



Department for
Communities and
Local Government

The Policy Context

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Department for Communities and Local Government



- DCLG policies have a significant influence on our built environment
- In particular, two main regimes that shape development

Building Regulations

- Control “building work”
- To ensure health, safety, welfare etc
- Set minimum technical standards
- Apply only to the building
- Basic requirements set nationally - little room for local interpretation

Planning

- Controls “development” and the use of land
- Considers wide range of issues to achieve sustainable development
- Considerations go beyond the site
- Significant local policy element



- NPPF clear that planning authorities should proactively plan to mitigate and adapt to climate change
- NPPF policies backed-up by our planning practice guidance published in March 2014
- This includes clear guidance on how planning can identify suitable adaptation measures in plan-making and the application process





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- We do not regulate for overheating in respect of health or comfort
- Part L has a requirement to limit heat gains in respect of conserving energy
- SAP Appendix P provides a check – looks at estimated average temperature over the summer months
- Part L has significantly improved the energy performance of our buildings BUT
- Concern that increased insulation, better airtightness and more solar gain could increase overheating risk

Building Regulations

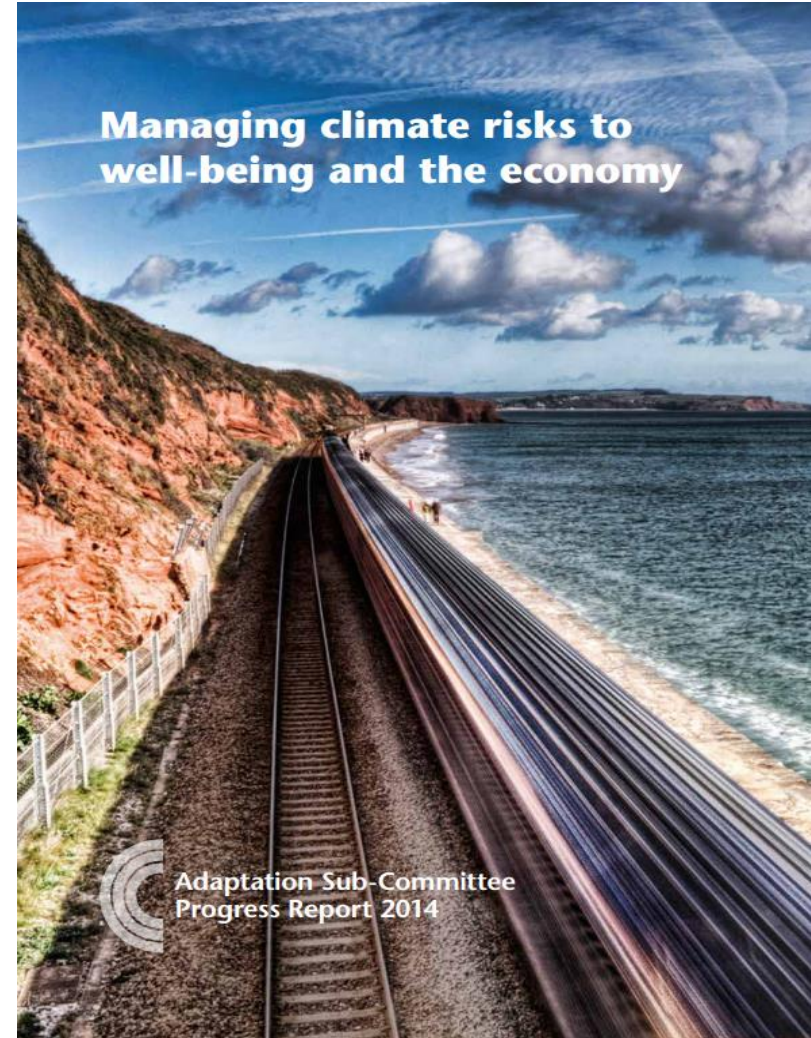




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- Current 2,000 heat-related deaths could increase to 7,000 by the 2050s
- Previous ASC Report in 2014 set out the challenge of overheating
- EAC report in March 2015 said a future review of Building Regs should consider “heat stress issues”
- Next ASC report due for publication on 30 June
- Likely further challenge for Government to do more to address overheating

Policy challenges





- Establishing the conditions we are trying to prevent
- Understanding where the greatest risks are
- Deciding what can be done to address overheating and the cost of doing it
- Understanding what housing providers need to respond effectively
- An approach where regulation is a last resort - commitment to reduce the cost of regulation by £10bn during this Parliament

Policy challenges





- New homes are increasingly airtight so effective ventilation is important for good indoor air quality (IAQ)
- DCLG commissioned research to assess IAQ in typical new homes
- Seeking your help in recruiting a mix of private and social homes that:
 - are energy efficient and comply with 2010 standards
 - have good airtightness
 - are naturally ventilated
 - were completed before the end of 2014 and are occupied
- We will share the findings and recommendations with participants
- Further information: david.ross@aecom.com
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