

New Dwellings

Pre-Submission Guidance

We understand that navigating the Building Regulations can be complex, and recent changes have introduced additional requirements for new dwellings before an Initial Notice can be submitted. Below is some useful information about the process and the documentation we require.

Part R – Infrastructure for electronic communications

From 26 December 2022, all newly constructed dwellings must be equipped with gigabit-ready physical infrastructure, in line with requirements RA1 and RA2 of the Building Regulations. These requirements do not apply to dwellings created through a material change of use. The aim is to ensure that all new homes are capable of supporting the fastest available broadband connections. The regulations are structured in two tiers: where a gigabit connection is not currently available (RA2), the dwelling must still be future-proofed by installing the necessary physical infrastructure (RA1) to support such connections once they become accessible.

Requirement RA1: All new dwellings must be provided with gigabit-ready physical infrastructure to support gigabit-capable connections up to a network distribution point (or as close as reasonably practicable). Please note, there is no cost cap exemption for this requirement—RA1 must always be met.

Requirement RA2: This relates to the actual connection to a functioning gigabit-capable network. A cost cap of £2,000 per dwelling applies. If the cost of connecting exceeds this amount, the next fastest available connection must be installed within the cost cap. However, even if RA2 cannot be fulfilled due to cost, RA1 must still be satisfied to ensure the infrastructure is in place for future gigabit connections.

The **Initial Notice** has been updated to reflect these requirements. To submit a valid Initial Notice for any new dwelling project, we now require both:

- A statement confirming compliance included within the Initial Notice
- A completed **Connectivity Plan**, along with supporting documents (e.g. written confirmation from a network provider or evidence of exemption).

Part A requires:

- Details of the Building Control Body, development site, key developer contact, and network operator.
- Section 5 requests specifics regarding the physical infrastructure. Based on your responses, you may be required to complete **Section 6**, which asks for written confirmation from your network provider to support the information provided in Section 5. **Please be aware that network providers can take up to 30 days to respond, so we recommend contacting them as early as possible.**

Part B only applies if the project qualifies for an exemption from the new requirements:

- **Section 1** is for RA1 exemptions
- **Section 2** is for RA2 exemptions. In both cases, appropriate evidence must be submitted to justify the exemption.

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Parts G & M – Optional Requirements

We are also required to include details on the Initial Notice of any *optional requirements* imposed through planning conditions. Once planning permission has been granted, please inform us if any of the following enhanced standards apply to your development:

- **Regulation 36(2)(b)** – Water Efficiency
- **Part M, Category 2** – Accessible and adaptable dwellings

Part M, Category 3 – Wheelchair user dwellings

These optional requirements are typically outlined within the planning conditions issued by your Local Authority. If you're unsure whether any apply, feel free to send us a copy of your planning decision notice and we'll review it for you.

If you've not yet received planning permission, please let us know. We can still submit the Initial Notice in the meantime, but it may need to be amended once permission is granted.

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

