

New Dwellings Pre-Submission Guidance

We understand that navigating the Building Regulations can be a complex process and there are now more requirements for new dwellings prior to submission of the Initial Notice. Please find below some useful information about the process and the information we require.

PART R - Infrastructure for electronic communications

From 26 December 2022, all newly constructed dwellings are to be provided with gigabit ready physical infrastructure as outlined by requirements RA1 and RA2 of the Building Regulations (requirements RA1 and RA2 do not apply to dwellings formed by a material change of use). These new requirements are to ensure that any new dwellings are installed with the fastest broadband connections available. There are two tiers to the new requirement to ensure where a connection is not possible (RA2) the dwelling will be future-proofed with the correct physical infrastructure to support the connections when available (RA1).

Requirement RA1 - install the gigabit-ready physical infrastructure necessary for gigabit-capable connections up to a network distribution point (or as close as practicable). There is no cost cap exemption for this requirement.

Requirement RA2 - connection to a functional gigabit-capable network. There is a cost cap of £2000 per dwelling. This means if the gigabit-capable connection costs more than £2000 per new dwelling you must install the next fastest connection available within the cost cap. You must still satisfy Requirement RA1 so that when the gigabit-capable connection is available the infrastructure will be ready.

The Initial Notice has been amended in accordance with this new requirement and for us to submit a valid Initial Notice for a new dwelling project we must include both a statement on the notice itself and a completed Connectivity Plan with associated documents (e.g. written confirmation from network provider or exemption evidence). The Connectivity Plan template can be found on our website and will also be provided with any quotes for new dwellings. The template must be completed by the homeowner/developer and includes two sections:

Part A asks for relevant details of the Building Control Body, the development site, the developer key person and network operator details. Section 5 asks for details more specific to the physical infrastructure. If your answers to Section 5 indicate to do so, you then must complete Section 6 which requests written confirmation from your suitable network provider to evidence your answers in Section 5. Please note, it can take up to 30 days for a network provider to respond and therefore we advise contacting them as soon as possible.

Part B only needs to be completed if the project is exempt from the new requirements. Part B Section 1 is for exemptions from RA1, and Part B Section 2 is for exemptions from RA2. If exempt, you will need to provide relevant evidence for this.

New Dwellings Pre-Submission Guidance

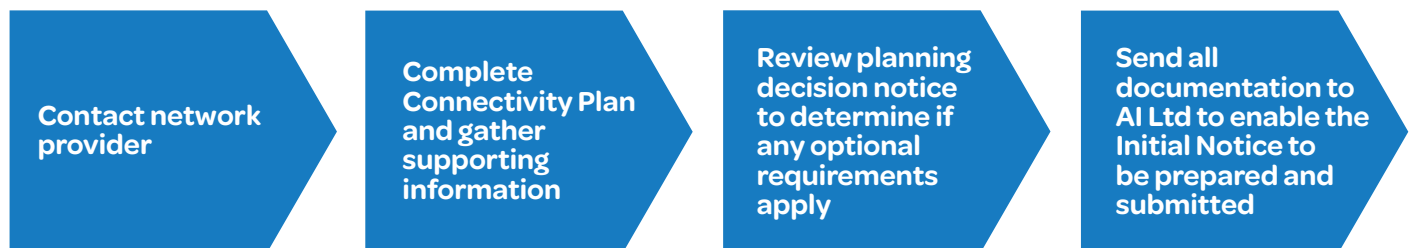
PARTS G & M - Optional requirements

We are also obliged to detail on the Initial Notice any planning conditions that have been imposed on the development. Please inform us of any optional requirements once planning permission has been granted. The enhanced standards applied could be:

Regulation 36(2)(b) - Water Efficiency
Part M Category 2 – Accessible and adaptable dwellings
Part M Category 3 – Wheelchair user dwelling

Details of any optional requirements can be found in your planning conditions from your Local Authority. If you are unsure please provide a copy of the decision notice and we can check for you. Please also let us know if you have not yet received planning permission. We can submit the Initial Notice if you are awaiting planning permission but may need to amend once received.

What do homeowners/developers need to do pre-submission?



USEFUL LINKS

Connectivity Plan template
<https://www.approvedinspectorsltd.co.uk/wp-content/uploads/2023/03/AI-Ltd-Connectivity-Plan.pdf>

Approved Document R
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1119957/ADR1.pdf

New build connectivity: information for developers
<https://www.gov.uk/guidance/new-build-connectivity-information-for-developers>

Register your site with openreach
<https://www.openreach.com/building-developers-and-projects/fibre-for-developers/registering-your-site>

Register your site with Hyperoptic
<https://www.hyperoptic.com/broadband/property/new-build/#form>

Register your site with Virgin
<https://www.virginmediapartners.com/developersnetworkexpansion>

Virgin New Build Handbook
<https://www.virginmedia.com/content/dam/virginmedia/dotcom/images/shop/downloads/New-Build-Handbook-v1-63.pdf>