



Simplification Plan

The Route to Better Regulation

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On 5th May 2006 the responsibilities of the Office of the Deputy Prime Minister (ODPM) transferred to the Department for Communities and Local Government.

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Foreword

Communities and Local Government has an important role in Government. Responsibilities for empowering people, building sustainable communities, improving local services, and promoting equality and social cohesion give us the power to make a real difference across society and achieve our vision of prosperous and cohesive communities that offer a safe, healthy and sustainable environment for all.

Regulation has a part to play in achieving these aims but should, wherever possible, be done in a risk-based and proportionate way. Any proposal should always consider how it affects those organisations that help drive the British economy – namely business (particularly small business), charities and the voluntary sector.

This Plan sets out how we will simplify our stock of existing regulation and demonstrates how we are finding new and easier ways for businesses to achieve compliance with Government policy. Communities and Local Government has made significant progress delivering the Government's Better Regulation Agenda, with recent initiatives such as e-Planning, the Local Government White Paper and forward looking reviews of both Planning and Building Regulations.

More importantly, officials from the Permanent Secretary downwards are actively engaged in this agenda and are thinking of more creative ways to meet policy objectives. Recent examples include the joint Communities and Local Government/Housing Corporation action plan published in response to the Elton Review – which will reduce the administrative burden placed on Registered Social Landlords (RSLs) by at least 10% – and huge simplifications to fire safety legislation, with the removal of 79 overlapping fire safety regimes and introduction of a risk-based enforcement regime.

I encourage stakeholders to comment on these achievements, challenge our future plans and write in with any other suggestions that would realise effective benefits while maintaining important protections. While there is still work to be done, I am proud to say that real progress is being made to instil culture change and that we are moving towards a point where regulation is truly the last resort and, when this is the case, it is done in a risk-based and proportionate way.

Angela Smith MP

Better Regulation Minister
Communities and Local Government

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1 Overview

Introduction

Communities and Local Government was created in May 2006 and brought together the main responsibilities of the Office of the Deputy Prime Minister, plus parts of the Department of Trade and Industry and Home Office. Overall its functions include planning, housing, local government, regeneration, neighbourhood renewal, equality, communities, civil renewal and also building and fire safety regulations.

As part of the Government's Better Regulation Agenda (see Annex A) Communities and Local Government has committed to producing a Simplification Plan that looks at what we have been doing – and what we plan to do – to manage and reduce the cost of government regulation. This is our first Simplification Plan and it will be revised each year. Savings quoted in each case are based on the best information available and, although tested with various stakeholders prior to publication, will be re-examined each year to take into account feedback from business, charities and the voluntary sector, and our own ongoing assessments.

This Plan represents the beginning of a journey to a more risk-based and simplified set of regulations. Changes will not happen overnight, and there will always be pressure on government to act sometimes with regulation depending on national and international priorities. This is reflected at Annex C of the Plan (new administrative burdens) which outlines some new initiatives and current options to tackle important issues like climate change. When introducing new regulations, however, we will always do so in a way that minimises the burden imposed.

We are confident that measures contained within this Plan will bring about a visible and positive impact on the ground, and we are committed to building on this in each iteration of the Simplification Plan.

Stakeholder Engagement

One of the main aims of the Simplification Plan is to promote discussion with stakeholders to produce further ideas on:

- what work we could be doing better; and
- whether our regulations provide the best framework in which to operate.

Many of our simplification measures are being developed in partnership with stakeholders. Examples include Local Area Agreements (where the Local Government Association has a key role), a wide ranging review of Building Regulations and recent changes to Planning legislation, much of which came from stakeholder input. We recognise that it is only through these dialogues that Government policy can be developed and implemented effectively.

Delivery of the Simplification Plan will be achieved through a combination of internal oversight and external scrutiny. The Better Regulation Unit (BRU) within Communities and Local Government oversees delivery of the Plan and ensures a strong dialogue with both policy teams and those directly affected by our regulation. The Board – with the Director General for Corporate Delivery (Peter Unwin) taking lead responsibility for Better Regulation – will also help keep it on track and implemented successfully.

Key stakeholders have provided scrutiny of our monetary estimates, and will continue to do so, with contributions so far from:

- Confederation of British Industry
- British Property Federation
- Royal Institute of British Architects
- Royal Institute of Chartered Surveyors
- Association of Consultant Approved Inspectors
- Local Authority Building Control
- Planning Officers Society
- Arup Ltd
- Construction Products Association.

The Plan was welcomed and business groups will continue to be involved following publication, with the Plan being revised on an annual basis. We will also ensure small businesses are involved when going forward.

Principal Measures in the Plan Affecting Business

1. DELIVERING ELECTRONIC CAPABILITY AND INCREASED CONSISTENCY IN THE PLANNING SYSTEM

One of the principal concerns raised by business is complexity of the Planning system. In response to this we are implementing changes to deliver a faster, more efficient system, such as:

- a single, national planning application form used across all local authorities;
- enabling and encouraging developers to submit planning applications electronically; and
- more consistent validation criteria for planning applications, thus increasing certainty for those interacting with the planning system.

Together the above changes will save business around £124m, local authorities £85m and consumers £5m. These will add to existing electronic planning services which have so far delivered significant savings. For instance, regarding the benefits of using electronic services provided by the Planning Portal, Chris Jones of Kenefick Jones Partnership Ltd (a Planning Consultancy) said:

“... the time saving alone is averaging one and quarter hours per householder application. When added to consumables and postage costs we are saving an average of £101.75. This figure increases to over £120 for major applications. We are a small practice of 7 people submitting between 350 to 400 applications a year. This equates to considerable cost savings for us.”

2. BUILDING REGULATIONS: USER-CENTRED GUIDANCE AND E-ENABLEMENT OF SERVICES

Another concern relates to achieving compliance with Building Regulations, which is why we are implementing a package of improvements to the way in which guidance is provided and services accessed. These include:

- user-centred guidance on the Planning Portal, DirectGov and Communities and Local Government websites;
- guidance to local authorities on how best to e-enable their services;
- removing legislative barriers;
- an interim mechanism for submitting electronic applications, developed in partnership with Local Authority Building Control (LABC); and
- potential integration with the Standard Planning Application Form (see above).

These changes will deliver savings to business of £83m, though this figure is expected to rise depending on integration with the Standard Planning Application Form. There will also be £10m savings to citizens and £6m savings for local authorities.

3. REFORM OF FIRE SAFETY LEGISLATION

The creation of a single, risk-based fire safety regime, with increased clarity about responsibilities for employers as well as better targeted inspections and the removal of certain costly requirements, resulting in clearer and more concise fire safety regulations. Not only will compliance increase due to easier to understand requirements, but we are directly addressing business concerns of over-regulation by removing requirements such as applying for fire certificates.

The saving to business from this initiative is estimated at £53m.

Looking Forward – Reviews of Key Policy Areas

1. BARKER REVIEW OF LAND USE PLANNING

The Barker Review is looking for ways in which the Planning system can better deliver economic growth while maintaining sustainable development goals, such as:

- ways of further improving the efficiency and speed of the system;
- ways of increasing the flexibility, transparency and predictability that enterprise requires;
- the relationship between planning and productivity; and

- the relationship between economic and other sustainable development goals in the delivery of sustainable communities.

The final report of the review was published on 5 December 2006 and the Government will set out its response in a White Paper in Spring 2007.

2. REVIEW OF BUILDING REGULATIONS

This is a major review of the Building Regulations and the way we manage them, and is a prime example of the type of culture change going on across the Department. We are looking to revise our regulations and guidance in a simpler, co-ordinated and more transparent way, which should hopefully be of particular benefit to small business. We are also considering opportunities to balance regulation with incentives and to avoid disproportionate burdens.

Much depends on projects underway and initial findings will be announced towards the end of 2006, but the outcomes we are aiming for include:

- identifying quick measures that will deliver further administrative burden reductions;
- a simpler structure of regulations and guidance, removing overlaps and amalgamating where possible;
- better prioritisation of regulation through a sharper focus on risk and other priority drivers;
- options for further targeted guidance e.g. for small firms, typical jobs, types of building;
- a better understanding of the requirements of industry and those doing building works; and
- consulting on alternative methods to assist compliance (including appointed persons on-site and increased competition).

3. LOCAL GOVERNMENT WHITE PAPER

Ruth Kelly, Secretary of State for Communities and Local Government launched *Strong and Prosperous Communities – The Local Government White Paper* on 26 October 2006. The White Paper sets out a radical agenda to change the way we work, to: enable local partners to respond more flexibly to local needs; reduce the amount of top-down control from central government; and enable citizens and communities to play their part. Deregulation and reducing burdens are key elements to achieve these aims:

- a new performance framework – a radical reduction in the number of nationally-set performance indicators; more proportionate, risk based assessment regime through Comprehensive Area Assessment; removing requirements for best value plans and reviews for all authorities;
- strengthened Local Area Agreements – greater local flexibility to agree targets to meet local priorities; and the potential to pool up to £4.7 billion of funding through LAAs;

- devolving the power to local authorities to set up parishes or create by-laws by removing the need for Secretary of State consent;
- making it easier for council tenants to establish tenant management organisations; and
- refocusing the Standards Board as a light touch regulator.

The new performance framework is particularly significant, with the number of indicators local government is required to report being streamlined to around 200 (rather than as many as 1,200 now, depending on the area). Additionally, citizens and communities will be given greater power to hold local authorities to account and in turn the number of national inspections will be reduced.

The simplification agenda is crucial and the Local Government White Paper has been recognised as a significant contribution. Lord Sandy Bruce-Lockhart, Chairman of the Local Government Association, said in *The Daily Telegraph* on 27 October 2006:

“It [the White Paper] takes significant steps on local leadership and cutting red tape. The White Paper reflects the growing confidence in, and competence of, local government and the belief that the best way to deliver the best services to local people is at local level.”

Better Regulation in Practice

The Department is moving to better ways of achieving policy objectives which do not overburden local authorities and businesses. Good examples of this include consolidating inspectorates, speeding up systems, use of incentives and technology, market-led solutions and encouraging efficient regulation through competition. For instance:

Principle	Example
Consolidating inspectorates	The inspection functions of the Benefit Fraud Inspectorate will be merged with the Audit Commission to form a new inspectorate for local services.
Speeding up systems	Determination of listed building consents and enforcement notice appeals for Grade I and Grade II* buildings has been reduced by up to 8 weeks.
Use of incentives	The Department operates a Planning Delivery Grant to reward local authorities that meet targets for handling planning applications. Other areas that the grant incentivises are housing delivery, e-planning and plan-making (as introduced by the new statutory planning system).
Use of technology	As explained later in the Plan, enabling planning applications and building control submissions to be sent electronically will save businesses over £100m.
Market-led solutions	We have approved a number of Competent Persons Schemes put forward by industry which allow accredited builders or installers to complete particular types of work, in a number of areas covered by the Building Regulations, without needing to seek buildings consent from a building control body. The Department continually reviews the scope for developing these further.
Encouraging efficient regulation through competition	The fully devolved system of building control, for new and altered buildings, allows competition between local authority and private sector (approved inspectors) providers of building control to encourage efficiency, while working within a framework of common performance standards.

We are also committed to the Hampton agenda (see Annex A) for local regulation and are working with the Cabinet Office to establish a Local Better Regulation Office to ensure that local enforcement processes impose minimal burdens.

We are also working to widen the number of organisations bidding for our contracts by ensuring our processes encourage the advertising of procurement opportunities to small and medium enterprises, black and minority ethnic enterprises, voluntary bodies/charities and other third sector organisations. These suppliers can often provide better value for money through the application of innovation, intimate knowledge of their local communities and from having lower overheads. Specifically for small firms, we will subscribe to the Procurement Portal www.Supply2.gov.uk to provide them with a ready means of identifying procurement opportunities.

Administrative Burdens Reduction Target

In the 2006 Budget, the Chancellor announced that challenging targets would be set by Government for achieving a net reduction in the administrative burden imposed on business, charities and the voluntary sector by May 2010. **We have set a target of 25% (£625m) against our administrative burden baseline.** Administrative burdens are the costs associated with demonstrating compliance such as form filling, reading guidance or facilitating inspections, as opposed to the *policy burden* which is the cost of meeting the policy objective (e.g. energy efficient windows or safe buildings).

The administrative burden imposed by Communities and Local Government, as at May 2005, has been estimated at **£2.5bn per annum**. This covers the burden on the private, charitable and voluntary sectors but excludes some of the costs associated with normal business activity which also happens to be required by regulation e.g. providing a tenant with the terms of their tenancy, which although required by law most landlords would want to provide this anyway.

The main contributor is Planning which accounts for 59% of this total cost, the other core areas being Housing (18%), Building Regulations (17%) and Fire Safety (4%). Across all our regulations we impose 919 identifiably separate information obligations, the top 20 accounting for over 80% of the cost and the largest (applying for planning permission) being 44% alone. The Simplification Plan focuses on these areas of regulation.

Measures in the Plan so far are estimated to deliver a **net change in administrative burden** on business – projected to May 2010 – as follows:

- Administrative savings (as set out in the Plan): £397m
- New regulatory administrative burdens: £43m
- Net change: £354m saving

This represents a 14% net reduction on our May 2005 baseline and is illustrated with a trajectory curve (and table of how costs and savings accrue) at Annex D. In addition to these benefits to business, we have also flagged throughout the Plan benefits to consumers and the public sector.

These savings represent only the beginning of our work and the two reviews into Planning and Building Regulations will identify further significant measures to help achieve our 25% target. Estimates will be firmed up over the coming years in consultation with stakeholders and we would welcome feedback on ways in which we could regulate better. The two best ways to get in contact are either at simplification@communities.gsi.gov.uk, or through the Better Regulation Portal (<http://www.betterregulation.gov.uk>).

2 The Administrative Burdens Measurement Exercise

In 2005 PricewaterhouseCoopers (PwC) were contracted to provide an **indicative** estimate for the amount of administrative burden placed on business.¹

Regulations were measured using a Standard Cost Model (SCM) methodology, which was developed in the Netherlands and has also been applied in Denmark. The SCM adopts a pragmatic approach to provide a reasonably consistent estimate of the administrative costs on business arising from regulation. The data is collected through interviews and other techniques with business and knowledgeable stakeholders.

It is important to note the following caveats which were applied to the PwC data prior to its use here:

- PwC measured regulations that were in force as of May 2005. The Department for Communities and Local Government was created in May 2006 taking on the main policy responsibilities of the Office of the Deputy Prime Minister as well as parts of DTI (equality on the grounds of gender, sexual orientation and gender reassignment) and Home Office (race/faith equality and community cohesion). The cost data for these areas (£6m from the latter two) was transferred to the Communities and Local Government baseline.
- When the original measurement took place, householder planning applications were not considered to have an impact on business and were therefore excluded from the baseline. However research since then (see Annex B – Householder Development Consents Review) has indicated otherwise, and an estimate of the administrative costs (£192m[†]) was added to the baseline.
- PwC’s measurement data includes costs for activities business would normally perform regardless of regulation (‘business as usual’ costs) e.g. landlords providing tenants with a copy of their tenancy agreement. Given that the administrative burden is the *additional* cost imposed by regulation, over and above what businesses would do anyway, a pragmatic approach was adopted (developed by the Cabinet Office and agreed with business stakeholders) to identify those activities within our total administrative cost which might be classed as ‘business as usual’. This was necessary to avoid any distortion of the cost imposed by our regulation. These costs were apportioned with the help of an independent panel of business representatives, which was convened to agree how much should be considered ‘business as usual’ within the top 70% of our total administrative cost.

¹ This includes charities and the voluntary sector.

[†] £725 (administrative cost per householder planning application) x 340,000 (no. householder applications per year) x 78% (no. householder applications completed by business on behalf of consumers).

It is against this amended baseline that our target for administrative burden reduction is set.

Headline Figures

Overall, Communities and Local Government regulation is estimated to impose a total administrative burden of **£2.5 billion** on the private, charitable and voluntary sectors. This main contributor is Planning which accounts for 59%, the other core areas being Housing (18%), Building Regulations (17%) and Fire Safety (4%).

Of the 70 regulations in scope, the top 5 account for 82% of the administrative burden. They are:

Regulation	Estimated Administrative Burden	% of Baseline
Town and Country Planning Act 1990	£1,162m	46%
Building Regulations 2000	£387m	15%
Housing Act 1985	£238m	10%
Town and Country Planning (General Development Procedure) Order 1995	£170m	7%
Service Charges (Consultation Requirements) Regulations 2003	£96m	4%
Total	£2,053m	82%

Similarly out of the 919 information obligations (IOs) associated with our regulations, the top 20 also account for 82% of the administrative burden. They are:

Information Obligation	Estimated Administrative Burden	% of Baseline
Applying for planning permission	£1,110m	44%
Observing proper standards of management as manager of house(s) in multiple occupation	£207m	8%
Providing a form of certificate to certify 21 days before the date of the accompanying planning application/appeal nobody, except the applicant/appellant, was the owner of any part of the land to which the application/appeal relates	£128m	5%
Submitting a notice to the local authority detailing the intention to commence building work	£81m	3%
Providing full plans to the local authority regarding building work or a material change in use of a building	£79m	3%
Providing a certificate to the occupier of a building which states that building regulations have been complied with and correct materials were used (while not mandatory in all cases, it is usually provided)	£75m	3%
Providing copies of the relevant matters (for example, the works to be carried out) to a tenant on request, in relation to works carried out and (where agreed) a service charge levied	£51m	2%
Consulting with the fire and rescue authority about the proposed responsibility for contraventions of requirements imposed by a fire certificate	£49m	2%
Providing information on the operation and maintenance of the heating and hot water systems to the building owner and/or occupier, in an accessible format, in each new dwelling, and whenever systems in an existing dwelling are substantially altered	£36m	1%
Applying for consent from your local planning authority in connection with a listed building or conservation area	£32m	1%
Providing the tenant with a written statement of any term of the tenancy	£26m	1%
Providing instructions relating to energy meters and sub-meters to owners or occupiers	£25m	1%
Submitting an application to obtain outline planning permission	£24m	1%
Giving notice of a proposed development to any person who owns any other part of the site or is a tenant upon it (such as an agricultural holding)	£23m	1%
Keeping the fire certificate in the relevant building; where a copy of the certificate is required to be sent to the occupier of the premises, the copy shall be kept in the premises	£21m	1%
Serving a proposal (business rates appeal) to the valuation officer	£21m	1%
Making representations to the Secretary of State regarding an appeal against planning permission, listed building consent or demolition in conservation areas	£20m	1%
Submitting an "initial notice" to the local authority detailing a builder's intention to use an approved inspector	£18m	1%
Notifying the local authority which parts of the building, when dealing with sound insulation, are being constructed to designs approved by Robust Details Ltd ² (note: this is an administrative burden that reduces cost and risks elsewhere)	£16m	1%
Complying with the fire inspection regime by assisting fire inspectors	£14m	1%
Total	£2,056m	82%

² Robust details are construction solutions which provide an alternative to pre-completion sound testing as a method of complying with Part E (resistance to the passage of sound) of the Building Regulations in England and Wales.

Observations

While the data is not precise, it does highlight those areas which impose the most costs and it is clear that the administrative burden placed on business is driven by a relatively small number of activities.

The most costly IO is *applying for planning permission* which accounts for 44% of the total baseline. Significant savings will be delivered here such as the new Standard Planning Application Form and outcomes from the Householder Development Consents Review. The Barker Review into Land Use Planning is also expected to identify ways in which this burden can be reduced.

A number of other questions for us to consider were suggested by PwC, which mainly centred around:

- whether further analysis of the biggest drivers of administrative burdens was necessary, particularly in Planning (such as the need for businesses to rely on outside expertise);
- what might the Department do to further streamline the planning application process, and whether this should focus on all areas or high-volume/low-complexity transactions such as minor planning applications;
- what the Department could do to further simplify the processes of involving building control and applying for small business rate relief;
- how far we can develop web-based processes and other channels for businesses to fulfil information obligations more efficiently; and
- obtaining the correct balance between consumer protection and simplification within housing regulation.

All of these are being addressed and in particular the Barker Review has identified further ways to simplify the planning system, plus a lot of work is being done to improve our web-based processes.

On housing policy, a dialogue is taking place with stakeholders to determine whether the correct balance is being struck between consumer protection and simplification. In recognition of stakeholder concerns surrounding provisions in the Housing Act 2004, we have committed to review its implementation to ensure any administrative burdens introduced are kept to a minimum. We are also looking for new ways to reduce existing burdens, such as shorter tenancy forms and an e-portal to make them more accessible.

3 Simplification Measures

Below is a table of our simplification measures, with estimates given as annual savings (unless otherwise stated) as of May 2010. Key information has been put in bold, including:

- savings that count towards the administrative burdens reduction target; and
- key implementation details (a table summarising when measures come into force is at Annex D).

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
PLANNING				
Delivering Electronic Capability and Increased Consistency in the Planning System	<p>As a result of the Planning and Compulsory Purchase Act 2004, three reforms that will deliver a more efficient and consistent planning system:</p> <ul style="list-style-type: none"> – Introducing a Standard Planning Application Form (“1APP”), replacing the current system where each local authority has its own form. – More consistent validation criteria for planning applications, thus increasing certainty for those interacting with the planning system. – Enabling and encouraging developers to submit electronic planning applications, as well as increasing online access to information and guidance. 	<p>This will make applying for planning consent much simpler and more consistent across all local authority areas.</p> <p>In addition to enabling applications to be submitted electronically, businesses will also have better information – in advance of submitting their application – of what is required to make their application valid. Changes will be reflected on both local authority websites and the Department’s online resource for planning and building control guidance – <i>the Planning Portal</i>.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • all organisations involved in Planning (local authorities, businesses, consumers); • England. 	<p>Local planning authorities will benefit from the improved quality of applications and the reduced administrative burden of having to seek information later which should have been there at the start of the process.</p> <p>Regular applicants for planning permission will benefit from consistency of forms across authorities and so should be able to complete them more efficiently.</p> <p>In addition to increasing the availability of online information, standardisation of application information will also facilitate the electronic delivery of planning.</p> <p>e-Planning itself is estimated to reduce the time businesses wait for planning determination by around 2.16m days per year by May 2010.</p> <p>Administrative Burden Savings Savings to business: £124m Savings to local government: £85m Savings to consumers: £5m</p> <p>See Annex B for further detail.</p>	<p>The Standard Application Form will be introduced on 6 April 2007 and local authorities will be required to withdraw their own forms by 1 October 2007.</p> <p>Changes to the validation criteria will also be made on 6 April 2007.</p> <p>For e-Planning, 100% of local planning authorities were assessed as having a “good” or “excellent” online planning service as of December 2005. The Department has also set itself targets to have:</p> <ul style="list-style-type: none"> • 20% of applications e-enabled by March 2007; • 60% of applications e-enabled by March 2008; and • 90% of applications e-enabled by March 2011.

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Barker Review of Land Use Planning	The Barker Review aims to consider how, in the context of globalisation, and building on the reforms already put in place in England, planning policy and procedures can better deliver economic growth and prosperity alongside other sustainable development goals.	<p>The main objectives are to find:</p> <ul style="list-style-type: none"> – ways of further improving the efficiency and speed of the planning system; – ways of increasing the flexibility, transparency and predictability that enterprise requires; – the relationship between planning and productivity, and how the outcomes of the planning system can better deliver its sustainable economic objectives; and – the relationship between economic and other sustainable development goals in the delivery of sustainable communities. <p>In parallel to this we have undertaken an internal scoping study to look at how the information burdens associated with submitting a planning application have been changing and what possibilities exist for limiting those burdens.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • all organisations involved in Planning (local authorities, businesses, consumers); • England, although some parts could extend to Wales. 	<p>Figures will be evaluated and included in subsequent revisions of the Simplification Plan, most likely at the end of 2007. No numbers from this measure have therefore been added to our total business savings.</p> <p>Administrative Burden Savings As above.</p>	The final report of the review was published on 5 December 2006* and the Government will set out its response in a White Paper in Spring 2007 .

* <http://www.communities.gov.uk/index.asp?id=1504875>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Introduction of a New System of Statutory Plans	The Planning and Compulsory Purchase Act 2004 introduced a new system of development planning at regional and local level, enabling local authority plans to be produced more quickly (for example through the introduction of Inspectors' reports which are binding on councils, thus removing the need for the modifications stage).	<p>This will:</p> <ul style="list-style-type: none"> • make it easier for local planning authorities to achieve an updated planning policy framework as a context for decisions on planning applications; • reduce uncertainty and delay in the process of making decisions on applications; • encourage greater involvement from developers and investors when producing plans, which should reduce the number of adverse decisions at application stage; and • benefit the Planning Inspectorate from a reduced number of appeals and a clearer policy framework for making decisions. <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • all organisations involved in Planning (local authorities, businesses, consumers); • England. <p>A similar system – though not identical – has also been introduced in Wales.</p>	<p>Not quantifiable at present. The Department's 'Spatial Plans in Practice' project is a three year research study into the effectiveness of the new planning system, due to complete in 2008.</p> <p>A net overall reduction in burden is expected, though possibly not in the short term. Savings will be evaluated towards the latter stages of the above project.</p> <p>Admin Burden Savings Savings will be evaluated and included in subsequent revisions of the Simplification Plan.</p>	<p>The first set of new plans should be adopted by March 2007.</p> <p>It is estimated that by March 2009:</p> <ul style="list-style-type: none"> – 70% of local planning authorities will have adopted a new plan, and – a further 27% will have submitted one to government. <p>Wales Legislation was introduced separately for Wales, where regulations came into force on 15 Oct 2005 and we estimate that by March 2008:</p> <ul style="list-style-type: none"> – 88% of Welsh local planning authorities (WLPAs) will have agreed Delivery Agreements for the new Local Development Plan (LDP) with the Welsh Assembly; and – 28% of WLPAs will have LDP 'on deposit'. <p>WLPAs are expected to adopt LDPs from 2009, with 28% submitting a Plan for examination by March 2009.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Householder Development Consents Review (HDCR)	<p>HDCR is a review of the various consent regimes that householders are required to meet when undertaking improvements to their homes (such as extensions, conservatories etc). The 340,000 householder applications each year constitute over 50% of all planning applications in England.</p> <p>The review is looking at options for introducing more proportionate, customer-focused consent regimes for householders and that can free up local authority resources.</p>	<p>HDCR is examining opportunities for streamlining and improving the consent regimes that regulate developments by householders. As its first priority HDCR has commenced a review of permitted development rights relating to domestic microgeneration.</p> <ul style="list-style-type: none"> – A new and simplified General Permitted Development Order (GPDO), especially for areas such as microgeneration. – Promotion of Local Development Orders to extend householder permitted development rights locally (a discretionary power for local authorities which could further reduce the number of planning consents/applications). – Preparation of plain english guidance for householders/users and guidance for local authorities on the processing of householder applications. – The Tree Preservation Order (TPO) system should be revised to provide a more modern system of tree protection that regulates with a lighter touch. Blanket TPOs should be time-limited and allowed to lapse. 	<p>We are currently examining the range of potential savings from HDCR. Findings will be available in future revisions of the Simplification Plan – the figures below are best estimates using available information.</p> <p>Headline savings come from our aim to remove up to 102,000 householder applications from the planning system. This will have huge benefits for both consumers and businesses (who often submit applications on behalf of consumers).</p> <p>In addition savings from the review of microgeneration are expected, though these depend on the rate of take up of the new technologies (and the extent to which installing them would not need a planning application). The Energy Savings Trust has examined these variables in some detail* and for the purpose of this exercise it is assumed that the rate of take up for 2020 could be achieved by 2010 as a result of our review. Assuming 50% of these new installations would be retro-fitted on existing houses and so not require a planning application, and that growth in take-up will accelerate to the year 2010, we anticipate that by 2010 30,000 applications for microgeneration equipment can be removed from the planning system (which would otherwise be required). The annual take-up is estimated to have reached 15,000 by 2010.</p>	<p>Savings from HDCR will begin to take effect from 2008. Specifically for microgeneration, we aim to introduce amendments to the General Permitted Development Order in October 2007.</p>

*see p 75 of <http://www.dti.gov.uk/files/file27558.pdf>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
		<p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • homeowners/builders involved in householder applications and local authorities; • England, though Wales has the option of following suit (they are already participating in the review of permitted development rights for microgeneration). 	<p>As well as the reduction in administrative burden (see below), taking this all together will also save householders the planning application fee (which are not considered an administrative burden) of between £9m and £16m.</p> <p>Lastly, it should be noted that removing barriers to the take up of microgeneration technology will help increase the profitability of businesses in this sector.</p> <p>Administrative Burden Savings Savings to business: £53m Savings to consumers: £14m</p> <p>Note:- the savings to business are dependent on how many applications are removed from the system that would be carried out by business on behalf of consumers.</p> <p>See Annex B for further detail.</p>	

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Local Development Orders (LDOs)	Provides a discretionary power for local authorities to make a LDO. Planning permission is automatically granted for types of development specified in a LDO.	<p>Much quicker and more cost-effective delivery of those developments specified in a LDO.</p> <p>Local authorities may also use them to cut down on time spent considering certain types of “routine” applications that they invariably permit.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • mainly builders, developers and local authorities; • England. 	<p>Savings will be manifested in the time saved in not having to submit a planning application, so long as the prescribed conditions in the LDO are met.</p> <p>There will also be a cost saving from not having to pay the associated planning application fees (these vary, but the fee for applying to build a single house is currently £265, with the maximum for 500 houses or more being £50,000).</p> <p>Administrative Burden Savings Assuming there is a conservative take-up by local authorities, estimate a 1% saving (£11m) against the current costs of applying for planning permission (as measured by PwC).</p>	Came into force on 10 May 2006 (S.I. 2006/1062).

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Satellite Dishes	To review the planning regulations on antennas that can be situated external to a building.	<p>This will treat all microwave antennas equally, and enable more than one to be installed without the need for planning permission, thus helping to encourage further take-up of broadband services.</p> <p>However, there are special provisions for designated areas.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • telecommunications firms (especially those supplying broadband access via antenna), consumers and local authorities; • England. 	<p>This will reduce the administrative burden and planning fees for businesses and consumers who wish to install two antennas rather than one. It also extends the permitted development to all types of antenna, not just satellite dishes.</p> <p>Likewise, local authorities will have a reduction (although this may be marginal for some) in the number of planning applications that they have to deal with.</p> <p>Second antennas are aimed at increasing broadband use which, in turn, should deliver increased productivity and GDP growth (see Final Regulatory Impact Assessment* for details).</p> <p>Administrative Burden Savings Savings to business: £543,750</p> <p>See Annex B for further detail.</p>	Came into force on 25 November 2005 (S.I. 2005/2935).

*http://www.opsi.gov.uk/si/em2005/uksiem_20052935_en.pdf

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
BUILDING REGULATIONS				
e-Enablement of Building Control Service	<p>A range of initiatives to e-enable building control service delivery standards:</p> <ul style="list-style-type: none"> • “e-Building Control Service Delivery Standards” – guidance to local authority building control departments on e-enabling their services. • Interim solution for electronic applications in partnership with Local Authority Building Control’s (LABC) “Submit-a-Plan”. • Proposed consultation on removing legislative barriers to e-enabling Building Regulations. • Integration with the “1App” project (see Planning above). 	<p>This should result in an easier and simpler to use building control service. Outcomes for this include:</p> <ul style="list-style-type: none"> • Minimum and aspiring local authority targets for e-enablement. • Electronic applications submitted through the Planning Portal or direct with local authorities. • Building on the above, integration with “1App” will streamline the front end of the Planning and Building Regulations regimes, thus enabling a seamless customer journey. • Removal of any legislative barriers that prevent electronic applications, notifications and delivery. Market forces will then be free to dictate methods. <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • All sectors involved in achieving and ensuring compliance with building standards (local authorities, approved inspectors, building owners, developers and builders); • England and Wales. 	<p>This will deliver a faster building control service, with significant time savings for both developers (see below) and local authorities. The specific savings will arise from:</p> <ul style="list-style-type: none"> • Local authorities giving online access to project information, advice and records. • Increased use of electronic transactions, notifications and updates. • Users being able to key in application data only once for their planning application, and reuse it for their subsequent buildings consent application. • Integration of applications for buildings consent into “1App”, thus providing a more intuitive electronic application. • Enabling developers to submit information and give notice electronically, saving on paper, printing and postage costs and time delays. <p>Administrative Burden Savings Savings to business: £68m (though expected to rise) See Annex B for further detail.</p>	<p>e-Standards published January 2006 and revised July 2006; local authorities implement on an ongoing basis.</p> <p>Planning Portal/Submit-a-Plan e-application solution completed late 2005; awaiting roll-out by “Submit-a-Plan”.</p> <p>Integration of Building Regulations into “1App” to be further explored after the consultation below.</p> <p>Intend to consult on legislative changes in Autumn 06, to come into force in 2007.</p> <p>We aim to have 35% of all applications submitted electronically by 2010.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Competent Persons Schemes, specifically for Part P (Electrical Work)	<p>Alternatives to the traditional building control process, allowing self certification of compliance by competent persons (CP). Under these schemes a CP issues a certificate of compliance, obviating the need for inspection by local authority building control teams or private sector inspectors.</p> <p>This measure creates a Competent Persons Scheme for Part P (Electrical Work) of the Building Regulations.</p> <p>Several of these schemes are now in existence and their extension is routinely considered when the requirements are updated or changed, or there is significant demand.</p>	<p>Competent Persons Schemes (CPS) allow an accredited builder or installer to complete a particular type of building work without needing to seek buildings consent.</p> <p>This will remove the need to obtain buildings consent from the local authority.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • All sectors involved in achieving and ensuring compliance with building standards (local authorities, approved inspectors, building owners, developers and builders); • England and Wales. 	<p>A reduction in the number of building consent applications will reduce the workload of local authorities and speed up the process of completing building work.</p> <p>Estimated savings (see below) will be revised to reflect any difference in level of take up.</p> <p>Administrative Burden Savings Savings to business: £55m</p> <p>See Annex B for further detail.</p>	<p>The CPS for Part P was introduced from May 2005.</p>
Consolidation of Building Regulations	<p>An exercise to informally consolidate all amendments made since 2000 and make it available on the Communities and Local Government website.</p>	<p>This will provide a single, consolidated source of regulatory information for use by developers and local authorities.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • All sectors involved in achieving and ensuring compliance with building standards (local authorities, approved inspectors, building owners, developers and builders); • England and Wales. 	<p>Complexity of the Building Regulations will be reduced and made easier to interpret.</p> <p>Administrative Burden Savings Savings to business: £1m Savings to local government: £6m</p> <p>See Annex B for further detail.</p>	<p>Publication expected by December 2006.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Building Regulations: User-Centred Guidance	A programme of improvements to online guidance.	<p>Guidance now organised to reflect different user groups:</p> <ul style="list-style-type: none"> • General public – 20 new ‘project based’ (i.e. extension, loft conversion etc) guides linked to the ‘interactive house’ on the Planning Portal. • Professionals – more intuitively organised information grouped around technical subject areas (structure, fire etc). • Government – ready access to information and documents. <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • All sectors involved in achieving and ensuring compliance with building standards (local authorities, approved inspectors, building owners, developers and builders); • England and Wales. 	<p>By making the guidance user-centred it is able to reduce the burdens on the general public, developers, professionals and local authorities by helping them:</p> <ul style="list-style-type: none"> • access the most appropriate information as and when; • learn if and how the regulations apply; • access project based guidance and save time reading a range of documents; • find/access associated and supporting guidance in one place; • get buildings consent applications right first time; and • use more centralised guidance, thus cutting out duplication across each local authority area. <p>Administrative Burden Savings Savings to business: £15m Savings to local government: £6m Savings to consumers: £10m See Annex B for further detail.</p>	<p>Improved guidance on Communities and Local Government website Summer 2005 (interim measure).</p> <p>New Building Regulations guidance put on Planning Portal and DirectGov websites June 2006.</p> <p>Marketing of new web-guidance during Autumn 2006, with increased uptake predicted in 2007.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Review of the Building Regulations	<p>A review of the Building Regulations and their management.</p> <p>This review will examine (with support from specialists and key stakeholders) the achievement of building standards and consider issues about stakeholder awareness, compliance, communications and where roles and responsibilities might be arranged in alternative approaches.</p> <p>We will also be looking for opportunities for updating the Regulations in a way which makes it easier for industry and compliance bodies to adapt and comply with, and in turn reduces the burden on them.</p>	<p>The outcomes we seek include:</p> <ul style="list-style-type: none"> • a strong evidence base from the study into achieving building standards, covering compliance, communications, roles and responsibilities; • clearly identified options and a plan for updating the Regulations and associated guidance in a way that reduces the burdens; • a new understanding of the role, scope and options for the Building Regulations alongside Planning and initiatives such as the Code for Sustainable Homes, and how these support the delivery of sustainability; • the scope for quick wins to deliver further administrative burden reductions (we aim to report on these by the end of 2006); and • options and a plan for changes in roles and responsibilities in the delivery of building standards. <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • All sectors involved in achieving and ensuring compliance with building standards (local authorities, approved inspectors, building owners, developers and builders); • England and Wales. 	<p>Full benefits are not yet calculated due to the early stage of this work, but there are potential savings from improving understanding and compliance in a way that reduces the regulatory burden (particularly for assessment and enforcement).</p> <p>Administrative Burden Savings Quick measures to reduce the administrative burden are being pursued in a number of target areas, with the help of the measurement data provided by PwC. These need to be investigated further, but initial findings and possible savings have been included at Annex B.</p> <p>These and other findings from the review will be included in future iterations of the Simplification Plan. No numbers from this measure have yet been added to our total business savings.</p>	<p>We have started the early work on this and are looking to identify initial findings towards the end of 2006.</p> <p>More detailed milestones will then be developed.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
HOUSING				
Review of Housing Act 2004 Implementation	<p>A review of the implementation of the Housing Act 2004, with a view to possible reductions in the administrative burden created.</p> <p>For those provisions not in force yet (i.e. Tenancy Deposit Protection, Home Information Packs – see Annex C), we will work to minimise any administrative burdens created.</p>	<p>The review will identify any provisions that introduced unnecessary administrative burdens during implementation.</p> <p>For the licensing provisions, the following areas have already been identified as areas in which administrative savings may be feasible:</p> <ul style="list-style-type: none"> • a single national licensing application form; • national fee structure for licence applications; • abolition of consultation provisions on draft licensing proposals; and • abolition of fees for licensing appeals to the Residential Property Tribunal. <p>For the Housing Health and Safety Rating System (HHSRS), the review will assess the operability of the system and the effectiveness of local authorities in using it to improve housing conditions.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • landlords, tenants, surveyors, managing agents and local authorities; • England, though Wales is also covered by parts of the Housing Act 2004. 	<p>Savings will depend on what the review identifies and will be included in future iterations of the Simplification Plan.</p> <p>Possible benefits from the licensing simplifications (see left) could include up to:</p> <ul style="list-style-type: none"> • 25% time savings from introducing a single licensing application form; • 15% time savings from introducing a clearer national fee structure, as this should lead to fewer enquiries; • 60,000 fewer representations to deal with as a result of removing the consultation provisions on draft licensing proposals; and • £2m savings from abolishing fees for licensing appeals to the Residential Property Tribunal. <p>Careful consideration will need to be given before prescribing national forms and fee structures though, given current government policy to devolve freedoms and flexibilities to local government.</p> <p>Administrative Burden Savings Proposals will be developed and included in future iterations of the Simplification Plan, depending on what the Review identifies.</p>	<p>Separate reviews will be undertaken for each provision, with all reviews aiming to complete by April 2009 (though initial findings will be published during this period).</p> <p>Work to implement any changes will begin after initial findings are published. In respect of licensing provisions, there will be a dialogue on early findings during 2008.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Tenancy Forms and Housing e-Portal	<p>A review of assured tenancy forms to consider options for simplification and improved accessibility.</p> <p>As part of this we are establishing a 'Housing e-Portal' to provide easy access to the most common housing forms.</p>	<p>Options for simplification include:</p> <ul style="list-style-type: none"> • enabling quick access to the 10 prescribed assured tenancy forms from a single point; • shortening assured tenancy forms; • reviewing and revising the Communities and Local Government and DirectGov websites to ensure the most user-friendly information is available on student housing issues and for landlords/tenants in the private rented sector. <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • landlords, tenants and managing agents; • England and Wales. 	<p>Landlords will no longer need to pay publishing firms to acquire particular tenancy forms, which – based on an average charge of £5 per form – would save:</p> <ul style="list-style-type: none"> • £750,000 based on 150,000 forms per annum under Housing Act 1988 S13(2); and • £300,000 assuming 60,000 forms per annum (around 2/3 of the Housing Act 1988 cases handled by the Rent Assessment Committee in 2005/06) under Housing Act 1988 S2, S6 and S8. <p>Firmer estimates will be developed in future iterations of the Simplification Plan.</p> <p>Administrative Burden Savings Time savings from clearer and more accessible forms will be estimated once the review of assured tenancy forms is complete. These will be included in future iterations of the Simplification Plan.</p>	<p>Review of tenancy forms will be completed during 2007/08, with a view to implementing changes by April 2008.</p> <p>Aiming to launch Housing e-Portal for tenancy forms from 2007.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
<p>Housing Corporation Review of Regulatory and Compliance Requirements on RSLs (Elton Review)</p>	<p>A Housing Corporation review into the regulatory and compliance burdens on Registered Social Landlords (RSLs), independently chaired by Sir Les Elton. This was initiated by the Housing Corporation at the request of Communities and Local Government.</p>	<p>The report of the review makes 84 recommendations in the following areas:</p> <ul style="list-style-type: none"> • risk based regulation and compliance; • regulatory requirements, documentation and training; • small associations; • data requirements; • statutory provisions; • managing multiple regulation and inspection; • service inspection; • grant compliance; • regulatory and policy development; and • resident involvement. <p>The majority of recommendations focus on ways in which burdens placed on RSLs can be reduced.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • Registered Social Landlords; • England. 	<p>Implementation of the recommendations will – in the first instance – deliver an administrative saving of <i>at least</i> 10% off the cost of Housing Corporation regulation. This saving is calculated on the basis of an analysis of the costs and benefits of regulation carried out by Frontier Economics in 2005.</p> <p>Further work is planned to update and improve the information on regulatory costs imposed on RSLs, with a view to seeing what other reductions may be made. This will be reflected in future revisions of the Simplification Plan.</p> <p>Administrative Burden Savings Using the 10% figure above and the £17m administrative burden of housing corporation regulation (as measured by PwC, which included information derived from the analysis provided by Frontier), we can probably expect an administrative saving to RSLs of at least £2m.</p>	<p>The report of the Elton review was published in March 2006 and the Housing Corporation has already begun to implement many of the recommendations.</p> <p>The Housing Corporation has published its response and accepted the recommendations directed at it in full. The Department's response was published on 20 September 2006.</p> <p>A more fundamental review of RSL regulation will be launched around the end of 2006 and should lead to further reductions in the administrative burden.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
FIRE SAFETY				
Fire Safety Regulatory Reform Order (RRO)	<p>To simplify, rationalise and consolidate existing legislation spread over many Acts. This will create one simple risk-based fire safety regime applying to all buildings which the public might use (not private dwellings).</p> <p>The new RRO will repeal or amend just over 50 Acts of Parliament and numerous Statutory Instruments.</p>	<p>The specific objectives of this proposal are to:</p> <ol style="list-style-type: none"> Create a single regime, which can be better understood and administered by both businesses and the relevant authorities. To create a regime clearly based on risk assessment and fire prevention and mitigation measures. To increase compliance. To focus resources for fire prevention on those premises which present the greatest risk. To ensure that fire safety facilities and equipment (including fire alarms) are well maintained. <p>The reform itself removes 79 overlapping fire safety regimes with a consequent reduction in overlap of enforcement responsibilities for local authorities. In future most premises will have only one Authority to deal with about general fire safety matters.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> all sectors of business and the public sector; England and Wales. 	<p>The removal of the requirement for businesses to apply for fire certificates will result in a saving in fees of approximately £2 million per annum.</p> <p>Inspections will be focussed on premises that pose the highest risks, and hence more responsible businesses should see a reduction in inspection.</p> <p>We cannot be precise about the reduction in fires, and cost savings, that might be delivered, but we can make a broad-brush assessment that a reduction in fires of 5%, 10% and 15% would achieve annual savings of £39m, £79m and £118m respectively.</p> <p>The creation of a single regime will deliver much greater clarity about the responsibilities of employers.</p> <p>Although difficult to assess, a reduction in the number of false alarms is expected. A drop of 5% would, we estimate, free up around £5m in terms of fire & rescue resources.</p> <p>For business, the savings would vary depending on whether an evacuation of the building is necessary, and on the amount of 'downtime' involved. However, the cost per hour of a false alarm in a large department store has been estimated at between £30,000 and £50,000. For small businesses, if we take into account only the lost labour and not the lost output, we estimate a broad range of savings between £1m and £3m overall.</p> <p>Administrative Burden Savings Savings to business: £53m</p> <p>See Annex B for further detail.</p>	<p>Came into force on 1 October 2006 (S.I. 2005/3208).</p> <p>See also S.I. 2006/484.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
EQUALITY				
Abolition of 3 Equality Bodies and Creation of new Commission for Equality and Human Rights (CEHR)	<p>Creation of Commission for Equality and Human Rights (CEHR), taking over the duties and functions of the Commission for Racial Equality, Disability Rights Commission and Equal Opportunities Commission.</p> <p>Support and advice will also be offered on the new areas of discrimination law – age, sexual orientation and religion or belief. It will also have a duty to promote Human Rights.</p>	<p>This will create a single point of contact for businesses and the public sector to understand the obligations and opportunities arising from discrimination law requirements. It will also provide advice and information for the general public.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • all organisations; • Great Britain. 	<p>The Commission will produce coherent and high quality guidance and codes of practice on the law. This will streamline the existing system of having to seek information and advice from 3 equality Commissions and numerous government Departments and NGOs.</p> <p>Administrative Burden Savings Based on the Regulatory Impact Assessment* accompanying the Equality Bill, business, charities and the voluntary sector will receive administrative savings of around £3m per year.</p>	The CEHR will be operational from October 2007 .

*http://www.womenandequalityunit.gov.uk/publications/cehr_estab_nov2005.doc

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
LOCAL GOVERNMENT				
Local Government White Paper (LGWP)	A radical and devolutionary White Paper which empowers citizens and communities, devolves powers to local authorities and develops stronger leadership models, and implements the next stage of public service reform.	<p>This White Paper provides the tools to deliver:</p> <ol style="list-style-type: none"> 1. Responsive services and empowered communities, with local authorities involving local voluntary groups and businesses to improve the way services are provided. 2. Effective, accountable and responsive local government. 3. Strong cities and city regions, working with strategic regional institutions to drive forward economic growth. 4. A radical reduction in the performance burden and more flexibility for local services to meet the needs of different communities. 5. A stronger role for local authorities as place-shapers and enhanced partnership working. 6. Transformed services which are value for money. 7. Specific support for local authorities and their partners in addressing cohesion issues. <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • local authorities, public sector agencies, local communities and voluntary and community groups; • England. 	<p>The estimated costs and savings of the White Paper are set out in the Regulatory Impact Assessment (available on the Communities and Local Government website*).</p> <p>Local authority take-up of options in the White Paper will incur costs, however these will be offset by a more streamlined performance framework which is estimated to deliver anticipated savings of at least £33m (by 2010).</p> <p>Further detail will be added in future iterations of the Simplification Plan.</p>	<p>The White Paper was published on 26 October 2006.</p> <p>An implementation plan is being developed – further details will be provided in future iterations of the Simplification Plan.</p>

*<http://www.communities.gov.uk/index.asp?id=1504070>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Rationalising Communities and Local Government's Performance Burden on Local Government	To examine and rationalise the level of information, monitoring and other performance-related requirements that are placed on local government by Communities and Local Government, and find ways in which savings can be achieved.	<p>The outcome of this exercise will be a reduction in performance-related burdens and costs.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • local government; • England. 	<p>Reductions in the administrative burden placed on local authorities will clearly reduce their overall costs, plus there should be efficiency savings for the Department from no longer having to monitor certain areas.</p> <p>The Lifting Burdens Task Force will publish its first report at the end of 2006. This and subsequent reviews by the Task Force should help to quantify possible savings.</p>	Decision on how this work will be taken forward will be made shortly. Focus is on rationalisation in the period 06-08 ahead of the implementation of a new performance framework as part of the Local Government White Paper.
Local Area Agreements (LAAs)	<p>LAAs set out the priorities for a local area agreed between central government and a local area (the local authority and Local Strategic Partnership) and other key partners.</p> <p>LAAs simplify some central area based funding, help join up public services more effectively and allow greater flexibility in how funding is spent for local solutions to local circumstances.</p>	<p>Improved public services through a more simplified system of requirements and funding.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • local government; • England. 	<p>Enhancements in efficiency will be achieved by rationalising non-mainstream funding programmes and the bureaucracy associated with numerous small funding schemes and area-based initiatives which are available to councils and their partners. There should be efficiency gains for Departments in the administrative costs of running programmes, and for councils and partners from fewer funding streams and simplified monitoring and auditing requirements.</p> <p>A long term evaluation of LAAs is being commissioned – to start early 2007 – which will include information on efficiency savings. This data will be included in future revisions of the Simplification Plan.</p>	<p>Implementation of LAAs is an ongoing process.</p> <p>87 local area agreements are being implemented this year with the remaining 63 due to conclude negotiations by April 2007.</p> <p>Separately, there may be opportunities to simplify the existing system when taking forward the Local Government White Paper (see above).</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Safer and Stronger Communities Fund (SSCF)	<p>The SSCF merges several existing Communities and Local Government and Home Office funding streams designed to contribute to these outcomes.</p>	<p>The SSCF enables local partners to decide how to use funding to deliver local and national outcomes.</p> <p>For instance, the process has enabled local areas to consider how separate programmes designed to renew the poorest neighbourhoods and build safer neighbourhoods, for example, can be combined to greater affect. This is enabling a more coherent and co-ordinated approach in the areas that need most support.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • local authorities and communities; • England. 	<p>The development of these agreements has enabled areas to pool funding and simplify performance management and monitoring by reducing a number of different funding streams and programmes into one.</p> <p>Savings generated by these efficiencies will be examined as part of the review of LAAs (see page 34).</p>	<p>SSCF was introduced for all local authorities in 2005/06.</p>
Local Authority Building Control Accounting Simplification	<p>At present – under a voluntary requirement – all local authorities provide the Department with annual account information about their building control service income. We ask for this to ensure the income received from building control work is all put back into the service provided.</p> <p>We are looking to reduce this annual information obligation to once every three years, with the first two sets of information being statutory to ensure the 3-year framework works effectively, following which it will be reviewed to see whether the voluntary arrangement can be re-introduced.</p>	<p>This will reduce by 2/3 one of the few information burdens we place on local authority building control departments.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • local authorities; • England and Wales. 	<p>The cost of providing this information is not overly burdensome, and is estimated at approximately £30 (this includes approximately 30 minutes of an employee's time). As there are 376 affected local authorities, the total annual cost is calculated to be £11,280.</p> <p>Thus given a 2/3 saving, the administrative cost saving across all local authorities would be £7,520 p.a.</p>	<p>Implementation is expected by April 2008.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Joint Communities and Local Government/Cabinet Office Report on Local Authority Consent Regimes	The report aims to identify the most burdensome consent regimes imposed on local authorities and identify actions central government departments will take to remove the constraints and burdens caused by some of the regimes.	<p>The report outlines what actions Government should take in order to repeal unnecessary regimes, or modify regimes to make them less burdensome.</p> <p>The report also recommends that government departments should provide better guidance for local authorities, including a comprehensive and easily accessible list of consent regimes. A process for regular reviews of any remaining regimes is also being implemented, and options for preventing the introduction of unnecessary new regimes.</p> <p>Scope These changes will primarily affect:</p> <ul style="list-style-type: none"> • local authorities; • England. 	The report identifies the top 20 most burdensome consents on local authorities; of these Communities and Local Government owns 9. Work is currently underway to determine whether any of these 9 can be revoked or simplified – further information will be posted depending on the outcome of this review.	<p>The report was published in March 2006 as a ‘local:vision’ document.</p> <p>Each Department listed in the report has agreed to annually review the consent regimes they’re responsible for, with a view to removing or streamlining the way they operate.</p>
Local Authority Consent Regimes Regulatory Reform Order (RRO)	<p>Communities and Local Government led proposals to remove five cross-Government consents regime requirements from local authorities.</p> <p>This involves changes to the following acts:</p> <ul style="list-style-type: none"> – Cancer Act 1939 – Local Government Act 1972 – Local Government and Housing Act 1989 – Local Government (Overseas Assistance) Act 1993 – Education Act 1996. 	<p>Increased freedoms to act without requiring central government consent.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • local authorities; • England and Wales. 	<p>Certain local authorities in England and Wales will benefit from greater freedoms and faster, more efficient and less bureaucratic processes. Central government will also benefit from less bureaucracy through no longer needing to give approvals.</p> <p>Removal of these consent regimes will result in some administrative and cost savings, but we do not expect these to be significant as the consent regimes in question are not frequently used.</p>	<p>The RRO process is currently quite lengthy and these regulations, which impact on the public sector, are expected to come into force Summer 2007.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Central and Local Government Information Partnership (CLIP) – Reducing the Burden of Data Collection	CLIP is the main method of consultation between central and local government on financial and statistical data. CLIP enables central and local government to work together to develop an efficient and effective information infrastructure for policy development, implementation, monitoring and reporting.	<p>CLIP is carrying out a study looking at the flows of data from local government to central government and selected other public sector bodies in order to identify duplication and near-duplication.</p> <p>This goes towards meeting the key ministerial targets of reducing the burden of data collection on local authorities and reducing bureaucracy.</p> <p>Scope These changes will primarily affect:</p> <ul style="list-style-type: none"> • local government; • England. 	Savings will be evaluated and included in subsequent revisions of the Simplification Plan, most likely at the end of 2007.	<p>Subject to resources, duplications are expected to be fully identified in 2006/07.</p> <p>Following this we will discuss with local and central government (on an ongoing basis) where we might remove duplications.</p>
National Fire and Rescue Procurement Strategy	The key role of the strategy regards the creation of a single overarching framework for fire and rescue service procurement, identifying the way in which procurement at national, regional and local levels will be managed and co-ordinated to ensure that best value and consistently high quality outcomes are achieved.	<p>Better value in the use of public funds.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • Fire and Rescue Authorities; • England. 	<p>A reduction in overheads and more efficient procurement of commodities such as fuel, energy and clothing. Savings will accrue gradually as equipment is replaced using the more efficient regime, with eventual savings reaching over £6m.</p> <p>Significant savings might also be delivered through better national and regional collaboration. Any additional benefits from this will be included in future iterations of the Simplification Plan.</p>	<p>Strategy was published 2 November 2005.</p> <p>Savings will accrue over time and we aim to achieve over £6m by May 2010.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
OTHER				
Government Connect (GC)	<p>Government Connect is a wide ranging programme of changes to the way in which government – both local and central – use and store data. In summary it will establish:</p> <ul style="list-style-type: none"> • a secure network for all english local authorities to communicate with one another and central government; • tools for authenticating both employees and citizens with government security protocols; • cross-government employee directory; and • “GC Register”, a way for citizens to securely access government services online. <p>GC is also reviewing how it might allow citizens to update all government bodies at once with changes in their circumstances.</p>	<p>GC will provide the capability for local and central government to communicate and share information electronically and securely via a fully accredited secure network. In addition it will enable local authorities to quickly authenticate citizens wishing to access public services online via a ‘single sign on’ process.</p> <p>Creation of citizen (and possibly business) accounts, based on GC authentication, would lead to more effective sharing of information across government and a single point of access for public services. This would lead to a reduction in duplication and more personalised services (e.g. planning, building control, housing, benefits, school admissions etc).</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • local authorities, central government and those citizens (and businesses) that choose to register; • England. 	<p>Savings will be mostly for the public sector. The GC business case (prepared Nov 2005) found that:</p> <ul style="list-style-type: none"> • local authority to local authority interactions should save £41m; • identity management £77m; and • citizen use of self-service facilities £25m. <p>Central to local government interactions should deliver even higher benefits. Possible areas for realising savings include:</p> <ul style="list-style-type: none"> • Communities and Local Government – links with HMRC on the collection and enforcement of council tax (£430m p.a.), plus high volumes of data associated with grant funding mechanisms. • DWP – £600,000 p.a. spent transferring secure information to councils, plus savings associated with processing housing and council tax benefits. • DfES – savings from secure access to Child Index. • DVLA – estimated 10% of parking related expenditure for large metropolitan authorities. <p>Savings for business are dependent on whether there is demand for the single business account. This will be updated in future drafts of the Simplification Plan.</p>	<p>Full implementation of “GC Register” by April 2007.</p> <p>New secure network will be deployable by April 2007, with 300 local authorities connected by March 2008.</p> <p>3 Central government departments initiating secure communications with local authorities by March 2007 with a further 3 by March 2008.</p>

Title	Description	Outcome/Affected Sectors	Estimated Savings	Implementation Details
Small Business Rate Relief Amendments	To reduce the requirement on businesses to register annually for Small Business Rate Relief (SBRR).	<p>The intention is to introduce the changes from October 2006 so that only one application would be needed to cover the financial years 2007/08 – 2009/10.</p> <p>From 2010/11, business will then only have to apply for SBRR once during the life of a valuation list – so those that apply for 1st April 2010 should not need to apply again until 2015. There will however be a requirement on ratepayers to update their local authority with any change of circumstance likely to effect entitlement to the relief.</p> <p>Scope These changes will affect:</p> <ul style="list-style-type: none"> • small businesses eligible for SBRR; • England. 	<p>Over time, this change will achieve an 80% administrative burden reduction on firms eligible for Small Business Rate Relief.</p> <p>Administrative Burden Savings PwC measured this burden at £14m. Hence an 80% reduction will realise savings of £11m.</p>	Came into force on 1 October 2006 (S.I. 2006/2313).

4 Other Improvements to Regulation and Guidance

This section sets out a range of initiatives being developed that demonstrate other ways in which we deliver our objectives using better regulation principles (transparent, accountable, proportionate, consistent and targeted), including simplification measures where the impact cannot be represented in monetary terms.

Hampton Agenda and Rationalisation of Local Government Inspection

The recommendations of the Hampton Review into regulatory inspection and enforcement and the Government's strategy for public services inspection are integral to the Better Regulation Agenda (see Annex A).

Since publication alongside the 2005 Budget, we have worked to align our programme of streamlining local government inspection to Hampton's recommendations:

- making local services inspection more risk based;
- simpler, more co-ordinated data requirements; and
- proposals to merge the Audit Commission with the Benefit Fraud Inspectorate to create a single Local Services Inspectorate.

We are working across government to reduce the number of public service inspectorates and are seeing what scope there is to reduce inspectorate expenditure by around a third over the medium term as overall inspectorate activity is reformed, rationalised and ultimately reduced.

The number of inspection days spent with local councils by the Audit Commission has been reduced by over one-third and the number of inspections undertaken reduced by almost fifty per cent from 2001-2002 levels.

These changes will also benefit independent service providers. Following the Elton Review of regulatory and compliance requirements on Registered Social Landlords, the Audit Commission plans to further develop its risk-based approach to the inspection of Housing Associations. Instead of a broader programme inspecting all associations on a cyclical basis, inspection resources are now increasingly targeted at areas of particular concern.

The Local Government White Paper signalled proposals to end the majority of rolling programmes of inspection and to replace performance assessment with risk assessment which will deliver a judgement on what risks exist in an area and how well those are being managed. The risk assessment will be a joint exercise between all the public service inspectorates using existing intelligence. It will not involve site visits or requests for additional information so the burden on local authorities will be significantly reduced. Those found to have either few significant risks or to be managing those risks well, would not be inspected. The risk judgement will be the basis for determining the need for and scope of any inspection.

We are also exploring ways to ensure local authority compliance with Hampton principles in the delivery of their regulatory functions.

Planning

LISTED BUILDING CONSENTS & ENFORCEMENT NOTICE APPEALS

Prior to 1 October 2006, Grade I and II* listed building consent and enforcement notice appeals (in England) were determined by the Secretary of State, whilst those for Grade II (unstarred) buildings were determined by planning inspectors. Grade I and II* listed building are about 6% of all listed buildings and having to go through the Secretary of State for determination lengthened the process.

In order to speed up the planning system for these cases, complementing the DCMS-led programme to simplify the heritage protection regime, steps have now been taken to align all listed building consent and enforcement notice appeals to the same process. This means that now almost all listed building consent and enforcement notice appeals are determined by planning inspectors, except in those cases where the Secretary of State considers it appropriate to recover the appeal for her determination. This has shortened the time for determining Grade I and Grade II* decisions by **up to 8 weeks**.

PLANNING GUIDE FOR SMALL BUSINESSES

The Small Business Council and Communities and Local Government have been working together to produce a short, web-based guide designed to help small and medium enterprises understand and interact with the planning system. A draft of the guide will be available from January 2007 following consultation with a representative sample of small firms. A final version should be available on the Planning Portal by the end of March 2007.

Building Regulations

EXTENSION OF COMPETENT PERSONS SCHEMES

Competent Persons Schemes (CPS) allow an accredited builder or installer to complete a particular type of building work without needing to seek building control consent. This provides a significant administrative saving for builders (a lot of which are small businesses) and only requires a certificate to be provided to prove building work has been completed by a 'competent person'.

We regularly look at the Building Regulations, often at the request of stakeholders, to see where a CPS might be introduced. One of the more recent ones was for Part P (Electrical Work) which delivered a £55m administrative saving to business.

VOLUNTARY BUILDING CONTROL PERFORMANCE INDICATORS

Competition between local authorities and the private sector (approved inspectors) building control encourages efficiency and reduces burdens. This stakeholder driven scheme (introduced Summer 2006) in which building control standards are monitored using voluntary performance indicators should encourage a better quality and more efficient service to builders, developers and the public.

Housing

HOUSING HEALTH AND SAFETY RATING SYSTEM (HHSRS)

Replaces and improves upon the existing fitness standard by focusing on the important health and safety risks in dwellings. Consistent with Hampton principles of an evidence based, health and safety risk assessment, this will result in a much better targeted enforcement regime.

Fire Safety

FIRE SAFETY IN ADULT PLACEMENTS

An adult placement carer is someone who offers accommodation and/or support in their own home to a vulnerable person.

We have introduced a code of practice to provide guidance to fire authorities, local government bodies and those responsible for the regulation and inspection of social care provision, who are asked to advise on fire safety in adult placements. It is intended to promote reasonable fire safety, ensuring compliance with all relevant regulatory and legislative requirements without imposing unnecessary burdens.

Equality

DISCRIMINATION LAW REVIEW

The Discrimination Law Review is looking at a number of proposals to simplify and modernise discrimination law, which has evolved in a piecemeal way over the last 40 years, resulting in different rights and responsibilities for different groups and the use of differing concepts and definitions. There is a need now to put the whole of discrimination law on a consistent and coherent basis.

Simpler and clearer law will allow the Commission for Equality and Human Rights (see section 3) to produce and offer simpler, clearer and more authoritative guidance for public and private sector employers and service providers and their advisers, saving time, money and the risk of confusion.

Other (including Local Government)

COMMON COMMENCEMENT DATES

A cross-Government exercise to only introduce new or amending regulations that impact on business on one of two dates each year – either 6 April or 1 October – except where certain exemptions apply (e.g. European regulations). Communities and Local Government implemented this from April 2006 and now publish an annual statement of forthcoming regulations each January, which is updated the following Summer, in order to help businesses (particularly small and medium enterprises) plan more effectively.

LANDLORD AND TENANT ACT 1954 – POTENTIAL REPEAL OF SECTION 57

Section 57 (S57) is a special provision enabling various bodies exercising public responsibilities (such as local authorities or privatised utility companies), and the National Trust, to obtain a ministerial certificate that prevents their business tenants from renewing a lease (or curtails the length of a new one).

The intention is to repeal S57 but extend the grounds on which landlords may oppose renewal in the courts. Although S57 is little used, where it is, business tenants often face the unexpected loss of their business premises, with little compensation, and this can bear harshly on small businesses. Repeal will make forward business planning less risky for such businesses.

We hope to implement this change via Regulatory Reform Order in 2007/08.

NATIONAL BROWNFIELD STRATEGY

To be published in late 2006, the Strategy will include a practitioners guide containing information about brownfield land and a number of individual case studies, which will help developers wishing to bring brownfield land back into use and provide useful advice and guidance on how they can best achieve this

COMBINED VOLUNTARY AND CHARITABLE SECTOR AUDITS

The intention is to reduce the burden of inspection and auditing requirements on voluntary and charitable sector organisations in England, the main benefits being:

- reduced duplication in monitoring and audit visits (a single funder conducting the work on behalf of all funders); and
- freeing time for delivery in funded organisations, who receive fewer visits.

Savings depend on the number of organisations jointly funded by public sector partners (which is extremely variable). Initial analysis of the largest charities indicates each has an average of 9 public sector funders (less for smaller charities), with one receiving 75 public sector grants in a single year.

Test visits are underway in Birmingham and are due to complete by the end of 2006.

ANNEX A

The Government's Better Regulation Agenda

The Arculus Report

The Better Regulation Task Force (BRTF) report 'Regulation – Less is More',³ commonly referred to as the Arculus Report, was commissioned by the Prime Minister in October 2004 to look at ways in which we might examine and reduce the regulatory burden imposed by UK regulation. This followed approaches taken in other countries, such as the Netherlands, to find new ways to bear down on the paperwork burdens faced by business.

The BRTF published *Less is More* on 16 March 2005 and the recommendations put forward were accepted by the Prime Minister and Chancellor. Since then many of its recommendations have been implemented, such as:

- establishing the Better Regulation Executive within Cabinet Office, to co-ordinate and pursue the Government's Better Regulation Agenda;
- the Administrative Burdens Project, which provided an indicative estimate for the amount of administrative burden (i.e. filling forms, reading guidance, facilitating inspections etc.) imposed by Government regulation, thus allowing a target for reduction to be set;
- launch of the Better Regulation portal,⁴ which invites proposals for simplification from business and other interested parties; and
- creation of the Better Regulation Commission, which has taken forward the BRTF's work and assumed new responsibilities for monitoring regulatory reform, including scrutiny of Government Simplification Plans.

Communities and Local Government played a full role in the Administrative Burdens Project and established a 'Monitoring Group' of key stakeholders to provide a challenge and scrutiny function on its findings. This group included representation from the housing, construction, minerals, local government and voluntary sectors, as well as larger umbrella organisations such as the Confederation of British Industry and Federation of Small Business.

³ <http://www.brc.gov.uk/publications/lessismoreentry.asp>

⁴ <http://www.betterregulation.gov.uk>

The Hampton Report

In the 2004 Budget⁵ the Chancellor asked Philip Hampton to lead a review into regulatory inspection and enforcement, with a view to reducing the administrative burden of regulation.

The review made a number of recommendations that:

- comprehensive risk assessment should be the foundation of all regulators' enforcement programmes;
- there should be no inspections without a reason, and data requirements for less risky businesses should be lower than for riskier businesses;
- resources released from unnecessary inspections should be redirected towards advice to improve compliance;
- there should be fewer, simpler forms;
- data requirements, including the design of forms, should be coordinated across regulators;
- when new regulations are being devised, Departments should plan to ensure enforcement can be as efficient as possible, and follows the principles of this report; and
- thirty-one national regulators should be reduced to seven more thematic bodies.

A number of these recommendations reflect the way the Department is already moving, such as the recent introduction of a more risk-based approach to regulating health and safety aspects of housing and removing the need for businesses to obtain fire certificates.

We have also been closely involved in the creation of a new inspectorate for local services, and announced the creation of the Lifting Burdens Task Force that will consider the information requirements placed on local government and their partners by central government. The Task Force has started its work by focussing on Communities and Local Government responsibilities and will make its first report by the end of 2006.

5 http://www.hm-treasury.gov.uk/budget/budget_04/bud_bud04_index.cfm

ANNEX B

Administrative Burden Savings – Further Detail

Delivering Electronic Capability and Increased Consistency in the Planning System

STANDARD PLANNING APPLICATION FORM

The administrative burden of applying for planning permission was calculated as £1,110m, which breaks down as:

Type of Application	Administrative Cost	Definition
Householder	£192m	Minor developments by home owners e.g. house extensions, fencing, ancillary buildings, tree felling and pruning etc.
Minor	£300m	Developments of under 10 houses or 0.5 hectares
Major	£188m	For dwellings, where 10 or more are to be constructed (or if number not given, area is more than 0.5 hectares). For all other uses, where the floor space will be 1000 sq. metres or more
'Major Major'	£430m	Largest and most complex types of major application i.e. those that include a planning obligation 'Section 106' agreement

This simplification should be of most benefit to smaller developers who work across various local authority boundaries – these types of organisation are likely to submit minor applications and will find clearer, more accessible guidance of considerable help. Businesses who are involved in more complex developments (i.e. requiring a major planning application) should also notice a large improvement in the way they interact with the planning system, though large developers submitting 'major major' applications may not notice a huge improvement as the principal driver of administrative burden does not come from the form. Savings are also expected for those submitting householder applications, but these will be costed at a later date once further soundings are taken from business stakeholders on the particular benefits to them of this type of application.

As such, and following input from business groups, we consider the following to be a reasonable calculation of the time savings that will be delivered:

- Minor applications – 9% (£27m)
- Major applications – 8% (£15m)
- ‘Major major’ applications – 4% (£17m).

Totalling up therefore, this accounts for **£59m**.

NB: apart from the burden of householder applications, which has been estimated recently using data from the Householder Development Consents Review (see below), these figures are based on information provided by business during interviews with PwC and in discussions with business stakeholders on the estimated savings (see Chapter 1). The large numbers reflect the estimate (£1,110m) of the costs of obtaining planning permission in the first place.

VALIDATION OF APPLICATIONS

Being clearer about what information makes a planning application valid will help mitigate uncertainties within the Planning system, though there will still be a degree of local flexibility regarding information requirements to ensure applications are ‘fit for purpose’ in a local policy context. An across-the-board saving of 2.5% against the admin cost of applying for planning permission has been agreed, which equates to:

- **£23m** savings for minor, major and ‘major major’ applications (2.5% x £918m);
- **£4m** savings for householder applications submitted by business on behalf of home owners (2.5% x 78% x £192m); and
- £1m savings for consumers who submit their own householder applications (2.5% x 22% x £192m).

E-PLANNING

Enabling developers to submit planning applications and access information electronically is a significant improvement. Based on the KPMG review into ODPM’s e-Planning Programme (April 2005), e-enabling planning applications should deliver at least £120 saving per application and reduce the time for determination by 11 – 13 days (approximately 20% of the average 8 week period). Using the number of planning applications submitted by business each year (as used in the PwC measurement exercise) – 225,000 – and the e-planning blueprint targets which we have publicly committed to:

- 10% of applications submitted electronically by end 2005,
- 60% of applications submitted electronically by end 2008 and
- 90% of applications submitted electronically by end 2011,

we can make a fair assumption that 80% of applications should be e-enabled by May 2010, thus delivering an estimated saving of **£22m** ($225,000 \times 80\% \times \pounds 120$) and 2.16m fewer days ($225,000 \times 80\% \times 12$) waiting for determination. In addition to this, using the finding that 78% of householder applications are carried out by businesses on behalf of householders⁶ and using the assumption that householder applications are half the cost (and so half the saving) of applications submitted by business, a further saving of **£16m** will also be achieved ($340,000 \times 78\% \times \pounds 60$). Similarly, consumers will benefit from savings of **£4m** ($340,000 \times 22\% \times \pounds 60$).

Further to the above, KPMG's research also calculated efficiency savings to local planning authorities in the region of **£79-87m** plus postage savings of up to **£6m**.

NB: at present most electronic applications are minor or householder applications (until local planning authorities upgrade their IT systems). Hence in the short term savings will mainly be for smaller developers.

Householder Development Consents Review (HDCR)

In 2004/05, 645,000 applications were determined by district planning authorities. Of these, 340,000 related to applications for householder development.

The report of the HDCR steering group suggested that a reduction in householder planning applications of up to 30% could be achieved. This would remove around 102,000 applications from the planning system. The research also showed that 78% of these applications are submitted by businesses, who feel obliged to undertake them applications in order to ensure that they can get the work. As a result, in the first instance, the main beneficiaries of the HDCR are likely to be businesses rather than consumers (when consulted, stakeholders agreed that this correctly represented the position).

Given the above, businesses would no longer need to submit an application on behalf of their clients for around 80,000 developments per year. Assuming therefore that householder applications are half the administrative burden of minor planning applications submitted by business (i.e. 50% of $\pounds 1,450 = \pounds 725$), a saving of up to **£58m** per year might be possible (i.e. $30\% \times 78\% \times 340,000 \times \pounds 725$).

A more conservative estimate of a reduction in householder applications of 15% would deliver savings of **£29million** per year (i.e. $15\% \times 78\% \times 340,000 \times \pounds 725$). Hence for the purposes of this initial Simplification Plan we propose to take the mid-point of these numbers – 22.5% – which is estimated to deliver **£44m** in business savings.

For householders that submit applications themselves, the above calculations indicate that between 11,220 – 22,440 applications might be removed (i.e. $15\text{-}30\% \times 22\% \times 340,000$). Taking the mid-point again and assuming **£725** administrative burden per application, we can estimate a saving to consumers of **£12m**.

⁶ See Householder Development Consents Review.

Although *not* an administrative burden it should also be noted that removing the requirement for a planning application removes the need to pay the associated fee (currently £135), thus resulting in further cost savings to the applicant of between £7m and £14m (i.e. 15-30% x 340,000 x £135). It is also estimated that the cost to local planning authorities of handling householder applications is £45m.⁷ A reduction in that caseload of 15-30% would therefore provide a saving to authorities of between £7m and 14m, although local authority savings in this context should be treated with caution as there will be a subsequent loss of income from application fees.

MICROGENERATION

If we assume that each householder application has an administrative burden of £725 (mostly external/professional fees) then annual savings from the number of householder applications for microgeneration equipment *no longer required* will be in the region of £11m (15,000 x £725), although this figure would increase in later years as the installation of microgeneration equipment is expected to rise beyond this date. Using the 78% figure above for the number of applications submitted by businesses on behalf of householders, we can therefore estimate a saving of **£9m** to business and £2m to consumers. In addition, there is a saving in the application fee of £2m (15,000 x £135), though again this is not considered an administrative burden for the purposes of this exercise.

Satellite Dishes

This change is primarily aimed at consumers for home use, though by doing this it will in turn be of benefit to business through new ways of marketing and selling products. The principal administrative burden savings for business will be from not requiring planning permission to put up an extra antenna.

We estimate that the number of businesses affected by this is unlikely to be high, somewhere in the range 500 – 1000. It is difficult to make a better estimate given we no longer collect information on this type of application.

Assuming householder applications are half the administrative burden of planning applications submitted by business (i.e. 50% of £1,450 = £725) and taking the mid-range population figure of 750, we can estimate a saving of **£543,750**.

e-Enablement of the Building Control Service

A range of initiatives that will have progressive take-up over the period to 2010, including the reuse of data collected for Planning applications and legislative amendments to remove ambiguity about the validity of (and so encourage) electronic applications and notices in the Building Regulations approval process.

⁷ The planning service: costs and fees. Arup Economics and Planning with the Bailey Consultancy, Adison and Associates and Malcolm Grant. ODPM 2003.

It is recognised that electronic take-up will not be immediate, but we expect that advances in technology, availability of electronic service providers (which we anticipate will be greater than when e-planning was introduced) and market demand will see 35% of all submissions 'e-enabled' by 2010. E-enablement is estimated to save 70% of the administrative burden compared with the normal process of acquiring, completing and submitting a hard-copy only application. However we are aware of the possibility that some local authorities may still ask for a hard copy of an application (that was submitted electronically), and there are also potential costs from upgrading systems to facilitate the use of electronic submissions. We will look into this over the coming year and reflect our findings in future revisions of the Simplification Plan.

Given therefore that the administrative burden (as measured by PwC) of obtaining buildings consent is:

- £81m (notifying commencement of building work),
- £79m (providing full building plans),
- £75m (providing completion of building work certificate),
- £16m (submitting an initial notice in relation to an Approved Scheme/Inspector),
- £16m (notifying that details from Robust Details Ltd are being used),
- £6m (filing full plans with the local authority where proposed work builds over a sewer) and
- £4m (providing a statement that occupier has been given certificate of compliance),

giving an overall total of £277m, the administrative burden saving would be **£68m** (70% x 35% x £277m).

This estimate is based on the current capabilities/solutions available for building control services to be e-enabled. There is however great potential for this reduction in burden to be even greater, depending on:

- the success of the Standard Application Form (see above), which may evolve to also include applications for buildings consent;
- legislative clarifications; and
- electronic working becoming more widespread, particularly for the notifying commencement of building works.

To illustrate, if 50% of submissions were e-enabled by 2010 then the administrative burden saving would be £97m (70% x 50% x £277m). In addition, targeted e-enablement on the highest burdens – particularly providing completion of building works certificate and notifications of commencement of building work – would further boost administrative savings by at least £44m (assuming an ambitious target of 75% e-enablement for these areas, compared to the 35% figure used in current estimates).

Competent Persons Schemes

An alternative route to demonstrating compliance that greatly reduces the administrative burden. In these schemes (e.g. for double glazing or electrical safety) a Competent Person (CP) issues a certificate of compliance, removing the need for inspection by building control inspectors. Several of these schemes are now in existence and their extension is routinely considered when the requirements are updated or changed, or there is significant demand.

The introduction of new Competent Persons Schemes for Part P of the Building Regulations (Electrical Work) provides a much more simplified process through which to comply. The cost is negligible (£2.50 for proof of work undertaken by the accredited contractor) compared to the estimated £60 – £200 that would be incurred by going through the local authority.

Assuming at least a £55 saving therefore, with approximately one million pieces of electrical work undertaken and certificated each year by Part P Competent Persons, this gives an administrative burden saving of around **£55m**.

Consolidation of the Building Regulations

An exercise to consolidate all amendments made since 2000 will facilitate use of the Regulations and save 4,000 local authority compliance officers approximately 1 hour a week. This equates to a reduction in the administrative burden of 1 hour, for 52 weeks and at £30 an hour i.e. a £6m saving to local authorities.

Benefits to the private sector were originally thought to be considerable, but following discussions with business our estimates were revised downwards to no more than a couple of hours a month for the bigger developers. Per business therefore, we have estimated a saving of 2 hours each month at a higher rate of £50 an hour i.e. £1,200 p.a.. On the assumption that it would benefit around 100 developers, this measure would generate an administrative burden saving of **£1m**.

Building Regulations: User-Centred Guidance

This work is being carried out in phases. Initial changes on the (then) ODPM website were followed by more significant improvements in June 2006, when greatly enhanced guidance was made available on the Planning Portal, DirectGov and Communities and Local Government websites. Further studies on usability, compliance issues and stakeholder communication are underway to inform the next phases of this initiative.

The improved guidance now available, especially for smaller building projects that account for the majority or all projects, will make detailed information available 24/7 and in ways that suit the range of different stakeholders involved. Users benefit from being able to:

- access the most appropriate info as and when;
- learn if and how the regulations apply;
- access project based guidance and save time reading a range of documents;

- find/access associated and supporting guidance in one place;
- get buildings consent applications right first time; and
- use more centralised guidance, thus cutting out duplication across each local authority area.

This will reduce the double burden – on citizens requesting information and local authorities providing it – and hopefully also reduce the cost of non-compliance and enforcement issues (unquantifiable at present).

The work completed in Summer 2006 could reasonably be expected to deliver burden reductions for businesses, local authorities and citizens alike. Annual reductions could be in the order of two hours per day for the 380 local authority building control departments, delivering a reduction of £6m (assuming an hourly rate of £30). The same time reduction also applies to citizens, which at £20 per hour delivers a further £4m in savings.

Additionally, there will be significant time saved for citizens and their agents (mostly small businesses) from less time spent identifying and locating information. User centred guidance could help reduce that by around two hours per project (one hour each for citizens and agents), which across approximately 300,000 projects per annum (assuming roughly half the number of projects needing planning approval also require building control approval) delivers a further reduction of £6m for citizens (£20 per hour) and **£15m** for business (£50 per hour).

Building Regulations Review

As part of our ongoing work to review the Building Regulations we have been working to identify quick measures that would deliver further administrative burden reductions and we have identified a number of possibilities that we are now exploring further. These include:

- Enabling and encouraging a much quicker take up of electronic approaches (such as emailed communication) for notifying when details from Robust Details Ltd⁸ are being used. This is estimated by PwC as £16m and a 50% take-up would save an additional £2m[†].
- Increasing opportunities for approved inspectors to use e-enabled approaches (such as emailed communication) for submitting initial notices. This is estimated by PwC as £16m and a 75% take-up would save an additional £4m[†].

⁸ Robust details are construction solutions which provide an alternative to pre-completion sound testing as a method of complying with Part E (resistance to the passage of sound) of the Building Regulations in England and Wales.

[†] Compared to the 35% take-up figure currently used in the Simplification Plan – see “e-Enablement of the Building Control Service.”

- Encouraging greater use of electronic and online information from producers of heating and hot water systems, to reduce the burden of providing operation and maintenance information. The outcome would be a reduction in the hard-copy information provided, and would need only short summary signposting documentation. The current cost of this is estimated by PwC as £36m and our aim is to deliver a saving of up to 50%.
- Similar to the above, encouraging greater use of electronic and online information for electrical installations to reduce the burden of providing information on their operation and maintenance. The current cost of this is estimated by PwC as £12m and our aim is to deliver a saving of up to 25%.

Fire Safety Regulatory Reform Order (RRO)

Based on the PwC data, removing the need to apply for fire certificates will realise savings of **£1m**. The related cost of consulting with fire and rescue authorities about fire certificate contraventions will also be removed, hence realising a saving of **£49m** (as estimated by business during PwC's interviews).

Targeting inspections at premises that pose a higher risk will also achieve savings for the more responsible business. We estimate a 20% saving against the total administrative burden of inspections – £14.32m – thus realising a saving of **£3m**.

ANNEX C

New Administrative Burdens Affecting Business (Post May 2005)

Title	Description	Affected Sectors	Estimated Costs (per annum)	Implementation Details
NEW REGULATIONS/REQUIREMENTS				
Building Regulations (Energy Efficiency) and Approved Document F (Ventilation)	Amendments to Building Regulations to take into account parts of the Energy Performance of Buildings Directive and other updates (e.g. to reflect climate change agenda).	These changes will affect: <ul style="list-style-type: none"> • local authorities, approved inspectors, building owners, developers and builders; • England and Wales. 	Final Regulatory Impact Assessment (RIA) calculated administrative burden to business as £11m , mainly based on the need to use new calculation methods (required by EU Directive) for the energy efficiency of non-domestic buildings. Burden was minimised by simplifying how performance is specified, compliance checked and by introducing a new Competent Persons Scheme to enable self-certification.	Came into force on 6 April 2006 (S.I. 2006/652).
Empty Dwelling Management Orders	Gives local housing authorities discretionary powers to bring back into occupation private sector dwellings where owners are unwilling or unable to do so.	These changes will affect: <ul style="list-style-type: none"> • local authorities and landlords; • England and Wales. 	Expected maximum of 3 per local authority – 386 authorities, hence 1158 orders. Minimal administrative burden.	Came into force on 6 April 2006 (S.I. 2006/367 & 368).

Title	Description	Affected Sectors	Estimated Costs (per annum)	Implementation Details
Licensing of Private Rented Sector (e.g. Houses of Multiple Occupation)	Introduces the licensing of Houses in Multiple Occupation (HMO) and gives local authorities powers to introduce selective licensing of other private rented accommodation and Management Orders	These changes will affect: <ul style="list-style-type: none"> • local authorities and the private rented sector; • England. 	Initial estimate £2m on top of the cost of the now repealed original standards of HMO management (our second highest cost burden – see section 2).	Came into force on 6 April 2006 (S.I. 2006/370 – 373).
Changes to the Planning Use Classes Order – Casinos	Amendment to planning regulations to restrict conversion of “assembly and leisure use” buildings to casinos without planning permission.	These changes will affect: <ul style="list-style-type: none"> • local authorities and casino operators; • England. 	Minor – around 131 casinos in the country; new build casinos require permission anyway; expect no more than 10-17 additional applications for use class change during initial issuing of new licenses; minor planning application costs are £1,450 – hence total administrative burden of £20,300 (using 14 as the number of applications).	Came into force on 6 April 2006 (S.I. 2006/220 & 221).
Fees for Monitoring of Minerals and Landfill Sites	Introduction of fee for the monitoring of minerals and landfill sites.	These changes will affect: <ul style="list-style-type: none"> • local authorities and quarry/landfill site owners; • England. 	Additional policy costs through introduction of fee, however only minimal administrative burden imposed.	Came into force on 6 April 2006 (S.I. 2006/994).
Planning – Restrictions on Development of Internal Floor Space (Mezzanines)	Requires retail premises to request planning permission when installing a mezzanine floor over 200sq meters (most likely to effect out of town retailers).	These changes will affect: <ul style="list-style-type: none"> • local authorities and retailers; • England. 	Administrative costs to industry were estimated in the region of £217k – £433k (see Final RIA for details). Hence taking the mid-point of this gives us £325k .	Came into force on 10 May 2006 (S.I. 2006/1062).
Outline Planning Permission, Reserved Matters and Design and Access Statements	Introduces a more detailed outline planning permission regime to give greater certainty at the beginning of the planning process. Also introduces Design and Access Statements to show that design and access issues have been properly considered.	These changes will affect: <ul style="list-style-type: none"> • local authorities, developers and builders; • England. 	Final RIA estimates costs at around £13m .	Came into force on 10 August 2006 (S.I. 2006/1062).

Title	Description	Affected Sectors	Estimated Costs (per annum)	Implementation Details
Park Homes – Implied Terms/Written Statement Regulations	Amendments and additions to the implied terms of both existing and new agreements between site owners and park home owners. Prescribed information within the written statement has been amended to reflect the changes to the implied terms and to aid transparency.	These changes will affect: <ul style="list-style-type: none"> • park home site owners and park home owners; • England and Wales. 	Changes to the implied terms will necessitate an additional hour per year across the 2,000 sites, which at £20 per hour gives an annual cost to business of £2m . Similarly for the written statement regulations, we estimate a further hour each week which adds a further £40,000 .	Came into force on 1 October 2006 (S.I. 2006/1755 & 2275).
Potential New Regulations/Requirements				
Planning – Control of Major Accident Hazards	The Regulations implement amendments, mainly technical and scientific, made to the “Seveso II Directive” on the control of major accidents-hazards involving dangerous substances in relation to the town and country planning system.	These changes will affect: <ul style="list-style-type: none"> • local authorities and organisations holding hazardous substances; • England. 	It is estimated that an additional 100 companies will be brought immediately within the scope of the Planning Hazardous Substances Regulations, requiring them to apply for hazardous substances consent. The administrative burden of a minor planning application is £1,450 (as given by the PwC measurement exercise), giving a <i>one-off</i> administrative burden of £145,000. In terms of recurring annual costs, we estimate that just 5 new consent applications will be made per year as a result of this change, imposing an additional administrative burden £7,250 .	Aiming to come into force in December 2006 .
Proposals to Formalise Control of Marine Minerals Dredging	To transpose the Environmental Impact Assessment and Habitats Directives and introduce a more efficient, effective regulatory process to control marine minerals dredging.	These changes will affect: <ul style="list-style-type: none"> • marine dredging operations; • England and Northern Ireland waters. 	Affects a small number of large independent firms (around 12) – policy costs from the introduction of a fee is estimated at between £150,000 and £175,000.	Aiming to come into force in Spring 2007 .

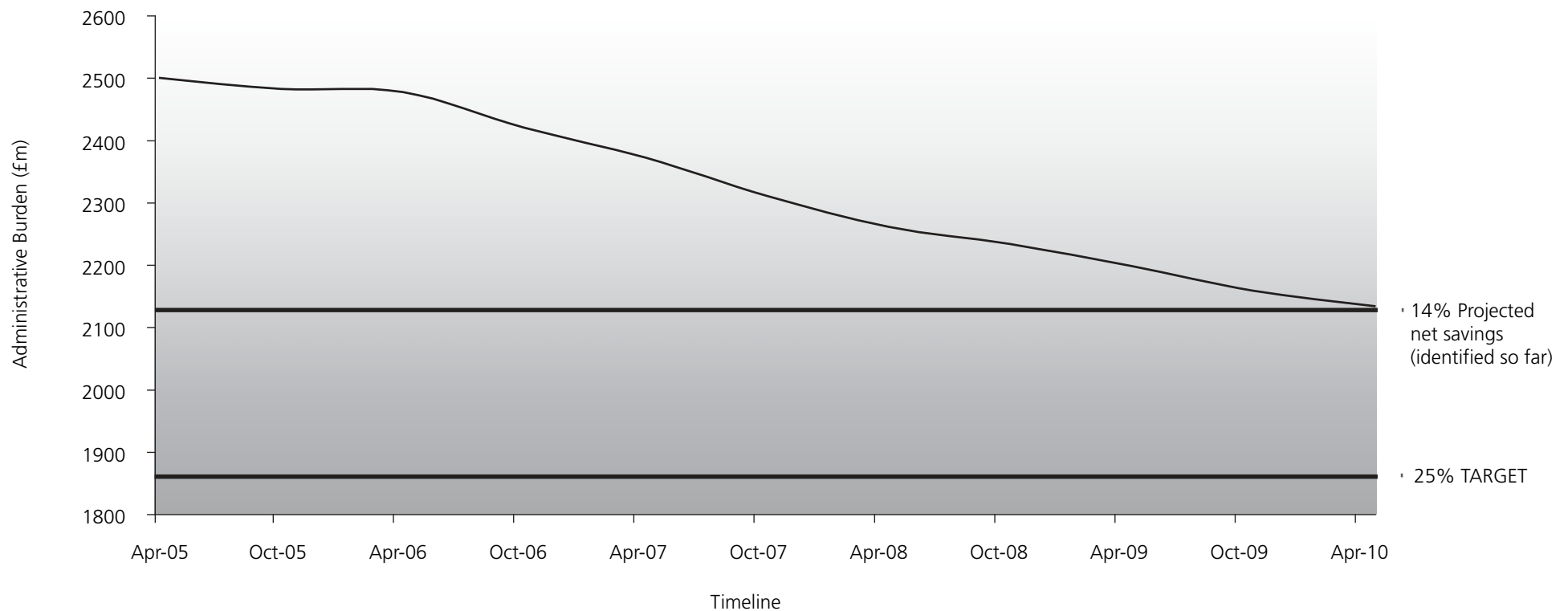
Title	Description	Affected Sectors	Estimated Costs (per annum)	Implementation Details
Requiring Planning Permission for the Demolition of Sports Buildings	Removes permitted development rights for the demolition of sports buildings.	These changes will affect: <ul style="list-style-type: none"> • local authorities and leisure facility owners; • England. 	Only affects very low number of applications – assume 20 a year at slightly higher than normal minor planning application costs (say £2,000), this gives total administrative burden of £40k .	Aiming to come into force on 6 April 2007 .
Control of Advertisements Review	The new regulations will update and improve the current arrangements for controlling outdoor advertisements and make the legislation more responsive to the rapidly changing forms of advertising.	These changes will affect: <ul style="list-style-type: none"> • local authorities and advertisers; • England. 	A more efficient system of control will be less costly to administer. Although it lowers the cost to businesses of applying for permission, there may be increased compliance costs for some advertisers.	Aiming to come into force on 6 April 2007 .
Park Homes – Economics of the Park Industry Report	Considering changes to the commission rate payable to the site owner on sale of a park home.	These changes will affect: <ul style="list-style-type: none"> • park home site owners and park home owners; • England. 	Possible changes to the commission rate are being considered. Details to be added in 2007.	Aiming to come into force on 6 April 2007 .
Building Regulations Approved Document B (Fire Safety)	We are considering whether this should introduce a requirement to provide information (e.g. building plans) to those producing the fire risk assessment required by the Regulatory Reform (Fire Safety) Order.	These changes will affect: <ul style="list-style-type: none"> • local authorities, approved inspectors, building owners, developers and builders; • England and Wales. 	The costs associated with any requirement will be calculated and included in future versions of the Simplification Plan. We would expect the information to be readily available and easily transferable and the costs to be negligible (and reduce the cost of otherwise sourcing the information to produce the risk assessment).	Aiming to come into force on 6 April 2007 .

Title	Description	Affected Sectors	Estimated Costs (per annum)	Implementation Details
Safeguarding Tenancy Deposits	Where landlords take a deposit from tenants, they will be legally required to join a statutory tenancy deposit scheme in order to ensure the deposit is safeguarded.	<p>These changes will affect:</p> <ul style="list-style-type: none"> • landlords and tenants; • England and Wales. 	<p>Assume cost of preparing information similar to submitting application for small firms rate relief (all information should be to hand) – unit cost of £30.63, with population the same as that for providing tenant with written terms of tenancy – 500,000 – this gives total administrative burden of £15m.</p> <p>Work has been done to drive down administrative burdens associated with tenancy deposit protection. Recent examples include:</p> <ul style="list-style-type: none"> • removing rent levels and letting fees from the prescribed information a landlord must provide to tenants; • allowing a single claim for deposits held in the custodial scheme, given certain circumstances; and • ensuring both the custodial and insurance-based schemes provide forms that can be completed electronically. <p>We are continuing to discuss with landlord and tenant groups any further ways in which the administrative burden might be minimised.</p>	Aiming to come into force on 6 April 2007 .



Title	Description	Affected Sectors	Estimated Costs (per annum)	Implementation Details
Home Information Packs (HIPs)	Home sellers will have to produce Home Information Packs which will include Energy Performance Certificates (EPC), searches and other legal documents. Home Condition Reports (HCR) can be provided on a voluntary basis.	<p>These changes will affect:</p> <ul style="list-style-type: none"> • home buyers and sellers, estate agents, surveyors and solicitors; • England and Wales. 	<p>HIPs transfer some costs from buyers to sellers. The only new cost to consumers is EPC which is required by the Energy Performance of Buildings Directive, the costs of which will be included in future iterations of the Simplification Plan.</p> <p>No major new costs for business, though estate agents will be subject to new duties and this will entail training etc. However, estate agents and others who work on a “no sale no fee” basis will benefit from a more efficient process and fewer transaction failures.</p> <p>The RIA is also being revised following our decision to simplify the process by making HCR optional.</p>	Aiming to come into force on 1 June 2007 .
Administrative Provisions in the Energy Performance of Buildings Directive	Regulations to transpose Articles 7-10 of the Energy Performance of Buildings Directive (EPBD). This covers energy performance certificates for buildings and arrangements for boilers and air conditioning systems, which include regular inspections, together with the arrangements for training and accreditation of suitable experts to provide the certificates and inspection reports.	<p>These changes will affect:</p> <ul style="list-style-type: none"> • local authorities, approved inspectors, building owners, developers and builders; • England and Wales. 	Impact of EPBD still being developed and costs/benefits will be included in future revisions of the Simplification Plan.	Will come into force starting 1 June 2007 in a roll-out programme over succeeding years to January 2009 .
Water Efficiency Measures	Considering changes to the building regulations to promote water efficiency in new homes.	<p>These changes will affect:</p> <ul style="list-style-type: none"> • local authorities, approved inspectors, building owners, developers and builders; • England and Wales. 	The costs and benefits are being reviewed and will form part of the RIA currently under preparation.	Aiming to come into force on 6 April 2008 .

Implementation Guide and Trajectory Graph of Business Burdens

Implementation Guide and Breakdown of How Administrative Costs and Savings (on Business) Accrue



Key for measures with no admin costs/savings identified:

-  Measure fully implemented
-  Measure partially implemented

Simplification Measures	Estimated Accrued Administrative Savings to Business (£m)										
	Apr-05	Oct-05	Apr-06	Oct-06	Apr-07	Oct-07	Apr-08	Oct-08	Apr-09	Oct-09	Apr-10
Electronic Capability and Increased Consistency in the Planning System:											
a) Standard Planning Application Form					5	50	59	59	59	59	59
b) Validation Criteria					27	27	27	27	27	27	27
c) e-Planning					10	15	30	32	34	36	38
Barker Review of Land-Use Planning											
Introduction of a New System of Statutory Plans											
Householder Development Consents Review							10	20	30	45	53
Local Development Orders					2	4	6	8	10	11	11
Satellite Dishes			0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54
e-Enablement of Building Control Service							10	20	40	60	68
Competent Persons Scheme (Part P)		15	30	45	55	55	55	55	55	55	55
Consolidation of Building Regulations					1	1	1	1	1	1	1
Building Regulations: User Centred Guidance		2	4	6	8	10	12	15	15	15	15
Review of the Building Regulations											
Review of Housing Act 2004 Implementation											
Tenancy Forms and Housing e-Portal											
Elton Review on regulation of Registered Social Landlord						2	2	2	2	2	2
Fire Safety Regulatory Reform Order (RRO)				53	53	53	53	53	53	53	53
Creation of Commission for Equality and Human Rights						3	3	3	3	3	3
Local Government White Paper											
Reducing the Local Government Performance Burden											
Local Area Agreements											
Safer and Stronger Communities Fund											
Local Authority Building Control Accounting Simplification											
Joint Report on Local Authority Consent Regimes											
Local Authority Consent Regimes RRO											
CLIP - Reducing the Burden of Data Collection											
National Fire and Rescue Procurement Strategy											
Government Connect											
Small Business Rate Relief Amendments					5	5	5	5	5	5	11
Cumulative administrative savings	0	17	35	105	167	226	274	301	335	373	397

New and Planned Regulations/Requirements	Estimated Accrued Administrative Savings to Business (£m)										
	Apr-05	Oct-05	Apr-06	Oct-06	Apr-07	Oct-07	Apr-08	Oct-08	Apr-09	Oct-09	Apr-10
Building Regulations Parts L and F			11	11	11	11	11	11	11	11	11
Empty Dwelling Management Orders											
Licensing of Private Rented Sector e.g. HMOs			2	2	2	2	2	2	2	2	2
Planning Use Classes - Casinos			0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Fees for Monitoring of Minerals and Landfill Sites											
Internal Floor Space Control (Mezzanines)				0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Outline Planning Permission etc.				13	13	13	13	13	13	13	13
Park Homes Implied Terms and Written Statement Regs				2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04
Planning - Control of Major Accident Hazards (COMAH)					0.01	0.01	0.01	0.01	0.01	0.01	0.01
Proposals to Formalise Control of Marine Minerals Dredging											
Controls on Demolition of Sports Buildings					0.04	0.04	0.04	0.04	0.04	0.04	0.04
Control of Advertisements Review											
Park Homes - Economics of the Park Industry Report											
Building Regulations Part B (Fire Safety)											
Safeguarding Tenancy Deposits					15	15	15	15	15	15	15
Home Information Packs											
Energy Performance of Buildings Directive											
Water Efficiency Measures											
Cumulative additional administrative costs	0	0	13	28	43	43	43	43	43	43	43
(Cumulative administrative savings)	0	17	35	105	167	226	274	301	335	373	397
NET CHANGE TO BASELINE (£2.492bn)	2492	2475	2470	2415	2368	2309	2261	2234	2200	2162	2138
(net % reduction)	0.0%	0.7%	0.9%	3.1%	4.9%	7.3%	9.2%	10.3%	11.7%	13.2%	14.2%

