

# Short Form Report of City of London Housing Guide V16

## 1 Executive Summary

This report has been prepared by Turner & Townsend (T&T) in response to the request from Hawkins Brown LLP, whom on behalf of the City of London Corporation have commissioned Turner & Townsend, to undertake a commentary of the '20016\_Issue\_16\_FinalIssue' provided by Hawkins Brown LLP on 23<sup>rd</sup> June 2020.

The purpose of this report is to review the following:

- Examine the City of London Corporation 'Housing Design Guide to support the expansion of Social Housing' Issue 16 22.06.20 and report observations
- Commentary on the document as a whole and the affect it may have on cost
- Comment on relevant sections and appendices of the Housing Guide
- Comment on Abnormal cost headings
- Highlight risks for consideration

## 2 Summary of Findings

This report summarises the findings from the review. For ease of reference, we have given a 'RAG' status to each item.

**RED** denotes a key area of risk that **requires immediate attention**: area of risk that requires immediate attention and review by the team

**AMBER** denotes concerns that should be **reviewed by the project team in the short term**: concerns that should be reviewed by the project team

**GREEN** denotes that **there are no concerns**: no short term concerns

Our key findings are set out in the long form report and are as follows.

RAG status	
AMBER	Content of the Guide that require better definition
RED	Content of the Guide that attracts additional cost
RED	Appendices not included in the Guide
RED	Potential conflict in Employer's Requirements design
RED	Main Contractor cost headings that need to be included in the Guide.
AMBER	Procurement Risk
AMBER	Statutory undertakings
GREEN	CoL Cost book project budgets

## 3 Summary

Appointed cost consultants acting behalf of the City of London Corporation should not let the design proceed unless it is affordable and the Gateways (section 3.3 of the Guide) should be complied with in order to provide a collaborative process with the City and the designers. For establishment of City of London Corporation cost book budgets, the Guide should be aligned project scope, site location, building and site abnormal costs, site conditions, Client brief, Works programme and Employer Requirements.