The Policy Context

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The built environment

- 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
Building Regulations

- 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
Policy challenges

- 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
Indoor air quality study

- 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

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