

Report of the Assistant Director – Legal & Governance

Housing Delivery Programme- Design Manual

Summary

1. This cover report introduces Members to the Housing Delivery Programme Design Manual that is being developed by the Housing Delivery team, which will influence the way Council sites are developed for housing and give Members and the public a clearer idea of the council's standards in meeting the housing need through the concept of "building better".
2. The Design Manual is scheduled to be presented to Executive in September and Members of scrutiny are asked for their views, in advance, on the Manual, attached at Annex 1, which sets out the following:
 - Meeting Housing Need
 - Creating and Connecting Communities
 - Sustainable Development
 - Active and Sustainable Travel
 - Healthy Place-making

Background

3. York has a long history of being a pioneer in the provision of housing which is attractive and affordable for all. 100 years ago the Addison Act (Housing Act 1919) enabled local authorities to deliver hundreds of thousands of 'Homes Fit for Heroes'.
4. These homes were delivered through a design manual, largely drafted by Raymond Unwin, who was influential in the design of New Earswick in

York which inspired the village garden movement. This design manual required houses to be built that would remain above the minimum acceptable standard for at least sixty years.

5. The council has embarked on a significant house building programme over the next 5 years. 8 council owned sites have been identified and are planned to be transferred from the General Fund to the Housing Revenue Account (HRA).
6. The HRA will be used to develop these sites, representing an estimated investment value of £150m that will produce 650 homes, 40% of which are planned to be affordable housing, with 50% of this figure being social housing and the other 50% a combination of shared ownership and other homeownership products that fall under the affordable criteria.

Consultation

7. No consultation on the preparation of this cover report was necessary; Annex 1 has been provided by the Head of Housing Delivery.

Options

8. Members of the Committee can:
 - (i) Receive and comment on the annex document from the Head of Housing Delivery; and/or
 - (ii) Request further update information at future meetings on the implementation of the Design Manual once it is operational, if required.

Analysis

9. The Head of Housing will attend the meeting to present the Design Manual. The information provided is intended to help the committee understand and influence the Design Manual before a final draft is presented to Executive.

Council Plan

10. Following the recent local elections in York, the council is currently preparing a new strategic Council Plan, in conjunction with the new ruling administration. That Plan will, of course, identify its priorities over the

coming term and matters relating to housing are likely to play an important part in those priorities.

Implications

11. There are no financial, HR, equalities, legal, crime and disorder, IT, property or other implications arising from the recommendations in this cover report. However, Members are advised that how housing is delivered and how sustainable that housing is over time may have financial implications for the council in the future.
12. The planned transfer of council owned sites from the General Fund to the HRA may have potential financial implications for the council as a whole and is likely to affect how the council manages its property portfolio over the next 5 years.

Risk Management

13. There are no known risks arising from the recommendations in this report..

Recommendations

14. That Members:
 - (i) note the report and comment on the Design Manual provided in the annex document; and
 - (ii) Consider whether they wish to receive further updates on the Design Manual once it is operational.

Reason: To inform and allow Members to influence the Council's Design Manual for Housing Delivery over the next 5 years.

Contact Details

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Report Approved **Date** *Insert Date*

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

Annexes

Annex 1 – Housing Delivery Design Guide

Abbreviations

HRA- Housing Revenue Account