

CABINET

Appendix 1 to CNHAS paper



Council (C) Newbuild (N) Housing (H) & Acquisitions(A) Strategy(S) 2021 – 2026 (CNHAS)



Bournemouth, Christchurch and Poole Council September 2021

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The opportunity CNHAS offers is a real and present one and can sustain BCP Council 's direct delivery of homes for the next decade whilst helping to embed effective stewardship across its communities.

This housing development strategy and delivery Plan is the first five years of that journey!

CONTENTS

Executive Summary	P4-5
Introduction	P6
Purpose of CNHAS	P6-7
Vision	P7
Section 1 - Strategic Considerations <ul style="list-style-type: none"> 1. Housing Supply Targets 2. Housing Needs and Tenure types 3. Finance - strategic considerations 4. Governance 5. Communication 	P7 P7 P8 P8-9 P9
Section 2- Implementation Considerations <ul style="list-style-type: none"> 1. a- Programmes and Acquisitions strategy 1-4a b- Future programmes 4& 5 (not budgeted for) 2. Resources - Finance 3. Resources - Partners & delivery vehicles 4. Resources - BCP People 5. Resources – Procurement 6. Project profiling- size, client, complexity & timing, etc 7. Viability and costs benefit analysis/VFM 8. Quality Homes - Proposed Housing Standards 9. Safe homes that promote healthy living 10. Specialist and supported needs 11. Engagement and consultation 12. Equality Impact assessment 13. Decision (Sustainable) Impact assessment 	P10-11 P11 P11-12 P12-13 P13 P13 P13-14 P14 P14-15 P15 P15-16 P16 P16 P16-17 P17
Appendices <ul style="list-style-type: none"> 1. Summary of sites, Delivery Vehicles, land ownership/funding 2. Proposed minimum Housing Standards – Space, Sustainable and Safety & Including Construction methods- traditional & MMC 3. Housing Delivery Team – Now and before end 2021 	P18 P19-22 P23

Executive Summary

1. The bold ambition of this Council Newbuild Housing and Acquisitions Strategy (CNHAS) is to **directly deliver** against the Corporate Strategy target of building at **least** 1,000 new homes on BCP Council owned land/property (sites) over the next 5 years, thereby contributing to the World class regeneration and housing objectives of Our Big Plan.
2. CNHAS will set high standards of design, building safety & security, accessibility & space, sustainability, diversity, and where possible **long-term stewardship & walkability** as well **demonstrating value for money** for the homes retained by BCP.
3. BCP Council's Housing Delivery team will lead the development of these sites, to optimise asset retention, provide rental income, support businesses and residents communities.
4. CNHAS will positively lead on housing related elements of the new Building Safety Bill.
5. CNHAS ensures efficient delivery at pace and scale by promoting programmes of parallel building activity containing many projects rather than 1 project, sequential procurement.
6. Its ambitions are not only for the circa 400+ currently planned HRA homes but also the 900 **mixed income homes**, thereby supporting the Programmes viability through capital contributions from certain projects but also maintain ongoing income streams and helping to deliver against a broader spectrum of housing need. This makes an attractive mixed income offer that enables communities to thrive due to the variety of investment streams supporting them.
7. Currently, 5 programmes of delivery have been identified for this first 5-year CNHAS –
 - a. the first 3 represent 24 BCP sites- generating an estimated 1064 homes – delivered in the years 2021- 2026- refer to annex 1 for detail and para 2.1 & 2.2.
 - b. Programme 4 focuses on new Acquisitions containing 2 strands (a+b) of street properties let through Seascope Homes & Property limited and new land purchases.
 - c. the 5th Programme, 9 'harder to reach' sites which have yet to be timetabled.
8. **Those first 1000+ homes (programmes 1-3) will involve c £189m investment through borrowing, capital receipts, Homes England funding & sales cross subsidy etc.**
9. The extra 250-unit street properties acquisition will involve c **£45.5m** investment by BCP.
10. Securing approximately 250 existing homes from the open market through individual transactions will be for multiple needs – market rent & Key worker (separate to the significant newbuild PRS projects proposed for the new Urban Regeneration Company or other BCP departments) and homeless households including Care experienced young people (CEYP), older persons & supported homes- refer para 2.10.
11. More sites will eventually be needed if BCP are to continue to erode the high Housing delivery targets and needs within BCP, these will be identified through estate rationalisation, collaborations/partnerships and appropriate new land/property purchases. *There is a very high level of housing demand in our BCP area with an identified need to deliver 42,671 new homes over the next 16 years to accommodate population growth and changes in household structure.*
12. The principles/standards set out in CNHAS will **not** automatically apply to the large and more complex mixed-use regeneration sites being delivered through the Urban Regeneration company (URC) because wider factors for the housing blend will need to be considered that may impact on viability for example. Holes Bay, Civic Centres, Winter gardens are examples of those BCP sites deemed excluded from CNHAS.

13. BCP aim to retain nearly all the homes they are to deliver across 5 years, with the majority being classed as affordable but sub and open market tenures & typologies (serving a variety of needs) are to have a role to assist economic viability. A theoretical split is recommended (to be achieved **after 5 years**) of circa 65/35 - Affordable v market, but in the early years of CNHAS it will be **more likely 85/15**, as historical new build projects are delivered first. Affordable (majority) & social (minority) rent, shared ownership, First Homes (discounted sale) are to be offered, thereby providing access to new homes for a wide range of incomes, with only a residual % for Open market sale to ensure viability & overall sustainability. Refer section 1.3 below for more details.
14. Governance, communication, and stakeholder engagement arrangements are critical to CHNAS's success, including decision making and delegations to facilitate the pace and scale objectives, **consequently** a 'presumption in favour of project approval is proposed' (for individual schemes) if they perform positively against a set of pre-agreed Council parameters- performance indicators and gateways, with delegated authority to the Section 151 Officer to agree these parameters.
15. BCP's new Development Commissioning & Regeneration Board roles and existing Housing Deliver Steering group are central to oversight of this process. A governance framework for delivery against the programme of sites & acquisitions, through the housing delivery steering group quarterly and reporting into the Regen Board monthly, is proposed.
16. A combination of delivery vehicles will be 'driven', and alliances formed to realise CNHAS's ambitions -predominantly direct delivery through BCP procurement processes with appropriate contractors and developers- as before but at greater scale and pace. Other tried and tested routes could include enabling partners to do more, Housing Associations (HA's) and some private housebuilders/landowners - facilitating conditional land sales, building agreements, investments, asset partners – or a combination of all 4.
17. More strategic arrangements are being established with Homes England, MHCLG and Local Government Association supported bodies, including the use of construction & related services Frameworks where appropriate. Soft market engagement prior to procurement commitment is being extensively used to help secure best value.
18. Direct development led by the Housing Delivery team (for the 5 programmes – upto 33 identified sites and 2 acquisition programmes) is part of a wider commissioning process led by BCP's Commissioning team in association with the relevant functional departments and the URC. Resourcing the well-established housing delivery team alongside the wider development team to enable delivery is essential and new key posts will be filled.
19. Homes for everyone - ensuring the delivery of the right type of homes in the right places is another goal of the CNHAS programme, this will mean identifying new partnerships and building on existing and utilising appropriate procurement routes, construction methods, finding new sites and land assembly arrangements with other public and private bodies, such as *One Public Estates (OPE) Local Partnerships*, NHS & neighbouring authorities and working hand in glove with specialist and supporting housing enablers
- 20.** A pipeline of 2,000 homes is being targeted to deliver this ambition of at least 1,000 across this initial 5-year period, challenges will inevitably occur with certain schemes moving faster than others making it a necessity to promote this pipeline of projects into the 2nd 5 years (2026-2031).

Introduction

This document presents a focus on both overarching themes and the implementation of specific objectives. It responds to and is influenced by Our Big Plan, the Corporate Strategy – Dynamic Places ‘Invest in the homes our communities need’, the emerging new **BCP Housing Strategy** & Dorset and BCP **Local Housing Needs Assessment** and the Bournemouth, Christchurch and Poole Housing Delivery Test (HDT) Action Plan.

CHNAS has been set out to provide both a strategy and programme/ plan to address the numerous issues and opportunities that surround the delivery of housing on council owned land and progresses the themes established in the initial December 2020 workshop- attended by a stakeholder councillors and officers, continuous engagement across wider BCP departments through the spring and the establishment of the URC & Commissioning framework.

Dates	Action
Dec 2020 / Jan 2021	Develop an initial draft “CNHAS” proposition.
Early Feb 2021 / late Feb 2021	Start Internal engagement / consultation with members, relevant individuals/groups and services.
Mar 2021 – June 2021	Put in Forward Plan - Internal & External engagement / consultation with relevant stakeholders
July/August 2021	Reflect feedback on ‘ <i>BCP HOMES – Our commitment to our communities</i> ’ Strategy (the Housing Strategy) Local Needs assessment & Regeneration proposals & put in Forward Plan.
September – October 2021	Adoption by the Cabinet & Council of finalised CNHAS programme & Budget.

Purpose of CNHAS

The purpose of this strategy plan will be to set out the Council’s intentions and ambitions for developing new housing at pace and scale on Council owned sites- both existing and newly acquired as an intrinsic part of Our **BIG Plan** and BCP strategic commissioning activity.

Standards to be achieved in respect of sustainability, internal space of rooms, accessibility of homes a re-focus on building safety and high-quality design are central to CNHAS’s focus.

CNHAS is identifying existing resources to be re-tasked/ring-fenced and new investments / commitments needing to be secured both within BCP & sourced externally to ensure delivery of its Vision.

A diverse set of BCP appropriate tenures, methods of construction and procurement routes are explored within these proposals, as is viability and value for money.

The CNHAS resultant programmes of housing development activity are broken down into 5 workstreams as set out in section 2.2.

This principle ensures our own stock helps meet housing needs as well as generate surpluses to improve funding for those statutory services needed by our most vulnerable.

This strategy sets out how we are going to develop predominantly on BCP land with council investment.

Vision

To directly deliver the building of at least 1,000 new homes through civic and partner investment on BCP Council owned land over 5 years, contributing to the 15,000 new homes in the Our BIG Plan target. CNHAS will satisfy a variety of needs and tenure types, with sustainability standards taking steps towards the 2025 Future Homes Standard, good internal space in rooms and accessibility outside, whilst embracing the ambitions of the draft national model design code and long-term stewardship.

Your home should be a haven, where building safety is not on anyone's mind & the housing offer to BCP residents and those wishing to live here, is a diverse & inclusive one.

Section 1- Strategic Considerations

1.1 Housing Supply Targets

In December 2020, the government confirmed that the Housing Standard Method for calculating new homes would remain. BCP's target figure was initially set at nearly 2,500 (Oct 2019), this is linked to yearly affordability ratios and currently is at nearly 2,700 homes and the CNHAS Delivery programs will contribute significantly to this.

A new Local Plan with adoption originally scheduled for 2022 will seek to identify a range of new allocations to improve the supply of new housing.

1.2 Housing Needs and Tenure types

Locally across the BCP area, the issues around the need for additional homes and an increase in housing supply across all tenures and typologies (houses, bungalows, flats, studios & HMO's) was recognised in the legacy Housing Strategies. The new evidence base (previously called a SHMA) being finalised through a local housing needs study in association with Dorset council is helping to focus the apportionment/split of supported, specialist and general needs housing across a variety of tenures and home types.

A positive balance will be struck between the central government policy of strongly supporting home ownership models with BCP affordability challenges and ensuring tenure models are available to suit the diverse economic profile of residents.

1.3 Finance - strategic considerations

The Budget requirement for direct delivery of at least 1000 new homes on council owned land/property (Dynamic Places target) - is significant. The additional 250 street property acquisitions adds to the budget requirements - sources are set out in section 2.2.

This direct delivery will help to address unmet housing needs in terms of affordable housing. It is also important to enable access to homeownership and full market rent products for income generation purposes to help the Council continue to deliver statutory services to vulnerable people, due to long term general fund financial pressures. Consequently, CNHAS will undertake direct delivery of individual properties for the private rented sector (PRS) and low levels of open market sale. The evidence base is clear that we need homes across all tenures to meet the housing demands of our residents.

An overall balance of 65/35 affordable/market distribution **by the end of the 5 years** is recommended – the configuration proposed being:

1. 35% social & affordable rent – the majority being affordable rent.
2. 20-25% Shared ownership, accessible in new allocations at 10% share access point.
3. 25% PRS (Market rent) – key workers will be an essential consideration.
4. 5-15% open market sale (OMS)
5. 0-10% discounted sale (First Homes) option – reducing 2 & 4 as necessary.

This split gives a focus towards,

- Meeting housing need and affordability
- Meeting housing numbers required across BCP
- Financial returns to the council to fund services for vulnerable people by long term rental income and capital receipts from sales to be retained/utilised by BCP Council.

1.4 Governance

Council members approval of CNHAS is being sought at the earliest opportunity.

The governance CNHAS Housing Delivery is to be distilled process, at strategic, operational and oversight process levels, which will ensure:-

- The right sites/property
- The right mix – tenures and typologies of housing
- The right standards and
- Value for money

What will then come forward should achieve the balance between commercial viability of schemes whilst meeting local housing demands and needs with high quality accommodation.

Subject to navigation of the above filtering, a fundamental aspect of this strategy centres around the premise of presumption in favour of project approval (for individual schemes) if they perform positively against a set of pre-agreed thresholds/gateways/parameters.

This approach supports a pace and scale agenda and enables the establishment of a significant programme of projects, running in parallel where possible -rather than sequentially and facilitates a critical path approach and effective market engagement.

Progress on the 5-year Plan delivery will be reported quarterly to the Housing Delivery Steering Group (consisting of BCP Officers and portfolio holders), with quarterly updates also provided to Council through financial services Council Budget Monitoring. **Continuous engagement through the Regeneration Board will ensure housing delivery occurs seamlessly within CNHAS and supporting programmes.**

The parameters and presumptions are supported by established standards, research, and practical evidence (some of which will be BCP based) of what good quality & cost-effective homes should both look like and their contribution to the wider placemaking considerations and walkability within its community. Homes that are inclusive and suitable for a broad range of needs and economic situations.

It is taken as read that there will be local government policies and procedures that require adherence to, but exploration of what flexibilities are within BCP's gift should be explored, to enable the Purpose and Vision of CNHAS to be realised.

Robust governance and project management principles will be followed to monitor delivery against relevant strategies, report points of exception, manage risks and issues over time.

Additional sites/ properties will be identified from a variety of sources including the Asset Management Review currently underway & newly sourced acquisitions potentially involving the council purchasing additional land opportunities.

1.5 Communication & engagement.

CNHAS is intrinsically linked and responsive to both Our BIG Plan & the proposed '**BCP Housing Strategy- our commitment to our communities**' and is alive to the series of consultations, engagements and feedback from stakeholders that has occurred over the spring and summer of 2021.

Key Headlines include: the need to deliver against what residents have confirmed should be a priority, these include: -

- Meeting future growth needs by directly delivering new homes
- Preventing homelessness and rough sleeping
- Improving housing options, opportunities, and choice for all.

The new Housing strategy is intended to run for a five-year period which is considered to be a suitable medium-term duration to reflect transitions that BCP are still progressing through. There may need to be a formal review of the strategy once the new Local Plan emerges to ensure it is sufficiently aligned and this will be reflected by the CNHAS programmes.

Involvement of strategic partners- both current and potential - is considered fundamental to CNHAS's success- Homes England are considered central to this, and other key partners are referenced in the resources part of Section 2.

Promotion of the Vision will be on a political, staff, business, residents and partners alike basis. Promotion will take place locally but also importantly for a national audience.

It will form part of wider strategic conversations with developers to partner with us to deliver and build out for us.

Section 2 - Implementation Considerations

2.1a Programmes and Acquisition strategy 1-4a

Details of actual sites, the mix, unit numbers and typologies are at annex1 but a summary presented below.

1. The 5-year programme includes both new build and acquisition programmes. Approximately 1,300 additional homes are planned to be provided over 5 years across 24 BCP Housing Revenue Account (HRA) and General Fund sites (refer annex1). The 5-year plan includes 250 street property acquisitions (individual properties to be identified), **together with an unbudgeted element of a further 650 homes potentially.** The overall programme is spread across distinct programmes depending on the category of project, as follows:

Programme 1 (P1a and P1b) total 9 sites – contains 4 projects already on site (P1a), with fully approved capital budget and planning permission obtained. A further 5 projects (P1b) have capital budgets approved but not yet on-site. These projects are planned to complete in 2022/23.

Programme 2 (P2a and P2b) total 4 sites - includes 2 projects (para 13 for details) with approved capital budgets that will require budget adjustment (P2a). It is proposed that Council approval for capital budget increases on these projects is obtained through this report. Annex 2 & 3 provides information on the detail of capital budget increase required, as well as confirmation on how budget increase will be funded and that the revised budgets continue to represent value for money for the Council. A further 2 place-shaping projects already in the Council's forward plan for development (P2b) will require formal Council capital budget approval as part of the 2022/23 annual plan. P2 is planned to be developed between late 2021-2024.

Programme 3 (P3) total 11 sites – includes potential development at 11 BCP sites currently at initial feasibility stage. These will require further planning, viability, and assessment work and Council approval. These are expected to be developed 2022-2026.

Programme 4a (P4a)– 250 new **Street Acquisitions-** to deliver against RSAP(rough sleepers approved programme) funding (estimated 40 homes by 31 October 2022), Children's and Adult services commissioning needs to be let through Seascope Homes & Property - targeting Permanent & Move-on accommodation. This is based on the

purchase of freehold properties model currently in place for the homeless property acquisition programme, rented by the wholly owned company Seascope Homes and Property (SHP) Limited. It is anticipated that this remains the most cost-effective model to purchase within the General Fund and lease to SHP for rental.

2.1b Future programmes 4b& 5, Sites & 2026-2031 (not budgeted for)

Programme 4b – Newly identified opportunities will be sourced through estate rationalisation of BCP Council sites/property, collaborations/partnerships, and appropriate new land/property purchases, this is targeted to secure a further 250 homes, budget TBA.

Programme 5 - *harder to reach* BCP sites, in 2022 the 9 identified harder to reach site at annex 1 will have been assessed to determine their timetable and forward programming /budget requirements.

Unidentified Programmes- second 5 years

TBA

2.2 Resources - Finance

A thorough review of the sources of finance available to BCP to deliver the CNHAS vision are being examined and primarily include (in no order of preference)

- the HRA and associated RTB receipts on specific sites/projects- refer annex 1.
- General Fund account- as identified in annex 1.
- Homes England various streams of capital funding and some supported housing revenue grants
- Section 106 contributions- as direct housing investments.
- Supporting/enabling monies to secured / bid for, around flooding mitigation / intervention, transportation improvements and other infrastructure enhancements etc.
- Existing (& potential new) funding sources applied on an individual project by project basis are being reviewed to ascertain their enhancement of the proposed **significant programme of projects**, which due to their attributes (e.g., mixed tenure) should, it is recommended, have their viability performance considered as a whole, with some more profitable schemes, cross **subsidising others to give a balanced development pipeline**.

The CNHAS programme (1-5) seeks indicative borrowing for Programmes 1-4a over the next 5 year period to develop the homes required, with delegation to the section 151 officer to secure the most economical way of financing this. The tables below summarise both the financial and direct delivery targets of new BCP homes.

CNHAS Programme							5 year indicative budget profile						
Ref	Programme description	Member approval	Planned approval date	No. of BCP sites	No. of units built	No. of units acquired	2021/22 approved	2021/22 additional	2022/23	2023/24	2024/25	2025/26	5 year total
				number	number	number	£000	£000	£000	£000	£000	£000	£000
1a	Approved new build - small sites	Approved	N/A	4	47	0	5,235	0	4,496	59	0	0	9,790
1b	Approved new build - small to medium sites (not yet on site)	Approved	N/A	5	86	0	3,950	0	12,649	0	0	0	16,599
2a	New build - medium to large sites Herbert and Piness Road	Council approval required for budget increase post tendering	Oct-21	3	163	0	5,849	5,500	16,246	10,673	0	0	38,268
2b	New build - in forward plan. Oakdale and Hillbourne place shaping projects	Council approval required as part of 2022/23 CNHAS plan	Feb-22	2	190	0	0	0	15,030	21,540	0	0	36,570
3	New build - medium to large sites.	Council approval required as part of 2022/23 CNHAS plan	Feb-22	11	578	0	0	0	12,050	32,370	23,870	17,910	86,200
4a	Acquisition of residential street properties and redundant buildings	Council approval required to expand current programme	Oct-21	0	0	250	10,970	0	12,780	9,630	5,980	6,140	45,500
				25	1,064	250	26,004	5,500	73,251	74,272	29,850	24,050	232,927
Capital budget approved							26,004	0	37,221	10,732	0	0	73,957
Capital budget not yet approved							0	5,500	36,030	63,540	29,850	24,050	158,970
							26,004	5,500	73,251	74,272	29,850	24,050	232,927

CNHAS current unit delivery projections- subject to planning and governance approvals.

5 years & programme's	2021-2022 Units delivered	2022-2023 Units delivered	2023-2024 Units delivered	2024-2025 Units delivered	2025-2026 Units delivered	Totals for Programme in units delivered
Program 1a		25	22			47
Program 1b		34	51			86
Program 2a		30	133			163
Program 2b		0	80	110		190
Program 3		0	78	130	150	578*
Program 4a	42	89	67	26	26	250
CNHAS Total 1-4a	42	178	431	266	176	1314

* units could extend beyond the 2026 timeframe.

2.3 Resources - Partners & delivery vehicles.

This 'treatment' will be amplified through **partnerships and alliances**, a tailored set of relationships to reflect the targeted property portfolio, objectives, risk appetite and opportunities in the marketplace.

Seascope South Limited (a council wholly owned company) Homes England are obvious choices – the legal and tax position of the former, the capital and cashflow benefits of the latter amongst other attributes.

Investment, land, property acquisition, construction, data analysis expertise or a combination, represent the type of assistance partners can bring to the CNHAS programme. This will

include RP's, Developers and other compatible new & existing parties, who share our goals and ambitions for BCP, including LGA associated bodies such as **OPE** (One Public Estate) and **Local Partnerships** – both organisations associated with the LGA.

Housing associations and developers with compatible objectives - increasing the supply of affordable homes and supporting access to the those on low incomes, will be included in these partnerships with a 'pooling' of assets in order to achieve delivery of homes to the CNHAS vision - if it can be demonstrated that this is the optimum way forward.

2.4 Resources - BCP People

Colleagues within BCP, particularly the Housing Delivery team, in Development & Growth and Infrastructure will be critical to CNHAS success. An increase in developments staffing as set out in annex 3 to the existing Housing Delivery team are proposed- sourced internally or externally. The proposed specialist housing roles - land and partnership, construction management & sales roles will be filled to ensure safety, scale and quality is appropriate.

2.5 Resources - Procurement

CNHAS will operate a mixed model of delivery to ensure it has all the options available to it.

Specific delivery vehicles can bring with them obligations and methodologies of how the homes are to be designed and built. A number to CNHAS homes will though be procured through relatively well trodden/traditional procurement routes and these will include filtering on size of project and typology of home (flats, houses, bungalows) amongst other things:

1. Small works of <10 properties, negotiated directly with the council's inhouse construction team CWT making use of Seascope South Limited if market housing, with VFM checks.
2. Small & medium sites grouped into a larger programme >10 but <25 homes & >25 or grouped/ amalgamated into larger programmes >100, with Frameworks.
3. Specialist projects – with attributes/ requirements that require Direct Awards, rather than mini-competitions or open tenders.

Alternatives- will include:

4. **Local Partnership & OPE** supported MMC & funding programmes – as 1 & 2 but specific named Frameworks/organisations.
5. Development Agreement (not legal JV's) projects where parties pool assets & share risks-
6. Specialist Vehicles such as the Urban regeneration Vehicle **Soft market engagement prior to procurement commitment is being extensively used.**

2.6 Project profiling- size, client, complexity & timing, etc

In association with deciding appropriate procurement routes the extract below gives an example of the headline criteria used to analyse each of the current (and in the future) housing projects, applying risk ratings to key aspects.

Evaluation Parameters of Projects to Determine Delivery Vehicle / Procurement route												
Delivery Vehicle	Build Method	Unit size					Complexity /challenges/requirements					
		<10	>10	>20	50-150	>150	legal / political	planning /engagement	land /assembly	tenure mix	Financial	Timetable
New Dev/ existing Framework Agreement	MMC			24			MEDIUM	LOW	HIGH	LOW	HIGH	MEDIUM

Each scheme is analysed to ensure it has the best fit from a construction method, delivery vehicle – whether existing procurement arrangements or with new partners and complexity of risk status– such as planning, all help determine the optimum delivery path. Senior officers within housing delivery, major projects and Commissioning will contribute to this process.

2.7 Viability and costs benefit analysis/VFM

The CNHAS Vision will not be realised unless the key elements supporting it are embraced. these

These centre on effective governance (refer 1.4) and delegation, appropriate procurement as discussed in 2.4 & quality standards as defined (refer annex 2 for more details), a programme of pipeline schemes in parallel and cross subsidising each other - rather than sequential and standalone- based on the 65/35 tenure proposition, refer 1.3 & annex 1.

To be viable, it is recommended that a flexibility must be built into the programme from day one, some schemes catering for specific needs in a particular context will seem less 'appealing' financially than other more market driven opportunities such as significant shared ownership & Market rent, nominal outright sale – realised through robust acquisition and negotiation. The programme-rather than individual projects approach will enable the Housing Delivery team and its partners to make a diverse tenure, property type and price point offer to BCP's existing and potential new residents.

2. 8 Quality Homes - Proposed minimum Housing Standards & build methods.

A variety of high-quality homes fit for the needs of today and the future, which enable people to live fulfilled lives, is a minimum fundamental requirement for the CNHAS programme.

This objective will require the incorporation of good design quality, sustainable principles – not just from an energy and carbon perspective but future proofed so that an appropriate number of homes are flexible in their uses, as a commitment to the diversity of BCP residents.

Specifics are set out in annex 2 but with fabric first & ventilation sustainability will focus on

1. High quality insulation of the building envelope
2. High performance windows
3. High levels of airtight construction
4. Heat recovery ventilation where appropriate
5. Thermal bridge free design

Availability of resources to construct these homes will be a consideration, apprenticeships,

factories, supply-chains in the UK and Overseas are all relevant to who we do business with and how we do business- construction models- traditional and Modern Methods and factory-based solutions- for both permanent and temporary housing are all part of the business mix. A series of measures/filters will be applied to determine what type, why and where, including:

1. Capital and maintenance costs- whole life cycle.
2. Track record over time/recommendations of peers.
3. Availability- Brexit impacts – if any.
4. Warranty and mortgage availability.
5. Partner support (on JV's etc.)
6. Design quality/placemaking impact & planning issues.
7. Resident/customer support.
8. Health and safety considerations.
9. Economic & equality impact in BCP area, labour/jobs/cost benefit- supply chains.

2.9 Safe homes that promote healthy living will be the norm, giving appropriate acknowledgement, with the November 2020 social housing white paper and Building Safety Bill being central pillars to these considerations.

The Building Safety Bill has progressed significantly through parliament & intends to ensure new and enhanced regulatory regimes for building safety and construction products, and to ensure residents have a stronger voice in the system, the main elements effecting CNHAS:

- Create an enhanced safety framework for high-rise residential buildings, taking forward the recommendations of the Hackitt review.
- Provide clearer accountabilities for those responsible for the safety of high-rise buildings, with clear competence requirements to maintain high standards.
- Develop a new system to oversee the whole built environment, with local enforcement bodies and national regulator involved in the process.
- Require that developers of new build home belong to a New Homes Ombudsman.

2.10 Specialist, supported and move-on needs

We are committed to using our own land to both build homes for specialist housing needs as well as general needs. A wide variety of property types/typologies are proposed to create places that feel like homes for those in need of additional support -low key or high levels, these will include both permanent and temporary solutions.

Demand for studios, 1bed and low density and specific shared accommodation, across BCP is very high. TCHNAS programme recognises the need to meet these acute housing needs for those single people outside of the housing system.

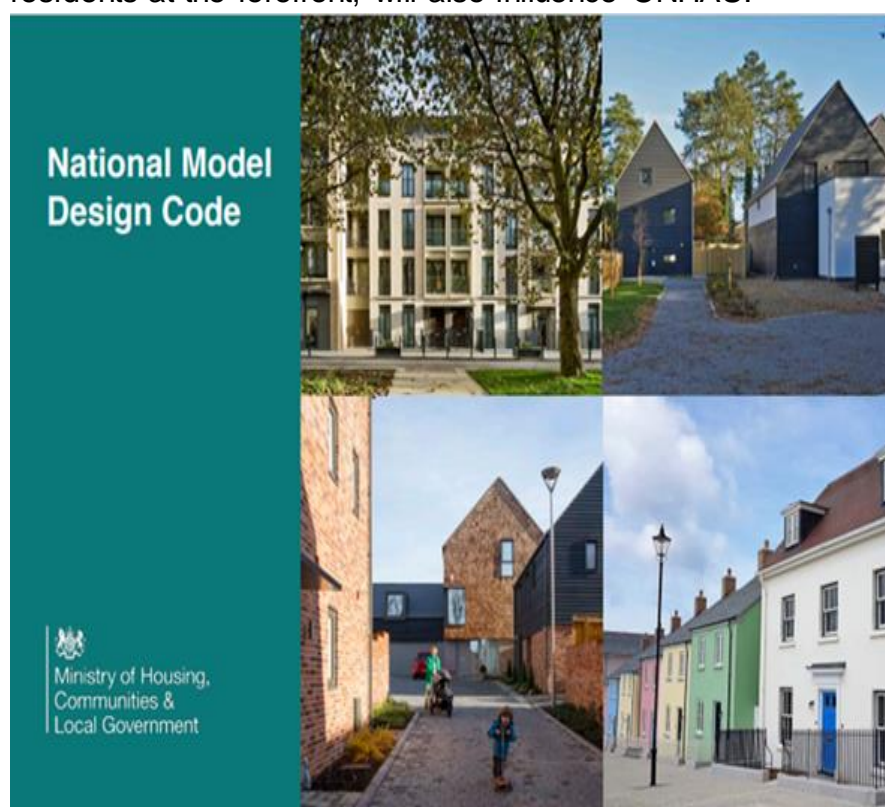
We will continue to engage with our social care, health and childrens departmental commissioning colleagues and partners constructively & formally on an ongoing basis to identify unmet specialist new housing needs, e.g. care leavers, older people, rough sleepers, mental health and homeless accommodation. We will look at this in terms of new build on our

surplus sites, repurposing surplus existing buildings and acquiring additional properties.

2.11 Engagement and consultation

The 'BCP Housing Strategy – our commitment to our communities' is the primary route to ensure that an effective and diverse engagement process is achieved, the 10-week consultation concluded in May 2021 and its final proposals are reflected by CNHAS.

MHCLG, regulators, housing developer forums, Homes England strategic engagement meetings, LGA and new Housing Forum connections and BCP wide stakeholders, with our residents at the forefront, will also influence CNHAS.



The Building Beautiful Places plan will mean good quality design **should** be paramount.


The National Model Design Code – is **proposed** as a toolkit to enable every council and community to create their own local design requirements.


Nationally, a new Office for Place is to be established within the next 12 months to support the rollout of local design codes.

2.12 Equality Impact assessment – EIA

The EIA Panel met on 26th August 2021 and gave CNHAS an overall Amber rating

- Amber – good to go subject to minor changes or mitigating actions being put in place and followed through in the development of the project/service/policy/procedure or practice.

EIA Panel Review		
EIA being reviewed	CNHAS	
EIA presented by	Head of Housing Delivery	
Date	26 August 2021	





Overall rating		<p>Overall the detail in this EIA leads to questions that don't necessarily need to be asked at this stage as issues will arise and become clearer as further projects develop.</p> <p>We would be expect to see EIAs for these projects as they are developed.</p>
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2.13 Decision (Sustainable) Impact Assessments – DIA

The resulting homes will adopt a twin track strategy towards their impacts on the environment & climate- from a community wide placemaking perspective – where possible, including compliance with the 2025 Future Homes Standards as well as the homes being built to high standards of sustainability - a Fabric first and Ventilation approach reflecting Passivhaus principles where affordable. A high EPC B rating of 86 must be achieved with an 'A' rating targeted if VFM can be demonstrated. The full interim DIA is presented below with **a carbon footprint score of 3 (low) which is very good in respect of the potential range- see below.**

Impact Summary

Climate Change & Energy	Amber - Minor negative impacts identified / unknown impacts
Communities & Culture	Amber - Minor negative impacts identified / unknown impacts
Waste & Resource Use	Amber - Minor negative impacts identified / unknown impacts
Economy	Amber - Minor negative impacts identified / unknown impacts
Health & Wellbeing	Amber - Minor negative impacts identified / unknown impacts
Learning & Skills	Green - Only positive impacts identified
Natural Environment	Amber - Minor negative impacts identified / unknown impacts
Sustainable Procurement	Green - Only positive impacts identified
Transport & Accessibility	Amber - Minor negative impacts identified / unknown impacts

	Major negative impacts identified
	Minor negative impacts identified / unknown impacts
	Only positive impacts identified
	No positive or negative impacts identified

Answers provided indicate that the score for the carbon footprint of the proposal is: 3	The Carbon Footprint is banded as follows: 0-4 4.5-9.5 10-14 Low Moderate High
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Annex 1 – Summary of sites within the 5 programmes& New Acquisitions

33 identified sites, 3 existing property acquisition programme				Unit Numbers (fixed/proposed) by Tenure								
				Aff'dble	S/O	First Homes	Market rent / PRS	OMS	Specialist affordable			
Site n r	Scheme or Street name	Property Type								total unit nr	Location	
		houses	Flats									
Programme 1a - capital budget approved and on-site												
1	Cynthia House, Poole	10	12	16	6	0	0	0	0	22	Poole	
2	Moorside Road, Bournemouth	14	0	14	0	0	0	0	0	14	Bournemouth	
3	Northbourne Day Ctr ART	5	4	9						9	Bournemouth	
4	Mountbatten Gardens	2	0	2	0	0	0	0	0	2	Bournemouth	
		31	16	41	6	0	0	0	0	47		
Programme 1b - capital budget approved but not yet on-site												
5	Craven Court, 8 Kneveton rd, Bournemouth	0	24	24	0	0	0	0	0	24	Bournemouth	
6	Wilkinson Drive, Bournemouth	3	9	12	0	0	0	0	0	12	Bournemouth	
7	Templeman House, Leedham Road, Bournemouth	0	27	27	0	0	0	0	0	27	Bournemouth	
8	Duck Lane, Bournemouth	3	9	12	0	0	0	0	0	12	Bournemouth	
9	Cabbage Patch car park, St Stephens Road, Bournemouth	0	11	11	0	0	0	0	0	11	Bournemouth	
		6	60	66	0	0	0	0	0	66		
		28%	72%	127	6	0	0	0	0	133		
Programme 2a- in Forward plan - revision to existing budget allocation re												
10	Herbert Avenue / Bourne Valley, Poole	0	24	24	0	0	0	0	0	24	Poole	
12a	Princess Road/Prince of Wales Road, Bournemouth	0	82	60	22	0	0	0	0	82	Bournemouth	
12b	Princess Road - Hostel and Private Rented Sector development		57				37		20	57	Bournemouth	
		0	163	84	22	0	37	0	20	163		
		13%	88%	71%	9%	0%	13%	0%	7%	236		
Programme 2b - requires budget approval												
11	Hilbourne School, Poole	81	29	69	41	0	0	0	0	110	Poole	
13	Oakdale Adult Ed site, Poole		80	30	30	0	20	0	0	80	Poole	
		81	109	99	71	0	20	0	0	190		
		24%	76%	310	99	0	57	0	20	486		
Programme 3												
14	Turlin Moor North, Poole	236	164	113	47	0	0	240	0	400	Poole	
15	Beaufort Road/Cranleigh Road Play Area ART	16	0	16	0	0	0	0	0	16	Bournemouth	
16	Constitution Hill, Poole	58	42	28	27	0	0	45	0	100	Poole	
17	Surrey Road, Bournemouth	8	0	0	0	0	4	4	0	8	Bournemouth	
18	Alma Road surgery flats, Bournemouth	0	20	12	8		0	0	0	20	Bournemouth	
19	Egmont Road, Turlin Moor		9	9	0	0	0	0	0	9	Poole	
20	Radhorn Close, Turlin Moor	8		8		0				8	Poole	
21	Junction Road, Turlin Moor	3		3		0				3	Poole	
22	Dale Close		4	4		0				4	Poole	
23	Lake Avenue		6	6		0				6	Poole	
24	Cavan Crescent/Sopers Lane	4		4		0				4	Poole	
		333	245	203	82	0	4	289	0	578		
		42%	58%	513	181	0	61	289	20			
Programme 4a- Acquisition of Street properties												
			160	0	0	0	160	0	0	160	BCP	
			20	0	0	0	0	0	20	20	BCP	
		0	0	0	0					0	BCP	
			70	0					70	70	BCP	
		0	250	0	0	0	160	0	90	250		
		0	1	513	181	0	221	289	110	1314		
Programme 1 - 4a Tenure split												
				39%	14%	0%	17%	22%	8%			
Programme 4b- Acquisition of development land /change of use property												
		2		0	2		0	0	0	2	Christchurch	
		6		0	6		0	0	0	6	Christchurch	
			8	0	8		0	0	0	8	Christchurch	
		4	6	0	10		0	0	0	10	Christchurch	
		14	20	0	17		17	0	0	34	Christchurch	
		80	110	0	50	40	60	0	40	190	TBC	
		106	144	0	93	40	77	0	40	250		
		36%	64%	513	274	40	298	289	150	1564		
				33%	18%	3%	19%	18%	10%			
Programme 5- harder to reach BCP sites												
		38	31	34	35	0	0	0	0	69	Poole	
26	BCP site 26	30	30	30	30	0	0	0	0	60	Poole	
27	BCP site 27	0	111	23	21	10	37	20	0	111	Bournemouth	
28	BCP site 28	0	50	20	25	5	0	0	0	50	Bournemouth	
29	BCP site 29	1	0	1	0	0	0	0	0	1	Bournemouth	
30	BCP site 30	0	8	0	0	0	8	0	0	8	Bournemouth	
31	BCP site 31	20	26	20	13	5	8	0	0	46	Christchurch	
32	BCP site 32		8	0	0	0	8	0	0	8	Christchurch	
33	BCP site 33		8	0	0	0	8	0	0	8	Christchurch	
		89	272	128	124	20	69	20	0	361		
				641	398	60	367	309	150	1925		
				33%	21%	3%	19%	16%	8%			

Annex 2 - Proposed minimum Housing Standards

In the construction and housing industry, the term 'standards' typically refers to published documents that are intended to define the common specifications- in relation to size, space, tolerances, etc including methods and procedures that are to be used. By establishing common standards, greater reliability and consistency is ensured in terms of the quality, compatibility and compliance of the product, service, material, and so on.

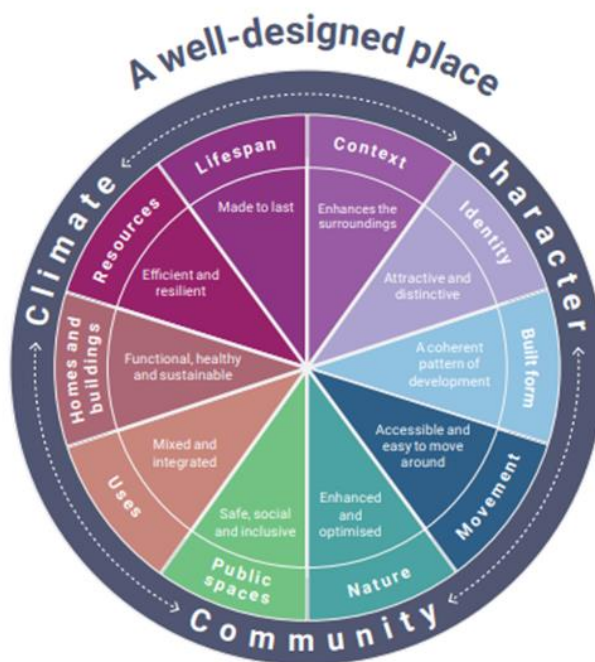
National Design Guide - 10 characteristics of well-designed places

Introducing the ten characteristics

36 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

Space Standards

BCP Council targeted space standards deal with internal areas of the rooms of new homes and is suitable for application across all tenures as set out below. The ambitions for the gross internal floor area of new homes are at a defined level of occupancy as well as floor areas and dimensions for a home's rooms. These are extracted from the National Described Space Standards and tandem with access and use of a home as required by Part M4(1) Category 1 of the Building regulations, they form BCP's proposed **bronze standard**.

The standard requires that:

A dwelling provides at least the Gross Internal Area & storage as in table 1 below.

A dwelling with two or more bed spaces has at least one double (or twin) bedroom.

In order to provide one bed space, a single bedroom has a floor area of at least 7.5 sq. m and is at least 2.15 m wide.

In order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5 sq. m.

One double (or twin bedroom) is at least 2.75 m wide and every other double (or twin) bedroom is at least 2.55 m wide

A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72 sq. m in a double bedroom and 0.36 sq. m in a single bedroom counts towards the built-in storage requirement.

The minimum floor to ceiling height is 2.3 m for at least 75% of the Gross Internal Area.

Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

GIAs for one storey dwellings should include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bed spaces.

GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.

Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39 sq. m to 37 sq.

Table 1 - Minimum gross internal floor areas and storage (sq. m)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

It should be noted that these standards are minimum targets and it may be appropriate to have different levels- possibly 3- bronze, silver and gold are proposed, where identified needs require homes that have a select number of increased accessibility and adaptability requirements.

Research recently completed and published (20 Jan 2021) by MHCLG on **Accessibility of Housing and Part M** of the building regulations, should also be factored into these considerations.

A target % of 40% to Building regulations M4(2) and upto 10% to M4(3) -Full wheel chair accessibility is the current ambition subject to further housing needs assessments.

Sustainable/environmental standards

All new housing will be sustainable by being future-proofed so that 'no further energy efficiency retrofit work will be necessary to enable them to become zero-carbon as the electricity grid continues to decarbonise'.

A full technical specification for this *Future Homes Standard* will be consulted on in 2023, with the necessary legislation introduced in 2024, ahead of implementation in 2025.

BCP's energy performance of new homes will therefore be targeted to making them 'zero carbon ready' by 2025. The resulting homes will be built to high standards of sustainability in response to both the Climate and Ecological Emergency, 2025 Future Homes Standards with a Fabric first and Ventilation approach reflecting Passivhaus principles where appropriate. A high EPC B rating of 86 must be achieved with an A rating targeted.

On average, existing houses in England and in Wales that had an EPC undertaken in financial year ending 2019 were rated within band D; this is lower than the current target of having as many homes as possible in EPC band C by 2035. The first step, from 2021 all new homes will be expected to produce 31% lower carbon emissions as part of an 'interim uplift' in Part L (of the Building Regulations) standards.

A fabric first approach to the thermal performance of walls, floors and roofs is anticipated with enhanced air tightness and reduced thermal bridging to ensure BCP delivers against fuel poverty & the Future Homes Standards. This performance criteria and the **application of cost-based analysis** will determine the construction method- as set out in the 10 measures and filters in section 2 above.

Building Safety

BCP will positively respond to both the Building Safety Bill and a new system of building regulations which is due to come into force in 2023. The new Building Safety Regulatory body will regulate all residential buildings over 18m high (4-6 storeys) with a consequential reduction of local authority building control and approved inspector powers

Accountable Person, Building Safety Manager and Resident Emergency strategy will become everyday terms used by those involved the process of designing, building and management of residential property.

This is part of a "change of culture" demanded by Dame Judith Hackett, who believes all those involved in the building process need to 'adapt and change' if they are going to survive. Much more focus on collaboration between firms working on projects is considered fundamental, including procurement processes such as design and build.

Traditional building methods and Modern methods of construction (MMC)

Until relatively recently traditional construction methods have been the primary consideration when applying/following the Building Regulations **(currently being updated in certain areas)**. These Regs establish minimum standards to be achieved in the construction of buildings. They are supported by a series of approved documents that provide guidance about how the building regulations can be satisfied in common building situations. The relevant ones for BCP council Housing Delivery objectives are under the domestic building's sections.

Specifications also typically refer to a range of standards for materials to be used, quality of workmanship, tests to be performed and systems of construction applied on a project.

LABC (Local Authority Building Control) provides local teams to work alongside homeowners, designers, professionals in construction and manufacturers, providing a regulatory building control service.

The National House Building Council (NHBC) are the national standard-setting body and provider of insurance and warranties for newly built homes. NHBC standards set technical requirements, performance standards and guidance for the design and construction of houses. **Over the last 20 years or so this has started to include systems of construction such as MMC- modern methods of construction.**

Warranty providers, Insurers, professional construction and design bodies, central government and academics have examined and evaluated the various systems, components and processes associated with MMC- sometimes referred to as Offsite construction or prefabricated e.g. 11 Jan 21 by the NHBC Foundation.

Annex 3 - Housing Delivery Team – Now and before end 2021 (in pink)

