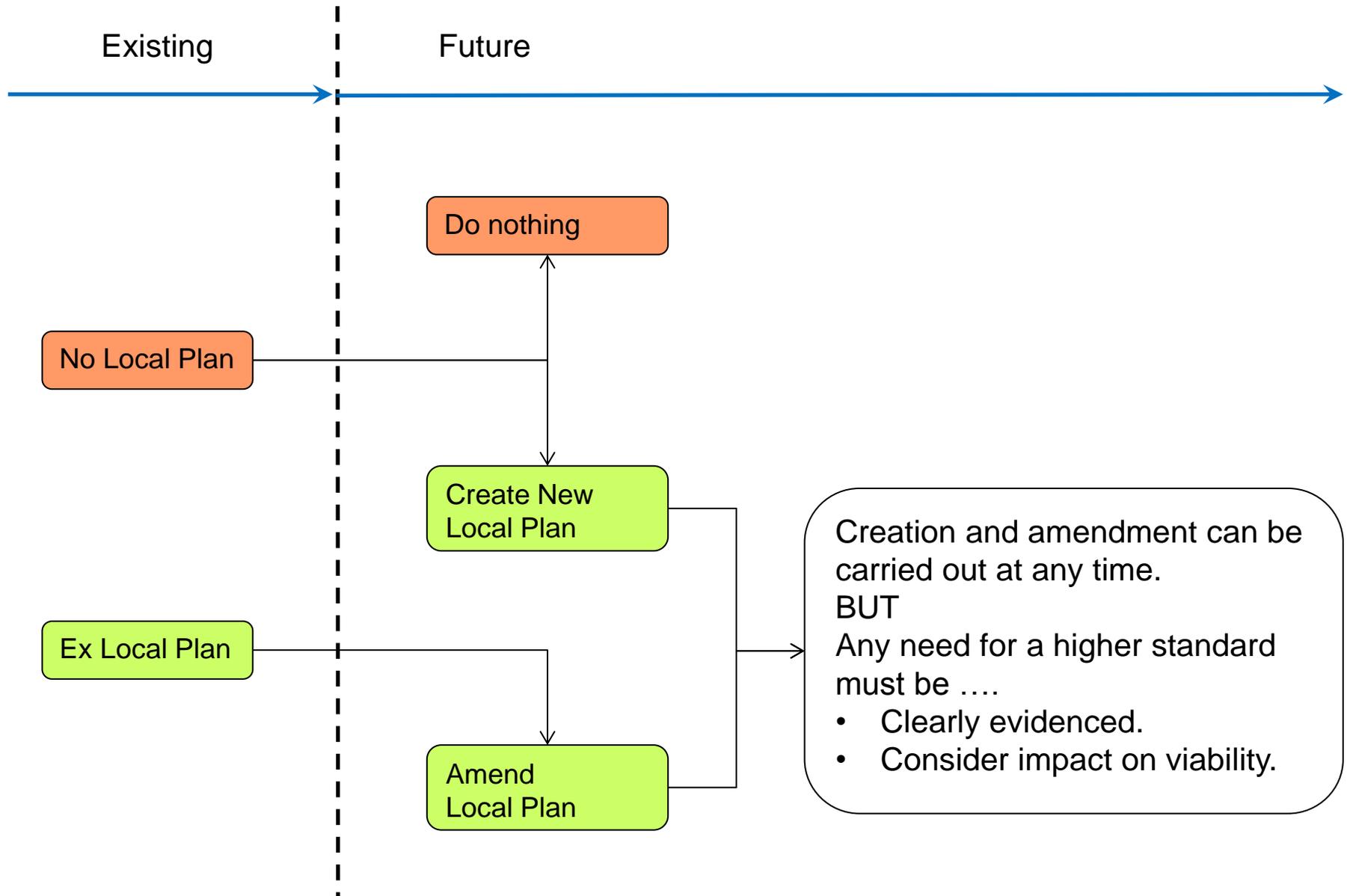


- Local Authorities can continue to set and apply energy performance standards for new homes that exceeds current Building Regulations until 1 October 2016
- Local Authorities are not expected to require energy performance above that required by Code Level 4 in the period up to October 2016
- Where local plans require decentralised energy to be considered in accordance with the NPPF – this will be maintained.
- Planning and Energy Act 2008 requirements no longer from October 2016; proportion of energy from LZC sources or energy efficiency above Building Regulations

Sustainability Performance

- Site wide issues still planning policy matters
- Internal daylight calculations now not required
- Overheating – only in SAP
- Include requirements in ER's or project briefs

Transition – Planning Policy (Local Plans)



Transition – Planning Policy (for new applications)

27th March 2015

1st October 2015

CfSH – DQS – HQIs – LTH – WHDG – SbD

NNTS = New National Technical Standards

- Access – 3 categories
- Water efficiency – 2 levels
- NdSS = Nationally defined Space Standards

LPA should not impose new standards above the NNTS

- Except where Local Plan has established a need for a higher standard.

These higher standards can be passported, and may have a degree of conflict with the NNTS

These higher standards should be referenced to nearest new standards (e.g. M4(2))
Access – M4 (1 or 2 or 3)
Water – 125 or 110 L/P/D

Imposed energy standards are not expected to be higher than CfSH level 4 equivalent prior to October 2016 when new Part L will be introduced.

Policies relating to the external design and layout of new development, which aim to reduce crime and disorder, remain unaffected.

Space - Issues for housing

- no compulsion for space
- no HQI's outside London
- Section 106 for RSL's
- no national guidance for those wanting to go further than baseline minimum
- reliance on enhanced client briefs
- compromise on ceiling heights



Implications for Local Authorities

- Partial Local Plan review and review of local information requirements
- Evidenced need, impact on viability and timing for higher standards
- Introduce space standard and optional regulations
- 'Pass-porting' existing standards
- Neighbourhood Plans
- Implications for Design Guides
- Building Control resources

Lost in the review

Daylight

BRE guidance for internal daylight

Indoor Air quality

Not addressed in Part F.

Take account of external air quality and paints/finishes.

Sound

Part E not affected but should acoustic standards be enhanced.

Materials

No green specification, evidence of sustainable practices.



More to do....

Viability - National guidance of viability and needs testing, transparent and fair.

Local Plans - More detail in Local Plans/SHMAA's, for housing need and accessibility requirements.

Higher energy performance – a fabric first higher energy performance standard

Labelling - Mandatory space labelling for all new homes to better inform consumers.

Further simplification - Simplify and re-format B Regs and separate Housing from other use classes.

