

Committee(s)	Dated:
Housing Management & Almshouses Sub Committee	301120
Subject: Housing Delivery Programme – Housing Design Guide	Public
The Housing Design Guide supports the following outcomes contained in the City Corporation's Corporate Plan: <ul style="list-style-type: none">○ People are safe and feel safe○ People enjoy good health and wellbeing○ Communities are cohesive and have the facilities they need○ Businesses are trusted and socially and environmentally responsible○ We have clean air, land and water and a thriving and sustainable environment○ Our spaces are secure, resilient and well maintained	Corporate Plan Item 1 Corporate Plan Item 2 Corporate Plan Item 4 Corporate Plan Item 5 Corporate Plan Item 11 Corporate Plan Item 12
Does this proposal require extra revenue or capital spending?	No
Report of: Director of Community and Children's Services	For Decision
Report author: Michael Gwyther-Jones	

Summary

This report provides Members with information relating to the City of London Corporation's (the Corporation) commitment to ensure our social housing projects are undertaken in compliance with a consistent and comprehensive Housing Design Guide (HDG). The guidance sets out the design standards required by the Corporation such as space standards and energy performance targets, but also our preference for specific installations and components ensuring synergy and efficiency with our long-term maintenance strategies for housing stock.

As highlighted in the Housing Strategy for 2019-23: 'Healthy Homes; Vibrant Communities', the purpose of the HDG is to set out our employer's requirements for a wide range of aspects which include: sustainability, fire safety, energy & carbon management, environment & biodiversity, promotion of health & wellbeing, accessibility, stimulating social value, security, how we create and work with digital models of buildings, and support for the City's recently published Climate Action Strategy.

The HDG fulfils the client's responsibility to inform and support the procurement of both design services & contractors, forming the basis of a generic employer's requirements for Housing Design Standards, and will be adaptable to the full range of housing projects.

Recommendation(s)

Authorise the use of the 'Housing Design Guide' to inform the City's housing delivery programme and acknowledge the comprehensive guidance and standards which are contained in the primary guidance document and the supporting appendices.

Main Report

Background

1. The City of London is committed to delivering good quality housing which satisfies recognised standards of design & construction, and which can be benchmarked against good practice. The HDG will ensure consistent design standards are implemented and establish the methodology and good practice required to achieve these standards. It is also essential that effective protocol which supports meaningful engagement with residents and stakeholders is given priority and is common practice across the whole of our housing delivery programme.
2. The design of housing can affect the quality of our lives as well as our physical and mental wellbeing. The quality of people's homes matters to their short-term safety and long-term quality of life. For many who live in poor-quality, cramped, unsuitable accommodation, they are far more likely to suffer from a wide range of illnesses, such as cancer, respiratory and cardiovascular diseases. Well-designed housing can support the changing needs of our residents and help create a sustainable environment for new and existing residents. The HDG will enable people to embrace healthy lifestyles, secure socially inclusive developments, and foster more cohesive communities.
3. The City has a responsibility to ensure that the design consultants and contractors we commission have been procured based on comprehensive and adequate briefing information at the outset. The HDG provides that reference point which can be applied to all new build housing projects both large and small.

Current Position

4. The current Housing Design Guide (version 20) is the culmination of 2 years development and consultation involving a wide range of departments and stakeholders within the Corporation. It has been a collaborative exercise led by the City, the appointed consultant Hawkins Brown Architects, and the supporting multidisciplinary team. Members have been provided with a link to download the HDG.
5. This is the third and final report for Members to authorise the implementation of the HDG. The previous committee reports presented have been information reports and these have been supplemented by online presentations and Q&A.
6. The previous information report presented to HMASC in 2018 sought to obtain authorisation to implement specific design requirements for Fire Safety, LABC Warranty, Secured-by-Design and Access & Equality.
7. The Draft HDG has already been issued to design teams as a reference point for proposed housing schemes at Sydenham Hill Estate and York Way Estate.

Corporate & Strategic Implications

8 Strategic implications – The HDG supports the outcomes identified in the Corporate Plan as well as corporate strategies such as the Housing Strategy 2019-23; Responsible Business Strategy; Climate Action Strategy 2020-27; Biodiversity Action Plan; and local and national commitments set by the UK Government declaration of Climate Emergency which aims to take the measures needed to achieve Carbon Zero by 2030. Exemplar initiatives such as low-carbon heating and sustainable urban drainage systems are promoted within the HDG.

9 Financial Implications

Turner & Townsend, cost consultants have been commissioned to consider the potential cost impact of the standards contained in the HDG and this overview can be found in appendix 1. Not everything contained in the HDG will be applicable to all housing projects and discretion can be exercised. Financial implications for each project will be assessed on a project-by-project basis and reported to committee via the City's gateway project management protocol.

10 Resource Implications

The guidance contained in the HDG will improve the efficiency of design and project management activities as well as increase the methodology for managing construction data and the synergy of maintenance strategies.

11 Legal Implications

The HDG is a guidance document for design consultants and contractors. Specific contractual obligations will be dealt with on a project-by-project basis.

12 Risk Implications

By providing comprehensive briefing information, greater clarity will be achieved in setting out the City's requirements and leave less opportunity for ambiguity.

13 Equalities Implications – The HDG supports the City's obligations to satisfy the Public Sector Equality Duty 2010 - the proposals contained within this report will have a positive impact on people protected by existing equality legislation – age, disability, gender reassignment, race, religion or belief, sex, sexual orientation, marriage and civil partnership and pregnancy and maternity. The HDG will be available as an accessible PDF and Equality Impact Assessments will be undertaken on a project-by-project basis.

14 Climate Implications

The City's Climate Action Strategy 2020-27 has been included as a key policy reference within the HDG and one which new housing projects need to comply.

15 Security Implications

The HDG stipulates that all new housing must be certified Secured-by-Design

Attachments

You can view the full Housing Design Guide by following the link below:

https://corpolondonmy.sharepoint.com/personal/kim_starling_cityoflondon_gov_uk/_layouts/15/guestaccess.aspx?guestaccesstoken=vEvrRnUIzaWi1OczGLg22FaC1r%2FHBkrOIo8e9%2BFpXw%3D&docid=2_10540a79392094e0fb7c7dd2933e1bb35&rev=1&e=dcXrcm

Appendices

- **Appendix 1** – Cost Overview prepared by Turner Townsend
- **Appendix 2** – Statement of Support by Hawkins Brown Architects

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