

Affordable Housing Supply Programme

The Glasgow Standard

Housing Investment

Eddie Warde

Introduction

Aims of the Glasgow Standard :

- Improve the Tender Approval Processes
- Bring Clarity to House Type & Design Expectations
- Minimum standards for all new build developments in Glasgow funded through the Affordable Housing Supply Programme.

Housing Investment Processes

- Glasgow's Housing Strategy 2017/18- 2021/22
- Strategy & Development Funding Plans
- Strategic Housing Investment Plan 17/18-21/22
- Project Proposal / Scheme Agreement
- Feasibility Study / Acquisition
- Pre-Tender Technical Submission & Appraisal
- Tender Submission & Approval
- Site Start – Contract Period – Completion
- Post Completion Review

Consultation

Your Opportunity to Make Comments on:

- Introduction of the Pre-Tender stage
- Consideration of Costs
- Standards being Stipulated
- Design Issues

Technical

Sheila Darkins

The Design Schedule

This design schedule aspires to meet the following principles:

- High Quality Affordable Homes
- Sustainable
- Meeting changing family needs
- Wheelchair adaptable
- Storage
- Safe and Secure

Setting Standards

- 1961 report Homes for Today & Tomorrow
- 1968 the Bulletin 1 Metric Space Standards
- The late 1960's these space standards were mandatory for all council housing in the UK
- In 1980 the standard was scrapped
- Interim London Housing Design Guide 2010
- Edinburgh Standards for Housing in 2010
- Technical Housing Standards – nationally described space standard 2015

Setting Standards

The Standard takes account of national and local standards such as:

- City Development Plan and Supplementary Guidance
- Carbon Management Plan
- Technical Handbook
- Edinburgh Standards for Housing
- Housing for Varying Needs
- Secure By Design
- Homes for Today and Tomorrow
- Bulletin 1 Metric Space Standards
- Lifetime Homes
- Other national documents

Why Housing Space Matters

Housing and Regeneration Services have set overall minimum internal space standards.

- The proposed space standards are designed to set the minimum requirements.
- Requirements in key habitable parts of the dwelling.
- Living Areas (lounge/kitchen/dining)
- Bedrooms
- Storage (incl. kitchen units)

Clarification of HfVN

The main issues covered are listed below:

- Living areas
- Bedrooms
- Accessible built in shelves
- General Storage
- Kitchen and kitchen storage requirements
- Bathrooms
- Circulation in wheelchair Adaptable Dwellings
- Access to dwellings (communal and private entrances)
- Parking

Wheelchair adaptable

- All new developments provide 10% of dwellings (both flats and houses) are to wheelchair or readily adaptable standard for each development approved with 20 dwellings and over.
- Technical Handbook 2016 sets out the minimum requirements for accessibility
- Accessible and adaptable terms have been defined in the document.

Sustainability

- January 2017 our minimum requirements for sustainability Section 7, Silver Level Aspects 1-8 incl. of the 2016 Technical Handbook (domestic).
- Ecohomes is now no longer permitted.
- Exceed these targets and build exceptional, innovative and sustainable developments
- We aim to Introduce Gold Level Aspects 1-8 Incl. on 1st April 2018

Safe and Secure

- Secure by Design (Gold Standard).

Considerate Constructors

- All developers / contractors who are constructing our new developments must now be a member of the Considerate Constructors Scheme

Future Proofing Internet and Broadband Access

- All new developments should include ducting to help future-proof access to internet and broadband services.

Summary

- It is a consultation document.
- We want to work with housing developers in the city to agree and refine the standards
- The final standard should be one that everyone has signed up to and demonstrates that Glasgow embraces best practice.





GLASGOW'S HOUSING STRATEGY