

Waverley Borough Council Scrutiny Review

**Review of Waverley Housing Design Standards
Scoping Document**

November 2020

Background information		
1.	Title of proposed review	Review of Waverley Housing Design Standards.
2.	Proposed by	Cllr Richard Seaborne
3.	Chair of the Group (once confirmed)	
4.	Membership of the group (once confirmed)	Cllr Peter Marriott Cllr Richard Seaborne Cllr David Else A Tenants Panel representative
5.	Scrutiny Policy Officer supporting the review	tba
6.	Service officer(s) supporting the review	Louisa Blundell (Housing Development Manager), Jane Clement (Building Control), Fotini Vickers/Delma Bryant (Sustainability Projects Officer), Lindsay Kennedy (Housing Finance Manager)
7.	How does this review link with the corporate priorities within the Corporate Strategy?	The review directly relates to the Council's priority on taking action on Climate Emergency and "ensuring all new homes on council land achieve energy efficiency level A".

Purpose and objectives		
8.	Reason for / background to the review	Waverley Borough Council has an ongoing programme of social house building. It is necessary to keep the design standards for those new homes current with legislation. The standards were last reviewed in mid-2018 and are due for update on a three-year cycle.
9.	Purpose (what does the review hope to achieve)	The main focus areas of the review will be to: <ul style="list-style-type: none"> • Affordability for tenants (Rent/Council Tax/operational costs) • Incorporate design requirements arising from the Hackett review which followed the Grenfell Tower disaster / Fire Safety Bill. • Align housing insulation and heating standards with the objectives of the September 2019 declaration of a Climate Emergency by this Council. • Capture any other regulatory changes that have arisen since mid-2018. • Take into account the Government's proposals for the 'Future Homes Standard' including the results of the consultation on Parts L and F of the Building

		<p>Regulations.</p> <ul style="list-style-type: none"> • Aligning the Standards with new Council policies. • Consider Post-Covid working from home provisions.
10.	Objectives (what actions / outcomes are expected as a result of the review?)	<p>The objective of the review is to produce an update of the Building Design Criteria for Waverley Council Houses which:</p> <ul style="list-style-type: none"> • is up-to-date in terms of legislation • incorporates energy efficiency and sustainability into the design in order to contribute towards the Council's emissions reduction efforts <p>All aspects of this review will be seeking best value for money.</p>
11.	Research questions (any questions posed so far for the review to cover)	<p>Look at the approach of other councils such as Norwich and Bristol to the same problem and why? Invite Passivhaus providers to explain their rationale.</p>

Methodology		
12.	What form will this review take (e.g. half day, full day, meetings over several weeks/months, standing Group until...)?	Starting in January 2020 and delivering final report in the June/July committee cycle. Regular meetings every 2 – 3 weeks of no more than 2 hours each.
13.	What evidence will need to be gathered in order to undertake this review (e.g. current policies, satisfaction data, literature)?	Current Design Standards Norwich scheme Bristol approach Policies? Housing Strategy?
14.	What methods will be used to compile information for this review (e.g. desktop research, public consultation, interviews, focus groups)?	Desktop research, gathering evidence from interviews and presentations from other councils, organisations, internal and external witnesses and consultation with Tenants Panel.
15.	What (if any) external resource will be required (e.g. external expertise, consultants etc)?	Potential input from an energy assessor / architects already working for WBC

Limitations and risks		
16.	What does this review not include in its scope? (Consider remit of the committee and purpose of the review.)	<p>What is within the scope: Privately developed accommodation Void homes Standards for refurbished properties (private and social) Garages Physical external materials Design standards for Disabled Adaptations</p>

		Supported Living Accommodation Connectivity and Surroundings – (planning)
17.	What is the Council's risk appetite for the issue being reviewed?	Delivery climate carbon neutral council 2030

Post review		
18.	To where will the recommendations ultimately be addressed (e.g. Executive, Council, external organisation)?	Executive
19.	When will the final report be presented to the parent committee?	June/July 2021
20.	When will the report be presented to Executive/Council (meeting dates)?	July 2021
21.	How will the impacts of the review be measured?	Success in meeting energy efficiency standards whilst achieving value for money and desired number of homes.
22.	When / how often will the impacts be assessed?	Annually through Housing O&S.
23.	When / how often will the impacts be reported to O&S?	Annually.

Some of the sections of this document may need to be completed after the first meeting of the Group.