

## **WAVERLEY BOROUGH COUNCIL**

### **HOUSING OVERVIEW & SCRUTINY COMMITTEE**

**23 NOVEMBER 2020**

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**Title:**

**Scoping Document for Housing Design Standards Review**  
**Task and Finish Group**

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**Portfolio Holder:** Cllr A Rosoman, Portfolio Holder for Housing

**Head of Service:** Andrew Smith, Head of Housing Delivery and Communities

**Key decision:** No

**Access:** Public

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#### **1. Purpose and summary**

- 1.1 The Committee are asked to consider and agree the Scoping Document (set out at Annexe 1) for the Task and Finish Group reviewing the Housing Design Standards. It is expected that the recommendations from this Scrutiny Review will inform the design proposals for future council housing development schemes.

#### **2. Recommendation**

It is recommended that the Committee agree the scoping report at Annexe 1 to this report.

#### **3. Reason for the recommendation**

The Committee are being asked to confirm the approach and objectives for the review.

#### **4. Background**

Waverley Borough Council has an ongoing programme of social house building and it is important to ensure that design standards for these developments take account of current legislation. The standards were last reviewed in mid-2018 and are due for update on a three-year cycle.

The review will focus on the following:

- design requirements arising from the Hackett review which followed the Grenfell Tower disaster
- aligning housing insulation and heating standards with the objectives of the September 2019 Climate Emergency declaration by this Council.
- any other regulatory changes that have arisen since mid-2018
- the Government's proposals for the 'Future Homes Standard' including the results of the consultation on Parts L and F of the Building Regulations.

- aligning the Standards with new Council policies.
- Post-Covid working from home provisions.

The objective of the review is to produce an update of the Building Design Criteria for Waverley Council Houses which is both up-to-date in terms of legislation and incorporates energy efficiency and sustainability into the design in order to contribute towards the Council's aim to reduce emissions. All aspects of the review will be seeking best value for money.

## **5. Relationship to the Corporate Strategy and Service Plan**

- 5.1 The Review of the Design Standards is directly related to the aims of the Corporate Strategy in terms of working to maximise the availability of housing that meets the needs of local people at all income levels and taking steps towards the aim of becoming a net zero-carbon council by 2030 encouraging carbon reduction and carbon offsetting and sustainable homes.

## **6. Implications of decision**

### **6.1 Resource (Finance, procurement, staffing, IT)**

At this stage the financial consequences of the review are not known but will be identified as the work progresses. An objective of the review is to secure best value for money. Staffing will be within existing resources and the new Scrutiny Officer will support the review.

### **6.2 Risk management**

Any relevant aspects of risk management will be identified as part of the review.

### **6.3 Legal**

Legal implications will be identified, where relevant, as part of the review.

### **6.4 Equality, diversity and inclusion**

An equality impact assessment will be completed during the course of the review.

### **6.5 Climate emergency declaration**

A major aim of the review is to ensure the energy efficiency and sustainability standards including housing insulation and heating standards align with the objectives of the September 2019 Climate Emergency declaration by this Council.

## **7. Consultation and engagement**

- 7.1 Consultation with tenants will be included as part of the review.

## **8. Other options considered**

- 8.1 None.

## **9. Governance journey**

- 9.1 It is intended that the Task and Finish Group will bring update reports back to this Committee and will make a final report in June/July 2021. This Committee will make recommendations arising from the report to the Executive.

**Annexe:**

Annexe 1 – Scoping Document for the Review of Waverley Housing Design Standards

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**Background Papers**

**There are / are no** background papers, as defined by Section 100D(5) of the Local Government Act 1972).

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Agreed and signed off by:

Legal Services: date

Head of Finance: date

Strategic Director: date

Portfolio Holder: 6 November 2020