

Committee: Ordinary Council	Date: 27 th July 2022
Subject: Chairs' reports and Members' Written Questions	Wards Affected: All
Report of: Claire Mayhew – Corporate Manager (Democratic Services)	Public
Report Author/s: Name: Claire Mayhew - Corporate Manager (Director Services) Telephone: 01277 312741 E-mail: claire.mayhew@brentwood.gov.uk	For Information

In accordance with the Council's Constitution a brief written report by each committee Chair covering their area of responsibility is provided for Members' information at each Ordinary Council meeting.

Any Member may ask a Chair a written or oral question on

- (a) any matter included in a Chair's written report; or
- (b) any matter in relation to which the Council has powers or duties or which affects the Council's area and which falls within the area of responsibility of the Chair's committee.

Due to that no meetings have taken place before the publication of this agenda. No Chair reports have been included within the agenda.

However, Members are allowed for written and oral questions this will not exceed 60 minutes without leave of the Mayor.

One written questions have been received from Cllr Mynott, as follows:

To the Chair of Planning

Mike Davies of UCL, Professor of Building Physics and the Environment at the Institute for Environmental Design and Engineering, and a Committee for Climate Change member, was quoted on Monday the 18th of July as having said the following to the BBC. 'Over the last few years, hundreds of thousands of new homes have been built that are not resilient to future high temperatures. These will now require costly retrofits to make them safe, habitable and water efficient in future.' He also said that another concern was the rising trend of offices being converted into homes, which without care poses a 'deadly risk.'

Given that office conversions have been made into Permitted Development by Central Government (and thus effectively taken out of the hands of local planning authorities), what is Brentwood Borough Council doing to combat what Professor Davies calls the "potentially deadly risk" of office to residential conversions carried out in this borough?

Response

A new UK building regulation came into effect on 15 June 2022, which deals with the growing issue of buildings being designed and constructed without due consideration to the building's potential internal temperature. 'Approved Document O' covers the overheating mitigation requirements of the building regulations; designing and constructing buildings to limit unwanted solar gains in summer and providing an adequate means of removing excess heat from the indoor environment. It applies to all residential and institutional dwellings, including care facilities and student accommodation, anywhere you would stay overnight (but excluding hotels), ranging from a single-storey house to a high-rise apartment block - <https://www.gov.uk/government/publications/overheating-approved-document-o>

Further to this any future development that requires planning consent would be subject to compliance with policies within the adopted Brentwood Local Plan 2016-2033. This includes:

- BE01 Carbon Reduction and Renewable Energy
- BE02 Water Efficiency and Management
- BE04 Managing Heat Risk

These policies will require buildings to be resilient to the effects of climate change and reduce future impacts.

Appendices to this report

Chairs Reports for:

Appendix A: Audit and Scrutiny Committee

Appendix B: Community and Health Committee

Appendix C: Environment, Enforcement and Housing Committee

Appendix D: Planning & Licensing Committee