Quality homes and places

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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
Evaluating quality

Building for Life 12
Design Review
Peer group review
Home Quality Mark, LEED, BRE Environmental
Community voice

#DesignQuality
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 31st May.

Report containing actionable recommendations to SofS in December 2019.

#DesignQuality
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
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.