

Proposed Building Regulations call for secure windows and doorsets to meet industry specification PAS 24.



A year ago the Government set out the outcome of the housing standards review and announced its intention to deliver 'a radically simplified system for setting standards in the design and construction of new homes by the end of this Parliament'. When the requirements come into force, window and doorset manufacturers will need to demonstrate compliance with PAS 24 and a BSI Kitemark™ is a competitive solution.

National building standards were first introduced in the Building Regulations of 1965, which set out prescriptive standards that had to be followed. Prior to this there were no national Building Codes. Over time, there have been further changes to the legislation and the supporting guidance. These have aimed to improve the overall quality of buildings, the effectiveness of the building regulations system and reduce any unnecessary burdens on those who use the system.

In January 2012 the Government began a consultation to improve the building regulations regime in England. Alongside this process, [a review of the building regulations framework and voluntary housing standards](#) in October 2012 was launched. The review aimed to achieve further deregulation to reduce unnecessary cost and complexity in the house-building process.

In their current form, the number of housing standards may appear overwhelming, overlapping or confusing. It's this complexity that the government seeks to address, stating its intention to develop a road map designed to reduce regulatory burden on the housing industry, and in parallel aiming to save time and money for both the industry and authorities.

The intention is that a national framework will be developed centered around building regulations, reducing the number of standards which apply to the construction of new homes. The measures will



aim to reduce 100 standards to fewer than 10; bringing down the numbers of remaining pages of guidance from 1,000 to fewer than 100, saving councils and developers both time and money.

Housing standards that will be abolished include:

- requirements for rainwater harvesting in places that don't suffer from water shortages
- a requirement for more than 1 phone line to be installed - regardless of need
- a requirement for compost bins and secure sheds in gardens

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Standards will seek to cover four core areas and one optional area. These are access, water, energy, and importantly for window and doorset manufacturers, security. Space is the proposed optional area.

Under the changes, the government plans to take forward development of a new housing standard for security in new homes, based on current industry best practice to be applied either nationally or on the basis of local need, and based on evidence of cost-effectiveness. With this approach, the recognized industry standard for enhanced security performance, known as PAS 24, a BSI publication for windows and doorsets, will be the focus of the new guidance document. It's a distinct possibility that new homes will need to meet PAS 24 (not all do currently), and that this will be included within building regulations approved Document Q.

The BSI Kitemark, working in partnership with Secured by Design The Police Security initiative, is likely to become widely specified and the certification mark of choice for manufacturers and specifiers alike.

The government's recognition of the importance of security is an excellent step forward. The acknowledgment of Secured by Design and PAS 24 with this draft document supports the philosophy of both BSI and Secured by Design.

Manufacturers wishing to demonstrate compliance will benefit from a widely recognized third-party certification mark and the BSI Kitemark is a solution with this benefit.

Historically regulations in the new build market have traditionally worked their way into the replacement and refurbishment market. For BSI Kitemark clients this is good news, enabling them to offer products one step ahead of the game as replacement windows and doorsets there could be a requirement for all windows and doorsets to be compliant to PAS 24 through third-party certification in the future.

If you want to find out more about how we can help you meet the security requirements with a BSI Kitemark, our team are ready to help talk you through the details.

Talk to us about a BSI Kitemark™
for enhanced security

Call us T: **0845 0765 606**

Email: **product.certification@bsigroup.com**

Discover our certification services
bsigroup.com/windowsanddoors



BSI Group
Kitemark Court
Davy Avenue, Knowlhill
Milton Keynes MK5 8PP

T: 0845 0765 606
F: 01908 814920
product.certification@bsigroup.com
bsigroup.com



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