

# Housing Scrutiny Panel New Build Design Quality

# Setting the bar high

- Being an exemplary housebuilder for Islington
  - Achieving over and above local, London and National standards and regulations
- Delivering consistently high quality
  - Safe, secure, comfortable and sustainable homes



Elmore Street & Lindsey Mews (CGI)

# Generous and inclusive

- Well sized homes

- Family-sized homes where we can sensibly build them
- Home sizes 5% over and above National Standards

- Accessible and inclusive design

- Lifetime Homes standard for all homes ensures that our homes meet residents' changing needs and accessibility



Armour Close





# Safe and secure

- Fire safety
  - We have introduced improved fire safety for our homes in advance of changes in Building Regulations
- Secured by Design
  - All our homes have Secured by Design certification (Official Police Security Initiative)



Vaudeville Court



King Square

# Enhanced energy performance

- High performing homes and low bills for residents
  - Homes that perform over and above local and national policy standards and regulation
  - Code for Sustainable Homes / Passivhaus standard (pilot underway), exceeding current Building Regulations
  - Green roofs, solar panels, mechanical ventilation and enhanced fabric performance are standard for our homes



Dover Court



Vaudeville Court



# Attractive and tenure-blind

- High quality materials
  - High quality, attractive, durable and easily maintainable materials and fittings, making a positive contribution to the public realm and instilling pride in residents
- Active frontages
  - Improving the quality of the public realm and providing a safer environment by introducing new homes
- Tenure blind homes
  - No visible distinction between rented and private for sale homes in external appearance and common areas

Dover Court Estate  
before and after



# Benefits for existing residents

- Estate improvements
  - improved common facilities and amenities including bin and cycle stores, landscaping, play space and social infrastructure such as a community spaces



Redbrick Estate / Vibast Centre



Holly Park / Brickworks



# Challenges

Building affordable homes in a central London location



# New homes in a dense urban borough

- Building in existing context

- Land is scarce in Islington and many of our developments are infills to existing estates, located on small 'residual' plots such as garage sites;
- We must deliver sensitive infills whilst minimising the loss of open space and trees
- Competing demand for ground floor space

Dover Court Estate  
before and after



# Building in existing context



Elmore St & Lindsey Mews

- Complex sites

- Our sites require a highly creative, well considered design approach
- Multiple site constraints result in higher design and build costs
- High quality external materials are an expectation, particularly in historic / conservation context





# Responding to local need



Centurion Close

- **Overcrowding**
  - Providing larger homes where families need them
- **Changing demographics**
  - Developing homes suitable for an ageing population and supported housing
- **Addressing local issues**
  - Designing out crime and anti-social behaviour



# The climate emergency

- Better performing homes for resident comfort and affordability
  - Keeping residents' heating bills low
  - Minimising the risk of homes overheating in summer
- Achieving Net Zero Carbon
  - Reducing the amount of carbon embodied in our buildings
  - Renewable energy generation (solar panels)
  - Mitigating the loss of trees on our development sites
  - Designing and constructing to circular economy principles



# Building Safety

- Fire Safety
  - We put residents' fire safety first, using fire safety design standards over and above current regulations
  - Updated regulations post Grenfell are only being adopted now; in the intervening years we have consistently provided enhanced fire safety for our residents
  - Further current changes in building fire safety standards, through the Building Safety Act, impact on viability, e.g. requirement for second stair in higher buildings
- The Golden Thread of Information
  - Stricter building information management regulations require additional project resources



Vorley Road (CGI)

# Achieving and securing quality

Safeguarding our design standards and aspirations through the design and construction process



# Setting standards



- Working in close collaboration with our stakeholders
  - Our new homes developments are designed to be looked after by Islington Council long-term
  - We work closely and continuously with our planners and asset management and maintenance teams to ensure that the standards and specifications we set for our buildings and landscaping meet their requirements and Islington's policies
- New Build Design Guide
  - ...Culminating in our New Build Design Guide, which sets out clearly the overarching principles, standards and technical requirements to be followed by the architects and engineers appointed to design our homes

# Getting things right from the start

- Choosing the right team

- Architects and other consultants designing our homes are carefully selected using the relevant frameworks and competitive tendering where appropriate
- Many of our projects have been designed by Islington- based architectural practices who bring local knowledge to the table
- Monitoring and managing the performance of our design consultants

- Engaging with residents

- All our schemes go through a comprehensive resident engagement process, focussing particularly on the earlier design stages, to ensure that local residents' voices are heard and their feedback considered, and to help us understand local issues that need to be addressed in the design



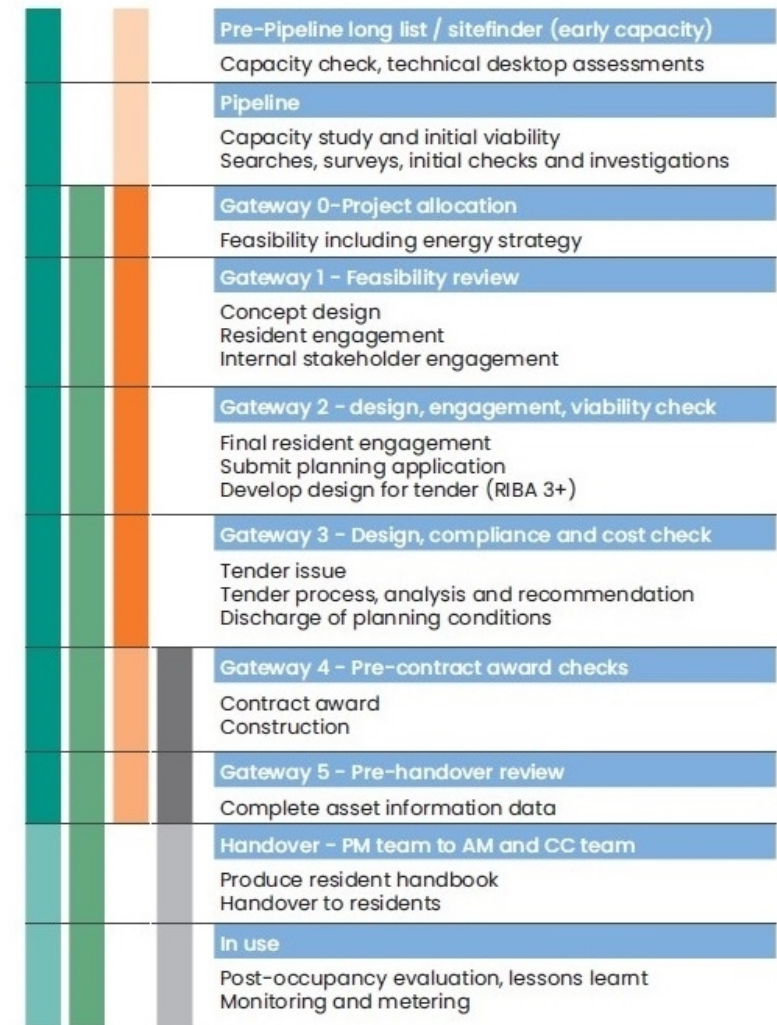
# Securing design quality

- Governance

- Our Gateway process: key design deliverables and thorough design checks at every Gateway, to ensure that our standards are met, and our stakeholders review and agree design proposals
- Monitoring of design and sustainability Key Performance Indicators

- Managing statutory compliance

- We work closely with Islington's Planning team throughout the design process, and receive valuable feedback from the Design Review Panel
- We employ Islington Building Control for a better route to achieving statutory compliance



New Build Gateway process



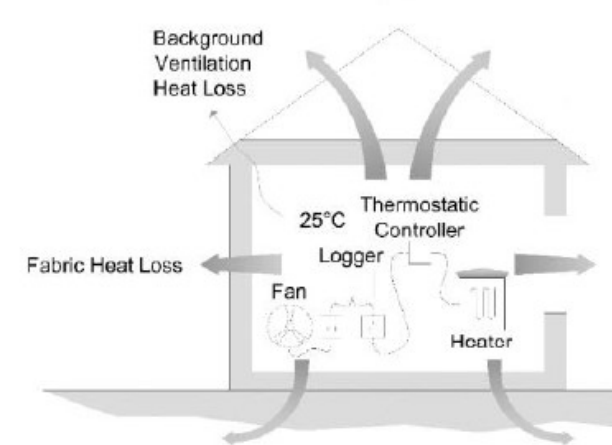
# Safeguarding quality through construction



- Employers Requirements
  - Clear and robust Employers Requirements that are kept under review and updated annually in collaboration with Islington Housing Property Services
- Contractor procurement
  - Construction procurement through New Build contractor framework
- On site quality control
  - Employing a Clerk of Works and M&E Services design guardian
  - Arranging internal stakeholder inspections at key stages

# Handover and in-use

- Aftercare team
  - Effective Aftercare Service to manage comprehensive handover and post-construction building defects remedials, as well as handover to residents / tenant management
- Post Occupancy Evaluation
  - Resident surveys for all new homes
  - Pilot currently underway for Building Performance Evaluation, including heat and electricity metering, indoor air climate monitoring and thermal performance testing
- Lessons learnt approach
  - Feeding all lessons learnt back into the design and briefing process, including resident feedback and building performance



Thermal performance testing

# Feedback

What others say about our homes



# Feedback from our residents

- Our resident surveys bear witness to the quality of our new homes
  - In 2022 we asked 155 of our residents across six of our completed schemes for their feedback on their new homes:
  - **91%** said that moving into their new home has improved the quality of their life
  - **90%** rated the appearance of their building excellent or good
  - **86%** said that their home is always or usually warm in winter
  - **81%** rated the natural light in their home excellent or good



# Awards

- Our new homes developments have also received industry recognition having won numerous awards:
  - **Housing Design Awards** 2010 (Armour Close), 2012 (Vaudeville Court)
  - **RIBA London Award** 2016 (Vaudeville Court)
  - **LABC Building Excellence Awards** 2017 (Brunswick Close), 2018 (Brickworks), 2019 (Goodinge), 2020 (Centurion Close)
  - **New London Awards** 2018 (Andover Estate Ph 1)
  - **Urban Design Awards** 2019 (Andover Estate)
  - **The Planning Awards** 2019 (Redbrick Estate)
  - **London Construction Awards** 2022, Regeneration project of the year (Redbrick Estate)



# Questions & Comments

Thank you