



Homes
England

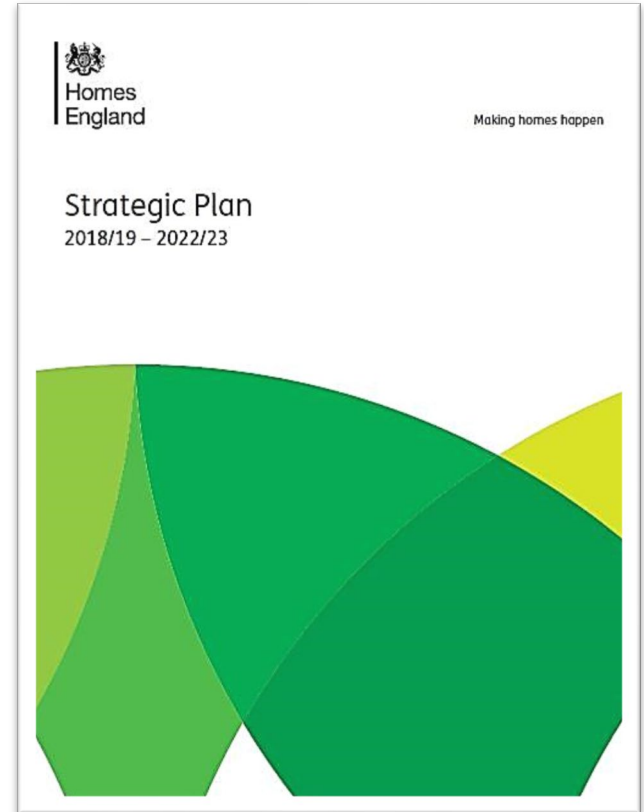
Design Quality Assessment at Homes England

Dan Roberts Planning, Enabling & Development team

Place Alliance: Big Meet 9, Tues.2 April 2019

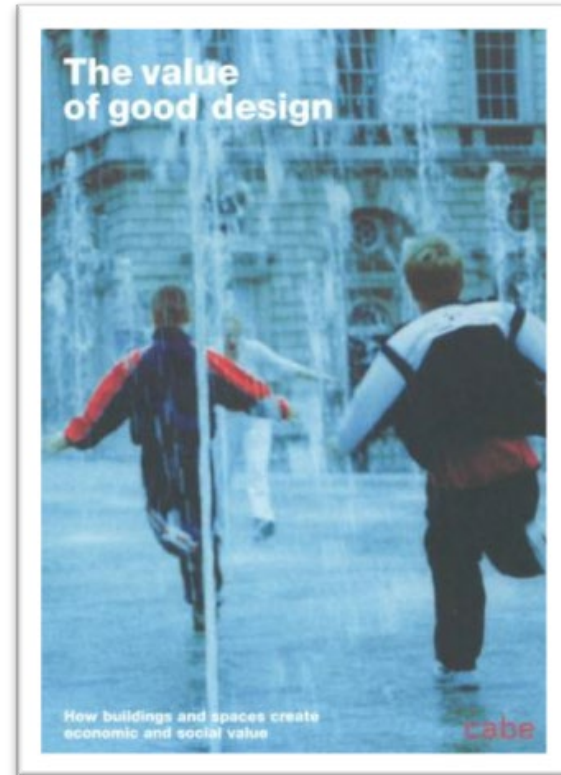
“The new Homes England is all about making homes happen – and our new five-year plan sets out our ambitious new approach. We are committing to boosting housing supply, productivity, innovation, quality, skills and modern methods of construction to help make a more diverse and resilient market.”

Nick Walkley
Chief Executive, Homes England



benefits of place making and design quality

- community engagement
- potential uplift in value
- physical and mental well-being
- reduction in social costs
- alignment with MHCLG



design quality: the changing context and policy basis

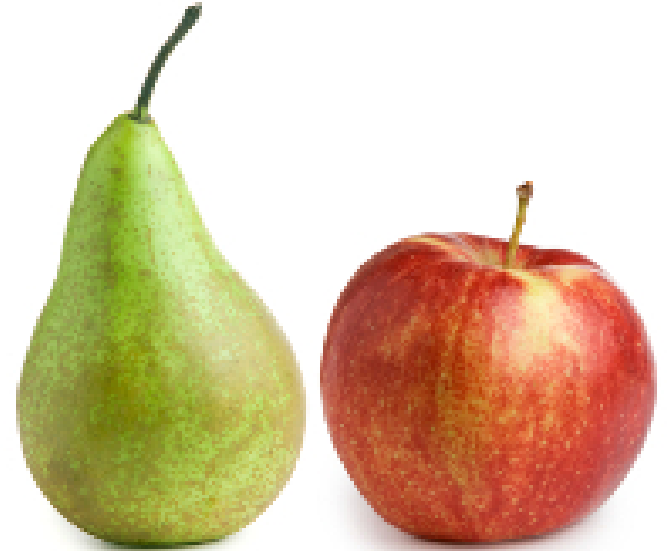
- revised NPPF & Housing White Paper
- Garden Communities programme
- Planning Delivery Fund
- MHCLG – recruitment of design team and head of architecture
- MHCLG's Design Quality Steering Group
- Design Conferences – Apr.18, Feb.19



Ministry of Housing,
Communities &
Local Government

Homes England, inherited position

- no design standards
- reliance on LPAs' local plan policies
- 70:30 ratio favours quantitative assessment
- inconsistency across programmes and teams
- lacks clarity for development partners
- risk of non-policy compliance



consequences of the lack of assessment

- confusion, side-lining of consideration
- some low quality schemes
- can lead to planning delays and objections
- not aligned with the Ministry and LPAs
- lack of leadership role
- incorrect outputs due to policy changes
but also some notable outcomes...
eg. Manor Kingsway, Northstowe design code

therefore, the decision to introduce an
assessment of design quality at Homes England



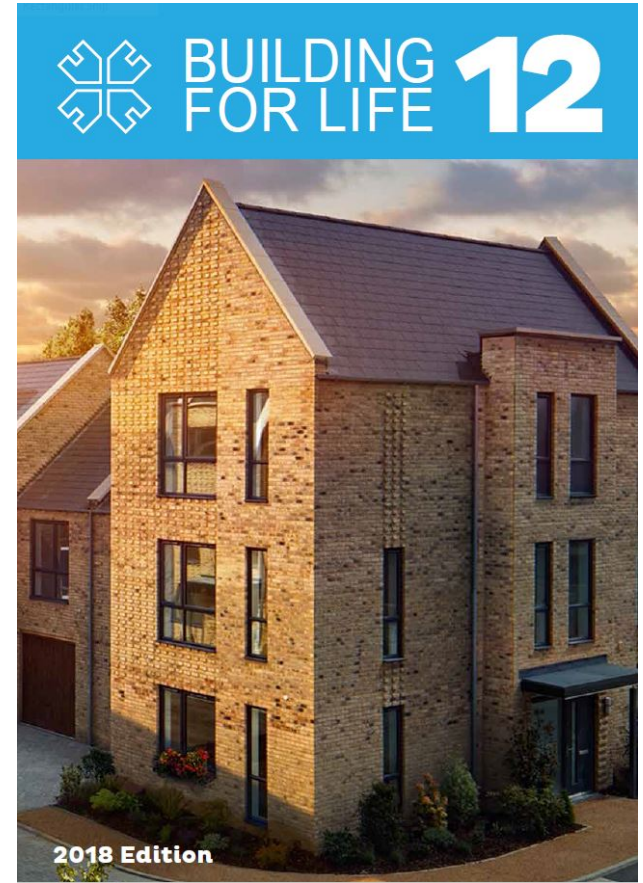
implementing a design quality assessment

- assessment using Homes England Land Programmes as a first phase
- then to Affordable Housing Programme and Investment
- wider role of design influence
- pursued throughout the 'whole life' of a project, including beyond construction
- tailored to agency processes (Gateways)



implementing design quality

- 3 stage training programme:
 - awareness and familiarisation
 - recognition and assessment
 - evaluation and improvement
- in partnership with Design for Homes
- based on the Building for Life 12 criteria, plus other 'tools' available
- continuing internal support



the 'toolkit' of methods and techniques

- Building for Life 12
- Building with Nature
- Design Review
- Design Codes
- Manual for Streets
- Secured by Design
- guidance, eg. Qualityreviewer & Urban Design Compendium
- + best practice examples

(MHCLG work on tools and processes)



requirement of submission

- scale of development (>50 homes)
- bidders' self assessment of 12 criteria
- particular emphasis on criterion 5; 'locally inspired or otherwise distinctive character' (9+1 questions)
- 1 x A4 sheet per question



evaluation

- developers required to demonstrate quality in terms of BfL12
 - self assessments will be scrutinised !
 - pass/ fail element:
 - need to attain a minimum number of greens
 - evaluation of responses to 10 questions:
 - will account for 10% of overall score
- + ability for developers to apply for external accreditations



Secured by Design



design quality is back on the agenda at Homes England

we are aiming to create better places, everywhere

thank you