

Housing Standards Review

-

what next?

April 2014

Andy von Bradsky, PRP Chairman
Chair RIBA Housing Group
Housing Forum Board



Housing Standards Review 2013

- Housing Standards Review Group
- Technical performance only
- Standards for energy, space, water, security, access, daylight

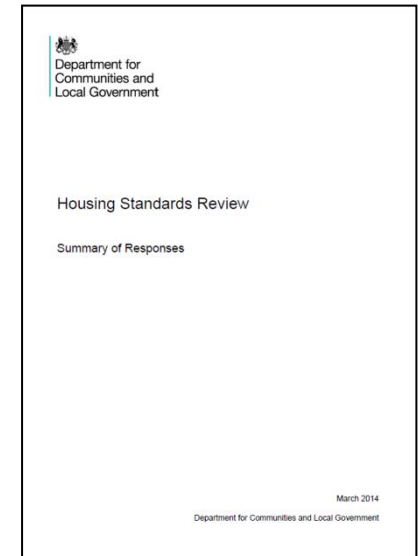
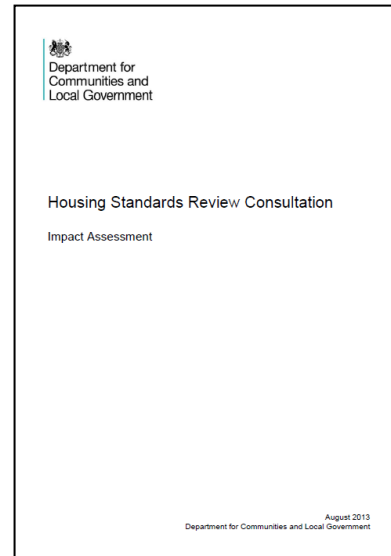
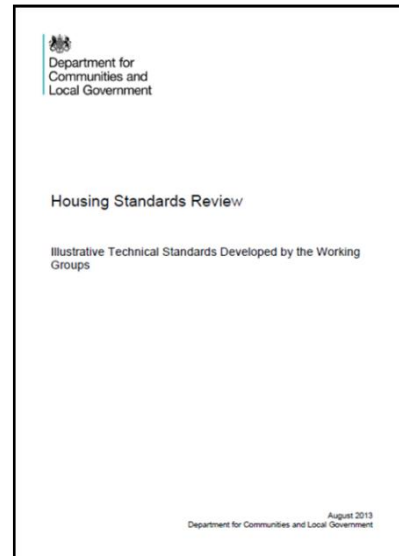


Housing Standards Review

- Red Tape Challenge
- Rationalising technical housing standards
- Review Technical standards applied at planning or funding regimes
 - Lifetime Homes - Habinteg
 - Wheelchair Housing Design Guide - Habinteg
 - Secured by Design - ACPO
 - Housing Quality Indicators - HCA
 - Code for Sustainable Homes - DCLG + BRE
 - London Housing Design Guide - GLA

Housing Standards Review outcome

- Written Ministerial Statement
- Consolidate in Building Regulations
- Amendment to Deregulation Act 2014
- Constrains councils from use of voluntary standards in Local Plans
- ‘Optional regulations’ subject to need and viability testing



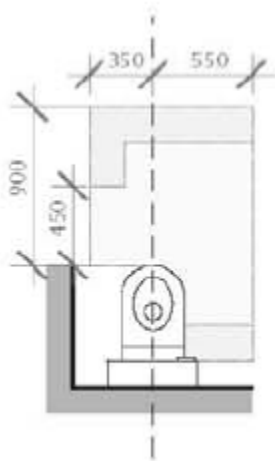
Accessibility

- National cross tenure 3-tier Accessibility Standard
- Level 1 based on Part M of the Building Regulations (minor additional requirements)
- Level 2 based on Lifetime Homes (step free access, omits bedspace at ground floor, through floor lift and hoists)
- Level 3 based on the Wheelchair Housing Design Guide (enhanced requirements for bathrooms)
- Councils apply levels subject to local need and viability

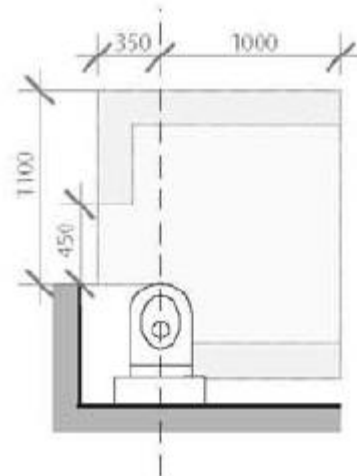


Harmonise standards

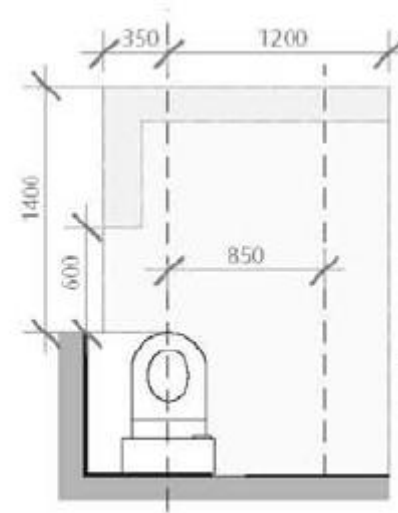
- Rationalise 30 wheelchair standards
- Harmonise and consolidate
- Update and simplify
- 3 levels



Level 1

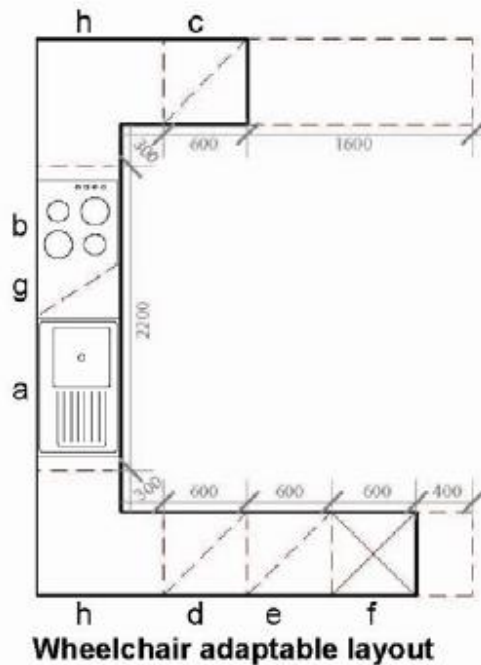
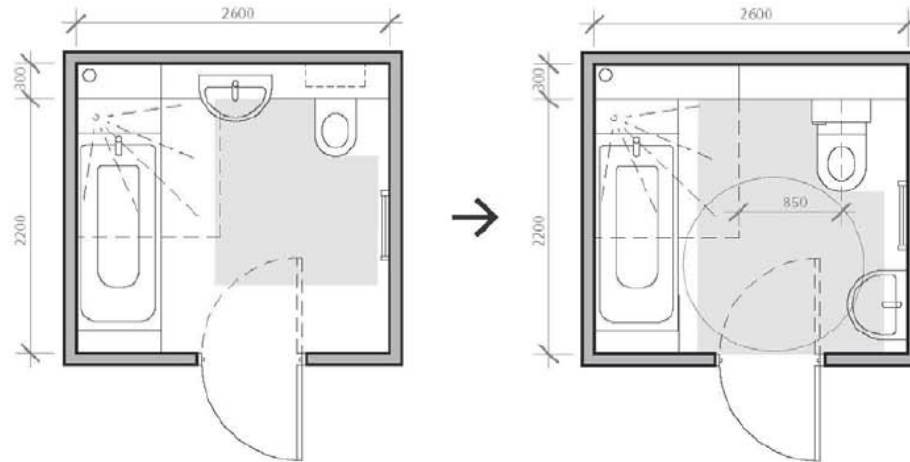


Level 2



Level 3

Level 3 - Adaptable vs Accessible



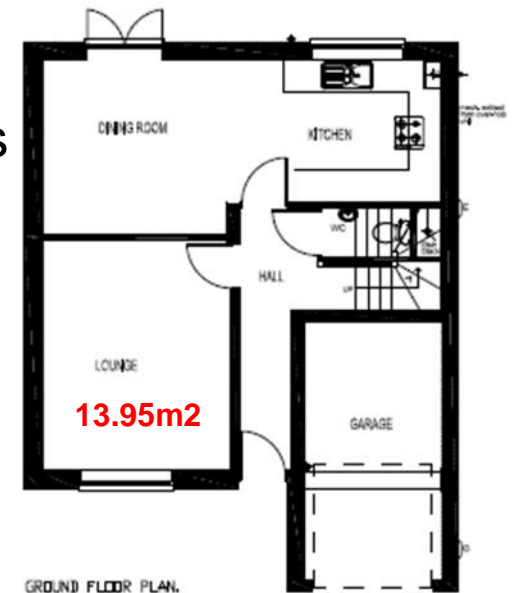
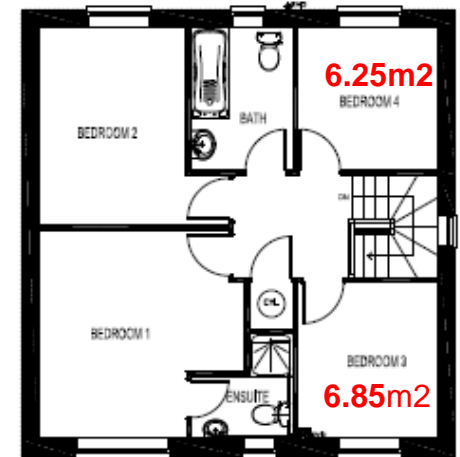
Space

- Commitment to National Space Standard
- Tier 1 Baseline + Tier 2 enhanced (as London Space Standards)
- Councils adopt National Space Standard in Local Plans subject to need and viability
- Affordable Housing requirements
- **More flexible application at planning stage**



Room sizes and functionality

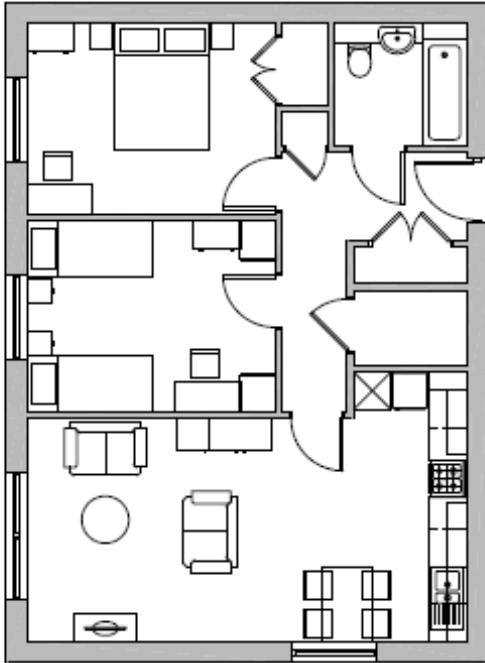
- National standard being developed
- Illustrative standards could include:
 - minimum overall floor areas **GIAs**
 - minimum **bedroom areas and widths**
 - minimum **storage areas**
 - minimum **ceiling heights** for living spaces



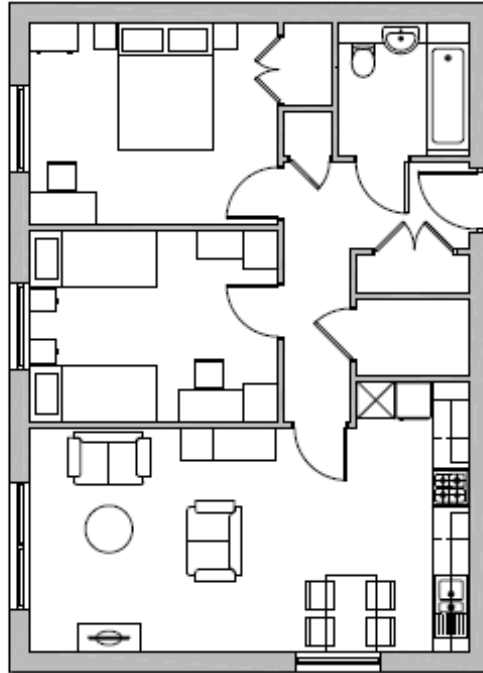
GI A = 104m²

Comparison of Tiers

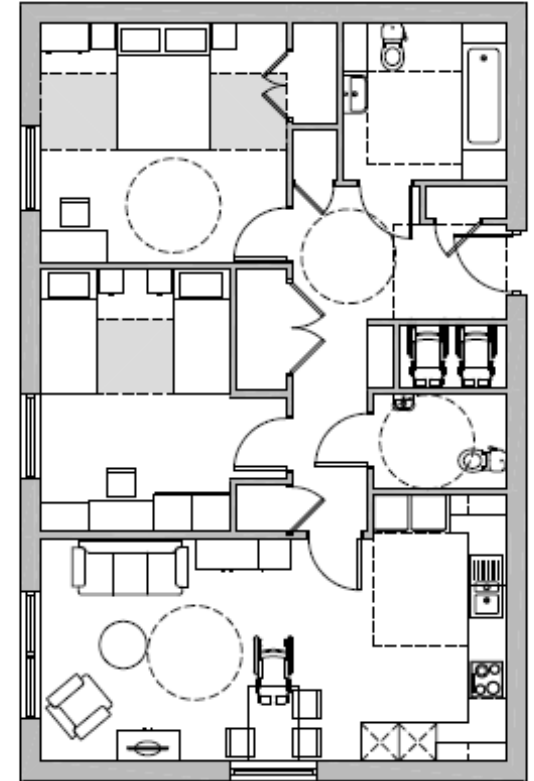
Level 1 69m²



Level 2 70m²



Level 3 87m²



2B4P flats at each level of the proposed
Space and Accessibility Standards

Consumer labelling

- Labelling to follow
- Consistent display of home performance information
- Cost impact – eg space, energy performance

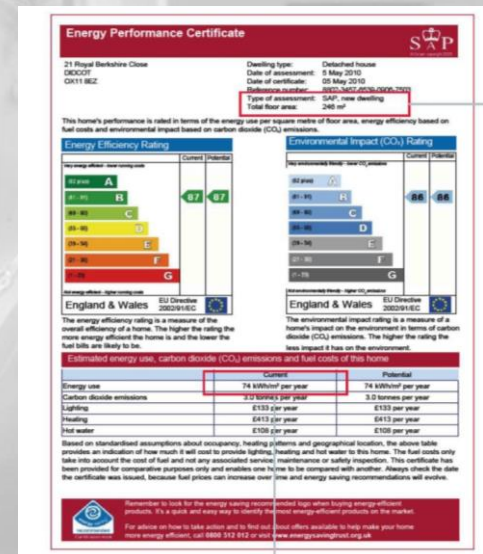
Metrics:

Space GIA and storage (m²) (Tier 1-3)

Fabric Energy Efficiency (KWh/m²/year)

Accessibility (Tiers 1-3)

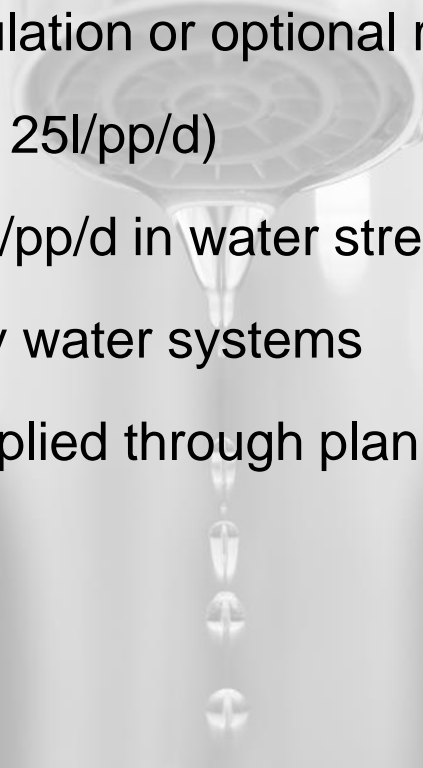
Water efficiency (l/pp/pd) (Tier 1-2)



Security

- New building regulation or optional regulations
- Industry best practice
- New 2 tier standard?
- Level 1 equivalent to NHBC?
- Level 2 equivalent to SBD Part 2?
- Enhanced standard applied through planning based on local need
- **A single higher level?**

Water

- 
- New 2 tier building regulation or optional regulations
 - Retain current Part G (125l/pp/d)
 - Higher standard of 110l/pp/d in water stressed areas
 - No requirement for grey water systems
 - Enhanced standard applied through planning based on need
 - Water stress mapping
 - **Standards too low?**

Energy

- Code for Sustainable Homes winds down
- ‘Building regulation only’ approach
- National minimum energy performance levels in Building Regulations
- Amendment to Planning and Energy Act
- LA Planning policy on renewables
- Technologies not imposed – developer decides

Part L 2013 amendments

- Technical step, 6% improvement
- Minimum emissions target and Fabric Energy Efficiency target
- Maintaining zero carbon trajectory to 2016
- Design principles for Allowable solutions awaited
- **When and how will 'near zero carbon' standard be defined?**

Daylight, sunlight, air quality, materials

- Some of the Code requirements are lost
- Sunlight, daylight, overheating, materials
- No new standards or regulations, commitment to research
- Continue to monitor internal environment and air quality

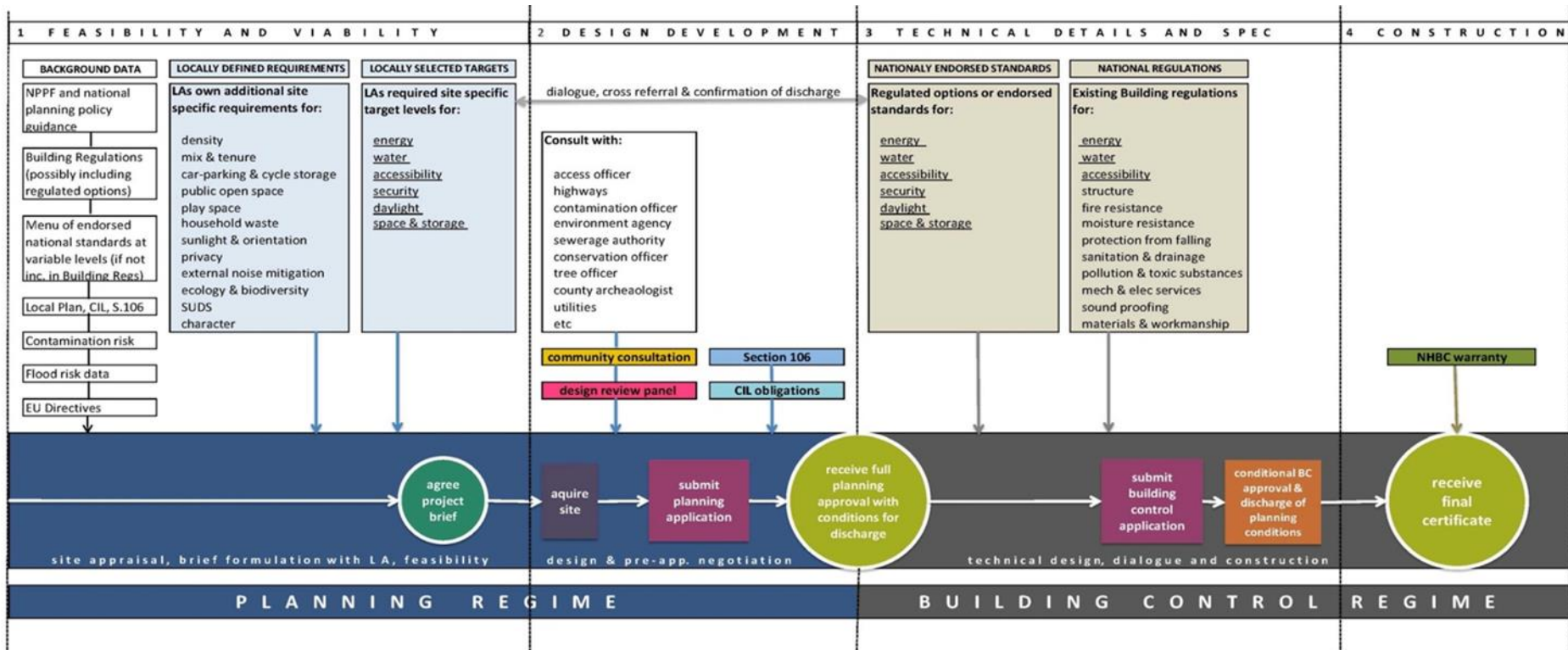
Implementation

- Fast track upgrade of regulations
- Immediate amendment to Deregulation Act 2014
- Technical proposals by summer 2014
- Consolidate in Building Regulations by early 2015

- **Transition arrangements**
- **Winding down the Code, stepping up building regulation**

Compliance

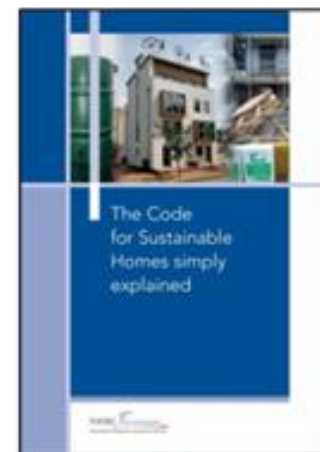
- Improvements to planning and building control processes
- Building control only



Courtesy of Levitt Bernstein Architects for DCLG

Voluntary Standards – the future

- Winding down the Code, other voluntary codes
- Continue developing voluntary standards
- ‘Gatekeeper’ for new regulations
- **Going further than baseline**



HCA Affordable Housing Guidelines

- HCA Standards
- No HQI requirements
- Space – benchmark against Tier 1
- Accessibility – Part M
- Security – SbD PAS 24
- Energy, water – as Building Regulations

- **Standards too low?**

National Housing Design Guide

- London Housing Design Guide
- Planning and Technical standards
- All in one place?

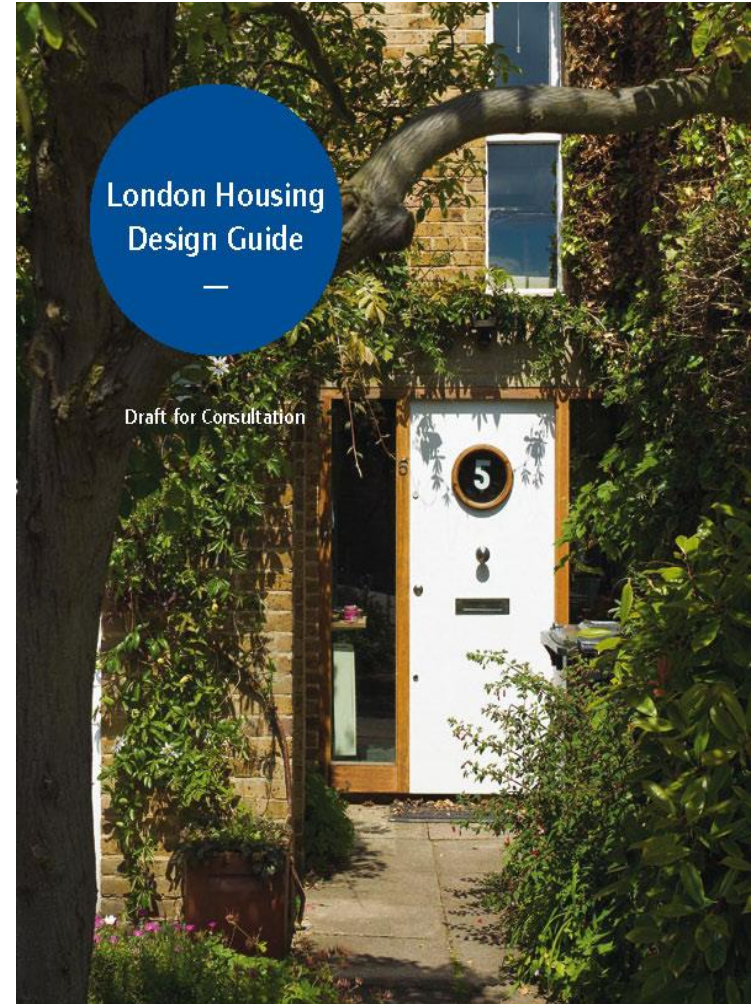
Place

Access

Space

Performance

Aspiration



Planning

- Outside homes
- National Planning Guidance



Planning

- Planning Guidance – mind the gap
- Refuse storage
- External storage
- Private amenity
- Cycle storage



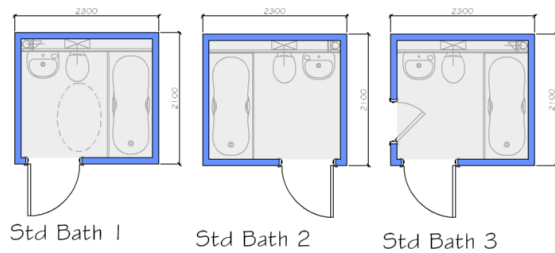
Building at scale

- Replication
- Certainty
- Faster, greener, cheaper?

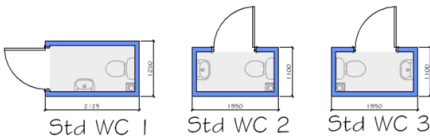


A standard approach

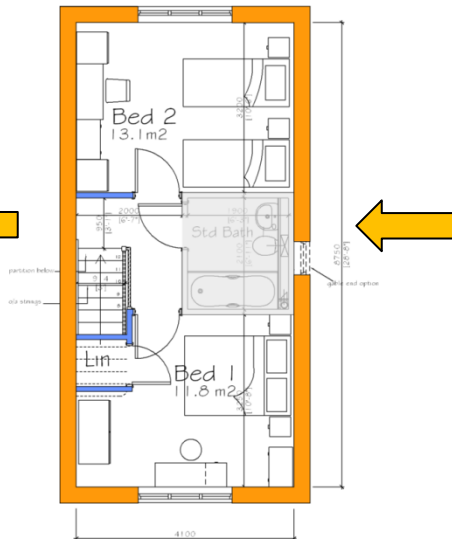
- Client briefs
- A cross tenure approach
- Greater cost efficiencies
- Certainty in supply chain



Standard Bathrooms

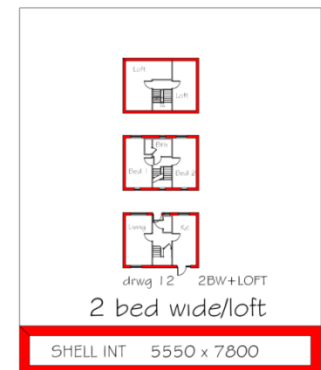
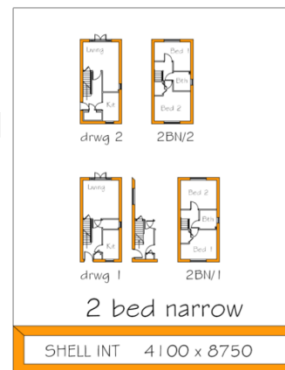
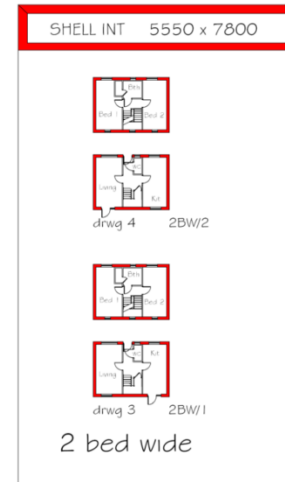


Standard Toilets



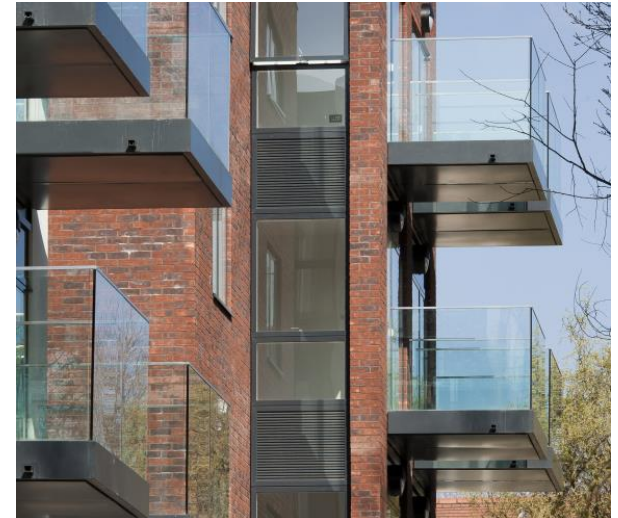
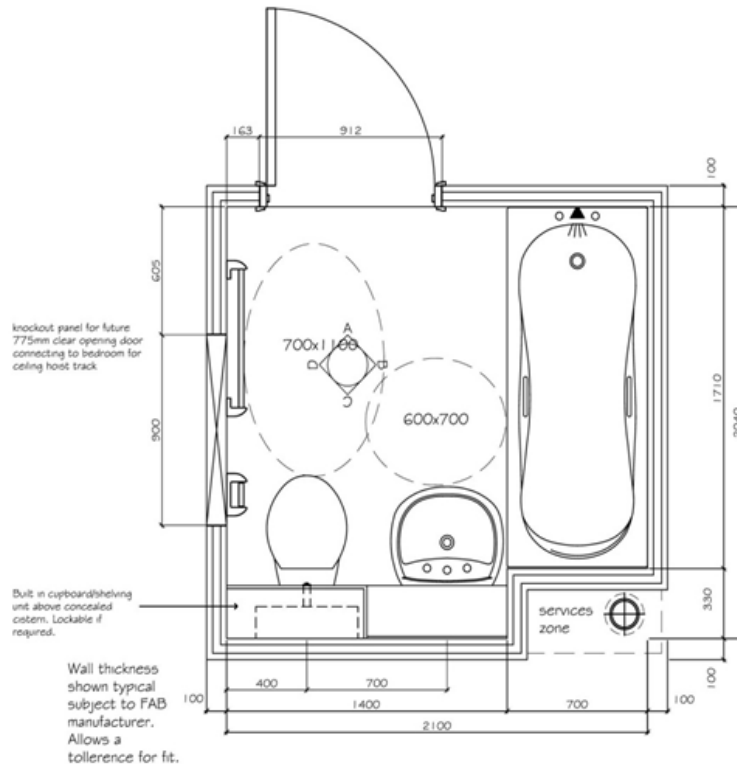
First Floor Area 375 sq ft 34.9 m²

2BN/1



Standard components

- Off site manufacture
- Standardised bathrooms and kitchens
- Customisation



Impacts

- Assessment streamlined
- Code assessors, other standards assessors
- Strengthening building control
- Simpler planning process
- Labelling facilitates consumer pull
- Going further than baseline – client choice
- Client briefs

Summary

- Welcome building regulation route
- Welcome commitment to space standard
- Labelling...?
- Quality and sustainability – in the detail?
- Timeframe + transitional arrangements?
- Those that want to go further than baseline requirements
- Towards a national standard

Housing Standards Review

-

what next?

April 2014

Andy von Bradsky, PRP Chairman
Chair RIBA Housing Group
Housing Forum Board

