

Housing Summit



#housingsummit17

Kindly sponsored by:





Cliff Fudge

H+H and Chairman

#housingsummit17





Terry Fuller

Ban

#housingsummit17



Thriving communities,
affordable homes



INVESTING NATIONALLY

Delivering
Locally



HCA, what we do

Terry Fuller
Strategic Land

More homes.



Homes &
Communities
Agency



250,000



Homes &
Communities
Agency

Role

- **Intervene**
- **Invest**
- **Innovate**





Homes &
Communities
Agency

A short history in lending

Kick Start
(£670m)

Get Britain Building
(£500m)

Local Infrastructure Fund
(£410m)

Build to Rent
(£1bn)

Large Site Infra Fund
(£1bn)

Builders Finance Fund - BFF
(£525m)

Custom Build Serviced Plots
(£150m)

Housing Zones
(£200m)

Help to Buy

+

Housing Investment Fund

£20 billion to 2021



Land St Mary's Island, Chatham.



Homes &
Communities
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Land Chalgrove, Oxford.



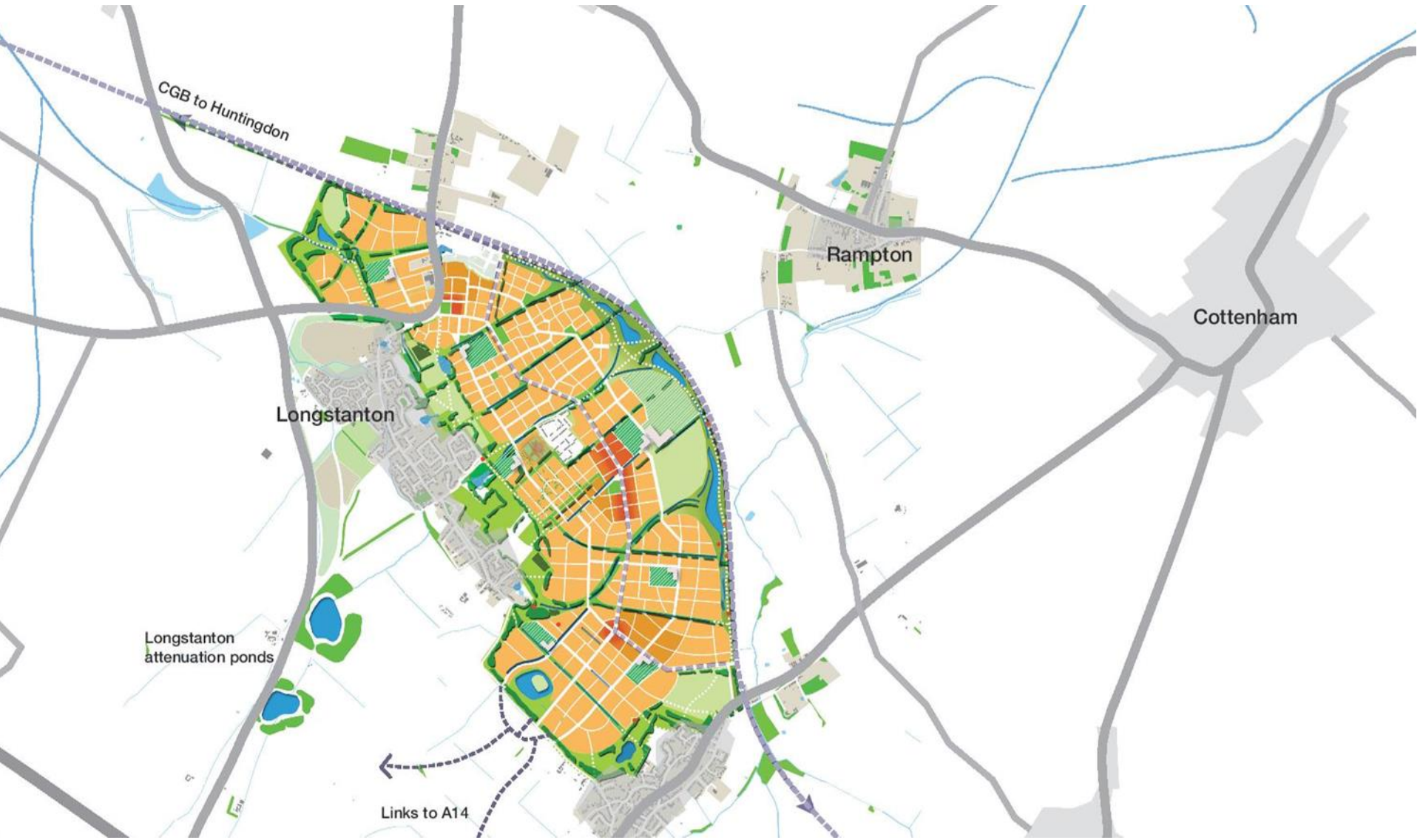
Homes &
Communities
Agency



Land Northstowe, Cambs.



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Communities
Agency





Objectives

- **More homes**
- **Faster delivery**
- **Quality**
- **SME**
- **Innovation**



Reimagine the way we deliver



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Communities
Agency





Graeme Chaplin

Bank of England

#housingsummit17





BANK OF ENGLAND

The Economy and Housing

Graeme Chaplin

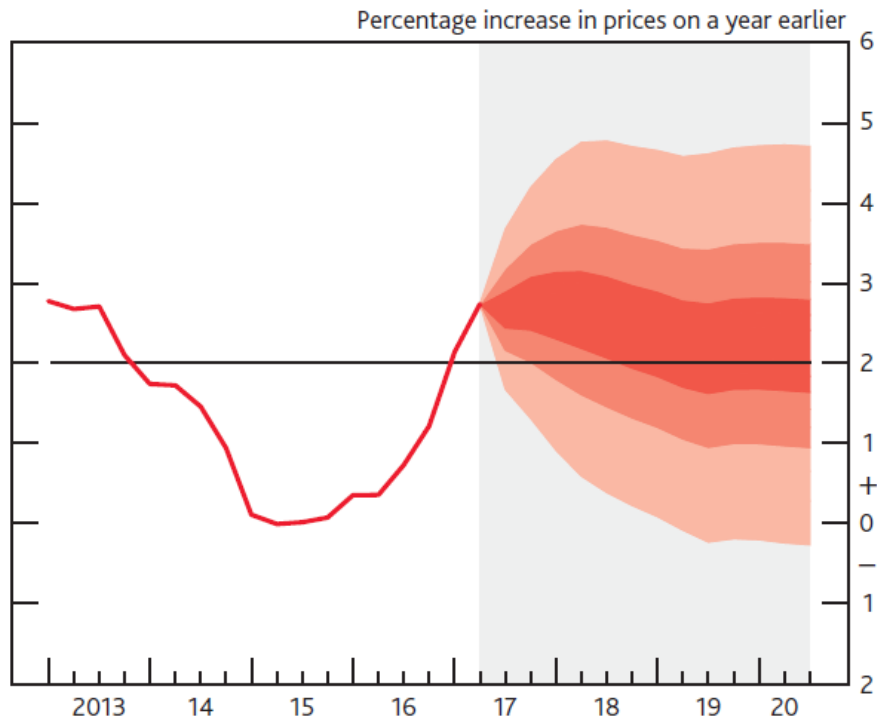
Agent for the West Midlands and Oxfordshire

13 October 2017

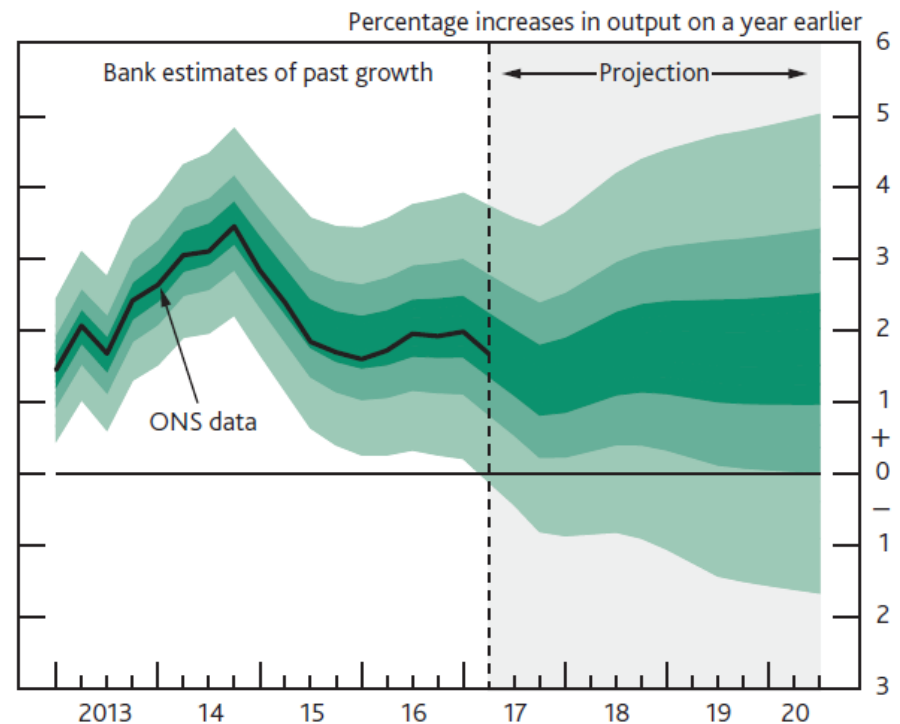


August projections^(a)

CPI



GDP



(a) based on market interest rate expectations, other policy measures as announced



If the economy develops in line with our projection... ...monetary policy could need to be tightened

0.25%

Bank Rate

Vote:
7-2

up to
£10_{bn}

Corporate
Bond
Purchases

Vote:
Unanimous

£435_{bn}

Government
Bond
Purchases

Vote:
Unanimous



BANK OF ENGLAND

Monetary Policy Committee
11 May 2017



BANK OF ENGLAND

Agency for the West Midlands & Oxfordshire

The Financial Policy Committee

Historically mortgage debt growth a key risk to stability

Mortgage debt



Some buyers are obtaining mortgages many times their income

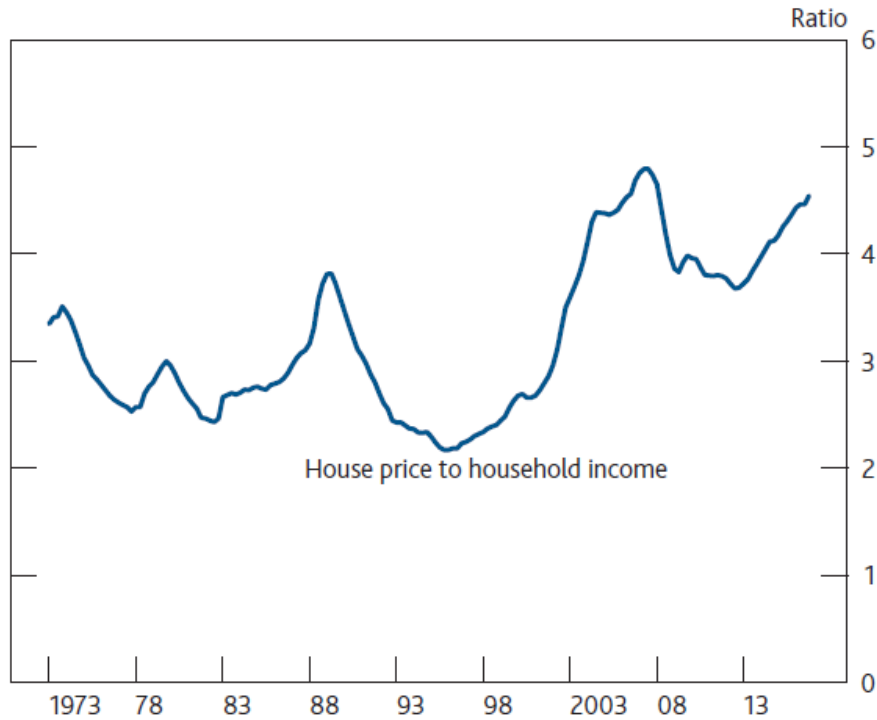


Excessive debt can harm borrowers, lenders and the wider economy

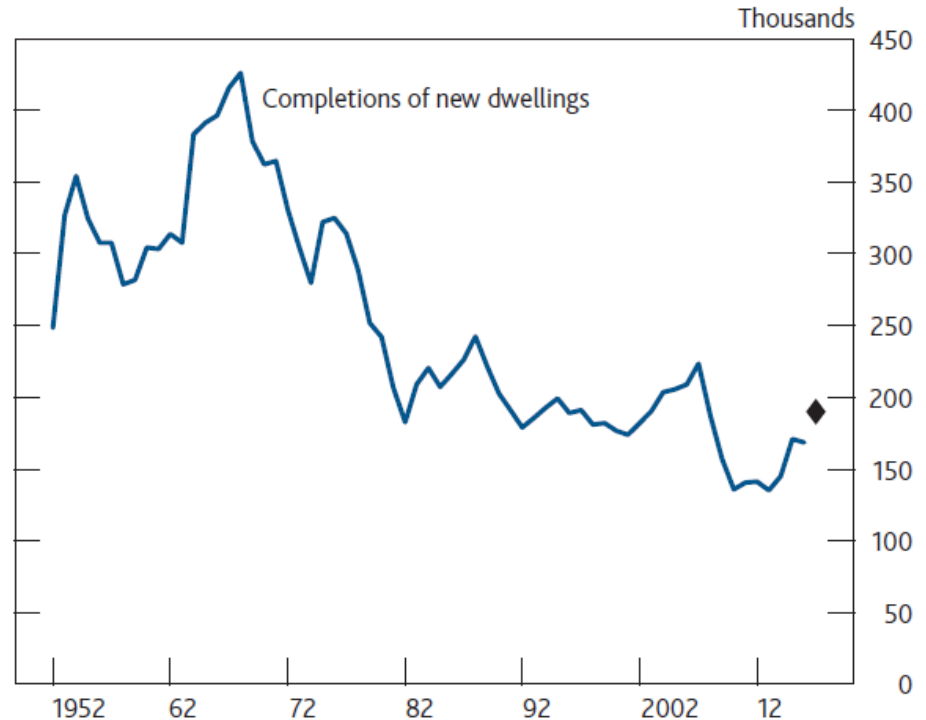


Limited growth in housing stock has contributed significantly to high house prices relative to incomes

UK house price to household income ratio



Completions of new dwellings in the United Kingdom





@BoEWestMids

www.bankofengland.co.uk





Bob Ledsome

DCLG

#housingsummit17





Department for
Communities and
Local Government

Building Regulations Update

Housing Summit

Arup, Solihull 13th October

Bob Ledsome
Building Regulations and Energy Performance Division
Department for Communities and Local Government



Department for
Communities and
Local Government

New Ministerial team





Department for
Communities and
Local Government

Building Safety Programme: Origin & Purpose

After the Grenfell Tower fire we established a building safety programme

Following the Grenfell tragedy it was essential for the Government to immediately establish whether there was an imminent risk to other buildings

A possible contributory factor was the Aluminium Composite Material (ACM) cladding on Grenfell Tower.

A process was set up to enable building owners to test the cladding on their buildings and for the Government to track information

It quickly became apparent that as well as specific ACM screening tests, cladding system tests were required

Residents of high rise buildings are safe and feel safe from the risk of fire, now and in the future.



Department for
Communities and
Local Government

Context

The programme is working in the context of an investigation, inquest and the public inquiry

Police investigation – what happened, has anybody broken the law?

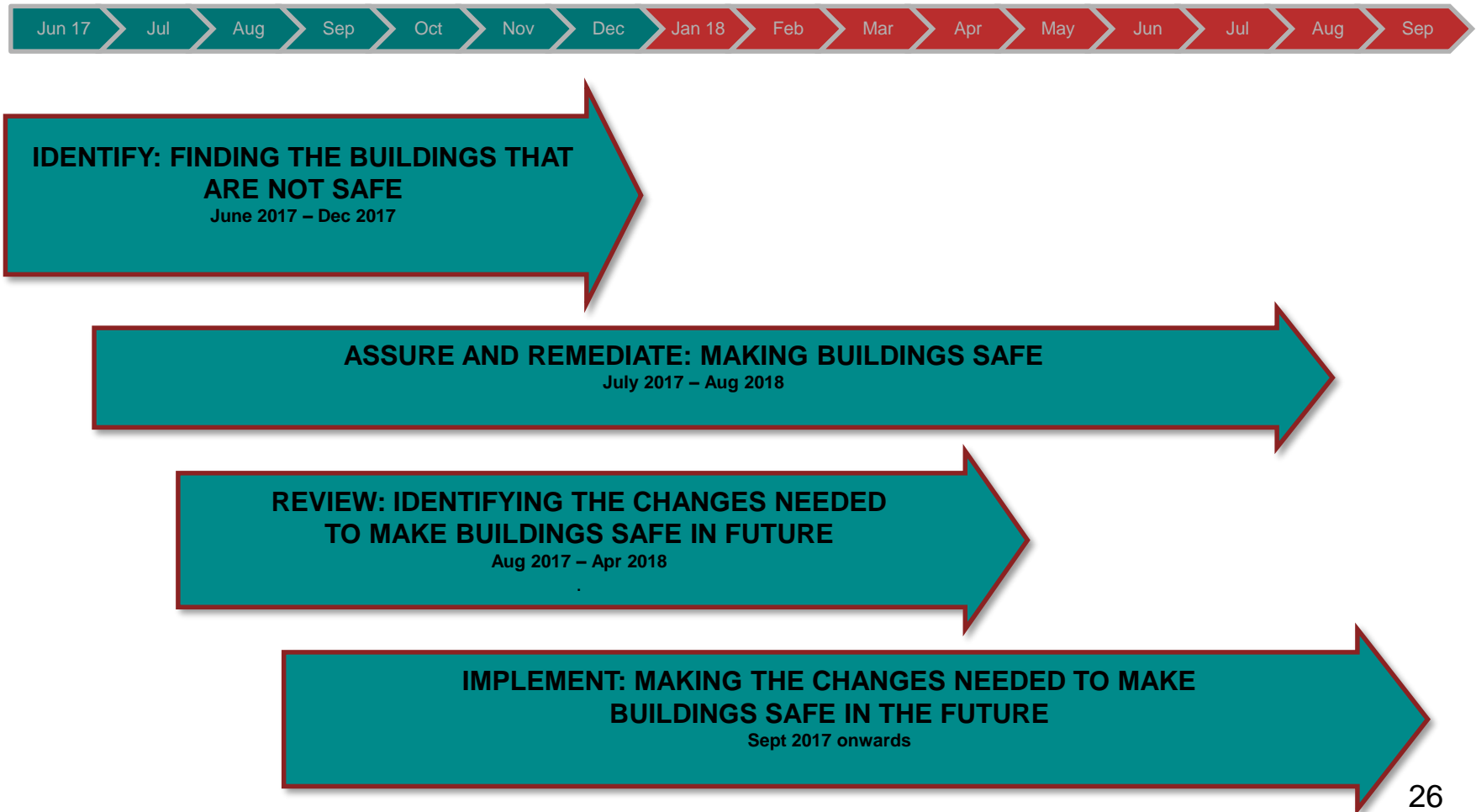
Coroners Inquest – Who died and how?

Public Inquiry – How did this incident happen - can we stop it happening again?



The Building Safety Programme

The Programme has four stages





Department for
Communities and
Local Government

Finding the Buildings that are not safe

We have been identifying unsafe buildings and know the extent of the cladding issues in social housing

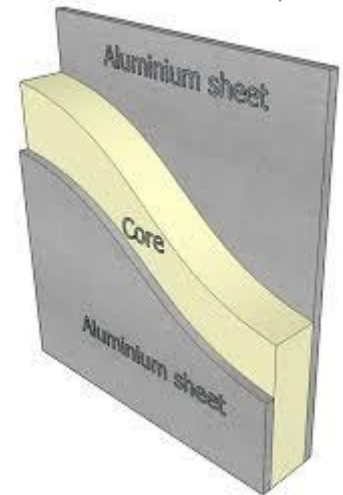
The first strand of the programme begun immediately following the tragic fire.

It is focussed on identifying the high rise residential buildings with unsafe cladding systems through data collection and testing at BRE.

For social housing there are some 5,500 high rise buildings in England, and 173 of them are clad in ACM (around 3% of buildings) and 165 with ACM that failed fire safety tests.

The next phase will build the picture for privately owned buildings.

Picture: wikipedia



bre



Department for
Communities and
Local Government

Building Safety Programme

To make buildings safe we have issued advice to landlords after the 7 large scale system tests and are working with industry to support remedial action

The second strand of the programme is focused on making buildings safe.

We have issued advice to building owners in the light of the information from the seven large scale system tests.
<https://www.gov.uk/guidance/building-safety-programme>

An Industry Response Group (IRG) made up of representatives from the construction industry will help ensure the sector can meet the challenges of remediating buildings.

Further advice will follow on remedial work.

Guidance Building Safety Programme

From: Department for Communities and Local Government
Published: 20 July 2017
Last updated: 6 September 2017, see all updates

A co-ordinated national response to the fire at Grenfell To

Contents

- Latest advice for landlords and building owners
- Further advice for landlords and building owners
- Financial information for local authorities and housing associations
- Independent expert advisory panel
- Screening, testing and wall cladding systems programme
- Industry response group

[Register for weekly Building](#)

The Department for Communities established the Building Safety concern through a thorough che

With the support of local fire an expert advisers, DCLG is support ensure the safety of residents at

The screenshot shows the BRE website interface. At the top, there is a navigation bar with links for Home, About Us, What we do, Services, Contact Us, Careers, Press & Media, News & Information, and Corporate. Below this is a secondary navigation bar with categories: Certification & Approvals, Testing, BREEAM, BRE Academy, Research & Innovation, Sustainability, Events, and A-Z of services. A search bar is located on the right side of this bar.

The main content area features a large green header with the text "Grenfell Tower Fire: ACM cladding testing". Below the header, there is a breadcrumb trail: "You are here: Home > News & Information > Grenfell Tower ACM testing".

The page content is organized into a grid. On the left, there is a sidebar with a "News & Information" section containing links for "Grenfell Tower ACM testing", "Press Releases", "Case Studies", "Projects & reports", "BRE Flood Resilient Home", "BRE - in print and on tv", "BuildingChange", "Register for our e-news", "BRE Group on Twitter", and "BRE photos on Flickr".

The main content area contains the following text:

Grenfell Tower Fire: ACM cladding testing

Information relating to the cladding test programme being undertaken by BRE on behalf of the Department for Communities and Local Government, DCLG, will be posted here.

Essentially asked questions and information for the press and media are at the foot of this page.

Posted 21 August

DCLG guidance: fire safety of your building

Information for owners and residents: [Read about fire on the DCLG website](#)

BuildingChange

Sign up to receive building safety updates as they are released by DCLG

[Register for weekly Building Safety Programme email updates](#)

Posted 29 August

Contact

E BRE Customer Service
T: +44 (0)113 221 0811
E: enquiries@bre.co.uk

Show

Twitter Facebook LinkedIn YouTube



Department for
Communities and
Local Government

Independent Review of Building Regulations and Fire Safety

Led by Dame Judith Hackitt.

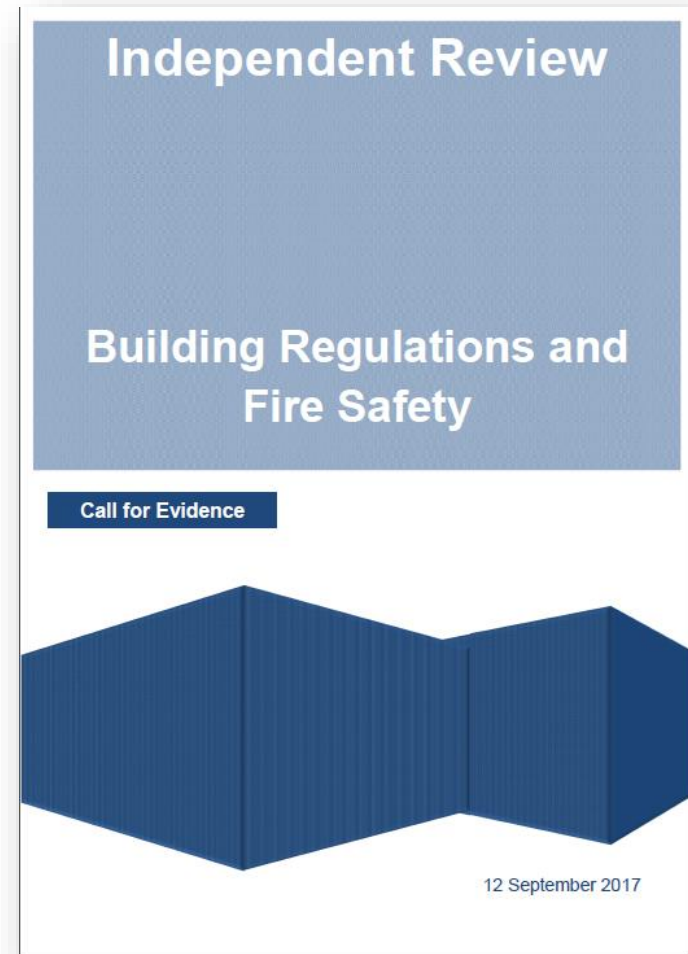
Responses by 13 October 2017

BuildingRegulationsandFireSafetyReview@communities.gsi.gov.uk

To report jointly to Communities Secretary,
Sajid Javid and Home Secretary, Amber
Rudd.

Interim report autumn 2017.

Final report spring 2018.





Department for
Communities and
Local Government

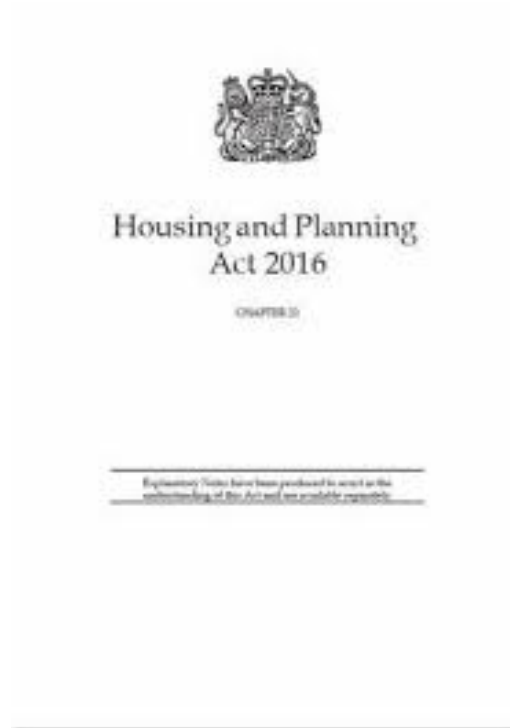
Other Issues





Department for Communities and Local Government

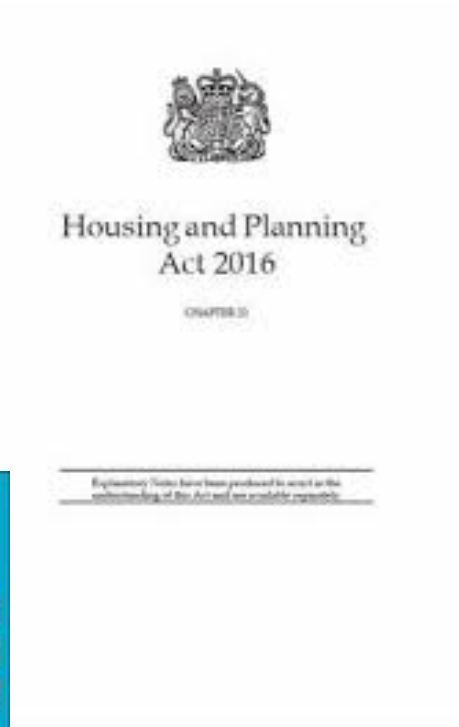
Other Issues





Department for Communities and Local Government

Other Issues





Department for Communities and Local Government

Other Issues



House of Commons
Women and Equalities
Committee

Building for Equality: Disability and the Built Environment

Ninth Report of Session 2016–17

*Report, together with formal minutes
relating to the report*

*Ordered by the House of Commons to be printed
19 April 2017*



European Union (Withdrawal) Bill

A
B I L L

To repeal the European Communities Act 1972 and make other provision in connection with the withdrawal of the United Kingdom from the EU.

*Presented by Secretary David Davis
supported by
The Prime Minister,
The Chancellor of the Exchequer,
Secretary Damian Green,
Secretary Boris Johnson and
Secretary David Lidington.*

*Ordered, by The House of Commons,
to be Printed, 13 July 2017.*



Department for
Communities and
Local Government

Building Regulations Update

Housing Summit

Arup, Solihull, 13th October 2017

Bob Ledsome
Building Regulations and Energy Performance Division
Department for Communities and Local Government

Housing Summit

Coffee





Rob Pannell

NHBC

#housingsummit17





Housing Summit 'Construction Quality Reviews'

Rob Pannell - *Construction Quality Advisor*



AGENDA

Housing Summit

✓ Quality - Through an NHBC Lens

✓ Construction Quality Reviews

✓ Indoor Air Quality and Overheating



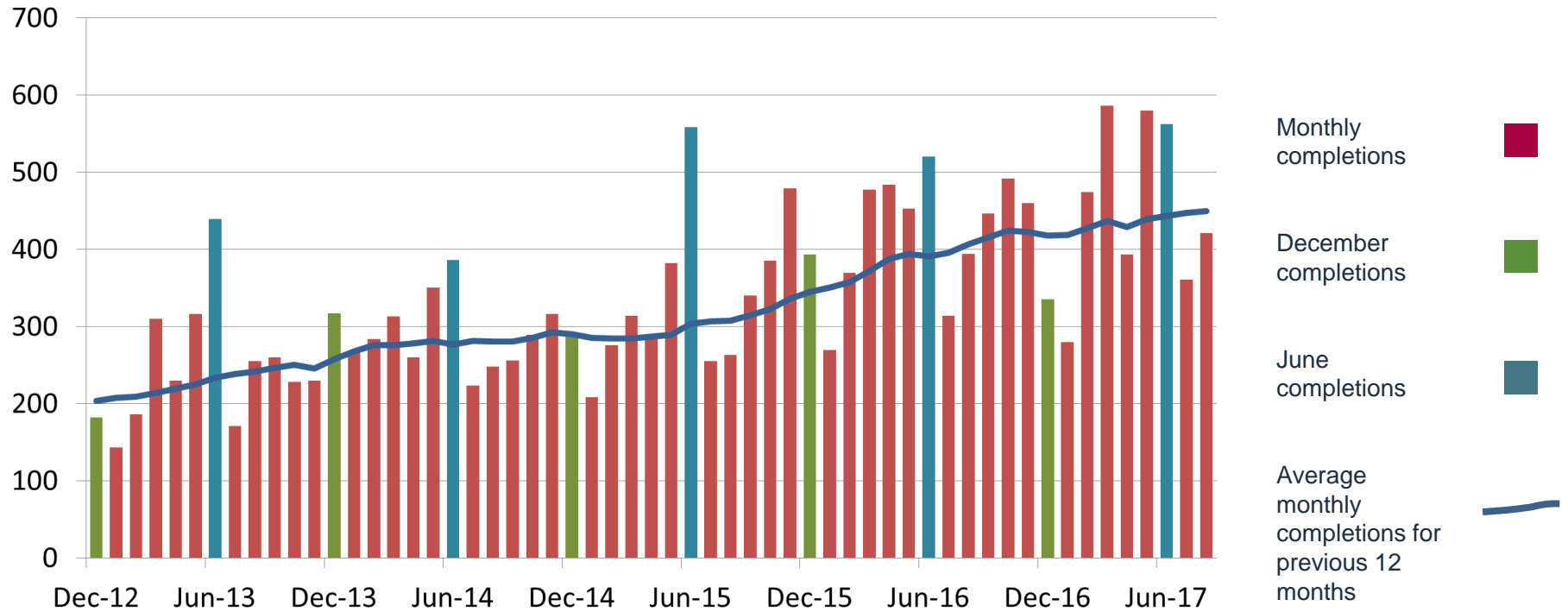
AGENDA

Housing Summit

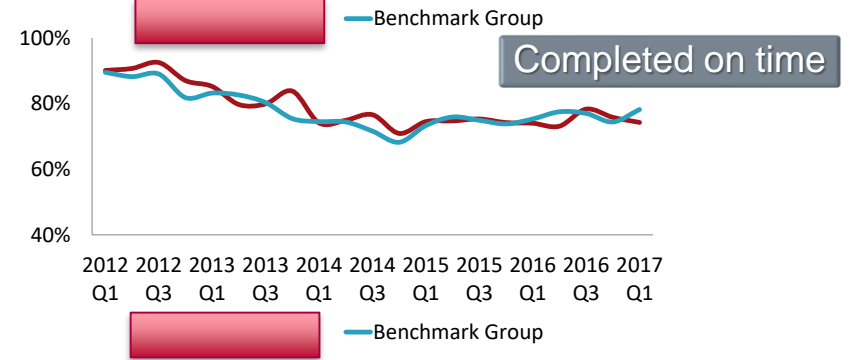
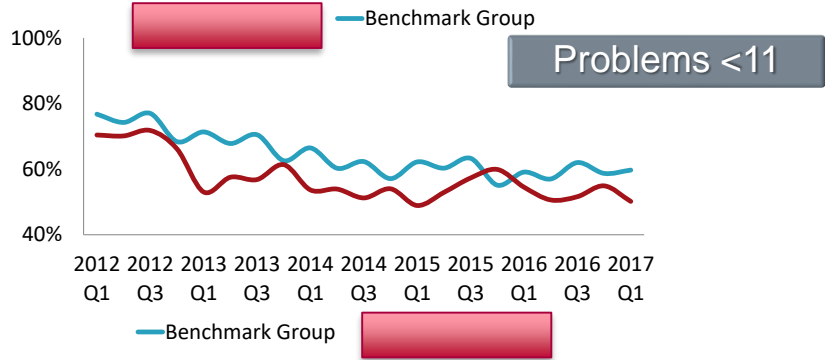
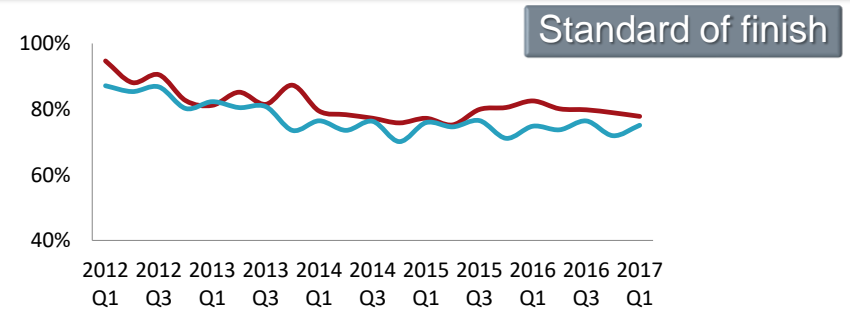
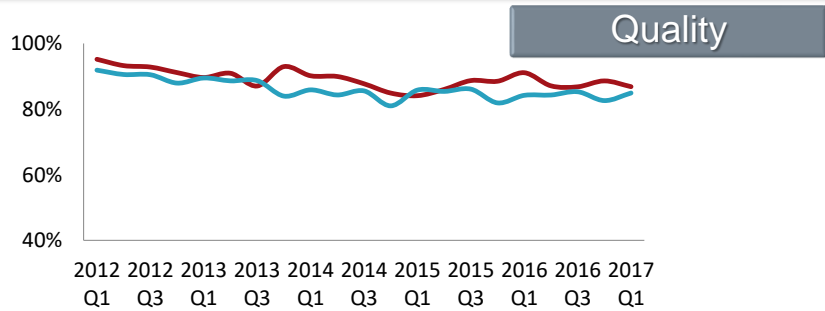
✓ Quality - Through an NHBC Lens



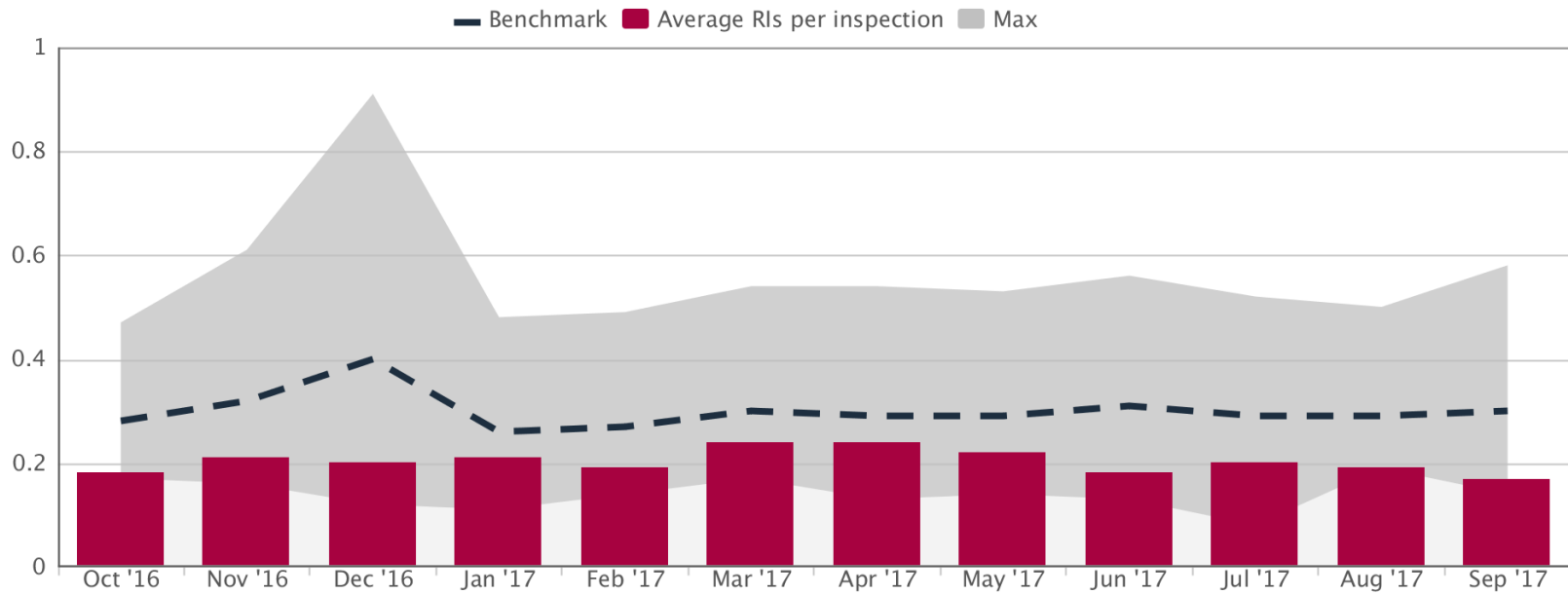
MONTHLY COMPLETIONS



CUSTOMER SATISFACTION SURVEYS

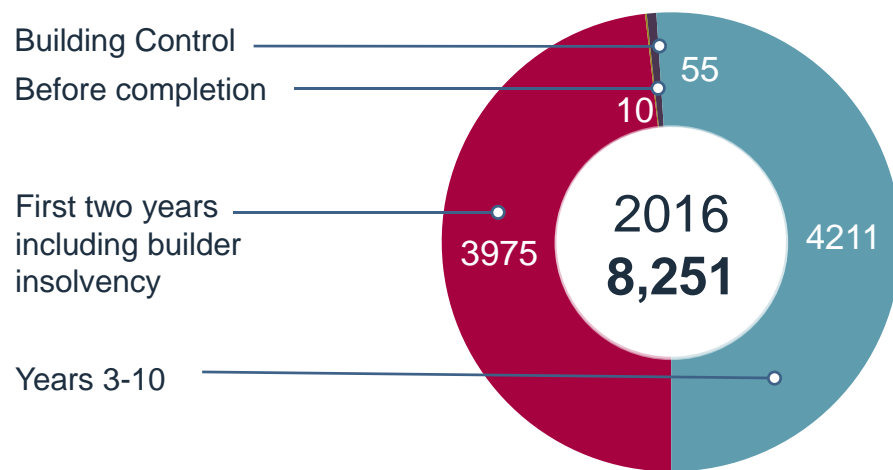


REPORTABLE ITEMS

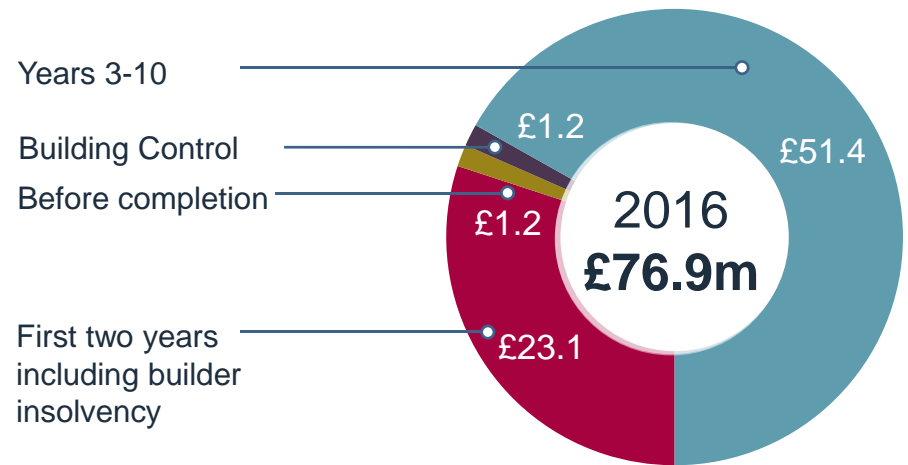


NHBC ANNUAL CLAIMS 2016

Number



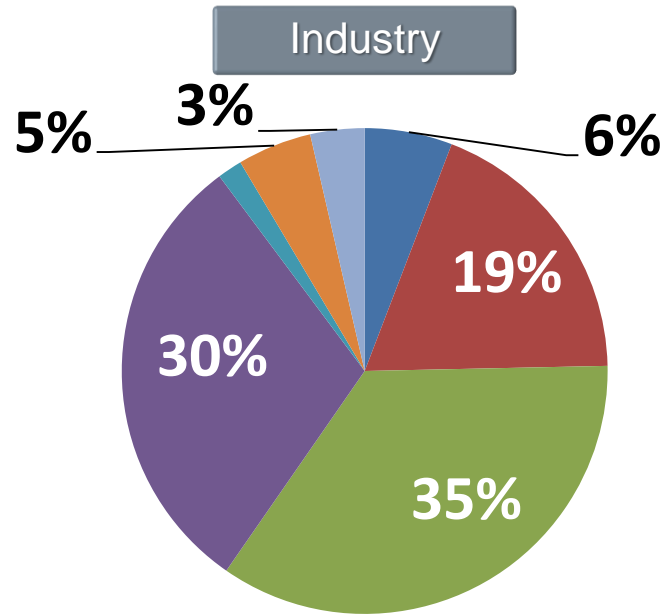
Costs





COST

- Other
- Ancillary Buildings and External Works
- Services, Fixtures and Finishes
- Roofs
- Superstructure
- Substructure and Ground Floors
- Foundations





AGENDA

Housing Summit

✓ Construction Quality Reviews



1 In advance



2 Site Discussion



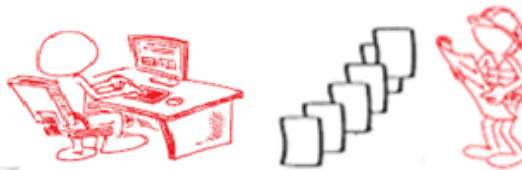
3 Site review



6 CQR Workshop / Follow-up



5 Distribution & follow-up



4 Site Manager meeting



1. FOUNDATIONS

- 1.1 Ground preparation
- 1.2 Excavations, piling and formwork
- 1.3 Reinforcement and concrete placement

2. SUBSTRUCTURE & DRAINAGE

- 2.1 Walls and columns
- 2.2 Waterproofing and ventilation
- 2.3 Sub-floor services
- 2.4 Ground floor
- 2.5 Drainage
- 2.6 Gas precautions

3. SUPERSTRUCTURE

- 3.1 Structural frame and/or loadbearing walls
- 3.2 External envelope
- 3.3 Cavities and insulation
- 3.4 DPCs and trays
- 3.5 Chimneys and flues
- 3.6 Intermediate floor structure
- 3.7 Lintels beams and other structural elements
- 3.8 Balconies including fixings and weather proofing



Score Logic

Focus on to establish cause

1	Very Poor	Many significant non-compliances of NHBC Standards and/or Building Regulations - Imminent dangers to H&S apparent and/or almost inevitably resulting in a claim(s) > £100K
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YES

2	Poor	Many minor non compliances of NHBC Standards and/or Building Regulations and/or some significant non-compliance - Imminent danger to H&S apparent and/or almost inevitably resulting in a claim(s) > £30K
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YES

3	Requires Improvement	Some minor non-compliance(s) with NHBC Standards and/or Building Regulations
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No

4	Good	Meets NHBC Standards and Building Regulations
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START
HERE!

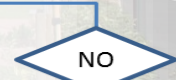
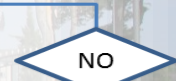
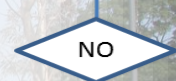
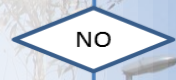
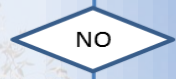
YES

5	Very Good	In addition to 4 - some extra attention to detail over and above minimum requirements
----------	------------------	--

YES

6	Outstanding	In addition to 5 - much of work seen can't be improved upon
----------	--------------------	--

Focus on to establish cause



st

1.1	1.2	1.3	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3	3.4	3.5
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

		FND			SUB-STRUC					SUPER-STRUC					
		Build Stage													
Site Name	Site Address	1.1 Ground preparation	1.2 Excavations, piling and formwork	1.3 Reinforcement and concrete placement	2.1 Walls and columns	2.2 Waterproofing and ventilation	2.3 Sub-floor services	2.4 Ground floor	2.5 Drainage	2.6 Gas precautions	3.1 Structural frame and/or loadbearing walls	3.2 External envelope	3.3 Cavities and insulation	3.4 DPCs and trays	3.5 Chimneys and flues
Min Score		2.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	2.0
Max Score		5.0	5.0	5.0	6.0	6.0	5.0	6.0	5.0	6.0	5.0	6.0	6.0	6.0	4.0
Number of Sites		15	52	102	201	162	80	209	137	41	197	289	306	292	1
Standard Deviation		0.80	0.85	0.78	0.82	0.88	0.67	0.81	0.79	1.18	0.83	0.81	0.96	0.92	0.0
% of sites scoring 3 (Requires Improvement)		7%	6%	19%	24%	33%	33%	38%	36%	17%	29%	31%	41%	40%	3%
% of sites scoring 2 (Poor Quality)		13%	2%	5%	3%	14%	3%	10%	6%	12%	12%	6%	13%	20%	0%
% of sites scoring 1 (Very Poor Quality)		0%	4%	1%	1%	1%	0%	0%	0%	7%	1%	1%	2%	1%	0%
Overall Rank (Sites Scoring 3 or 2)		29	38	28	25	5	15	3	11	23	12	14	2	1	0
Population Rank		38	37	31	19	11	28	5	18	33	9	4	2	1	0

Standard Deviation	0.32	0.56	0.60	0.83	0.75	0.74	0.86	0.73	0.94	0.81	0.81	0.94	0.90	0.50	0.67	0.71	0.58	1.03	0.86	0.77	0.33	0.86	0.71	0.66
% of sites scoring 3 (Requires Improvement)	0%	19%	9%	24%	36%	16%	31%	31%	16%	22%	26%	32%	44%	11%	23%	26%	0%	16%	33%	27%	11%	23%	30%	11%
% of sites scoring 2 (Poor Quality)	0%	0%	2%	7%	6%	10%	6%	6%	9%	5%	5%	9%	11%	0%	2%	5%	8%	16%	8%	6%	0%	16%	4%	4%
% of sites scoring 1 (Very Poor Quality)	0%	0%	0%	0%	1%	0%	1%	0%	0%	1%	1%	1%	1%	0%	0%	1%	0%	5%	1%	0%	0%	0%	0%	1%
Overall Rank (Sites Scoring 3 or 2)	38	22	34	17	3	20	10	9	21	18	16	4	1	33	20	15	36	13	5	12	33	8	11	2

S



TOP FIVE FOCUS AREAS

- Superstructure - **DPCs & trays**
- Superstructure - Cavities & insulation
- First fix - Plaster and dry lining to walls and ceilings
- Superstructure - Lintels beams & other structural elements
- Superstructure - **Fire stopping and sound proofing**

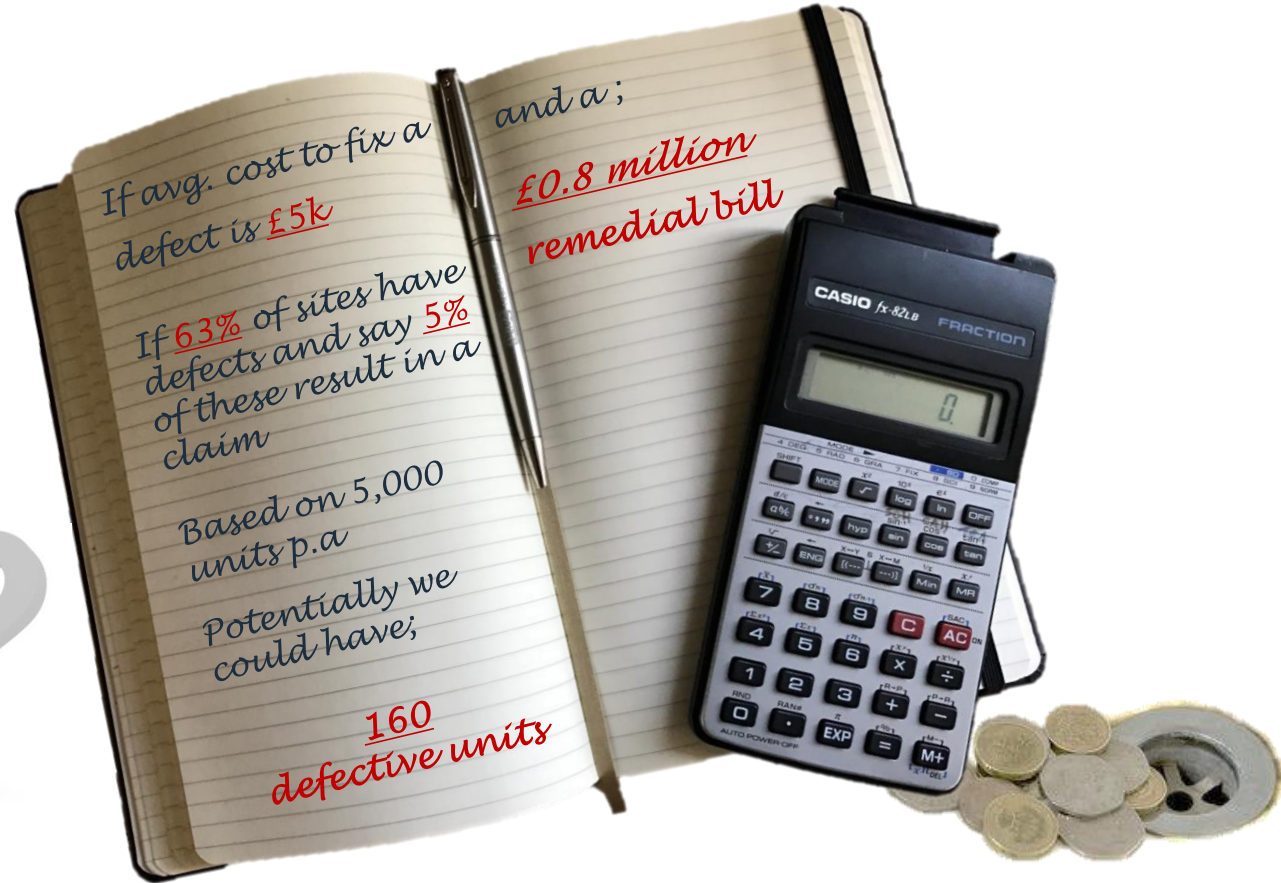
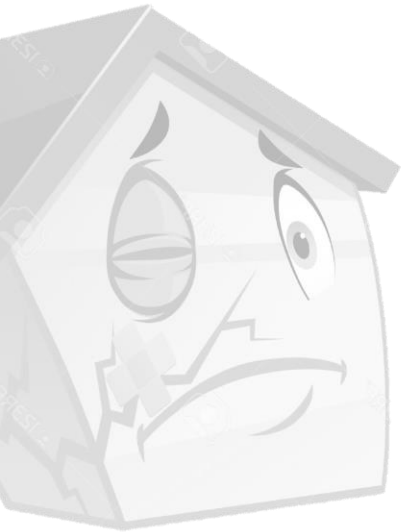


SO WHAT?

External walls – cavity trays and DPCs



SO WHAT? Potential impact



DPCs and trays - UK

90-100%	Isle of Man
80-90%	
70-80%	Northern Ireland
60-70%	
50-60%	Scotland, North East, North West
40-50%	West Midlands, London
30-40%	Wales, South West, South East, East of England
20-30%	Yorkshire and Humber, East Midlands
10-20%	
0-10%	



*Proportion of build stages marked 'good' or better

3.9 – Fire stopping and sound proofing - UK

	90-100%	
	80-90%	
	70-80%	North East, Northern Ireland
	60-70%	West Midlands, North West
	50-60%	Yorkshire and Humber, London
	40-50%	South East, East Midlands, South West, Wales
	30-40%	Scotland, East of England
	20-30%	
	10-20%	
	0-10%	



*Proportion of build stages marked 'good' or better

3.9 – Fire stopping and sound proofing



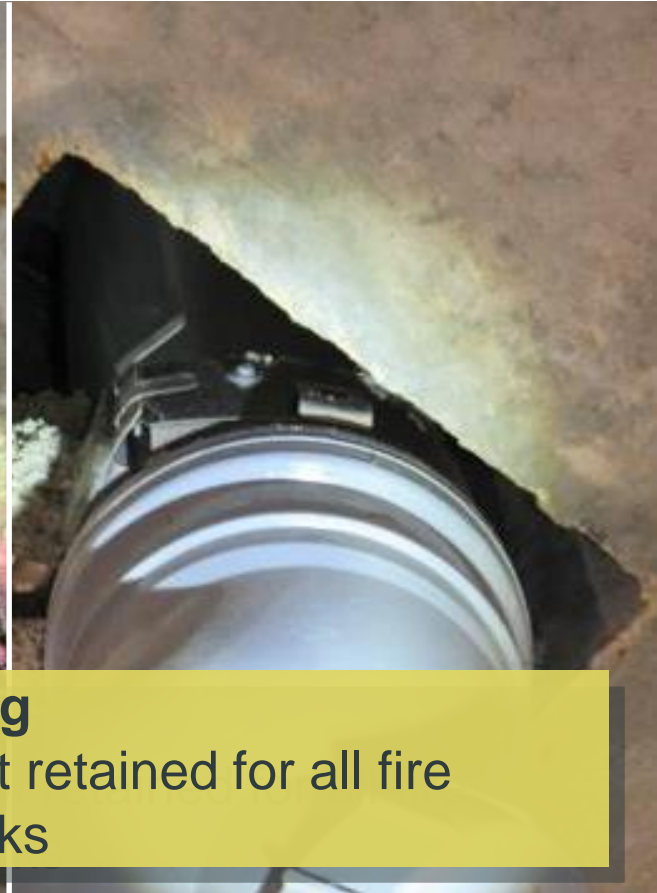
Fire stopping

Missing at separating floor junction



Fire stopping

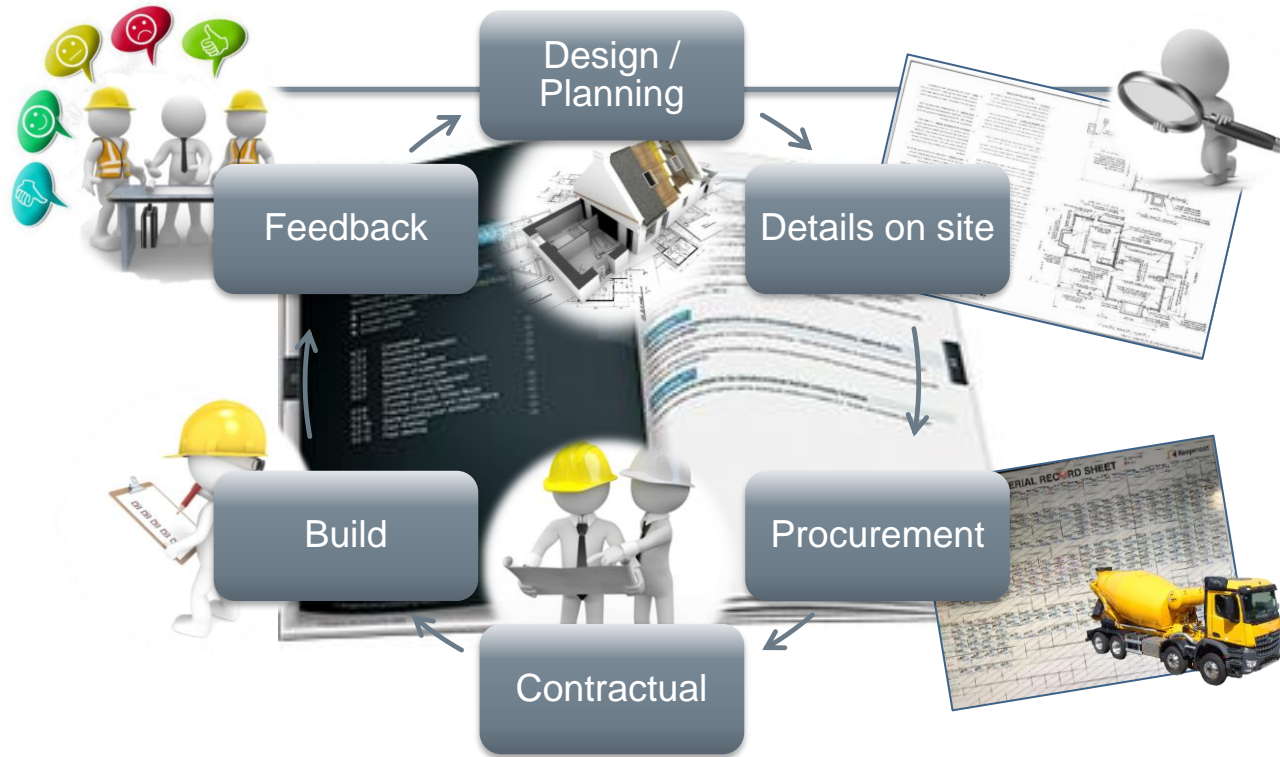
Specialist not retained for all fire stopping works





© Joe Newman / SWNS

OPPORTUNITIES FOR IMPROVEMENT



AGENDA

Housing Summit

✓ Indoor Air Quality and Overheating



Indoor Air Quality

Electric shocks, breathing problems – even crushed by a radiator. The families who say ..

Our new-build homes put our children in A&E

By Victoria Bischoff

CHILDREN have been injured in shoddily built new homes, Money Mail can reveal.

The youngsters have suffered electric shocks and breathing problems, while one was even crushed by a radiator, after moving in to properties that had not been constructed properly.

The revelations are the latest uncovered by the Mail as part of an investigation into the dire state of many of Britain's new-build homes.

We have previously reported on leaks, water-logged gardens, missing windows, badly fitted doors, broken toilets and gaps in the guttering.

Many homebuyers have scrimped and saved for years to get on the property ladder. Today we can reveal that poor workmanship by builders – some of whom are cutting corners in a rush to meet construction targets – is raising safety concerns.

Critics accuse house builders of putting profits before safety and call on the Government to intervene.

Kate and Kevin Fever, from Tiverton, Devon, saved for years to buy a bigger home for their four children. When they moved to their new £265,000, four-bedroom property in December 2015, there were snagging issues with the downstairs flooring and drainage in the garden. These were fixed within a few weeks.

But, seven months later, a heavy double radiator fell off the wall as their eldest daughter Gemma, then aged ten, walked across the kitchen.

'When I rushed over and pulled off her sock, I expected just a graze, but it was a bloodbath. I grabbed a tea towel to wrap around her foot and we went straight to A&E.'

Gemma, now 11, needed stitches and a cast on her leg for a ruptured Achilles tendon. Kate and Kevin, 40, reported the incident to their builder Taylor Wimpey.

They claim the firm admitted wrong fixings were used on a number



What is Overheating

Temperature inside a home becomes uncomfortably hot.

Heat gains greater than heat losses. Occupants are unable to expel this “excess heat”.

No legal definition /mandatory standard

When have developers taken reasonable steps?

- Building Regulations – “reasonable provision to limit heat gains”
- SAP – 23.5° C (average day and night)
- HHSRS – 25° C? (is this a standard?)
- CIBSE – 26° C/28° C (now adaptive comfort)

Policy increasingly focusing on overheating

- DCLG tender issued on 10 January 2017 to model impacts of overheating policy options – and the results are?
- BEIS consultation on SAP Appendix P – the overheating test will be harder to pass – and the results are?
- GLA requirement introduced in March 2016 – Checklist and DSM

one of the priority risks



Costs Case study - a housebuilder
— shared their experience of carrying out extensive remedial works

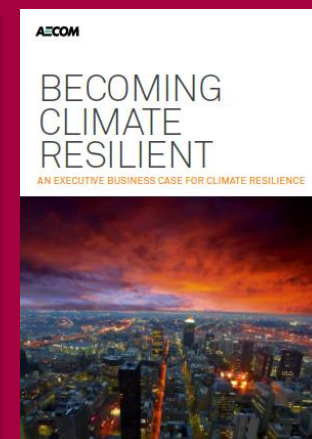
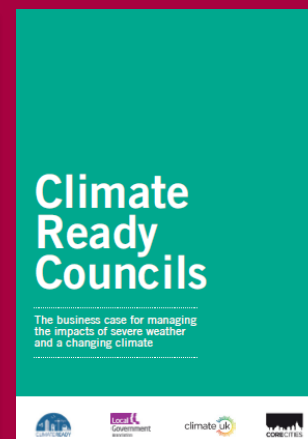
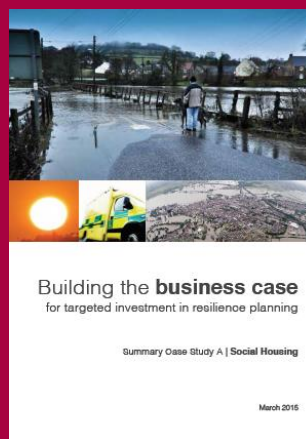
Without the apartments being heated, winter temperatures exceeded 27° .

The developer experienced negative media coverage and customer dissatisfaction.

The remedial works cost the builder £100,000.

“The cost is that I’ve had to spend time and the worry of having to deal with [overheating] after it’s happened. That’s a cost in itself.”

HOUSING ASSOCIATION





Raising Standards. Protecting Homeowners

Visit: www.nhbc.co.uk/CQR
Call: 0844 633 1000 and ask for 'CQR'
Or Email: cqr@nhbc.co.uk





Jane Trethewey

WV Living

#housingsummit17



WV Living - a Housing Company

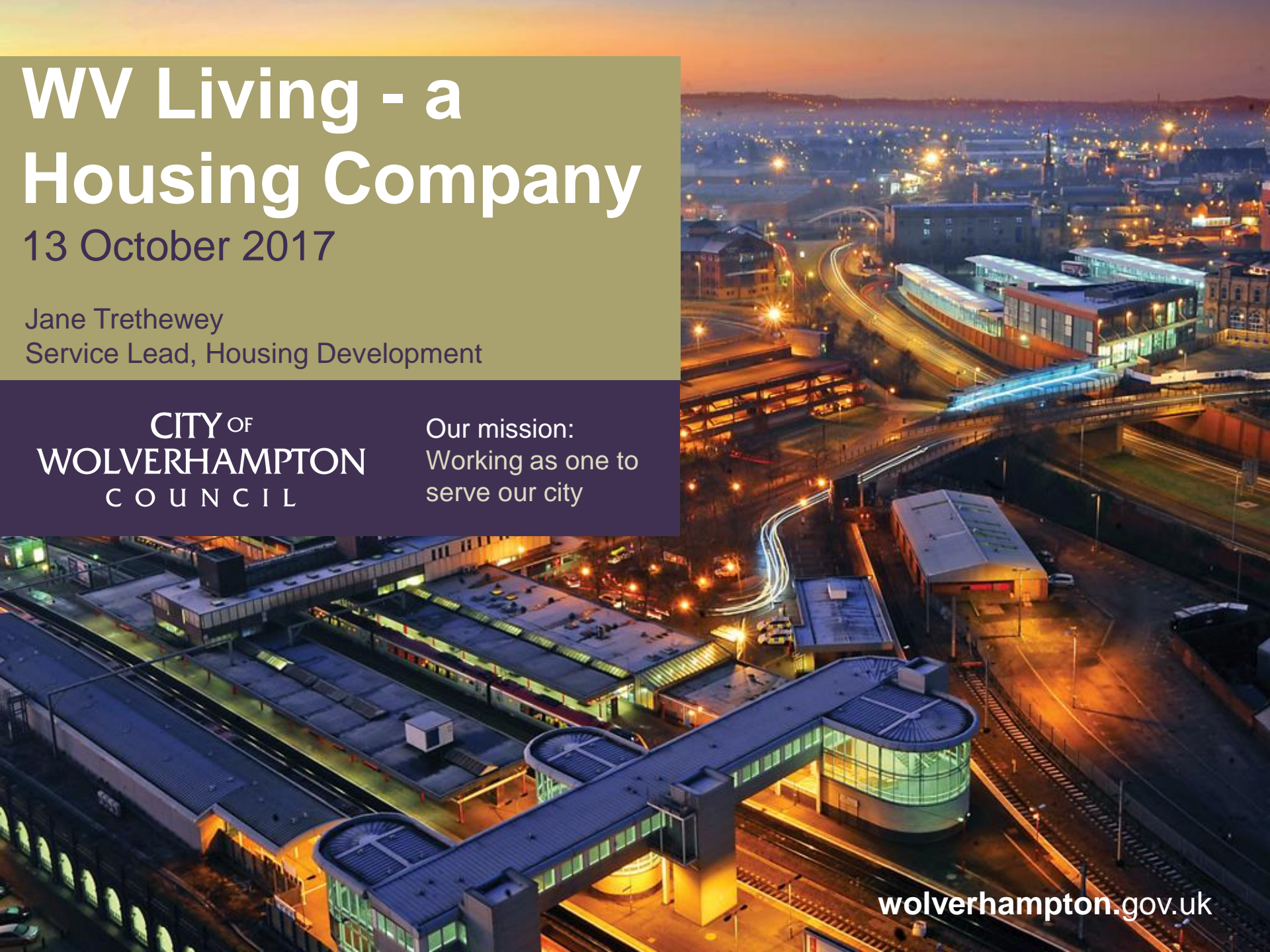
13 October 2017

Jane Trethewey
Service Lead, Housing Development

CITY OF
WOLVERHAMPTON
COUNCIL

Our mission:
Working as one to
serve our city

wolverhampton.gov.uk



Housing Supply Issues

Wolverhampton's problems:

- Brownfield, contaminated, mineshafts
- Landowners with unfeasible ambitions for their land value
- RPs increasingly cautious in their development programmes
- HCA grant funding changes
- Developers trickling out delivery to maximise return, and arguing away affordable housing on viability grounds

2012

Decision to start developing Council homes:

- Established a Housing Development Team
- Started small – 10 CASSH units delivered in partnership with an RP, and 10 ‘hidden homes’
- Thompson Avenue mixed tenure delivered through the HCA DPP 140 units with 40 Council
- 2 similar schemes now signed with developers on further Council owned sites

Thompson Avenue first newbuild



CASSH scheme wheelchair homes



Small sites: Welbury Close



Tower Works and Fort Works

Developer led: Tower and Fort Works



Delivering added value

Maximising the benefits of investment

- Local labour
- Local supply chain
- Apprenticeship opportunities
- Links to local schools and colleges

Apprenticeship benefits

Thompson Avenue example - Cameron:

- Joined Kier in 2014 as apprentice Carpenter
- Completed his Level 2 and 3 qualifications
- Recognised early on that he had ‘the skills and strengths we look for in our site managers’
- Asked to shadow the site manager at our Thompson Avenue development
- Preparation to employ him full time as a Trainee Assistant Site Manager

Cameron Bridgen

Kier Apprentice at Thompson Avenue

‘We will invest in Cameron and enrol him on our Foundation Degree qualification in January 2017 with our partners at Sheffield Hallam University.’





This is great! Why do more?

Because:

- Doesn't address scale of delivery required
- Or the speed
- Not generating meaningful receipts for the Council's land assets
- Despite overage, returns from market sales largely go to the developers
- An expensive way to deliver Council homes

The options

Considered:

- More of the same
- Encourage RPs, developers and land owners to bring sites forward
- Campaign for greater headroom and borrowing for Councils to build
- Joint Venture with a developer

The answer



WV LIVING

building homes you will love

WV Living

Established in 2016:

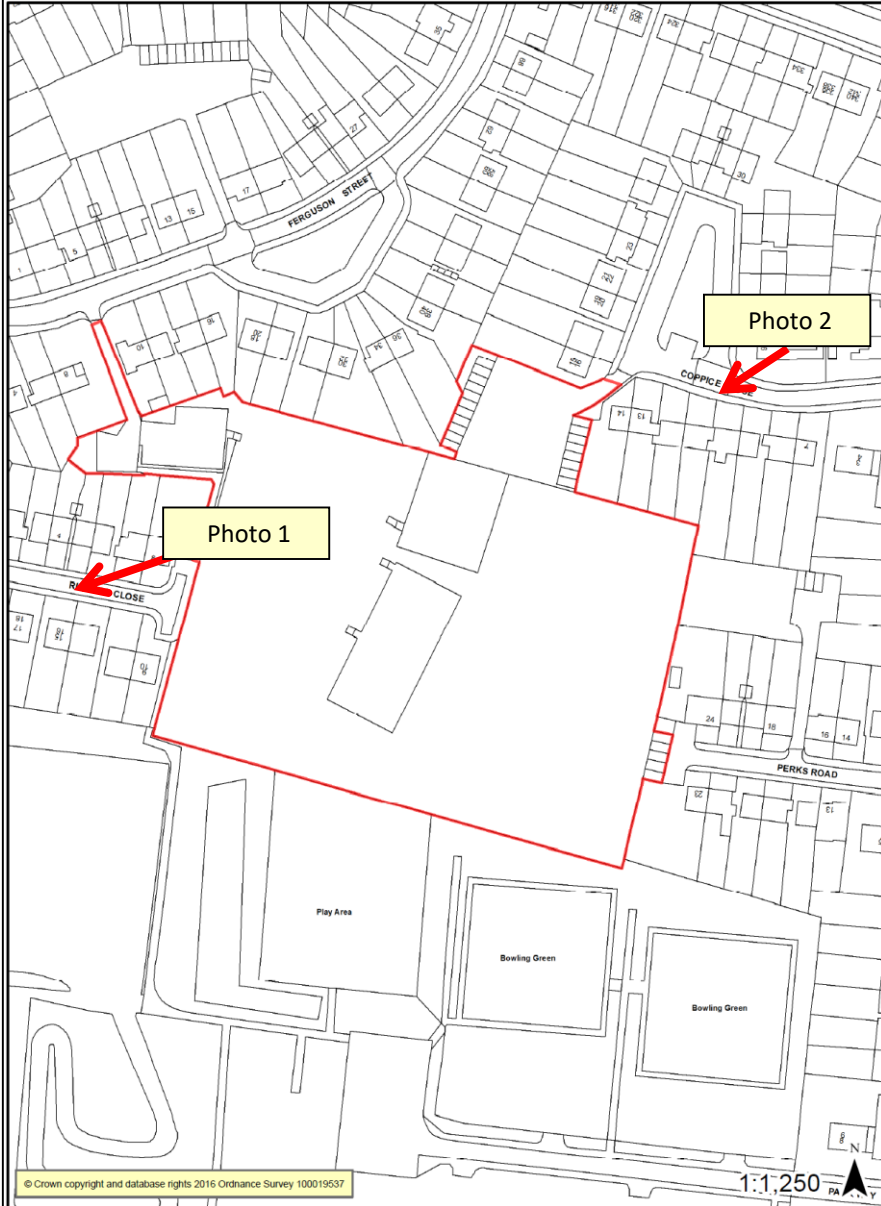
- An independent company wholly owned by the Council
- Funded by lending from the Council's General Fund, borrowed from the PWLB
- Activities undertaken by Council officers acting under an SLA
- With specialist consultants and contractors

The benefits

- Using Council owned sites, including those that others have rejected
- Disposed at market value to deliver capital receipts to the GF
- Control of the process to secure delivery
- Able to apply local knowledge of markets, issues, options
- Staff and resources in place already

The sites

- Former school sites released through a BSF programme
- A former leisure centre site
- The site of a block of demolished Council homes, used for some off-site HRA delivery of affordable
- Former residential care homes, now redundant and due for demolition

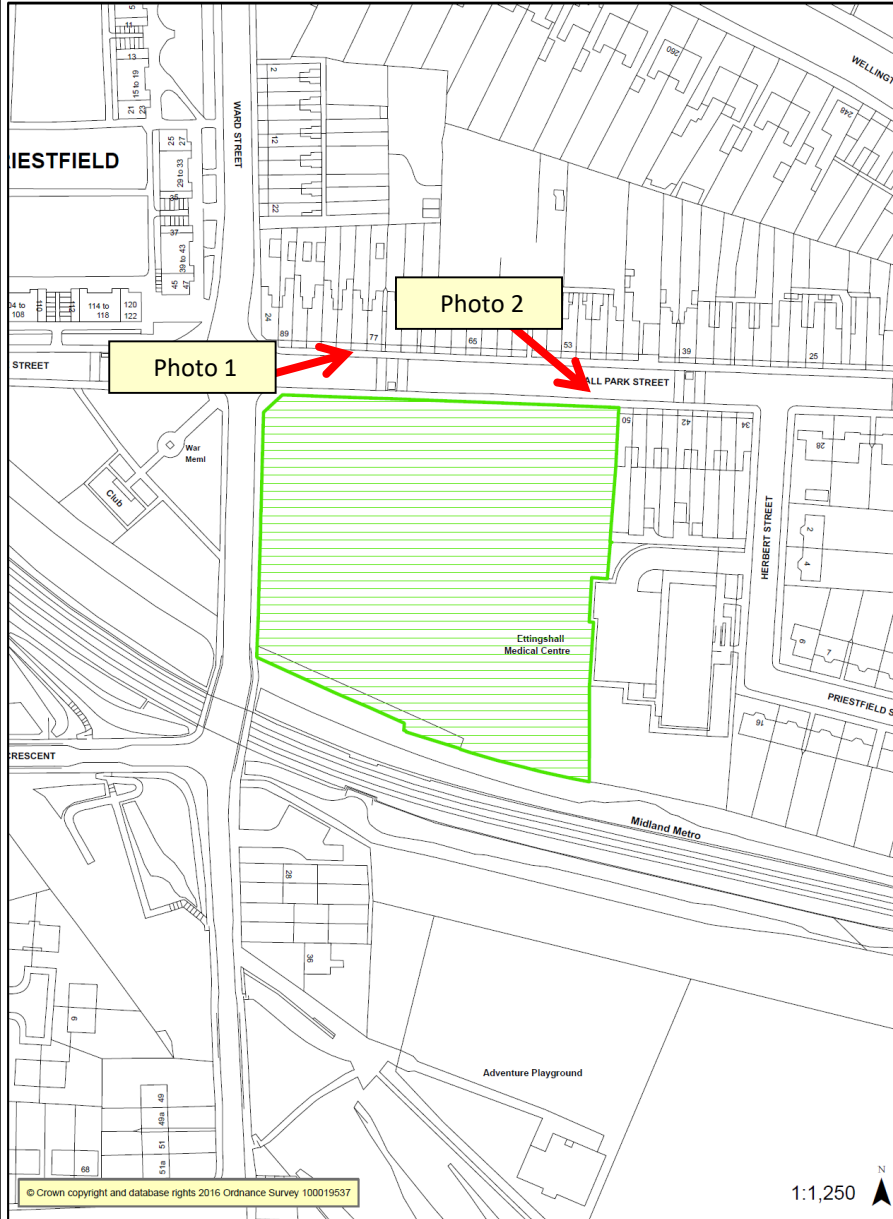


Former Danesmore Primary School



Former Danesmore Primary School

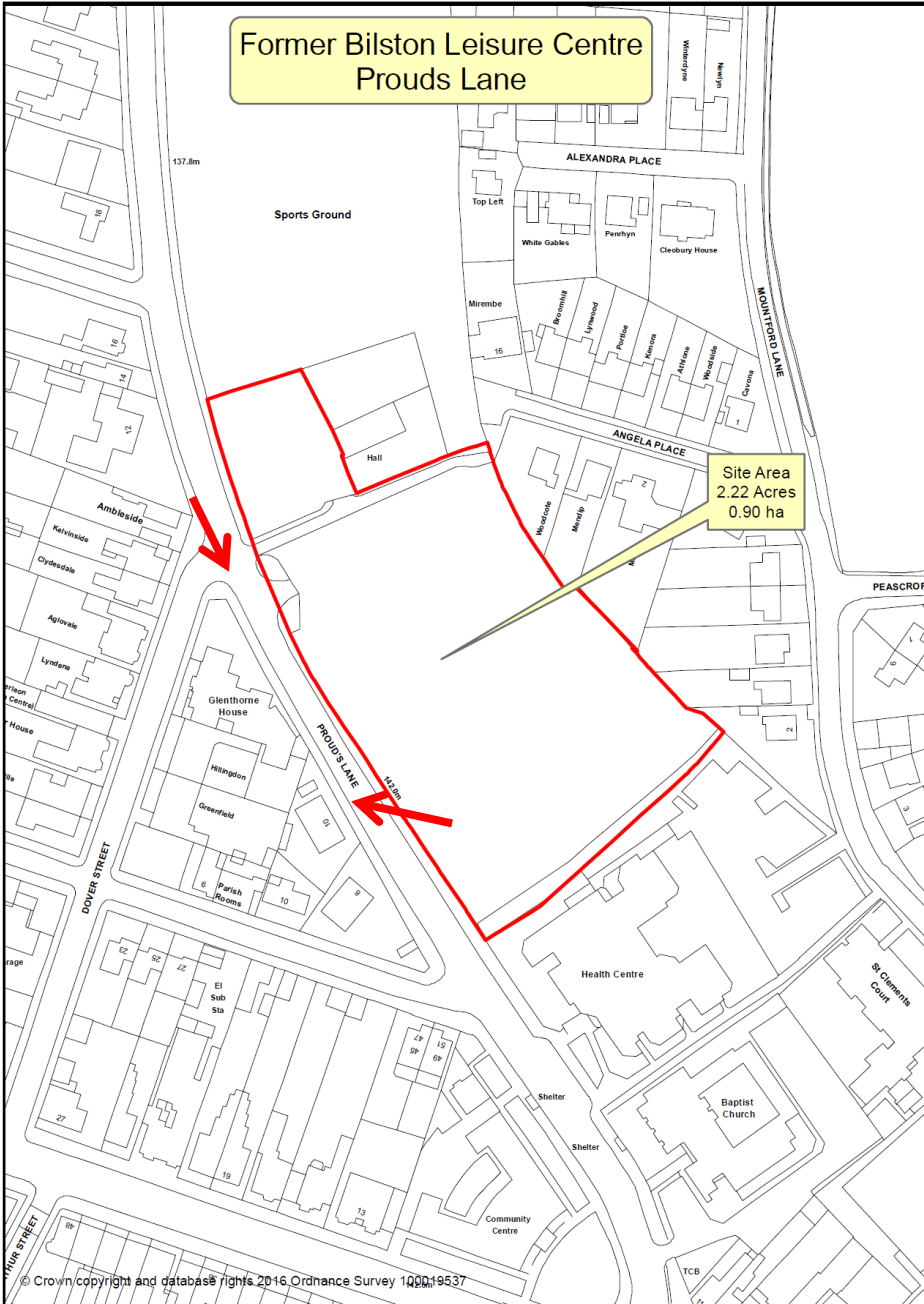




Former Ettingshall Primary School



Former Bilston Leisure Centre
Prouds Lane



Former Bilston Leisure Centre



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The development programme

Ambitious goals:

- 5 sites in Phase 1
- 10 further sites in preparation
- 398 units in phase 1
- Over 1100 units planned up to 2022
- 4 planning consents in place
- A mix of market sale, market rent, shared ownership and social rent housing

WV Living homes



THE HAYWARD

A modern 2 bedroomed semi-detached home



The Hayward is a two bedroom home with separate living room kitchen/diner and a separate WC. The first floor consists of two fitted Wardrobes, and a family also benefits from an off-stre



Telephone: 01902 550500 • Email: info@wvliving.co.uk

WV Living is proud to be serving the City of Wolverhampton and its people. Our vision is to create community and respecting its neighbours and the environment in its developments, as well as



THE MOSELEY

A stylish 4 bedroomed detached home



The Moseley is stunning four bedroom home featuring a spacious kitchen/diner, living room and a separate WC to the ground floor.

The first floor consists of four bedrooms and a family bathroom, in addition the property benefits from an en-suite and fitted wardrobe to the master bedroom. Off street parking is also included.



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WV Living is proud to be serving the City of Wolverhampton and its people. Our vision is to create homes you will love. WV Living recognises the importance of community and respecting its neighbours and the environment in its developments, as well as contributing to great public open space in Wolverhampton.



THE BANTOCK

A modern 4 bedroomed detached home



Bantock is a beautiful four bedroom detached consisting of spacious living room running the whole length of the house, open plan kitchen/diner with separate utility room and a WC to the ground floor. The first floor consists of four good sized bedrooms and a family bathroom. The property also benefits from an en-suite and fitted wardrobes to the master bedroom as well as fitted wardrobes to bedroom two.



Telephone: 01902 550500 • Email: info@wvliving.co.uk • Web: wvliving.co.uk

WV Living is proud to be serving the City of Wolverhampton and its people. Our vision is to create homes you will love. WV Living recognises the importance of community and respecting its neighbours and the environment in its developments, as well as contributing to great public open space in Wolverhampton.

Wider benefits

Planned outcomes

- Developing on sites which others won't
- Upgrading our neighbourhoods
- Local identity and pride in the city
- Supporting SME contractors to benefit from WVL procurements
- Local labour, supply chain and apprenticeship outcomes
- Supporting wider City services

Easy!

The challenges

- Growing a new business from scratch
- Getting the team in place
- Understanding and managing risk
- Managing and meeting expectations
- Balancing the Council role with the Company role

wolverhampton.gov.uk
www.wvliving.co.uk



Abigaile Bromfield

Arup

#housingsummit17



Housing Summit 2017

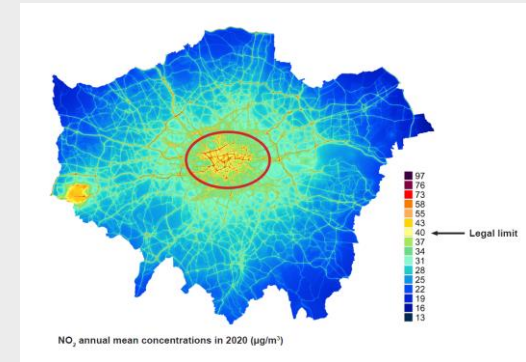
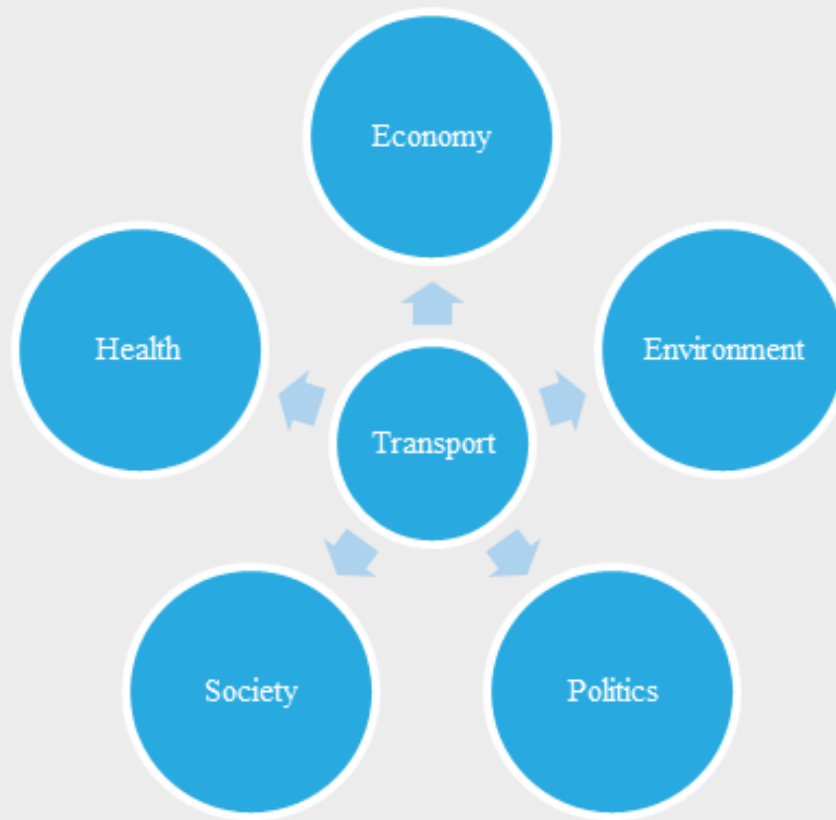
How Transport Hubs Can Unlock Housing Development

Abigaile Bromfield, Associate Director



More and more is expected from transport, which makes it ever more complex and interesting

Transport is seen as delivering outcomes beyond the movement of people and goods



Transport unlocks new homes

£1.2bn Underground extension to deliver 16,000 homes in Nine Elms, Battersea

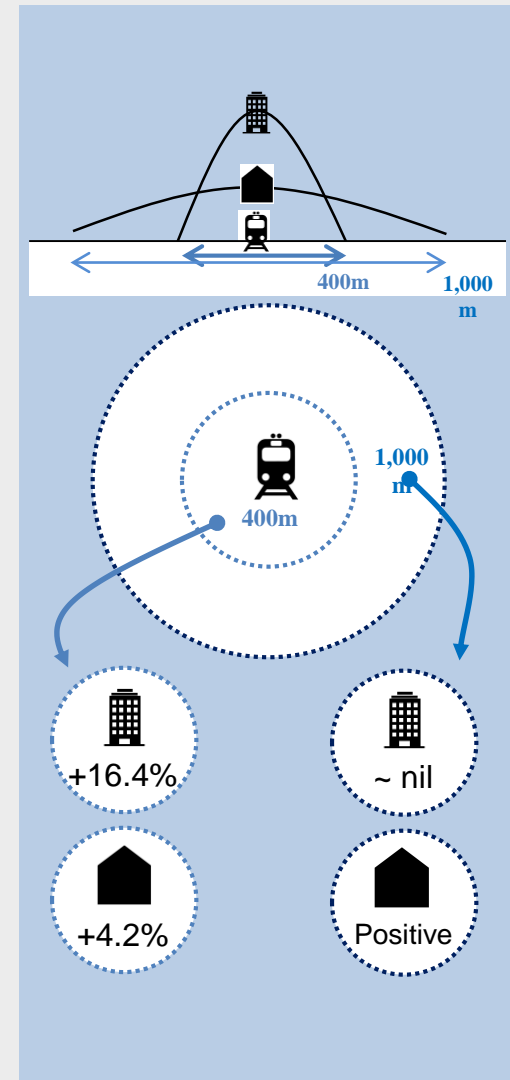


Impact of Transport Improvements

A study by the *Journal of Real Estate Finance and Economics* published in 2007 found that in a meta-analysis of over 70 studies on the impact of rail investment on property values:

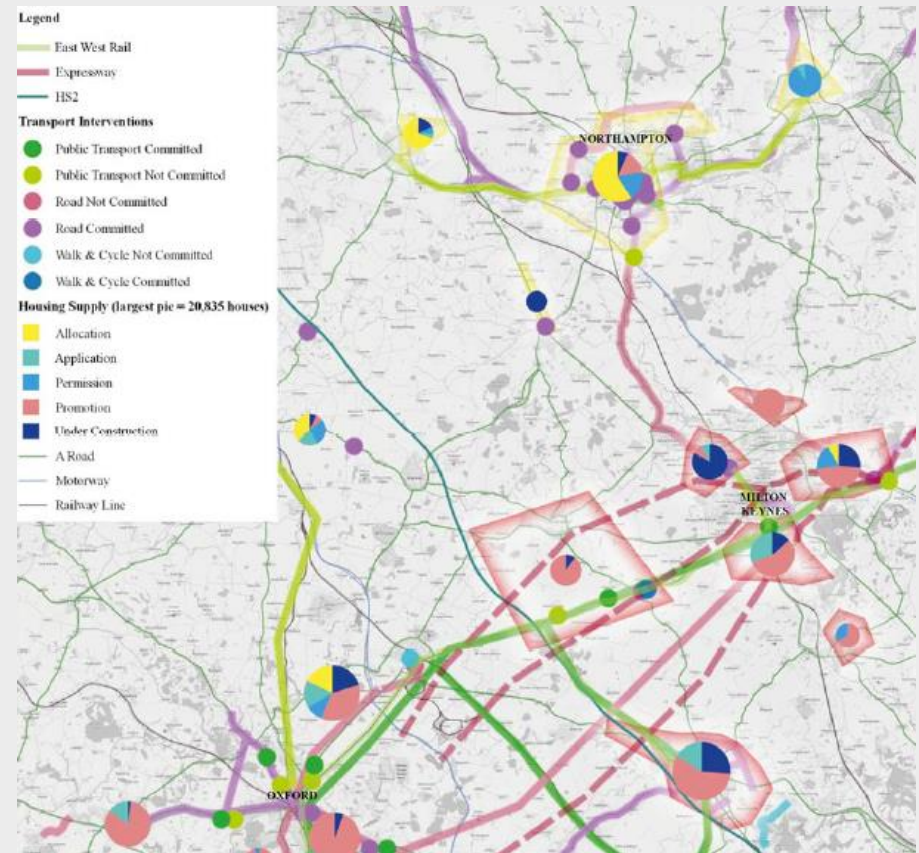
- the overall mean impact of a railway station on property values within 400m of a station compared to the value of properties beyond this range was **8.6%**
- The price differential between properties **within 400m of a station** compared to the value of properties beyond this range was significantly higher for commercial property – **16.4% for commercial** and **4.2% for residential**

However, once you start going beyond 400m from a station, the impact on commercial values becomes negligible. But the impact on residential values can extend up to 1000m from a station



Impact of Transport Improvements

- Research by the *'What Works Centre for Local Economic Growth'* identifies tangible linkages between rail improvements (better connectivity, quicker journey times) and economic productivity – evidenced through various studies in a number of countries
- Demonstrating the wider economic impacts, e.g. increased productivity, workforce agglomeration, housing market capacity – as well as journey time savings – can strengthen business cases for transport upgrades.



East-West rail: correlation of house-building capacity with corridor improvements (Arup study for NIC, 2016)

Potential for growth around stations

- Stations – by virtue of their historic development, are often on the edge of urban centres
- Land around stations was traditionally used for rail related uses – many of which have disappeared
- In many towns and cities, there are opportunities in terms of brownfield land in the direct catchment of stations



This has three principal benefits:

- i. Often less controversial to develop.
- ii. Highly accessible by public transport.
- iii. Potential for values to increase considerably

New Government Agenda

Upgrading Infrastructure a key government priority to address productivity issues and retain economic competitiveness ahead of Brexit.

2016 Autumn Statement - £23bn proposed for National Productivity Investment Fund over next parliament.

Industrial Strategy Green Paper (2017) highlights:

- Need for coordinated, long-term approach that aligns infrastructure planning with housing and industry needs
- Need to address imbalances, and support growth in all parts of the UK
- £2.6bn earmarked for next five years to “reduce journey times and help deepen labour markets through improved travel links”
- £1.1bn for local roads and public transport networks.

Prioritising investments around key corridors – linking population centres with employment zones – can maximise economic benefits:

- Northern Powerhouse → Leeds-Manchester electrification
- Midlands Engine → HS2
- Great Western Cities → Bristol-Cardiff corridor, South Wales metro
- London Growth corridors → Cambridge, Brighton, Southen



HM Government

ARUP

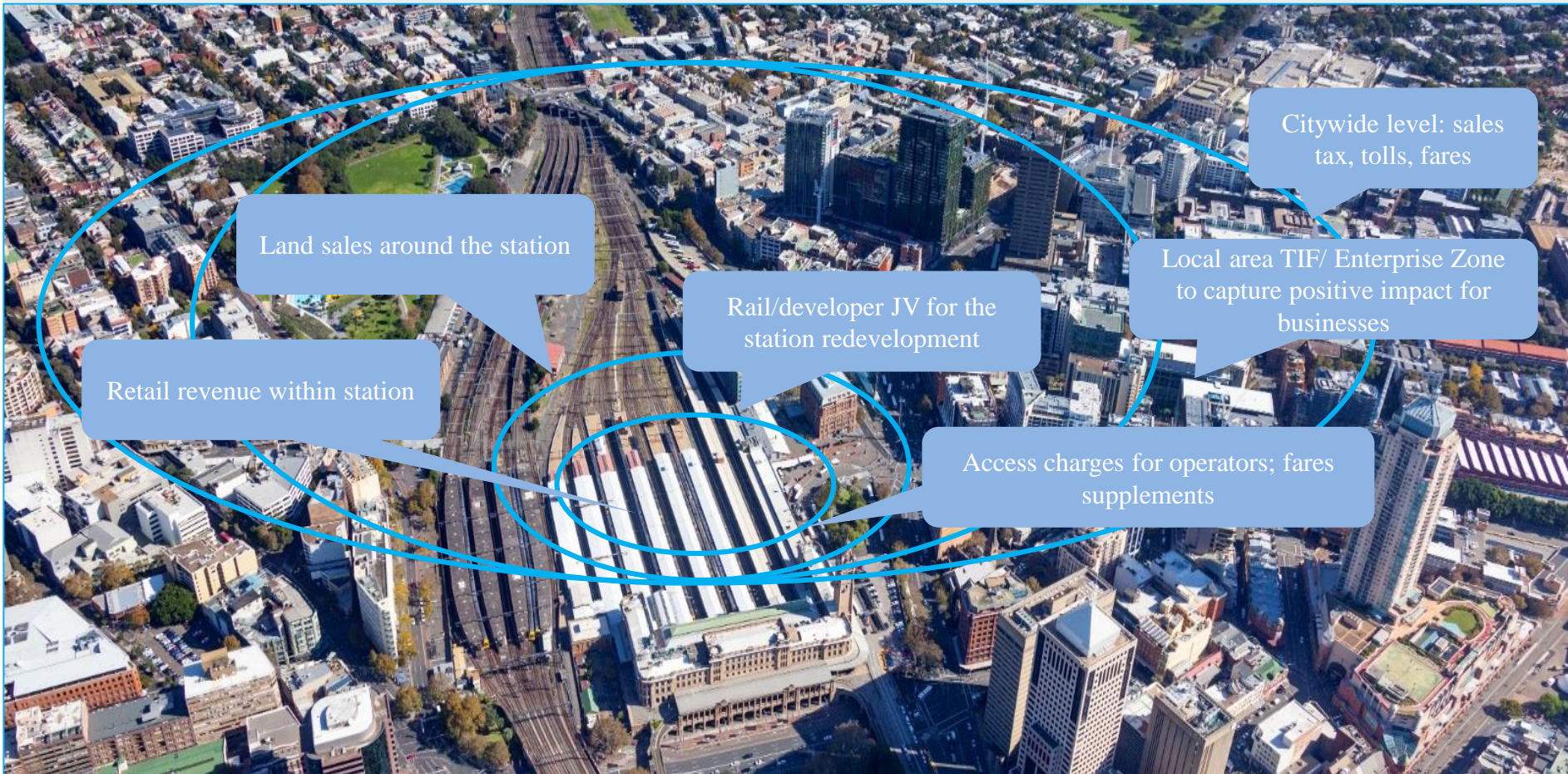
Opportunities for a different approach to funding

How can we deliver transport investment, housing, regeneration – all at once?



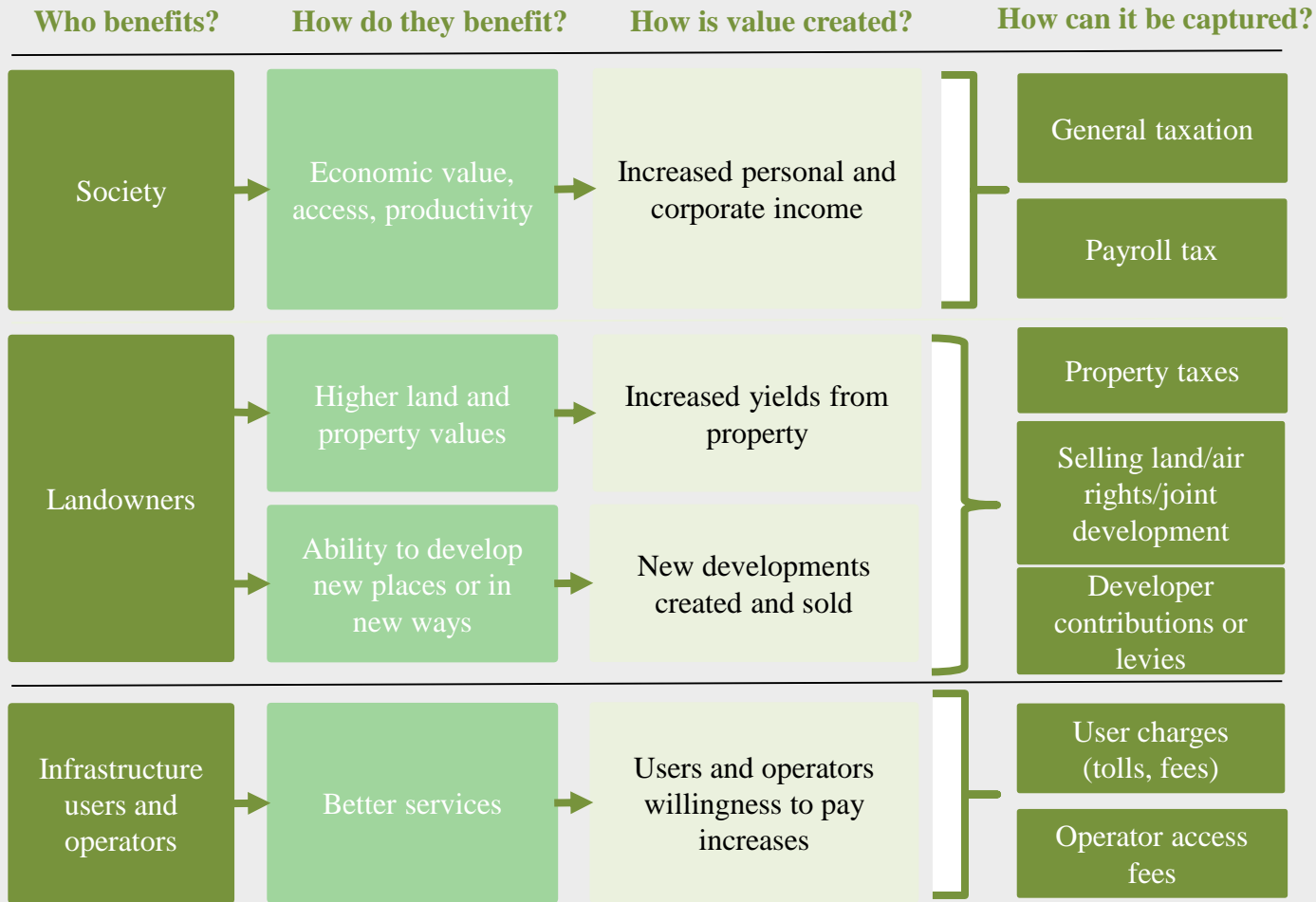
A different approach to funding

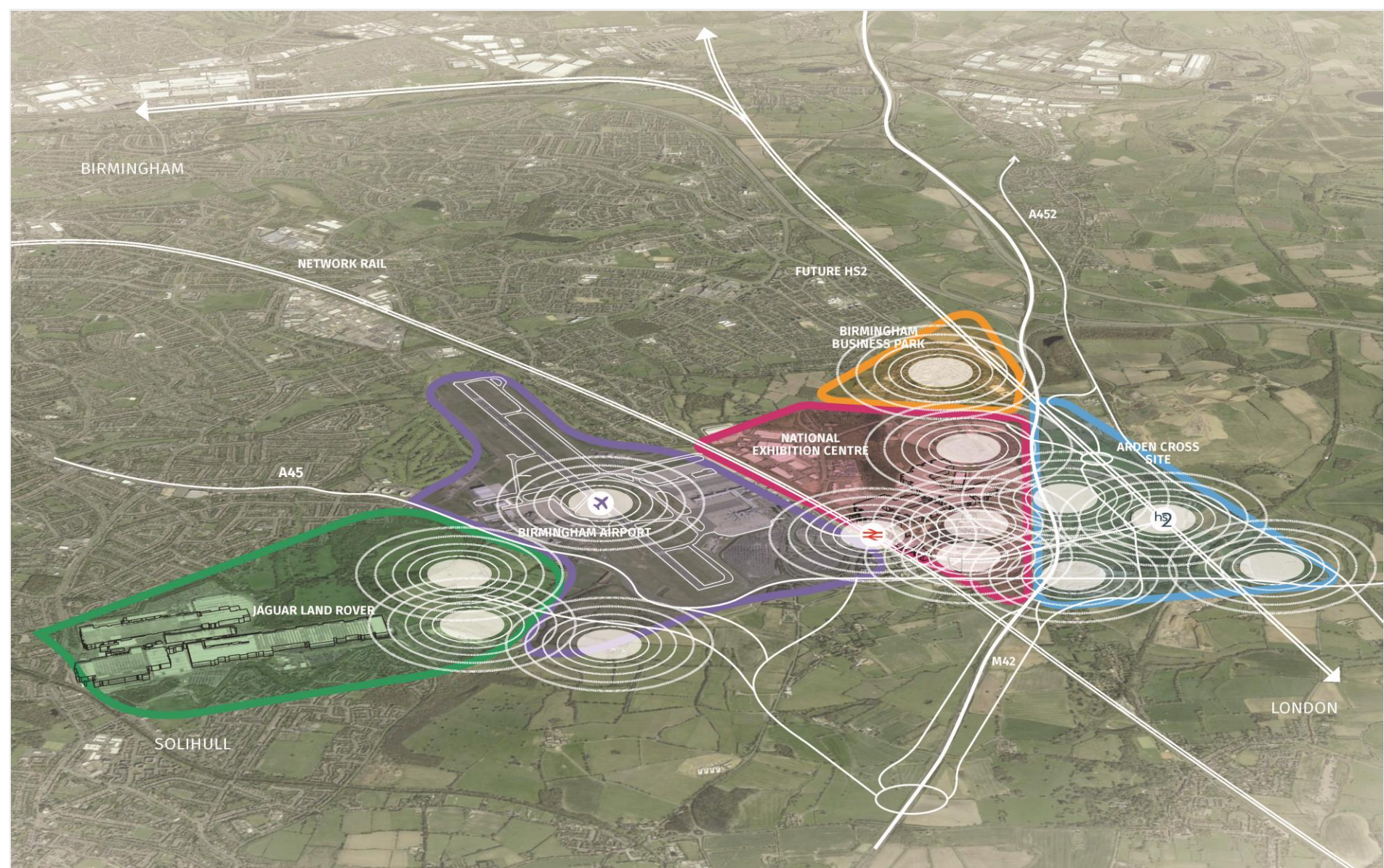
Bringing multiple disciplines together to structure the deal: planning, masterplanning, corporate finance, railway design, station design, and over-station development



The starting point for value capture

Who benefits from infrastructure investment and how is value created?





UK Central – The Hub

ARUP



BIRMINGHAM
INTERCHANGE
STATION



11:36:50

UK Central – The Hub

ARUP



Crewe Masterplan

ARUP

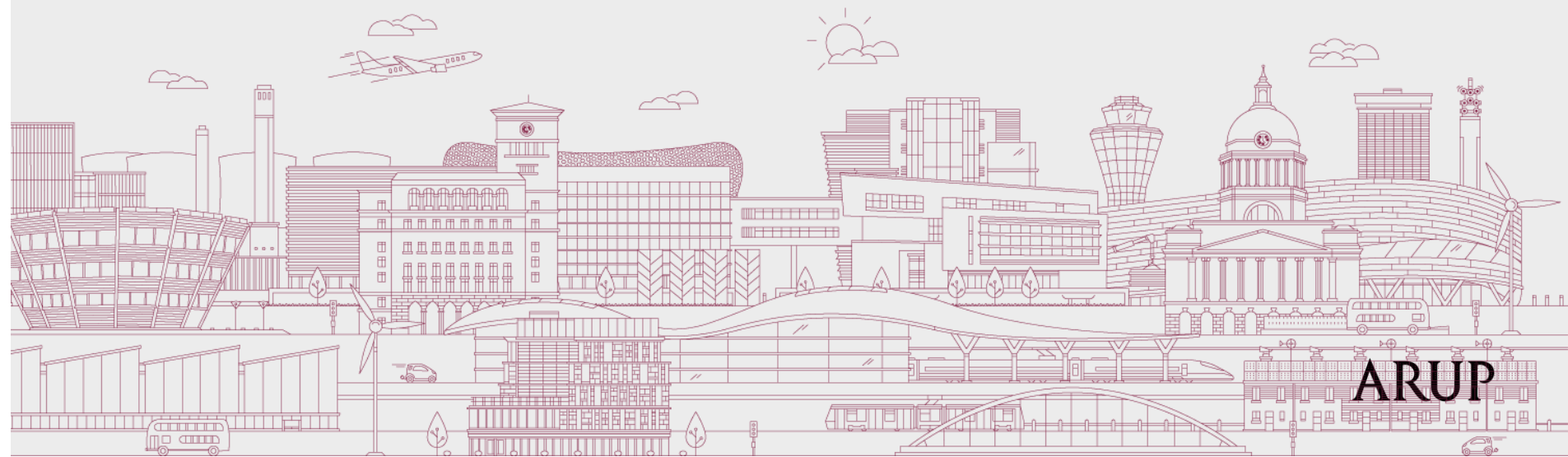


York Central Heritage Regeneration Opportunity

ARUP

By collaborating with local authorities, public service providers, contractors, commercial and industrial businesses we can collectively deliver long-term economic value and much needed housing.

abigaile.bromfield@arup.com





Dr Jim Glockling
Fire Protection Association

#housingsummit17





**Fire Protection
Association**
Publications

Balancing Building Resilience with Environmental Demands

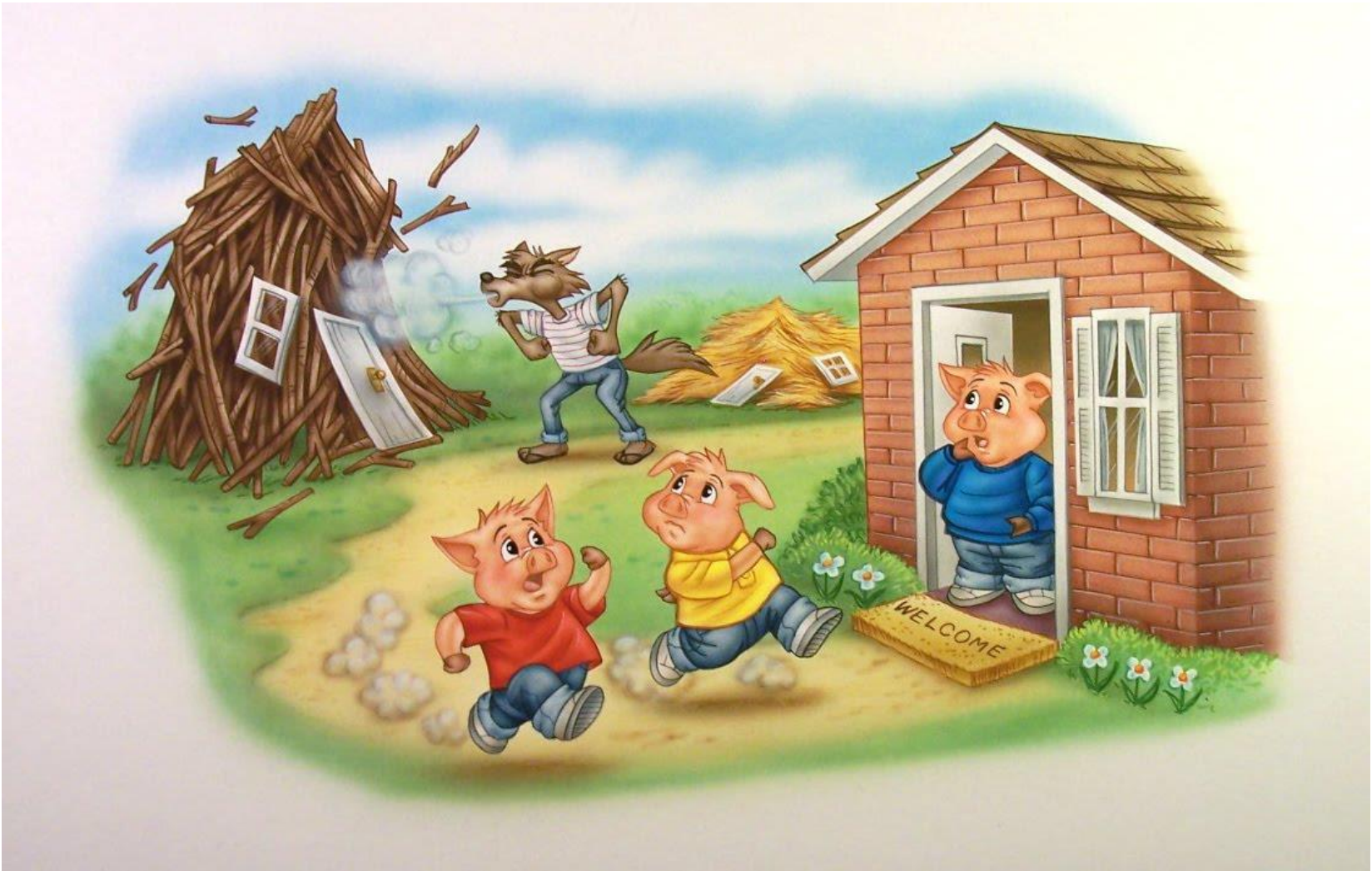
Housing Summit 2017

Dr. James LD Glockling

Director / Technical Director

Fire Protection Association & RISCAuthority

Our first and often last lesson in building resilience!



Who needs Resilience and would they know?

- Commercial Businesses?
- Public Service Providers?
 - Schools
 - Hospitals
 - Care Homes
 - Social Housing Providers
- Home owners / tenants?



Sustainability and Risk: FM Study

The Influence of Risk Factors on Sustainable Development

efforts to improve sustainability solely by increasing energy efficiency (without consideration of risk) have the potential to increase the relevance of risk factors by a factor of three.

There is no 'free lunch'

Sustainability is Sexy – Fire is not

Sustainability

- Politically right-on
- Instant reward
- Operational cost savings
- Daily benefit
- Homeowner Benefit
- Has its own scoring system
- Grant supported
- Mandated elements

Resilience

- Costly
- May never happen
- Insurance covered
- No measure
- Don't FRS sort this out?
- Punitive taxation
- No mandation in law
- Only of interest to Businesses

Which would a homeowner choose between double glazing and a sprinkler system?

So powerful is the allure it may even override common-sense

Nottingham University GSK Chemistry Laboratory

GlaxoSmithKline Carbon Neutral Laboratory for Sustainable Chemistry



A chemistry laboratory built in wood! Really?

- Alchemy famed for explosive event making
- Was this competent protection of GSKs' kind investment?
- The value of 'research' in £s is enormous (Southampton University fire – Sandwich panel and unprotected)
- What's going to replace it?

Leeds Waste recycling centre

UK's largest ever timber frame arrives on site in Leeds

Construction of the largest timber framed structure of its type in Europe has commenced in East Leeds as work progresses on the latest phase of the City's new RERF (Recycling and Energy Recovery Facility).



What changes the Risk Factors - Materials



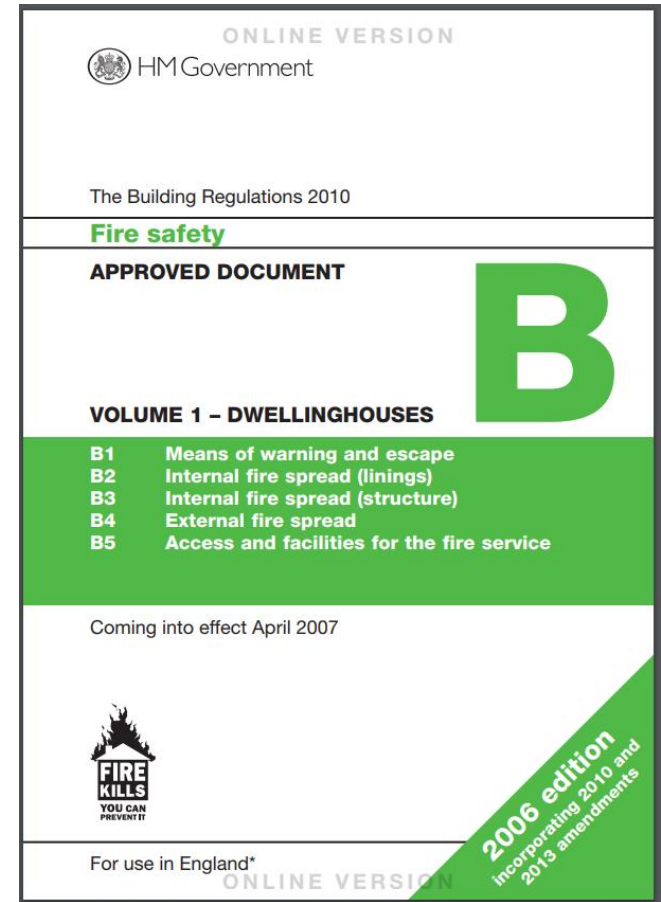
- Structure
- Insulation
- Cladding



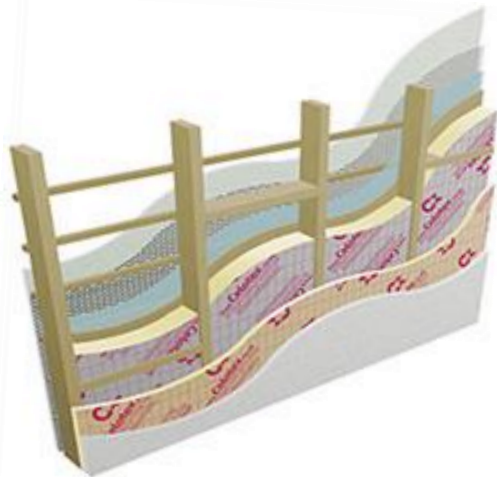
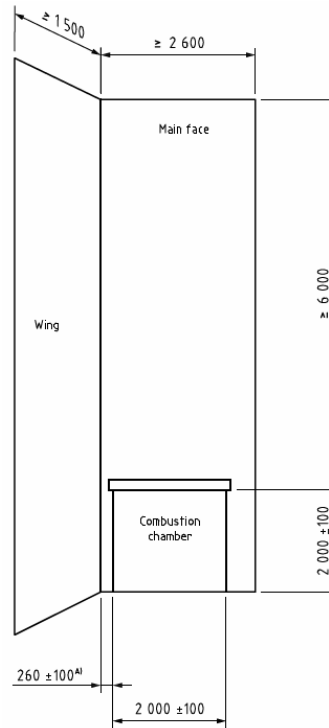
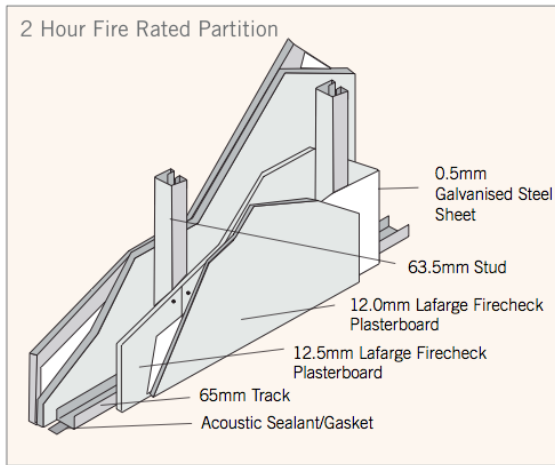
What changes the Risk Factors – Outdated Regulations

Building Regulations

- Can they cope with new combustible building methods
- Assumption of ‘perfect-world’ build
- No consideration of ‘susceptibility’



What changes the Risk Factors - Encapsulation



- Plasterboard dependency
- ACM dependency

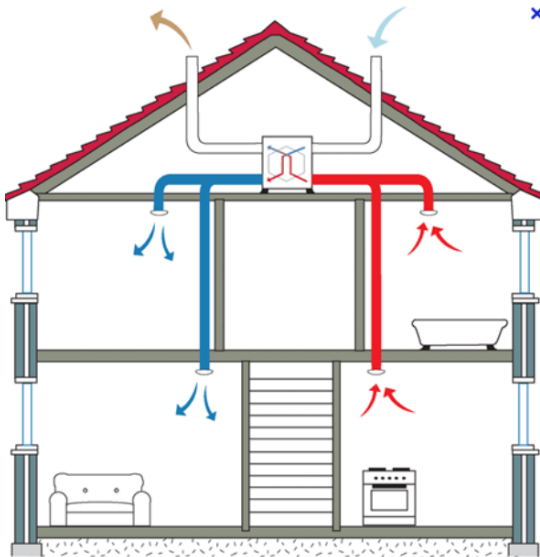
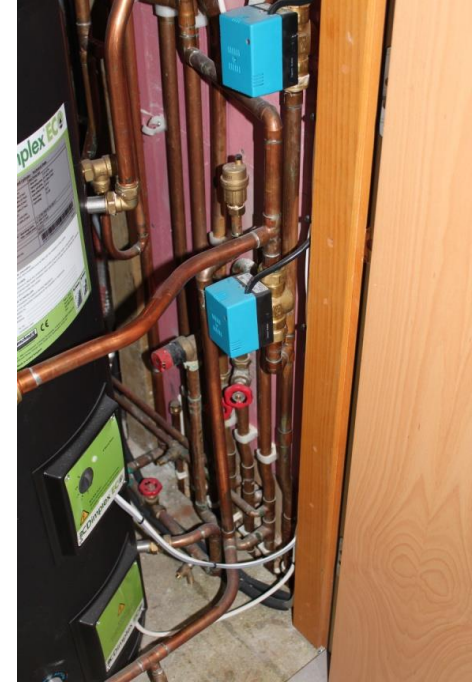
A vehicle for the adoption of poorer performing materials

What changes the Risk Factors - Design



- Building access
- Material accessibility

What changes the Risk Factors – Energy Systems



Options?

- Does Sustainable have to mean Combustible?

No

- Non-combustible options can fulfil every requirement
- It also depends how the sustainability sum is calculated



- So why might non-combustible options not be prevalent?

Scoring schemes

- In the Automotive industry it is acceptable to rate cars for both Safety and Sustainability
- Money can buy you greater safety!



[About Euro NCAP](#) • [Ratings & Rewards](#) • [Vehicle Safety](#)

The Official Site of The European
New Car Assessment Programme

Scoring schemes



- There is no scoring scheme for a Building's Resilience
- ... disguised to look traditional, with inferred traditional resilience traits, seems common place.
- There are scoring mechanisms for SUSTAINABILITY and ironically because of some of the materials and building methods this can introduce, it might in some cases be an indication of lower resilience.

What debates are needed?

- Can there be a sustainability model that does not ignore resilience (BREAM + BIM for Resilience)?
- Can sustainability be achieved without the use of poor fire performing building products?
- Can all building owners be better educated in:
 - the limited 'low-grey bar' set by our building regulations
 - the construction and material choices available to them
 - the potential benefit of resilient sustainable choices to them, their families, and businesses
- If materials are cost neutral – what and who is driving choice?

All Party Parliamentary Fire Group 28th February 2013

2

Fire Safety and New Methods of Construction

Not aware of any incidences of increased life risk specifically attributable to modern construction methods but:

- Increased areas of fire damage have been confirmed by research and statistics
- Higher than expected rates of fire spread have been noted by the fire and rescue services
- External fire spread seems to be more of an issue lately
- Fires in voids must invalidate stay-put evacuation policies
- Greater susceptibility to 'low-quality' ignition sources

It's difficult to think these changes have absolutely NO potential impact on life-safety

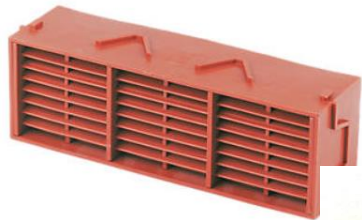
RISK INSIGHT, STRATEGY AND CONTROL AUTHORITY
Reducing insurable risk through research, advice and best practice



Fire ingress and spread through voids



Department for
Communities and
Local Government



The future

Timber skyscrapers could transform London's skyline



London's first timber skyscraper could be a step closer to reality this week after researchers presented Mayor of London Boris Johnson with conceptual plans for an 80-storey, 300m high wooden building integrated within the Barbican.



Thank you

Dr Jim Glockling

Director / Technical Director

Fire Protection Association & RISC Authority

www.theFPA.co.uk

www.RISCAuthority.co.uk



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Project Consultancy

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Protecting people, property, business and the environment



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Housing Summit 17

Mike Leonard



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QUALITY

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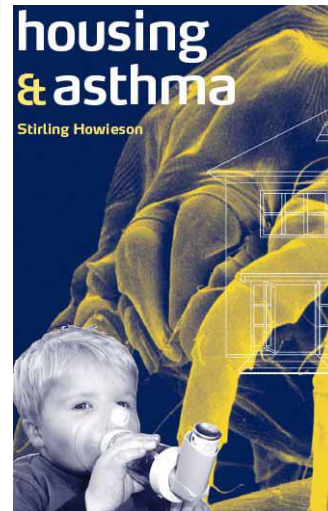


The Futures Group
The New Homes "Think Tank"

**BUILT TO
LAST.
150
YEARS**

sale
Brick & Block
**15%
cheaper***
*over online prices

Responsibly Sourced & Made in Great Britain
MASONRY
Onsite click to save



DEVO NEXT



To build the homes we need, we must make better use of small sites...

What should councils do?



Lasting working relationships

More homes, built faster

Local jobs and growth

Our surveys told us....



The Skills Gap

Crisis or Opportunity?

700000



30%

240000





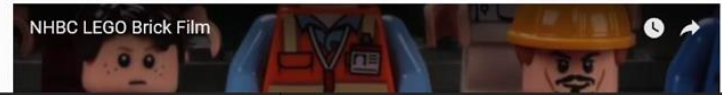
BUILDING YOUR FUTURE

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Questions

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