



Ministry of Housing,  
Communities &  
Local Government



# Quality homes and places

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[#DesignQuality](#)



## My objectives

Create a **MHLG hub** for built environment professionals knowledge and influence on quality

Create a **cross Government network** to promote good design

Develop **Planning Practice Guidance** to underpin design quality

Set clear quality expectations in **Government housing programmes** and review application of quality standards

Promote **good practice and knowledge**

Create an **industry network** of 'friends' and support



## Raising quality

**Quality** of new homes and places is a priority for the Government, in response to the Housing White paper.

Our key areas of focus are effective **community engagement**, and raising **design quality**.

**‘More, better, faster’** homes – the challenge of balancing quality and quantity of new homes and delivering at pace.

A **MHCLG Design Team** are tasked with addressing this challenge and gathering and disseminating evidence of good practice.





## Defining quality

### Pre-planning stage:

**Policy and briefing** – planning policy objectives, client briefing, preparatory engagement

### Planning stage:

**Layout** – using recognised good practice urban design principles

**Appearance** – designing popular housing that enhances local character

### Detail design stage:

**Technical standards** – adopting good standards

**Sustainability** – designing for the long term

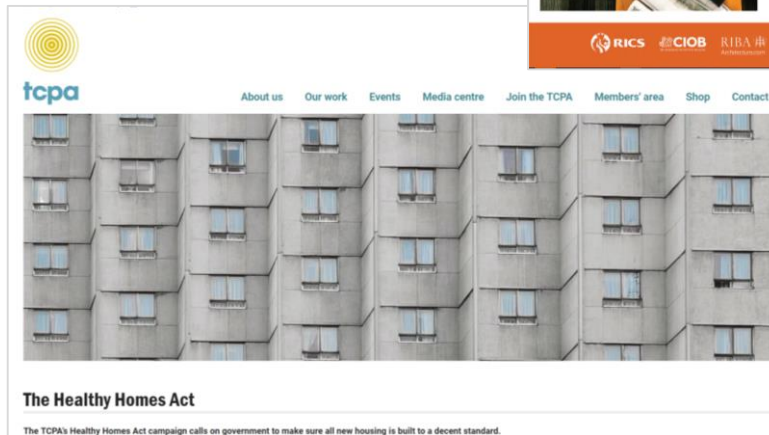
### Construction stage:

**Details** - well detailed for quality construction, character and durability

**Build quality** – built and finished to good standards

### Building performance in use:

**In use** – performance matches design and technical standards





## Quality and a customer focus

Safety

Health and wellbeing

Comfort

Amenity

Liveability

Functionality

Accessibility

Security

Environmental conditions





## Planning reform

Revised National Planning Policy Framework (**NPPF**) –

- **Achieving well-designed places**
- **Effective use of land**
- **Healthy and safe places**

The NPPF sets out that plans should use visual tools, design guides and codes, to help create **distinctive places**.

Policies should ensure that developments are **visually attractive and add to the overall quality of the area**.

Planning Practice Guidance will include **design guidance** and a supporting **Design Manual**.



## PPG and Design Manual

Planning Practice Guidance Q&A

Published design guidance

Design Manual – an easy guide with common language for LPAs to inform Local Plan documents

Produced by MHCLG with support from consultant

Developed alongside Manual for Streets 3







## Planning tools

Setting local visions in Local Plans setting expectations for quality

Statutory and non-statutory tools

Proactive planning: Design Codes

PDP's - Design Guides

Quality Charters







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## Evaluating quality

Building for Life 12

Design Review

Peer group review

Home Quality Mark, LEED, BRE Environmental

Community voice



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## Community engagement

Importance of **community engagement** in plan making and **co-design** in the design process.

Model processes such as **charrettes** commissioned to demonstrate best practice for early planning stage.

Specific **guidance** will set out best practice for community engagement in plan making and projects.

Estate Regeneration National Strategy sets out a model engagement approach for **redevelopment, remodelling and infill**.





## Building Better Building Beautiful Commission

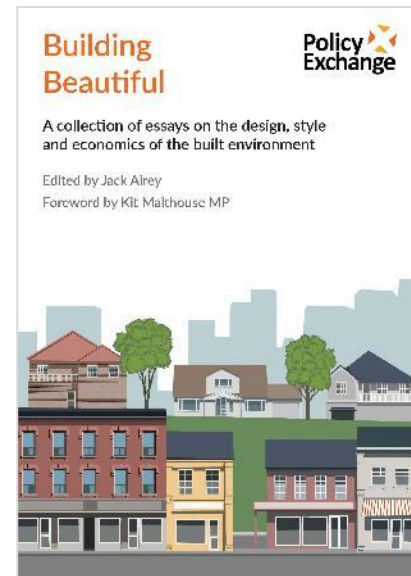
A **new Chairman** will be appointed – the work carries on.

Commissioners and Commission advisors – **impartial expert advice** on how the planning system can **encourage and incentivise** a greater emphasis on good design and quality.

A **vision and practical measures** to help ensure new developments meet the expectations of communities.

**Call for evidence** from all by 31<sup>st</sup> May.

Report containing **actionable recommendations** to SofS in December 2019.



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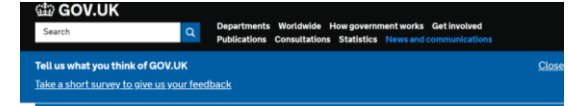
## Government housing programmes

**Quality criteria** are being developed for MHCLG housing programmes such as Garden Towns and Villages, Estate Regeneration, Public Land where places are bidding for funding.

**Garden Towns and villages** and quality assurance.

Government recognises the importance of **sustaining quality** from plan making, masterplanning, design and implementation.

**Housing an Ageing Population** – a design competition for the Industrial Strategy Grand Challenges for **Future Home 2030**



[Home](#) > [Housing, local and community](#) > [Planning and building](#) > [House building](#)

Press release

### £3.7 million to fund 5 new garden towns across the country

New garden towns will provide up to 64,000 much-needed homes across England.

Published 23 March 2019  
From: [Ministry of Housing, Communities & Local Government](#) and [Kit Matthouse MP](#)





## Housing standards

Housing standards

Optional national standards available for  
LPAs

Varied environmental standards

Future Homes Standard

Reliance on good client briefs

Thinking for the long term







## Council housebuilding

Lifting the borrowing cap

Key reasons for new Council housing development:

- Housing need and homelessness
- Income generation
- Quality of design

Developing an independent network to promote council housebuilding





## Design quality - a national objective?

To raise the standard of design quality of new homes and places.

To harness the UK's world class design skills.

To support our industrial strategy through quality and innovation.

To build community capacity and expectation for design quality as in other countries.

