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| Report on | Consultation on Proposed Amendments to Building Regulations |
| Date of Meeting | 14 th September 2021 |
| Reporting Officer | William Wilkinson |

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| Is this report restricted for confidential business? | Yes | |
| If 'Yes', confirm below the exempt information category relied upon | No | X |

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| 1.0 | Purpose of Report |
| 1.1 | To advise Members on the Consultation forwarded by the Department of Finance, inviting a response on the proposed Amendments to the Building Regulations. |
| 2.0 | Background |
| 2.1 | Building Regulations apply to most building works and are principally in place to ensure the health, safety, welfare and convenience of people in and around buildings, and the conservation of fuel and power, the protection and enhancement of the environment and the promotion of sustainable development. |
| 2.2 | Within Building Regulations, Part R and the associated Technical Booklet is primarily responsible for ensuring that people, regardless of ability, age or gender, should be able to gain access to, into and within Buildings and use their facilities, as customers, visitors and people who work in them. |
| 2.3 | Currently within the Building Regulations, there is a requirement for wheelchair accessible unisex sanitary accommodation. The requirement for such facilities has been incorporated into the Building Regulations for a number of years and has been responsible for improving the provision of facilities for disabled in buildings as a result. |
| 2.4 | However, the need has been highlighted to provide specialist facilities for people with profound and multiple learning disabilities as well as people with other physical disabilities. As a result of the need being identified, the Department of Finance have forwarded Consultation Proposals for amendment of Technical Booklet Guidance to Part R (Access to and use of buildings) – Changing Places Toilet Provision. |
| 2.5 | A Changing Places Toilet Facility is a room with a floor area of 12m ² which allows users and carers to move between each piece of equipment in the toilet - see typical details and layout of a Changing Places Toilet in pages 3-4 of Appendix 3. |
| 2.6 | It should also be noted that Mid Ulster District Council endeavour to provide Changing Places Facilities where possible when planning the provision of their Capital Projects. |

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| 3.0 | Main Report |
| 3.1 | Correspondence has been received from the Department for Finance (see Appendix 1) regarding a consultation seeking the views of the Council on proposed amendments to the Building Regulations in relation to the proposal to introduce facilities for Changing Places Toilets in large buildings which are either newly constructed or formed as a result of a change of use of a relevant building. |
| 3.2 | Primarily, it is agreed that the proposal to amend Part R and the associated Technical Booklet to ensure that “Changing Places Toilets” facilities are incorporated into the applicable Buildings which will enable people with complex care needs to take part in everyday activities. |
| 3.3 | <p>Details of Buildings which are being proposed as being applicable to the Amended Part R Consultation are as noted below:</p> <ul style="list-style-type: none"> a) for assembly, entertainment & recreation buildings with a capacity for 350 or more people; or a collection of smaller buildings associated with a site used for assembly, recreation or entertainment, such as zoos, theme parks and venues for sports and exhibitions, with a capacity of 2000 people or more; b) for shopping centres/malls or retail parks with a gross floor area of 30,000m² or more; c) for retail premises with a gross floor area of 2500m² or more; d) for sport and leisure buildings with a gross floor area over 5000m²; e) for hospitals and primary care centres, &; f) for cemetery & crematoria buildings. |
| 3.4 | <p>Similarly, the adjusted listings have informed the proposals in defining assembly, entertainment & recreation buildings, capturing;</p> <ul style="list-style-type: none"> - Amusement arcades; - Art galleries; - Cinemas; - Concert halls; - Conference centres; - Further education colleges; - Hotels that provide function, sport or leisure facilities; - Libraries open to the public; - Motorway service areas; - Museums; - Places of worship; - Theatres; - University buildings open to the public. <p>Or any other buildings or sites as defined by these thresholds, which are open to the public and used for the purpose of assembly, entertainment or recreation.</p> |
| 3.5 | However, within the Amended Part R Document (see Appendix 2) there are issues which it is felt may require further consideration. |

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| | <p>i. It is specified within the document that an assembly type building which can accommodate more than 350 people should comply with the requirement to provide a “Changing Places Toilet”. It is considered that an assembly building of this size is not a large building and in many cases would not be utilised as envisaged within the Consultation.</p> <p>ii. It is also proposed within the Amended Part R that Cemeteries would be applicable. The inclusion of all cemeteries may be detrimental to the provision of sanitary facilities in smaller rural facilities due to the additional financial commitment which would be required.</p> |
| 3.6 | The amendment to the Part R Document is proposed to be applicable to newly constructed buildings as well as buildings where a “change of use” is applicable. However, there is no proposed requirement to include extensions to premises as specified as a means of upgrading existing buildings which would be applicable if newly built. It is therefore suggested that consideration should be given to including large extension which would have left the building requiring full compliance if newly constructed. |
| 4.0 | Other Considerations |
| 4.1 | Financial, Human Resources & Risk Implications |
| | Financial: Within Current Resources |
| | Human: Within Current Resources |
| | Risk Management: Within Current Resources |
| 4.2 | Screening & Impact Assessments |
| | Equality & Good Relations Implications: N/a |
| | Rural Needs Implications: N/a |
| 5.0 | Recommendation(s) |
| 5.1 | It is recommended that Members consider and agree the content of the attached draft consultation response to the proposed Amendments of the Building Regulations – see Appendix 3. |
| 6.0 | Documents Attached & References |
| 6.1 | Appendix 1 – Correspondence regarding Consultation on Proposed Amendment of Technical Booklet Guidance to Part R (Access to and use of Buildings) – Changing Places Toilets Provision. |
| 6.2 | Appendix 2 – Consultation Draft on Technical Booklet R – Access to and use of Buildings. |
| 6.3 | Appendix 3 – The Building Regulations Part R “Changing Places Toilets Consultation (including response). |