

Design

Why does it matter?

Karin Stockerl, Housing Corporation

The quality of design influences:

Quality of life and wellbeing

- Crime levels
- Health
- Lifestyle, flexibility, affordability
- Rate of move-on

Property value

- Longevity / maintenance costs / property value

Environmental impact

- Embodied energy and energy in use

... and so much more !

Who determines the quality of
design?

.... and what can we do...?

SECURED BY DESIGN

Communities and Local Government

The Building Regulations 2000

Fire safety

APPROVED DOCUMENT

B

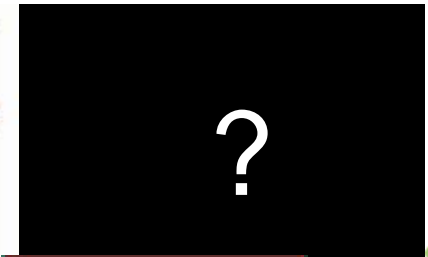
VOLUME 1 - DWELLINGHOUSES

- B1 Means of warning and escape
- B2 Internal fire spread (structure)
- B3 External fire spread (structure)
- B4 External fire spread (cladding)
- B5 Access and facilities for the fire service

Coming into effect April 2007

2006 edition

THE CODE FOR SUSTAINABLE HOMES



The Building Regulations 2000

Conservation of fuel and power

L1A

APPROVED DOCUMENT

L1A Conservation of fuel and power in new buildings

Coming into effect 6 April 2006

2006 edition

Wheelchair housing design guide

Second edition

Stephen Thorpe and Housing Housing Association

DELIVERING QUALITY PLACES

DEVELOPMENT & REGENERATION

Standards and quality in development

A good practice guide

NATIONAL HOUSING FEDERATION

lifetime homes

lifetime homes people

2007 edition

Created for the Housing Quality Standard: Delivering Quality Places

Issue 1.1 - November 2007

COMPETITION

Design and quality strategy
April 2007

The Green Guide to Housing Specification

An environmental profiling system for building materials and components used in housing

Jane Anderson Nigel Forward

EcoHomes BREE

AFFORDABLE HOMES STRONG COMMUNITIES

HOUSING CORPORATION

Communities and Local Government

Code for Sustainable Homes

A step-change in sustainable home building practice

www.communities.gov.uk
community opportunity property

December 2006

BUILDING FOR LIFE

Design April 2007

AFFORDABLE HOMES STRONG COMMUNITIES

HOUSING CORPORATION

What matters to residents?

Feedback from the Housing Corporation's
2007/8 Impact Assessment programme in
the SE Region!

Unit size

- 17% unhappy but also 83% satisfied with size of home.
- Minima HQI successful – especially for smaller units
- Family housing sometimes too small as standard house types of developers are used.
- Is there room for a dining table and chairs to sit the whole family?
- Is there space for children to do their homework?
- With the move to more flats – where do residents dry their clothes?

Unit size

Which size standards are adequate?

The UK has the smallest homes in Europe?

	HC	EP
HC and EP minima size standards	in m2	in m2
2 Persons	45	51
3 Persons	57	66
4 persons	67	77
5 Persons	75-82	93
6 Persons	85-95	106

Unit size - storage

- 46% of residents lack storage in their homes.
- Often additionally limited by poor positioning of radiators.
- Space for books or sports equipment (bicycles)
- Often no basements, shed or lofts with the move to more and more flats

Landscaping

- "...the quality of the back garden lawn is very poor - its as if grass seed was simply thrown on top a rubbish tip...."
- "the front mini garden is covered with stones which spread everywhere on the road and the kids also like to play with them. The back garden is sloping so that no table or kids bath, etc can be put outside on a level surface. A stepped garden would have been more useful."

Running costs

- Most residents (92%) were very happy with the heating systems and the costs for heating and the like.
- For many their spending on utilities has reduced compared to their previous homes or did at least not increase.
- This is a major result since the introduction of the EcoHomes standard.

Eco features

Awareness amongst residents:

- 92% aware of environmental features in their homes and were generally positive about these (incl. dual flush, low energy lighting, etc.)
- Some issues however
 - Energy efficient lights – replacements and shades.
 - Boiler settings need to be explained to residents
- “The shower could have been of better quality. Currently there is an off the bath shower with little pressure and the height of the shower is not adjustable either”.

Link to the Greenoak approach

- Attention to good basic design matters!
- Tenants like eco homes but need to understand them!
- Affordable in the long run!
- Principle of passive over active systems and new procurement approaches to achieve this.

Thanks

- Reminder –
HC is putting together guidance on how to assess BFL.
- We need volunteers ---- please contact
Lesley. Banfield@housingcorp.gsx.gov.uk