

## SCRUTINY REVIEW INITIATION DOCUMENT (SID)

Review: New Build Homes – Performance to date and meeting future challenges

Scrutiny Review Committee: Housing Scrutiny Committee

Director leading the review: Jed Young – Acting Director of Homes & Neighbourhood

Lead Officers:

- Stephen Nash – Interim AD New Build Development & Delivery
- Alistair Gale – Interim AD New Build Programming, Design & Aftercare

Overall aim: Review of the new build programme to understand historic performance in comparison with other Local Authority (LA) developers and understand how the programme intends to adapt or mitigate against future challenges incl. lack of land supply, high development costs and fluctuating current and future economic climate.

Objectives of the review:

- Evaluate historic performance - baseline data – quantity of new homes, how many sites, tenures, household sizes etc.
- Review of partnership working activities undertaken with the aim of increasing supply of new homes
- Compare performance with other LA housebuilders to measure performance
- Identify any innovative practices undertaken which would improve the delivery of new homes
- Review measures in place to meet current and potential future economic challenges, including alternative models of delivery
- Assess effectiveness of lobbying activity to increase financial support and accessing potential sites
- Review current communications, consultation, and engagement methods to assess effectiveness and ensure fit for purpose
- Consider broader estate transformation opportunities to increase new housing supply and address issues in existing stock
- Review design standards and technical specifications (space standards, sustainability, quality, maintainability) to ensure value for money, compliance and quality is achieved

How is the review to be carried out:

### Scope of the review

The review will be conducted in writing reports, taking evidence from external organisations, and analysing data to focus on:

Types of evidence:

- Officer Presentation
- Written evidence from officers
- Performance data
- Witness evidence from other developing boroughs (Camden and Hackney), housing associations operating a similar service (Newlon) and HA development partners (London Square and Mt Anvil)
- Benchmarking with other developing boroughs

- Site visits

Additional Information:

To consider any useful comparators as part of a 12 month review if required.

In carrying out the review the committee will consider equalities implications and resident impacts identified by witnesses. The Executive is required to have due regard to these, and any other relevant implications, when responding to the review recommendations.

The Housing Scrutiny Committee will also seek witness evidence from the following officers at the Housing Scrutiny meetings:

- Lydia Hajimichael – Finance Manager (Operations and Exchequer) David
- Nat Baker – Head of Development Management,
- Matt West – Asst Director - Housing Property Services
- David Hardiman – Asst Director Communications

Programme

Key output:	To be submitted to Committee on:
1. Scrutiny Initiation Document	17th July 2023
2. Draft Recommendations	Xxxx April 2024
3. Final Report	Xxxx May 2024