

**Building  
Regulations  
Consultation  
Update**

**DLP BRIEFING NOTE 123**

Prepared by  
**DLP Consultants**

March 2013

[www.dlpconsultants.co.uk](http://www.dlpconsultants.co.uk)



## **DLP Planning Consultants**

Bedford  
Sheffield  
London  
Bristol  
Cardiff

### Disclaimer

DLP Consulting Group Ltd, and its constituent companies disclaims any responsibility to the client and others in respect of matters outside the scope of this Report. This Report has been prepared with reasonable skill, care and diligence, is the property of DLP Consulting Group, and is confidential to the client, DLP Consulting Group Ltd accepts no responsibility of whatsoever nature to third parties, to whom this report has been provided.

## Building Regulations Consultation Update

Earlier this year the Department of Communities and Local Government (DCLG) launched a consultation on changes to the Building Regulations of England. This consultation outlined a de-regulatory approach alongside proposals to improve energy efficiency and safety aspects of the Regulation. This was with an aim to streamline the Building Regulations and saving businesses money while at the same time delivering safer and more sustainable building. In addition, the proposals included for the next steps to improve the energy efficiency of new homes and to pave the way for the introduction of zero-carbon home from 2016, and for help with the roll out of the 'Green Deal' this autumn.

The aim was that changes related to deregulatory proposals, included in the consultation, would come into force in April 2013 with proposals of a regulatory impact coming into force in October 2013. Provisions relating to energy efficiency would be phased in to co-ordinate with the introduction of the Green Deal. DECC are planning for the Green Deal framework to be in place in October 2012.

Presented in four sections the consultation proposals used a number of questions at the end of each section to assist feedback.

1. [Section one](#) – Puts forward proposals to change various technical aspects of the Regulations (Parts A, B, C, K, M and N, Access Statements, Security, Changing Places, toilets and Regulation 7) which are outlined below:-
  - Replacing the currently – referenced standards in part A (Structure) with the new British Standards based on Eurocodes;
  - Aligning the existing guidance in Approved Document C (Site preparation and resistance to contaminants and moisture) with the most up to date Radon maps to ensure the safety provisions are targeted appropriately;
  - Clarifying the guidance on Access Statements in Approved Document M (Access to use of buildings);
  - Rationalising the guidance supporting Parts M, K and N (Access, Protection from falling, collision and impact and Glazing respectively) to remove unnecessary costs on business;
  - Making minor changes to the technical guidance in Approved Document B (Fire safety) to resolve practical problems in the application of Requirement B2 (Internal fire spread (linings));
  - Setting out the intentions to take forward the repeal of the fire protection provisions in the Local Acts;
  - Setting out the non-regulatory approach in relation to domestic security, Changing Places and toilets.
2. [Section two](#) – Part L (Conservation of fuel and power) To take the next step toward “zero carbon” standards, proposals to increase the energy efficiency of buildings including for tighter carbon dioxide emission standards for new homes and non-domestic buildings, plus tighter performance standards for works to existing buildings are made. On a phased approach proposals to introduce requirements for additional energy efficiency improvements to be carried out when other specified works (e.g. extensions) are planned. To meet the up-front costs the Green Deal finance has been made available as an option.
3. [Section three](#) – Part P (Electrical safety – dwellings) Simplification to the Part P guidance are proposed and are intended to improve compliance by reducing the associated costs.

4 [Section four](#) – To improve the efficiency of the system, changes proposed are grouped under the following five areas:-

- Improving Local Authority Building Control processes;
- Improving private sector Approved Inspector arrangements, including removing the Warranty Link Rule;
- Strengthening enforcements;
- Extending the competent person self-certification schemes framework and introducing specialist third party certification schemes;
- Introducing “Appointed Persons” to act as compliance co-ordinators on constructions sites.

#### **Consultation updated.....**

The 2012 Building Regulations consultation has now closed. Considered responses will be made by the DCLG and published in a response summary expected in due course.

Having achieved a great deal over the years it is important that The Building Regulations are carefully and regularly reviewed and updated. The Building Regulations must be proportionate and remain fit-for-purpose, adapting appropriately to the ever-changing technologies and build practices of the construction industry. Compliance is equally important to develop for monitoring and enforcement where appropriate.

At the end of July 2010 a process predicted what modifications were needed to enable the Building Regulations to remain effectively and able to operate in the future. Ordinary people, businesses and Local Authorities were invited to submit suggestions about what needs to be done. In particular, simplification and streamlining we key principles.

Feedback received would enable priority areas to be identified for continued development in accordance with statements by the Building Regulations Minister, Andrew Stunell, back in December 2010. From this a detailed package of proposals for amendments to the Building Regulations were incorporated. The Minister's Statement in January 2012 then set out the revisions for consultation.

With a view to further improve the energy efficiency and safety aspects of the Building Regulations the approach was seen as a significant deregulatory approach.

The final outcome is greatly anticipated.

If you require more information or would like to discuss the issues mentioned in further detail please contact:

**Bedford**

4 Abbey Court  
Fraser Road  
Priory Business Park  
Bedford  
MK44 3WH  
T 01234 832 740  
F 01234 831 435

**Bristol**

2A High Street  
Thornbury  
Bristol  
BS35 2AQ  
T 01454 410 380  
F 01454 410 389

**Cardiff**

Sophia House  
28 Cathedral Road  
Cardiff  
CF11 9LJ  
T 029 2064 6810

**London**

1<sup>st</sup> Floor  
3 More London Riverside  
London  
SE1 2RE  
T 020 32834140

**Sheffield**

11 Paradise Square  
Sheffield  
S1 2DE  
T 0114 228 9190  
F 0114 272 1947

A summary of matters that the DLP Consulting Group provide services for follows:

***DLP Planning Consultants***

Planning Applications and Appeals  
Public Consultation  
Development Promotion  
Development Plan Representations  
Land Searches  
Project Management  
Minerals and Waste Planning  
Conservation Area/Listed Building Negotiation  
Enforcement  
Retail Impact Analysis  
Renewable Energy Planning and Delivery  
Discharge of Planning Conditions

***DLP Environment Ltd***

Strategic Environmental Assessments  
Sustainability Appraisals  
Environmental Impact Assessments

If you would like to receive a brochure providing more detail of the service provided by the DLP Consulting Group, please contact any of the offices listed on the left of this page.

**BEDFORD**

4 Abbey Court  
Fraser Road  
Priory Business Park  
Bedford  
MK44 3WH

t 01234 832 740

f 01234 831 435

bedford@dlpconsultants.co.uk

**BRISTOL**

2A High Street  
Thornbury  
Bristol  
BS35 2AQ

t 01454 410 380

f 01454 410 389

bristol@dlpconsultants.co.uk

**CARDIFF**

28 Cathedral Road  
Cardiff  
CF11 9LJ

t 029 2064 6810

cardiff@dlpconsultants.co.uk

**LONDON**

1st Floor  
3 More London Riverside  
London  
SE1 2RE

t 020 32834140

london@dlpconsultants.co.uk

**SHEFFIELD**

11 Paradise Square  
Sheffield  
S1 2DE

t 0114 228 9190

f 0114 272 1947

sheffield@dlpconsultants.co.uk

briefting

