



URN: 21-013

Subject: Development Standard – Establishment of Task and Finish Group

Report to: ELT 10 February 2021
Housing and Neighbourhoods Committee 4 March 2021

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SUBJECT MATTER/RECOMMENDATIONS

This paper provides an overview of the process to produce a Development Standard which will apply to new homes built or acquired to become part of the Council’s housing stock. It seeks identification of five members to form part of a Task and Finish Group which will develop the new standard.

RECOMMENDATIONS

That Committee:

- 1. Note the paper and nominate five members to participate in the Development Standard Task and Finish Group.**

1.0 Introduction

1.1 On 1 October 2020, Committee considered the Council Homes Programme report which set out the Council’s approach to increasing the delivery of new Council homes through new build or acquisitions. The report identified that a Development Standard would be produced to set out the Council’s requirements for such homes to ensure new homes will be:

- Of high-quality appearance set within a scheme which is attractive and welcoming
- Energy Efficient
- Of high-quality construction to reduce repair and maintenance costs
- Spacious – reflecting the National Space Standards

The Development Standard will include:

- Principles of design for the appearance and scheme layouts of new build homes.
- Requirements in relation to the layout of homes and adaptability of homes to meet changing needs.
- Specific requirements for homes which are acquired (new and existing homes) rather than constructed by the Council.

In addition, the Development Standard will detail the councillor and community engagement and consultation which will be an integral part of the development of new build Council housing schemes.

2.0 Task and Finish Group

- 2.1 To inform the production of the Development Standard, a Task and Finish Group will be used to allow officers across the council and as well as councillors to feed into the writing of the new Development Standard to ensure it meets the Council's requirements and will ensure that new Council homes are of the required standard.
- 2.2 To ensure the Task and Finish Group provides a wide range of knowledge and experience it is requested that five committee members are nominated to join the group. In addition, the Task and Finish Group will include external representatives who can bring additional expertise to the group with a focus on the areas of design and sustainability.
- 2.3 Following the completion of the work of the Task and Finish Group, the draft Development Standard will be presented to Housing and Neighbourhoods Committee for adoption.

3.0 Financial Implications

- 3.1 None associated with this report. It is noted, however, that the completed Development Standard will have an impact on the cost and therefore the viability of delivering new homes delivered in accordance with the new standard, for example as a result of the inclusion of sustainability requirements in excess of Building Regulation requirements. Some additional costs will be recovered through reduced ongoing repair or maintenance costs whilst other costs will bring wider social benefits or reduce the energy costs of the residents of the homes.

4.0 Risk Implications

- 4.1 The Task and Finish Group will ensure that the production of the Development Standard will be informed by a range of knowledge and experience ensuring that there is clarity in the Council's requirements and the standards expected of additional homes. It will also provide clarity around the community and councillor engagement which will be intrinsic to new build developments. The Development Standard will reduce the risk that new build homes or acquired homes do not meet the Council's requirements in the short or long term.

4.2 As set out at 3.1, the Development Standard may increase the costs of delivering new homes and therefore, in preparing the Development Standard it will be important to consider the overall viability of delivering new homes to the Development Standard. This consideration will take into account the whole life cost of homes and the cost to residents to ensure the requirements of the standard are deliverable.

5.0 Conclusions

5.1 This paper sets out the role of a Task and Finish Group in producing the new Development Standard and requests that five members of committee are nominated to join council officers on the group.

6.0 Background Papers

Council Homes Programme – report to Housing and Neighbourhoods Committee 1 October 2020

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	Via ELT
Section 151 Officer Consultation:	Via ELT
Existing Council Policies:	Use of Retained Right to Buy Receipts Policy.
Financial Implications (including VAT and tax):	None
Legal Implications (including human rights):	None
Risk Implications:	Set out at section 4 above.
Equality Issues/EQIA assessment:	The Development Standard will include requirements around accessibility of new build homes and for acquisitions. It will ensure new homes meet the needs of those they are intended for.
Crime & Disorder:	The Development Standard will include design requirements which ensure that new housing schemes are designed and constructed to minimise

	the properties vulnerability to crime as much as possible.
Every Child Matters:	The needs of children will be included in the Development Standard requirements.