
Compliance, transition and enforcement

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Building Control issues common to England and Wales

- There are concerns about levels of compliance with the requirements of Part L 2010?
- How do these vary – dwellings/non-domestic sector, new build vs existing buildings?
- What are the reasons for this:
 - Lack of understanding of the requirements?
 - Complexity?
 - Insufficient guidance?
 - Amount of resources available to check compliance?
- Has commercialisation of the Building Control service driven down cost but not driven up compliance?

Building Control issues common to England and Wales

- Any lack of compliance is unlikely to be wilful, instead it is due to:
 - a lack of knowledge of requirements
 - A lack of on site guidance

Is there:

- a focus on life safety aspects of the Building Regulations?
- a limit of resources for on-site checks?
- Welsh Government is looking at improving compliance with all aspects of Part L only, rather than seeking any changes to the Building Control service

Issues relating to Part L 2013 in Wales

- For the first time there are likely to be different targets for new build housing in Wales and in England from 2013
 - Some developers/house-builders, design teams and BCBs will work in both countries and will need to understand both
 - Any training supported by professional bodies will need to be tailored by country – as it does already for England and Scotland
- Targets for other building sectors are still being developed
- Bespoke Wales versions of SAP and SBEM will be created for use by design teams
- It is unlikely that the 2013 update will create many further technical compliance issues than Part L 2010

Issues relating to Part L 2013 in Wales

- Welsh Government will be carrying out interviews with:
 - Developers & House-builders and SME representatives
 - Warranty providers
 - LA Building Control Bodies
 - Approved Inspectors

to identify any current issues and what they believe could be done to support greater compliance

- A separate event is being held with suppliers to understand their role in delivering low carbon buildings
- Asset skills are looking at skills availability for low carbon buildings – includes a focus on Wales

Issues relating to Part L 2013 in Wales

- There is also an issue regarding a gap between designed and as built performance. This can be caused by:
 - Lack of understanding of the actual construction to deliver a particular U-value (who specifies the brick/insulation/block/plaster)
 - Choice of alternative/cheaper materials without understanding any changes in performance
 - Lack of attention to detailing
 - Impact of weather e.g. rain-soaked insulation clearly won't perform as well
 - How the building is occupied

Transition arrangements

- In England, there was a rush to get building registrations so they could be built under 2006 Part L
- In Wales, the position is different in that national planning policy dictates a standard better than Part L 2010 anyway
- Welsh Government is keen to look to other transition models to establish the best way to ensure later phases of a development are constructed to the updated Regulations

Enforcement

- The emphasis will be on ensuring:
 - Design teams, developers and house-builders know what they should be constructing
 - Tests are carried out by contractors and appropriate commissioning takes place to ensure these standards are delivered
- Enforcement is the last resort

Engagement

- If you have any feedback you could contribute, please send it to:

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