

TECHNICAL HOUSING STANDARDS

Policy Transition Statement: Southend Borough Council

Implementation: 1st OCTOBER 2015

Housing Standards: Transition Policy Statement

In March 2015 the Government introduced new technical housing standards in England and detailed how these would be applied through planning policy¹. This new national approach comprises additional ‘optional’ Building Regulations on water efficiency, access, and a national described space standard² (referred to as “the new national technical standards”).

These new standards will come into effect on the 1st October 2015. From this date, relevant Southend Development Management policies should be interpreted by reference to the nearest equivalent new national technical standard.

As required by Government, this Policy Statement sets out how the existing policies relating to Housing Standards in the Development Management Document and Core Strategy should be applied from 1st October 2015.

For full details of the national changes and the new national documentation please see Appendix 6 of the following link which has downloadable documents from the *final housing standards review package* published on 27 March 2015 (other sections may be of interested also):

<https://www.gov.uk/government/publications/2010-to-2015-government-policy-building-regulation/2010-to-2015-government-policy-building-regulation#appendix-5-technical-housing-standards-review>

Southend-on-Sea Development Management Document

The Development Management Document (adopted July 2015) sets out a number of planning policies for positively managing development within Southend-on-Sea and will be used to assess development proposals across the Borough.

Policy DM1 – Design Quality

Policy DM1.1(vi) makes reference to ‘Secured by Design’. From October 2015 this will be covered by mandatory building requirement Part Q – ‘security – dwellings’³.

Policy DM2 – Low Carbon Development and Efficient Use of Resources

Policy DM2.1(iii) requires new residential development to achieve Code for Sustainable Homes Level 3. Southend Borough Council has considered the Government’s intentions regarding energy performance standards for domestic development and will therefore not apply the Code for Sustainable Homes requirement.

However, the 10% renewable energy requirement, as set out by **Policy KP2** of the Southend **Core Strategy**, will continue to be applied as the Council considers this to be in conformity with national policy.

¹ Written Ministerial Statement – The Rt Hon Eric Pickles March 2015 ‘Steps the government are taking to streamline the planning system, protect the environment, support economic growth and assist locally-led decision making’
<https://www.gov.uk/government/speeches/planning-update-march-2015>

² DCLG Technical housing standards – nationally described space standard. DCLG 2015
<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

³ The Building Regulations 2010, Security – Dwellings, Approved Document Q, 2015 edition
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partq/approved>

Policy DM3 – The Efficient and Effective Use of Land

Policy DM3.4(ii) makes reference to the Lifetime Homes Standard. From October 2015 this should be substituted by building regulation M4 (2) – ‘accessible and adaptable dwellings’⁴.

⁴ The Building Regulation 2010, Access to and use of buildings, Approved Document M, 2015 edition
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admvol1>
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admvol2>

Policy DM8 – Residential Standards

Policy DM8.1(ii) currently states “all new dwellings should... meet, if not exceed, the residential space standards set out in Policy Table 4 and meet the requirements of residential bedroom and amenity standards set out in Policy Table 5”. From October 2015, Table 4 should be substituted with Table 1 of the Technical Housing Standards - Nationally Described Space Standard and reference to room sizes and storage, as set out in Table 5 of the Development Management Document, should also be substituted by the equivalent standards as set out by the national described space standard.

See Appendix 1 for more detail about how this policy should be interpreted in relation to the Government’s new national technical standard.

Policy DM8.1(iii) requires all new dwellings to meet the Lifetime Homes Standards. From October 2015 this should be interpreted as meeting building regulation M4 (2) – ‘accessible and adaptable dwellings’⁵.

Policy DM8.1(iv) requires 10% of new dwellings on major development sites to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. From 1st October 2015 this should be interpreted as requiring ten per cent of new dwellings on major development sites to meet building regulation M4 (3) ‘wheelchair user dwellings’⁵.

Please note in paragraph 0.11 of ‘Approved Document M Volume 1: Access to and use of dwellings’ that ‘Where a dwelling is subject to a material alteration, the building should be no less compliant with requirement M4 (1) than it was prior to the building work taking place’.

For the avoidance of doubt from now until the end of September 2015, the current Development Management policy standards described herein apply, except the Code for Sustainable Homes referred to in Policy DM2, which has been withdrawn with immediate effect.

⁵ The Building Regulation 2010, Access to and use of buildings, Approved Document M, 2015 edition
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admvol1>
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admvol2>

APPENDIX 1 HOW RELEVANT SOUTHEND DEVELOPMENT MANAGEMENT DOCUMENT STANDARDS SHOULD BE INTERPRETED FROM 1ST OCTOBER 2015

Existing Standard

Policy DM8 – Residential Standards Policy Table 4

All new dwellings should meet, if not exceed, the residential space standards set out in Policy Table 4

Policy Table 4

	Type of Dwelling (number of bed spaces)*	Number of Storeys	Minimum Gross Internal Floor Area (m ²)**
(a)	Studio (1 bed space)	Flats or other dwellings on one floor	30
(b)	1 bedroom (2 bed spaces)		45
(c)	2 bedroom (3 bed spaces)		57
(d)	2 bedroom (4 bed spaces)		67
(e)	3 bedroom (5 bed spaces)		75
(f)	3 bedroom (6 bed spaces)		85
(g)	2 bedroom (3 bed spaces)	Two storey houses or other dwellings on two floors	66
(h)	2 bedroom (4 bed spaces)		77
(i)	3 bedroom (5 bed spaces)		82
(j)	3 bedroom (6 bed spaces)		95
(k)	4 bedroom (7 bed spaces)		108
(l)	3 bedroom (5 bed spaces)	Three Storey Houses or Other Dwellings on three floors Three Storeys +	85
(k)	3 bedroom (6 bed spaces)		100

* For dwellings designed for more than the number of bed spaces outlined in Table 4 at least 10m² should be added for each additional bed space

**Gross Internal Floor areas (GIA) will be measured in line with the Royal Institute of Chartered Surveyors' 'Code of Measuring Practice: a guide for Property Professionals' (Sept 2007) and included in Design and Assessment statements, where these are required.

The number of bed spaces represents the number of occupants the dwelling was designed to accommodate. For example, a three bedroom house with one double bedroom, one twin bedroom and a single bedroom has 5 bedspaces.

New Standard from 1st October 2015 based on nearest equivalent National Technical Standard

Policy DM8 – Residential Standards Policy Table 4

DCLG Technical housing standards – nationally described space standard. DCLG 2015

In reference to Policy Table 4 of the Southend Development Management Document - All developments should meet the following minimum space standards (as set out in Table 1 of the Nationally Described Space Standards).

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

* Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m² to 37m².

The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m²).

The national standard requires that:

- the dwelling provides at least the gross internal floor area and built-in storage area set out in by the nationally describe space standards, Table above
- a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Existing Standard

Policy DM8 – Residential Standards – Policy Table 5

All new dwellings should meet, if not exceed, the residential bedroom and amenity standards set out in Policy Table 5

Policy Table 5

Internal Storage Areas	Provision of a storage cupboard with a minimum floor area of 1.25m ² should be provided for 1-2 person dwellings. A minimum of 0.5m ² storage area should be provided for each additional bedspace.
Amenity	Suitable space should be provided for a washing machine and for drying clothes, as well as private outdoor amenity, where feasible and appropriate to the scheme.
Bedroom Sizes	The minimum floor area for bedrooms to be no less than 7m ² for a single bedroom with a minimum width of 2.15m ² ; and 12m ² for a double/twin bedroom with a minimum width of 2.55m ² .
Storage	Suitable, safe cycle storage with convenient access to the street frontage.
Refuse Facilities	<p>Non-recyclable waste storage facilities should be provided in new residential development in accordance with the Code for Sustainable Homes Technical Guide and any local standards.</p> <p>Suitable space should be provided for and recycling bins within the home.</p> <p>Refuse stores should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning, such as a water supply.</p>
Working from Home	Provide suitable space which provides occupiers with the opportunity to work from home. This space must be able to accommodate a desk and filing/storage cupboards.

New Standard from October 2015

Policy DM8 – Residential Standards – Policy Table 5

Internal Storage Areas	Internal storage area should be provided for as per the nationally described space standard
Amenity	Suitable space should be provided for private outdoor amenity, where feasible and appropriate to the scheme.
Storage	Suitable, safe cycle storage with convenient access to the street frontage.
Refuse Facilities	<p>Solid waste storage must be designed and sited so as not to be prejudicial to health and local amenity.*</p> <p>Storage facilities for waste and recycling containers should be provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for waste management in Buildings.</p> <p>Suitable space should be provided for recycling bins within the home.</p>

	Refuse stores should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning, such as a water supply.
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* Refer to Building Regulation 2010, Drainage and waste disposal, Approved Document H6, 2015 edition
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/parth/approved>