

Housing Standards Review: The Challenge Panel role and views

Andy von Bradsky



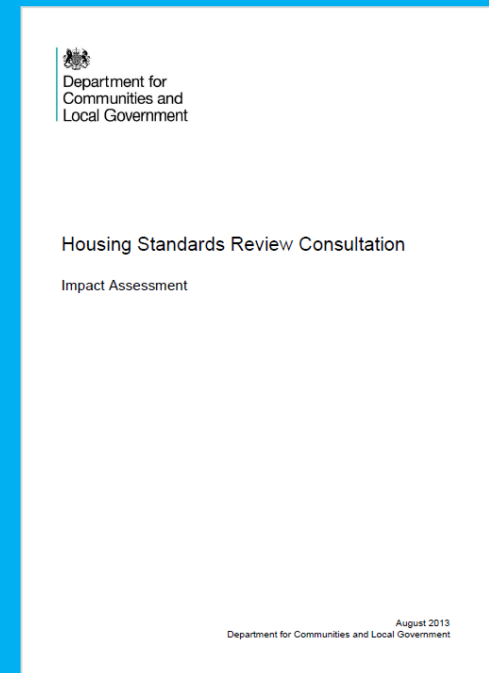
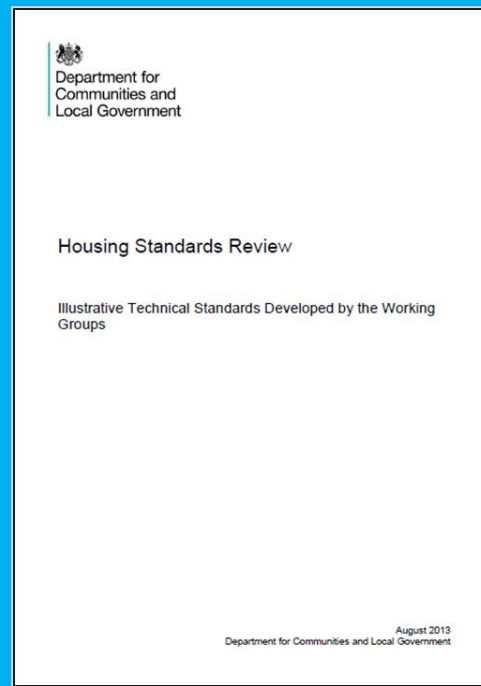
Department for
Communities and
Local Government



Strategic Advice

Housing Standards Review Consultation

- Consultation, Impact Assessment, Technical Standards
- Closing date 22 October



Challenge Panel

Kirk Archibald – Director, Think Three

Andy von Bradsky – Chairman, PRP, Board Member, Housing Forum

David Clements – District Surveyor, City of London

Paul Watson – former Head of Regeneration and Planning, Solihull



CabinetOffice



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Local Government



Strategic Advice



Challenge Panel Role

- TOR's differ from HSR panel
- Blue sky thinking
- Contribute ideas and critiques
- Unconstrained by Government, what industry wants



Red Tape Challenge

- De-regulatory context
- 1 in 2 out
- Simplification & rationalisation



Context



4Housing Architects

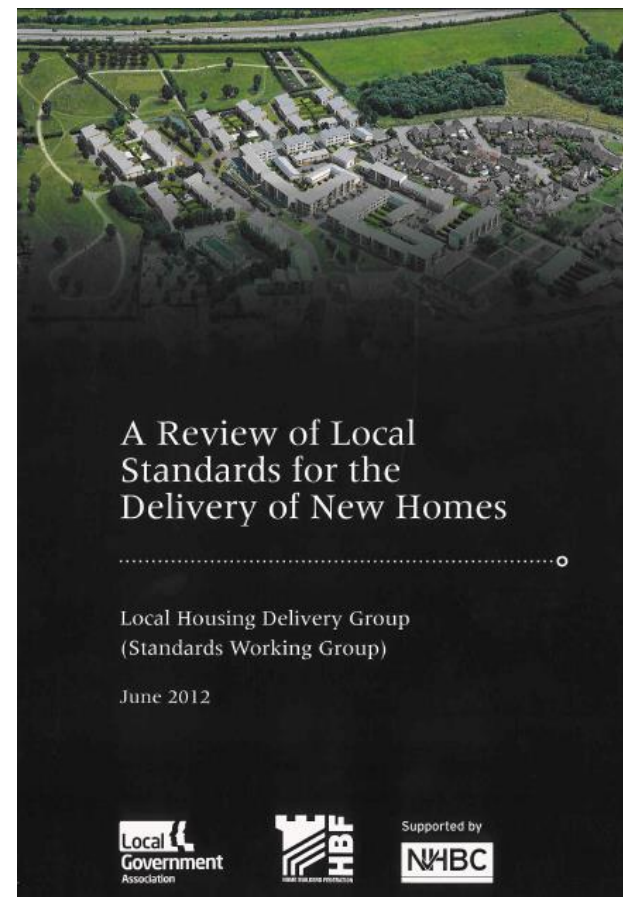


Levitt Bernstein 



Context

- Local Housing Standards Framework
- Local Housing Standards Delivery Group
- Harman Report



Housing Standards Review

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

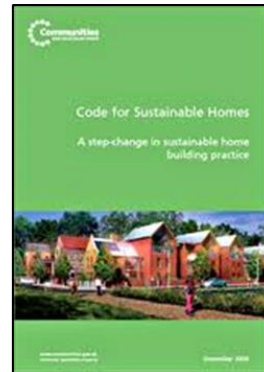


Review

- Technical standards applied at planning or funding regimes
- Building Regs, BSI, non-technical planning issues not covered

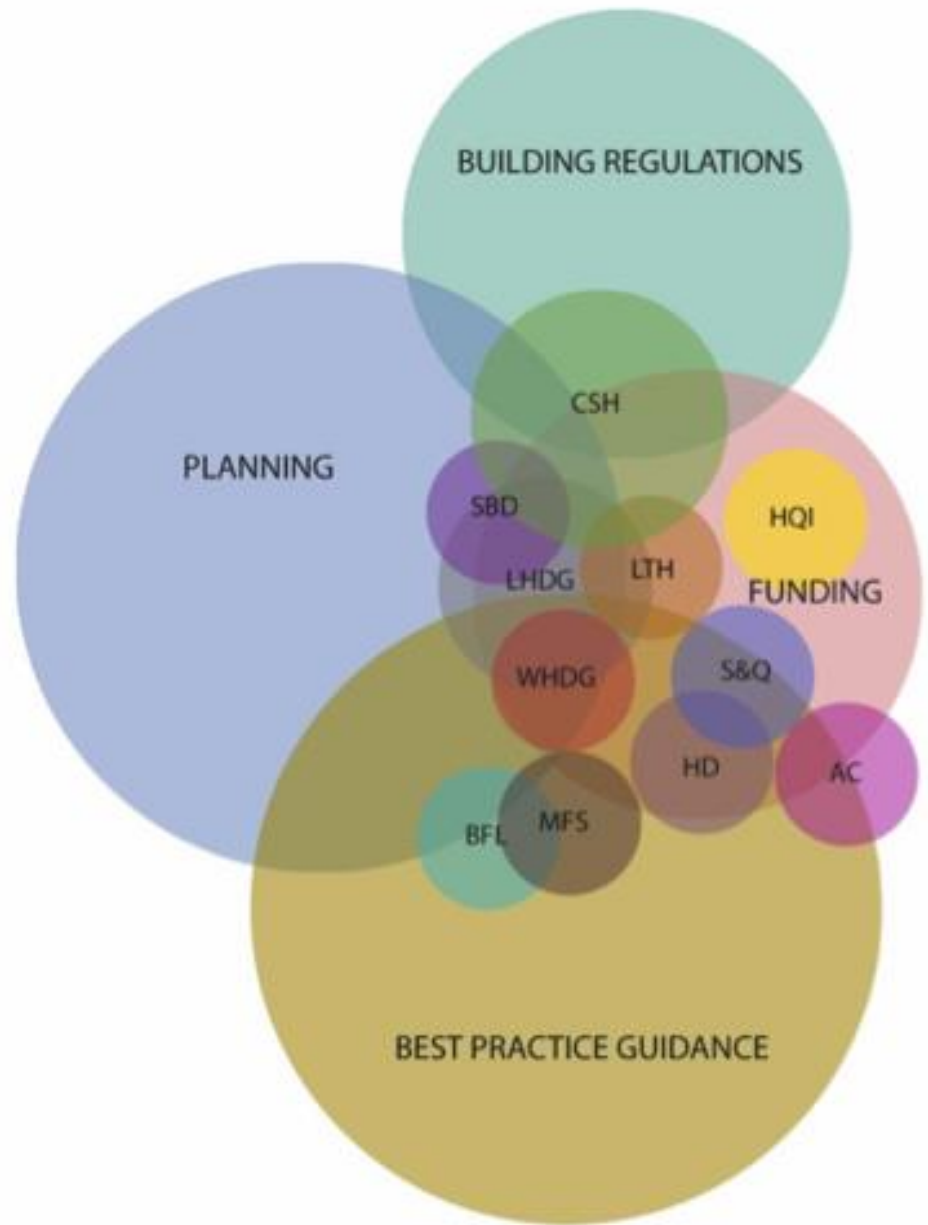


 Homes & Communities Agency



The Problem

- Too many standards
- In different places
- Overlapping and confusing
- Confused compliance regime
- Local versions



Outcomes for review

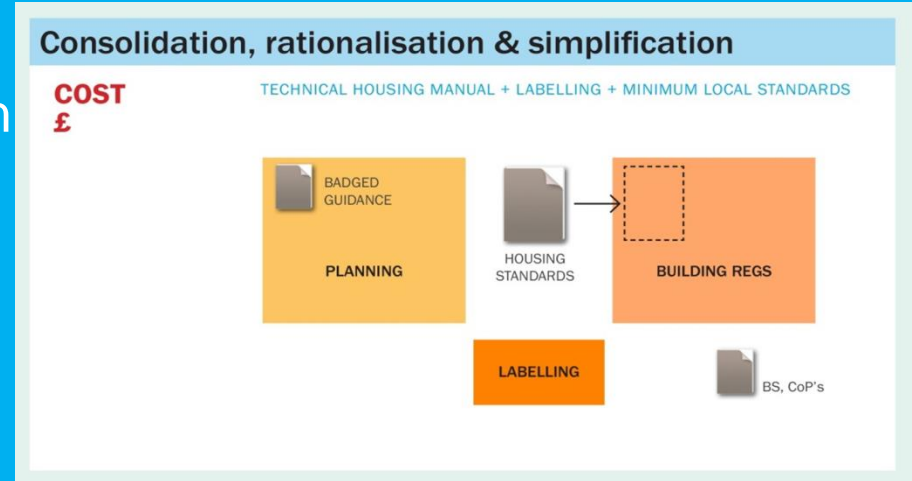
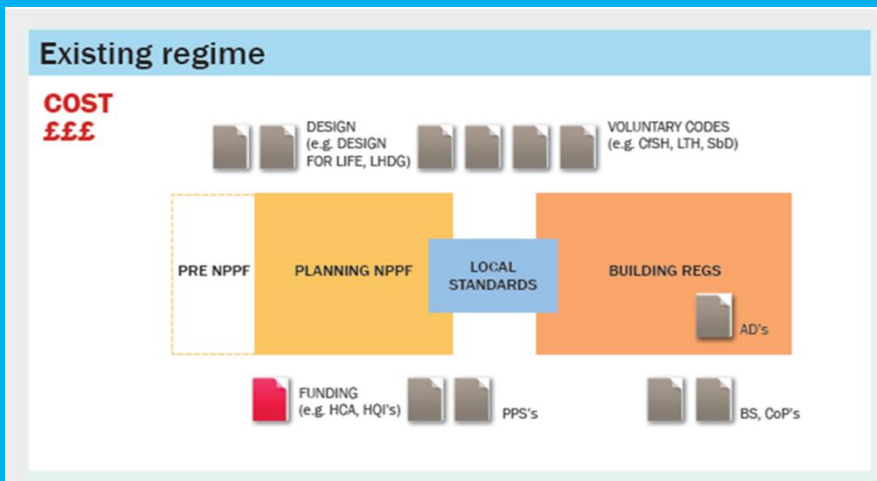
A regulatory system that is;

- Simple and rational
- Encourages innovation
- Reduces costs
- Focuses on the consumer
- Improves deliverability
- Maintains quality



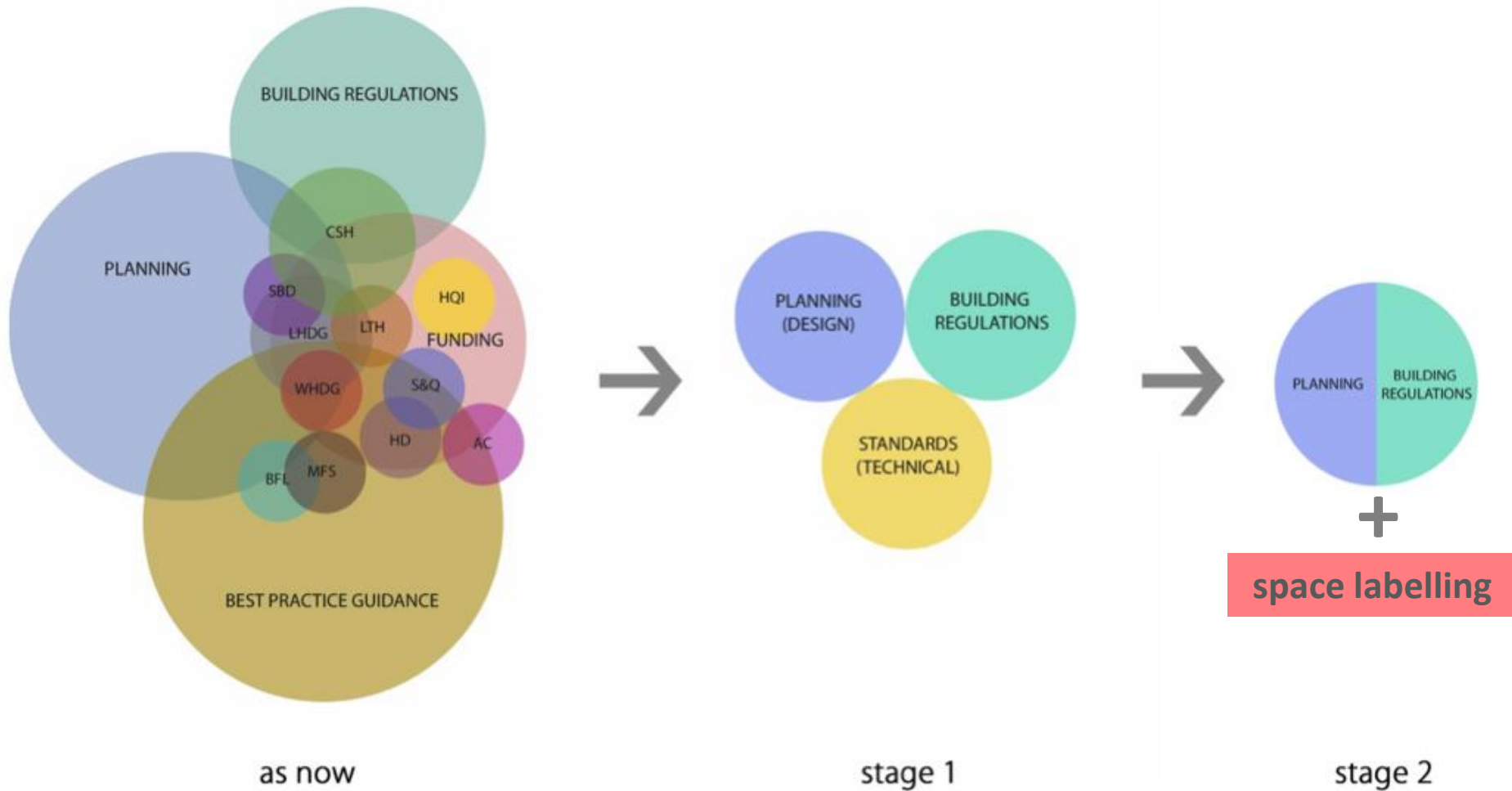
Key aims: Rationalise and Simplify

- A national approach
- Technical requirements in Building Regulations
- Cross tenure application
- Baseline performance requirements
- Minimise options for increased performance



Encourage innovation, simplify to reduce cost

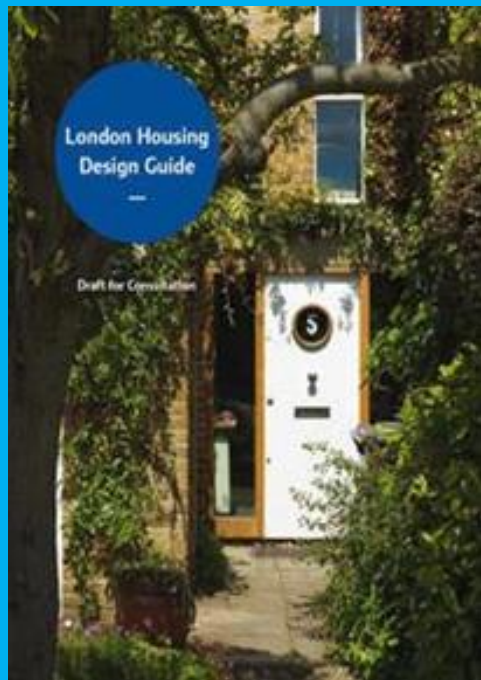
Two stage rationalisation



Courtesy of Levitt Bernstein Architects for DCLG

Key aims: Consolidate into one framework

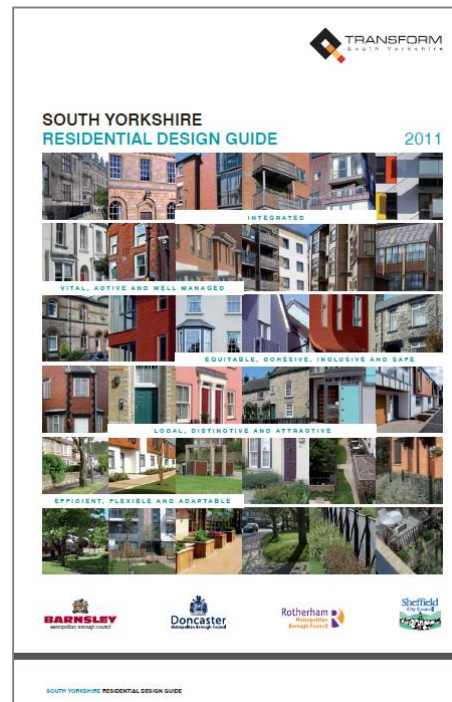
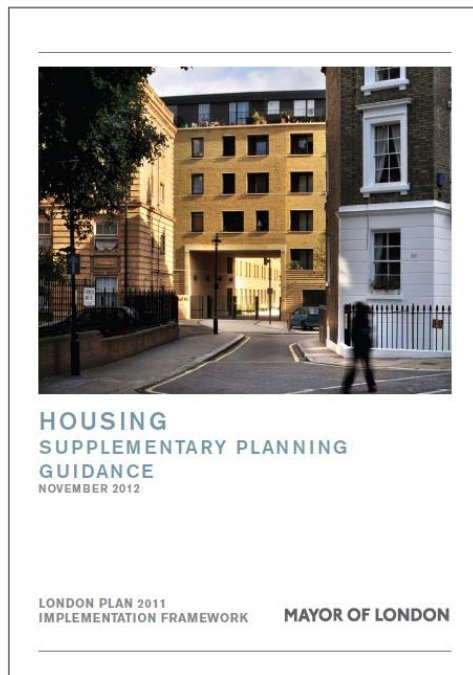
- Planning; external areas / Building performance: Building Regulations
- Sustainable Housing Standards
- LPA's constrained from using voluntary or market standards



Consolidate to improve efficiency

Planning or Building Regulations?

- Design standards applied at planning
- Technical standards bedded into Building Regulations
- Compliance issues



All in one place

- Co-ordination of Planning and Building Regulation content
- Online access to all regulations and standards
- Development portal
- ‘Gatekeeper’ for new standards

This site is currently in Beta. [Read more](#)

 **National Planning Practice Guidance** 

National Planning Policy Framework Planning Practice Guidance

Home > Guidance

Planning practice guidance

National planning practice guidance has been completely revised to support the National Planning Policy Framework.

The guidance on this site complements the National Planning Policy Framework and provides advice on how to deliver its policies.

Search guidance for

Guidance categories

Advertisements	Land remediation
Air quality	Lawful development certificates
Appeals	Light pollution
Assessment of housing and economic development needs	Local Plans
Assessment of land availability	Making an application

Key aims: Streamline the process

- Streamline compliance process
- Lessons from international practice

Closer integration of Planning and Building Regulation processes

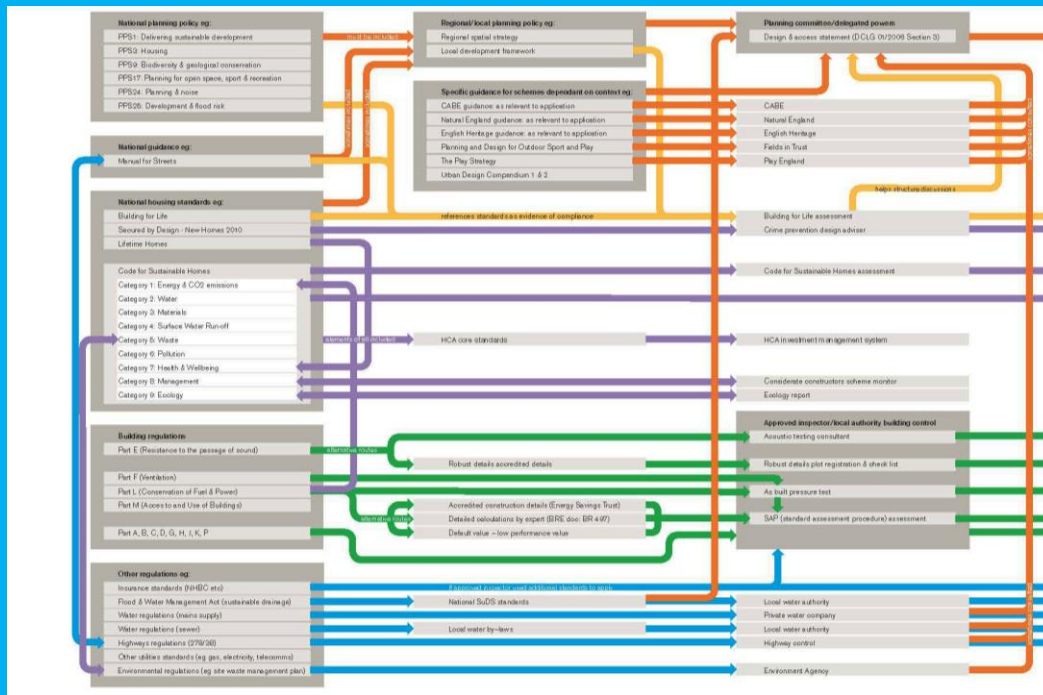
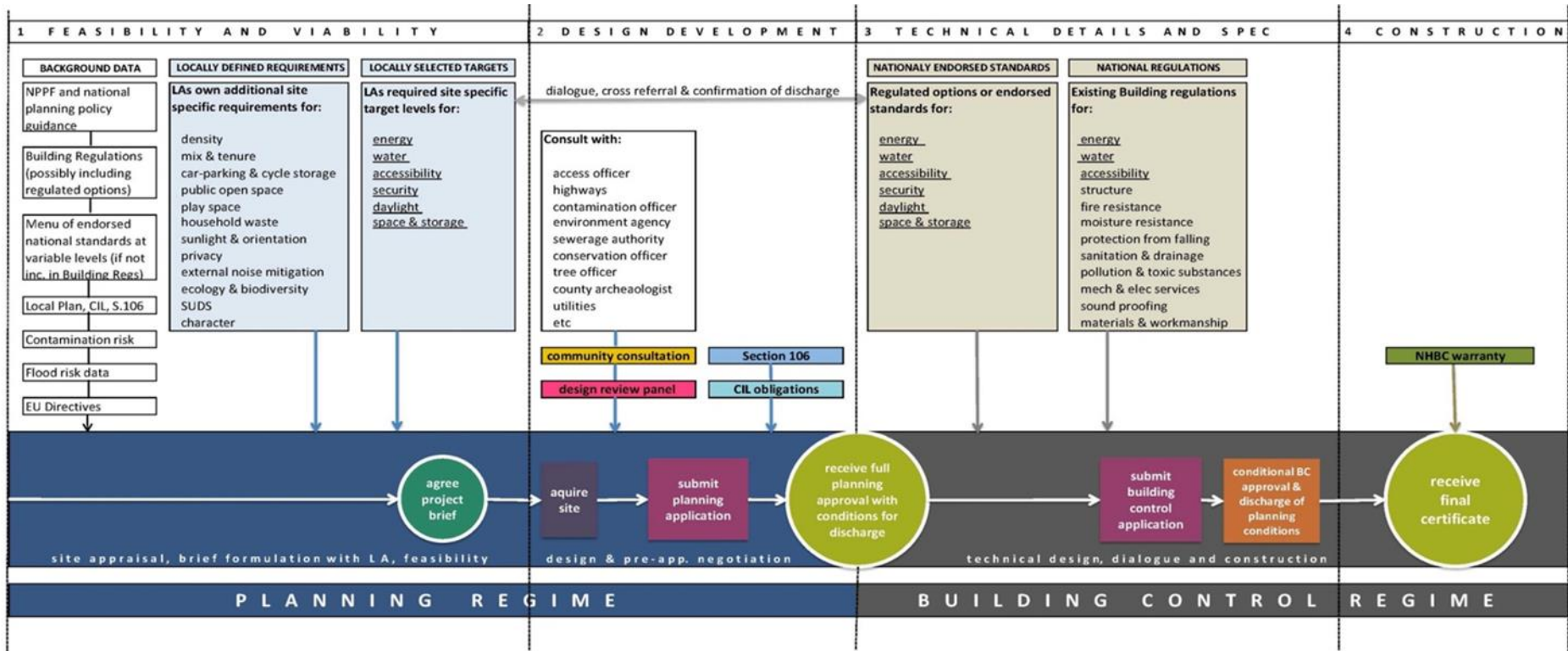


Diagram by CABE

Simplify to reduce cost of compliance

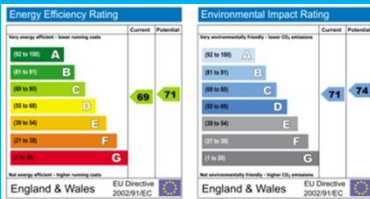
A linear process



Courtesy of Levitt Bernstein Architects for DCLG

Key aims: Alternatives to regulation

- Why regulate? – what is the policy imperative?
- Consumer labelling
- Cost impact: space, energy performance, accessibility, water
- Benchmarking
- Warranties, insurance, trading standards



Customer pull encourages competition and innovation

Consumer Labelling

- Consistent display of home performance information
- Quality and innovation driven by consumer
- Space and energy performance

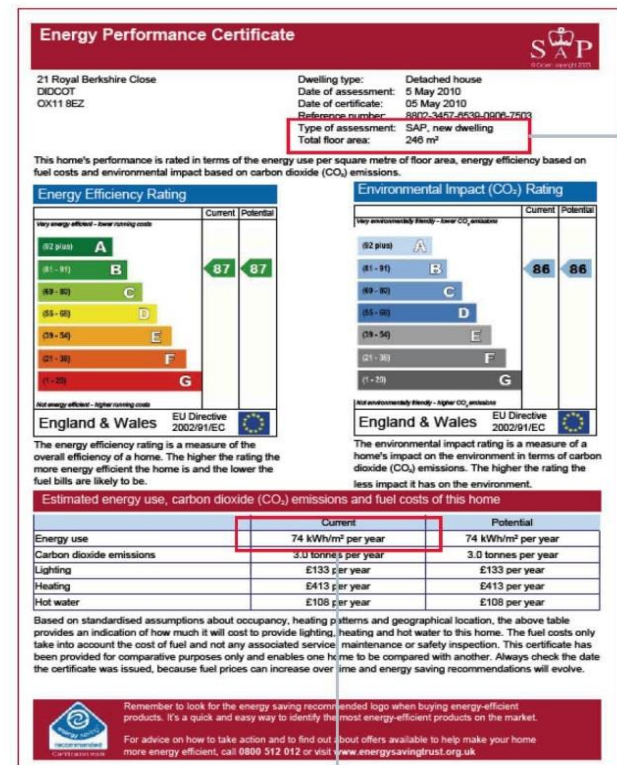
Metrics:

Space GIA and storage (m²)

Fabric Energy Efficiency (KWh/m²/year)

Accessibility (Tiers 1-3)

Water efficiency (l/pp/pd)



Our vision and objectives

- A level playing field for all
- A proper & proportionate role for regulation
- A rational, simple and coherent package of measures
- A streamlined & linear process for approval & compliance
- A necessary part of a wider ranging review

Housing Standards Review Consultation



5 options

1. **NATIONAL STANDARDS + BUILDING REGULATIONS**

New standards incorporated into new set of National Housing Standards which LAs can choose to adopt and remain separate from Building Regulations

2. **BUILDING REGULATIONS ONLY**

New standards for some or all themes taken into Building Regulations with 'regulated options' (baseline and enhanced standards) for local use where appropriate

3. **NATIONAL HOUSING STANDARDS BECOME ABSORBED INTO BUILDING REGULATIONS IN TIME**

4. **SPACE LABELING AND/OR BENCHMARKING** (with or without space standards)

5. **NO CHANGE** (consultation not supported - business as usual)

Standards consultation headlines

- **ENERGY** - baseline regulation only;
(Part L 2013 update, followed by zero carbon in 2016)
- **WATER** - baseline regulation + higher standard:
(current Part G + 105 l /day)
- **SECURITY** - new regulated baseline + higher standard:
(NHBC – effectively PAS 23 + SbD Part 2 – effectively PAS 24)
- **ACCESSIBILITY** - new 3 tier standard, or regulated options, linked to Space
(modified versions of Part M as Level 1, LTH as Level 2 and wheelchair housing as Level 3)
- **SPACE** - consumer labeling, possibly with 3 tier space standard linked to Accessibility (GLA standards as Level 2)
- **DAYLIGHT, SUNLIGHT, OVER-HEATING, AIR QUALITY etc and MATERIALS** - no new standards

Key considerations

- LPA's constrained in use of Voluntary Standards
- Policy Statement or Ministerial Written Statement
- Government host and manage standards
- No differentiation between tenures
- Options exercised through planning with rigorous viability and needs testing, applied through Building Regulations

The Challenge Panel View



Story so far...

- Challenge Panel perspectives & views recognised
- As much as possible in Building Regulations
- Constraint of use by LA's of voluntary standards
- Use means other than regulation where possible
- Significant progress towards rationalisation

Accessibility

- Recognition of challenges of housing an ageing population
- 3 tier standard
- National Wheelchair Standard

BUT

- Prescription rather than performance standards
- Potential for two tier system with some Lifetime Homes criteria in Part M not sufficiently explored
- More 'adaptable' wheelchair homes
- Does not address care home standards (tier 2.5)

Space

- Welcome recognition of role for Space Labelling
- 3 tier standard linked to Accessibility
- Social housing: intermediate space standard equivalent to Tier 2 Accessibility standard

BUT

- Move towards tenure blind standards for flexibility
- Baseline standard at Tier 1 essential
- Baseline requirement that provides for minimum performance for components of space eg bedrooms, storage



Security

- Baseline standard
- Enhanced standard where required through planning process

BUT

- Single higher performance universally applied
- Potential for expanded role of insurance and product warranties with no need for building standard or regulation

Water



- Baseline standard
- Enhanced standard where required for water stress areas
- No reliance on grey water systems to meet standards

BUT

- Baseline standard not challenging
- Minimum performance standards for fittings: no Building Regulation
- Facilitate but not ensure responsible behaviour
- Existing and new homes: role of metering

Energy

- Maintaining zero carbon trajectory with 2013 and 2016 steps
- National minimum energy and emissions performance levels in Building Regulations
- Market driven gradations of performance above baseline through labelling
- Clarity between roles of planning and building control

BUT

- Destination welcome
- Road map lacks necessary detail

Process and compliance

- Preference for Building Regulations wherever possible
- Regulated Options: national standards applied locally through planning processes

BUT

- Comparisons with international systems
- Role and content of Approved Documents
- Burden on planning system
- Outstanding issues: sunlighting, daylighting, overheating, materials, waste, cycle storage...continuing review

Concerns

- Inflexibilities of government processes, 1 in 2 out gets in the way
- Need to promote better performance
- Potential blurred relationships between regulatory regimes
- Co-ordination with other Reviews, more planning guidance
- Strength of policy statement
- Timetable for implementation

Next steps

- Outstanding issues: sunlighting, daylighting, overheating, materials, waste, cycle storage...continuing review
- More work to be done on space
- Towards Sustainable Housing: a comprehensive & coordinated government policy
- Towards Sustainable Housing Standards: level playing field, tenure blind standards, higher quality, clarity of expectations, certainty in the supply chain, innovation and growth
- Addressing regulation in other development sectors
- Implementation plan and programme

Summary

- Certainty in the supply chain
- Innovation
- Replicable
- Reduction in cost
- Impact on growth



Reflections, Questions and Answers

