

# Developments in 2021 Fact sheet



# Part 1

## COVID and WFH

Whilst regulatory changes are already moving at a pace, the recent pandemic is driving even more profound change in both economic and lifestyle trends which we are already responding to.

In December 2020, our Architecture team presented an insightful seminar focusing on the upcoming changes to expect this year to help you plan for your developments. Following on from the seminar, we have created a fact sheet highlighting the key changes to Planning and Building Regulations and the impact of COVID.

[Watch the seminar >](#)

1

38%



People working from home

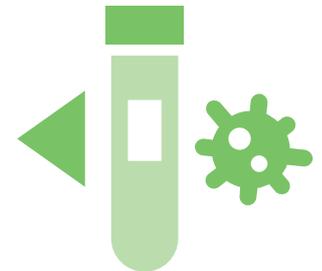


2

3%



Pre-COVID Rise in flexible working each year since 2015



3

10%



House moves due to COVID in 2020  
Source: Nationwide BS Survey



- Around 38% of the working population are currently working from home.
- Pre COVID - Flexible working has been rising by about 3% p.a. since 2015
- The number of city dwellers looking to buy in the countryside has doubled
- A survey by *Nationwide* in September 2020 said 10% of those moving were as a direct result of COVID
- \*Based on surveys from estate agents, *Rightmove* and *Savills*, there has been a shift in what people consider to be 'must haves' in a new home: from traditional items such as central heating, double glazing and secure doors and windows, to an extra bedroom or study, outdoor space, and proximity to cycle routes.

4



x2

Number of city-dwellers moving to the country has doubled



5



Shift 'must haves' from traditional items like double glazing to cycle routes and outdoor space \*



## 2019 Must haves

- 1 Central heating
- 2 Double glazing
- 3 Secure doors and windows

## 2020 Must haves

- 1 Extra bedroom/study
- 2 Garden, roof terrace or balcony
- 3 Proximity to a cycle route

## Part 2

# Planning

Planning regulation is going through an unprecedented period of change, with more promised. There is a general trend towards deregulation through increased use of permitted development, zoning and prescribed design standards.

### August Changes

In August 2020 there were changes to planning regulations with the aim to increase density of existing housing stock, permitting an additional 2-storeys on existing blocks of flats.

### September Changes

In September 2020 there were further changes:

- Introduction of commercial and industrial into residential permitted developments
- Regrouping of use classes to allow greater flexibility, permitted development for demolition and replacement of 'vacant and redundant' post-war flats, office and light industrial in order to build flats only
- Permitted development to allow detached homes to go up a storey (Up to 2 additional storeys where the existing house is two or more storeys, one storey on bungalows).

### Under Consultation

- Digitalising the system
- All new homes carbon neutral by 2050
- 25% of affordable homes to be discount first homes funded in part by the developer
- Housing need timescale reduced from a period of 7 years down to 2.5 years, standardising it and raising the targets
- 'Temporary' raising of small sites threshold for affordable contributions from 10 to 40/50 units
- Creation of 'growth areas' or 'renewal zones' with automatic permission in principle.
- Extending permission in principle to major housing developments
- Replacement of S106/CIL with an Infrastructure levy offset by affordable housing.
- Rural exception site size to be removed
- Government has proposed introduction of pre-approved design codes (pattern books).



# Part 3

## Building Regulations

Whilst the general trend is still towards deregulation, the Hackitt recommendations, if fully implemented, may bring about a significant uplift in the way the detailed design and construction process is regulated.

### Recent changes

Changes include combustible cladding ban for 18m high resi and replacement of the British Standard, sprinkler provision and updated way-finding for flats over 11m, and 'changing' toilets.

### Changes under consultation

- Reduction of combustible cladding height from 18m to 11m
- Inclusion of other types of sleeping accommodation under these regs such as hotels and hostels
- Outright ban on polyethylene core ACM's.

### Looking ahead

- The government has announced its intention to ban gas boilers in new homes by 2025
- The government remains committed to all new housing being net zero carbon by 2050.

### How we can help

Are your projects a step ahead of the current changes in demand and regulation?

As a multi-disciplinary, BIM level-2 consultant, we can help you steer a course through what is to come.

We offer a free consultation to assess your scheme in specific relation to the changes we have outlined.

**Tim Chandler**, Partner  
e [tchandler@calfordseaden.com](mailto:tchandler@calfordseaden.com)

**Steve Sands**, Head of Architecture  
e [ssands@calfordseaden.com](mailto:ssands@calfordseaden.com)

