



Building Regulation Update

Kevin Dawson

Group Manager – Construction & Compliance



Peterborough Planning Service
Working together in partnership with local companies



Future of Building Control – Implementation Plan

Published 1st September 2009.

Covers such areas as:

- Vision & smooth interface with other services
- Better guidance – project guides etc
- Modernising inspection & enforcement
- Reform of disputes & complaints
- Alternative ways to comply
- Strengthening performance management
- Evidence of compliance
- Way forward – Milestone Map

Change of Government!!



FUTURE OF BUILDING CONTROL IMPLEMENTATION PLAN



Peterborough Planning Service
Working together in partnership with local companies



CUSTOMER
SERVICE
EXCELLENCE



The Government Standard

PETERBOROUGH
CITY COUNCIL

The Future ?

New Coalition Government

- Grant Shapps - Minister for Housing & Planning
 - Streamline regulations to deliver low carbon targets.
 - Reforming Planning System
 - Localism
 - National Planning Policy Framework (NPPF)
- Eric Pickles – Secretary of State Communities & Local Government
 - Modernising local government
 - Delivering essential services only?



Peterborough Planning Service
Working together in partnership with local companies



The Future ?

New Coalition Government

- Previous review (Future of Building Control) – looked at the system but not content of Building Regulations
 - 3 year review cycle of Approved Documents
 - Risk assessments of site visits
 - Charging mechanisms (now introduced)
- Building Regulations Minister – Andrew Stunnell MP
 - August 2010 letter to industry and stakeholders asking how regulations can be improved/slimmed down to remain fit for purpose
 - Regulations continue to deliver against Government's policy aspirations
 - One in, one out approach!!
 - How can better levels of compliance be achieved?
 - Ministerial statement December 2010
 - Full consultation 2011 – implementation 2013



Peterborough Planning Service
Working together in partnership with local companies



CUSTOMER
SERVICE
EXCELLENCE



The Government Standard

PETERBOROUGH
CITY COUNCIL

The Future – next steps

Programme will have a particular focus on deregulation and streamlining particular aspects of the regulations:

- Evaluation of part P (Electrical safety – dwellings) reducing costs of compliance
- Possible rationalisation of Parts M, K and N. Address areas of potential conflict and overlap. (reviewing guidance relating to access statements)
- Explore improving compliance and reducing ways of reducing the burden of compliance.
- Revisions to Part L – delivering the next steps to zero carbon for all new buildings and wider policy for the retrofit of existing buildings. Seek consequences' arising from more airtight and better insulated buildings.



Peterborough Planning Service
Working together in partnership with local companies



CUSTOMER
SERVICE
EXCELLENCE



The Government Standard

PETERBOROUGH
CITY COUNCIL

Future Revisions to Part L

2011 Budget: new definition of zero-carbon
- Effectively a “Low Carbon” home

Defined improvement targets based upon 2006 Regulations for new dwellings

- 2010 - 25%
- 2013 - 44%
- existing buildings: links to “Green Deal”

Non-domestic buildings to be zero-carbon by 2019

Consultation due by end of 2011 – introduction April 2013 with 6 months lead in.



Peterborough Planning Service
Working together in partnership with local companies



CUSTOMER SERVICE EXCELLENCE



The Government Standard



Government Tools

- The general principle of this government is not to legislate where other means may prove more effective.
- **The key to improve existing buildings is via incentives**

Green Deal

Energy Performance Certificates

Building Regulations

Initiatives with Energy Providers

Education

Grants



Peterborough Planning Service
Working together in partnership with local companies



The origin of the “Green Deal”

“Through our ‘Green Deal’, we will encourage home energy efficiency improvements paid for by savings from energy bills. We will also take measures to improve energy efficiency in businesses and public sector buildings.”

The Coalition: our programme for government (May 2010)



Peterborough Planning Service
Working together in partnership with local companies



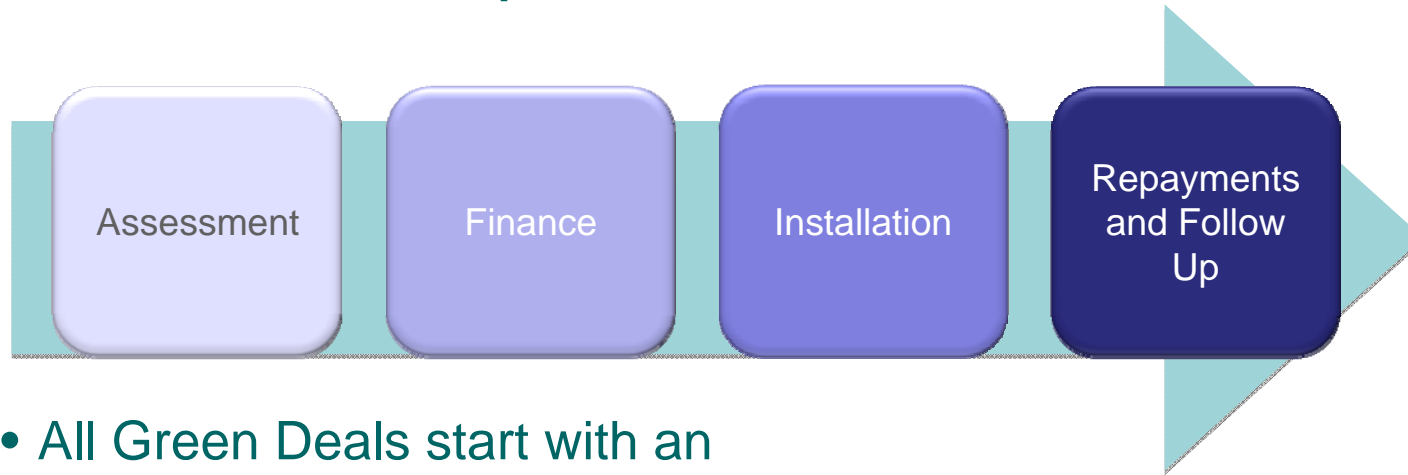
CUSTOMER
SERVICE
EXCELLENCE



The Government Standard

PETERBOROUGH
CITY COUNCIL

The Green Deal process



- All Green Deals start with an assessment of the property
- Accredited assessor produces – fabric and behavioural assessment
- Available 2012?

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Peterborough Planning Service
Working together in partnership with local companies



CUSTOMER
SERVICE
EXCELLENCE

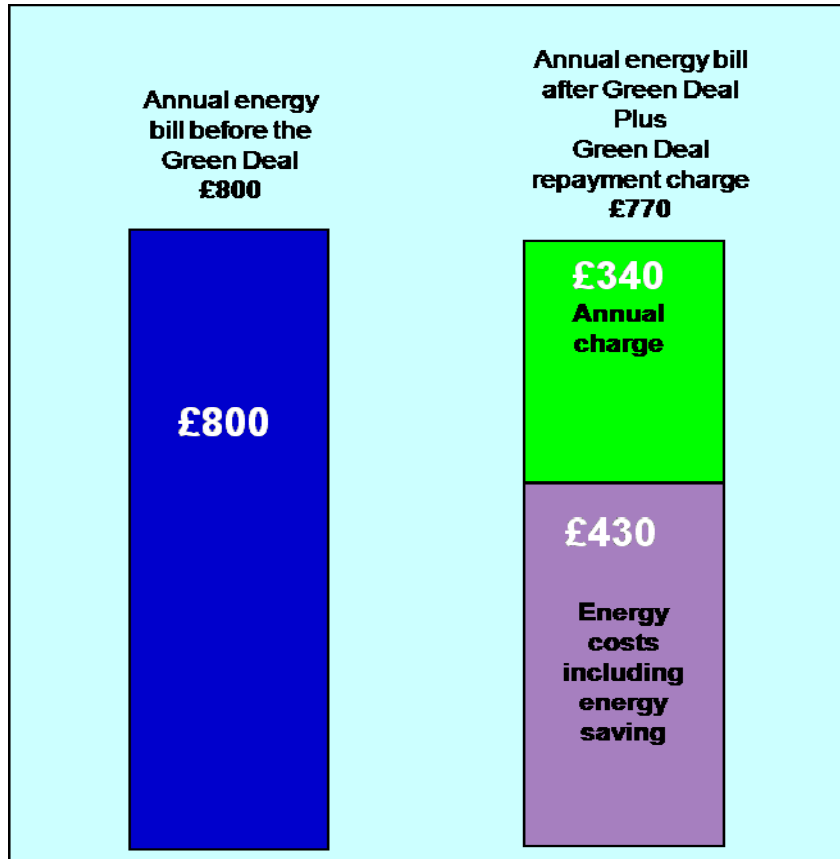


The Government Standard



The Principle: Golden Rule

Green Deal repayment – *illustrative only*



- Repayments will be made through energy bills
- The cost of installation will stay with the property rather than the original bill-payer
- Are the savings guaranteed?
 - No – but they will be based on typical savings. They cannot account for changing energy prices or behaviour change.
 - A Code of Practice will ensure the benefits of measures cannot be overstated.
 - The assessment will cover how the energy bill payer can benefit most from the measures installed.



Peterborough Planning Service
Working together in partnership with local companies



CUSTOMER
SERVICE
EXCELLENCE



The Government Standard



The Future – next steps

Additional regulatory measures:

- Minimum standards for security in homes
- Ensuring suitable toilet and changing provisions for people with multiple and profound disabilities “Changing Places”
- Potential solutions for protection against effects of radon
- Protection against flooding



ONE IN – ONE OUT – NO INCREASE IN REGULATORY BURDEN!!!



Peterborough Planning Service
Working together in partnership with local companies



CUSTOMER
SERVICE
EXCELLENCE



The Government Standard

PETERBOROUGH
CITY COUNCIL



It is difficult to find a way through any new technical standards.

Peterborough Building Control are here to help!!

Questions?



Peterborough Planning Service
Working together in partnership with local companies



CUSTOMER
SERVICE
EXCELLENCE



The Government Standard

