

# Quality in the Built Environment Research Programme

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# The Quality Agenda

NEWS

Government unveils new commission to build "more beautiful homes"



NEWS

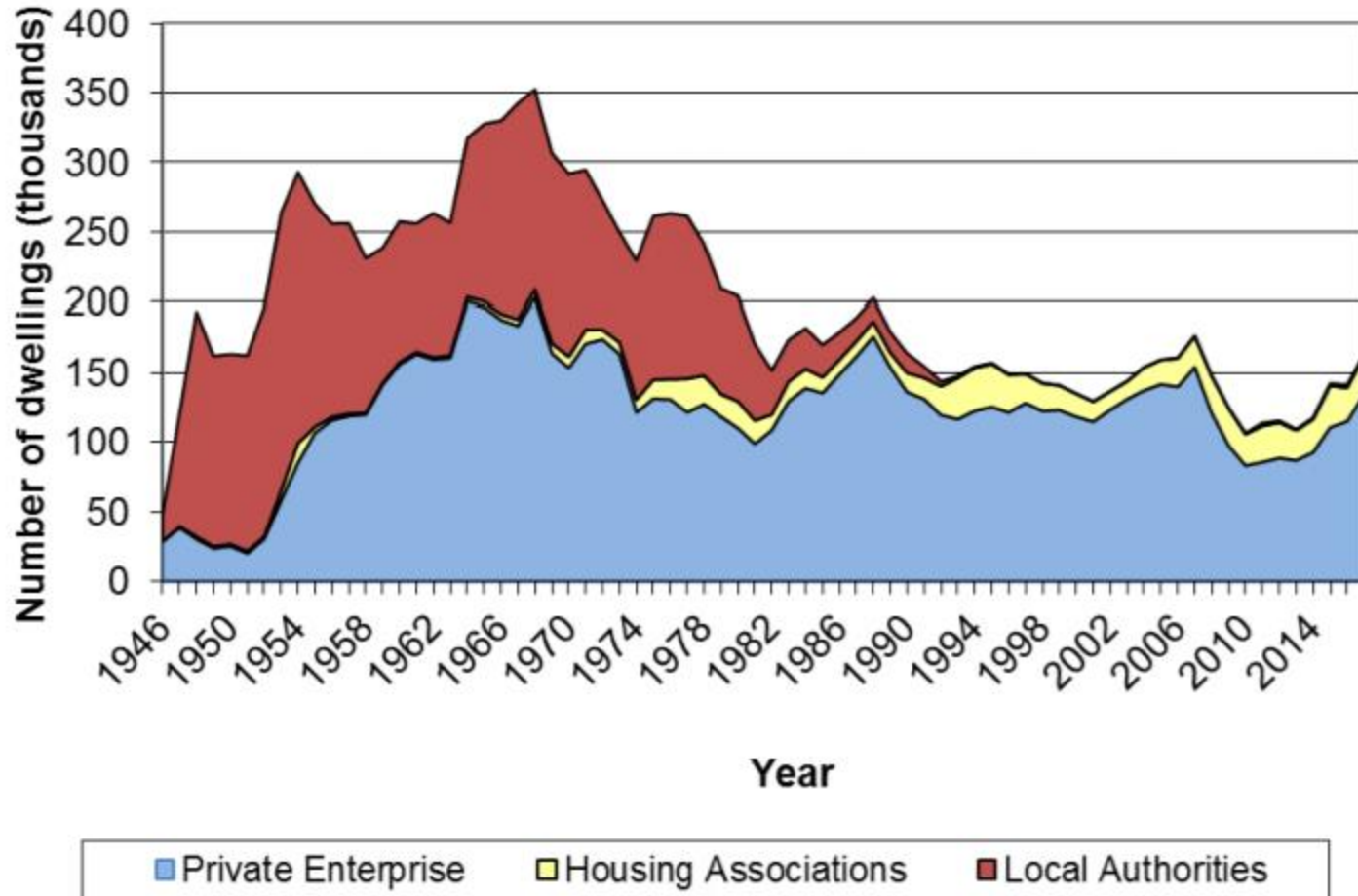
Housing secretary promises crackdown on poor-quality homes

**Housing secretary launches national design guide 'to end ugly development'**

1 OCTOBER, 2019 • BY ELLA JESSEL



# Housebuilding in England 1946-2018



# 21<sup>st</sup> Century

## Barker Review of Housing Supply 2004

- *“...housebuilders have had few incentives to increase productivity, improve innovation and enhance performance. Their focus on land acquisition has arguably been to the detriment of good design...”*



# CABE

*“I do not say that CABE was a perfect model, but to have just one organisation out there holding planners and, more importantly, developers to account for design principles was important.”*

Ed Vaizey MP, Former Minister  
for Architecture - October 2018



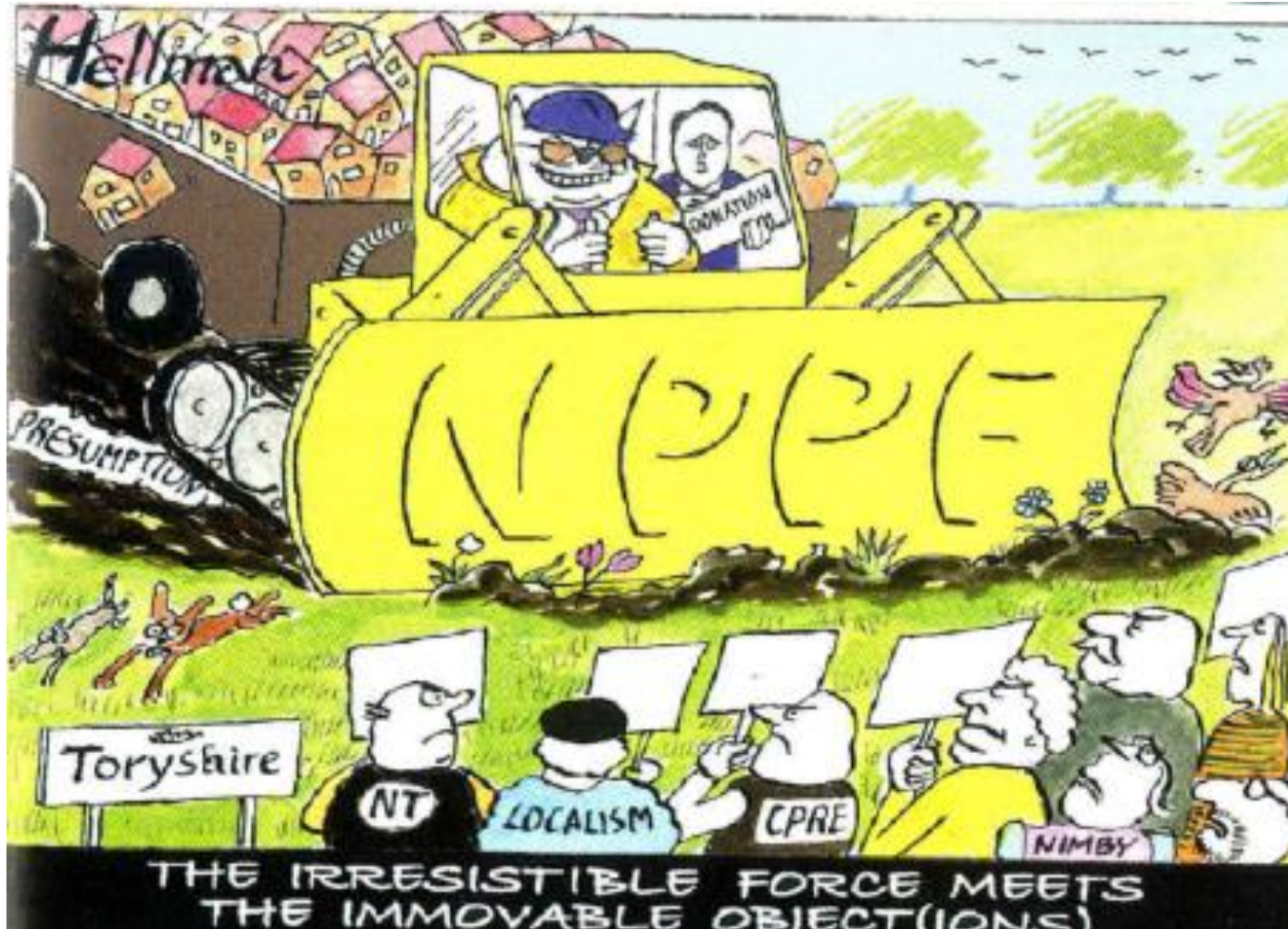
# National Planning Policy Framework

- Presumption in favour of sustainable development
- Chapter 7: Requiring Good Design
- Design Planning Practice Guidance, March 2014





# National Planning Policy Framework



# NPPF

## RTPI report on Design Quality from 2019

On having a 5 year land supply

- “...is seemingly the priority that is at the expense of everything else, including design quality. Poor design quality should be stated in no uncertain terms as sufficient grounds for appeal dismissal.”



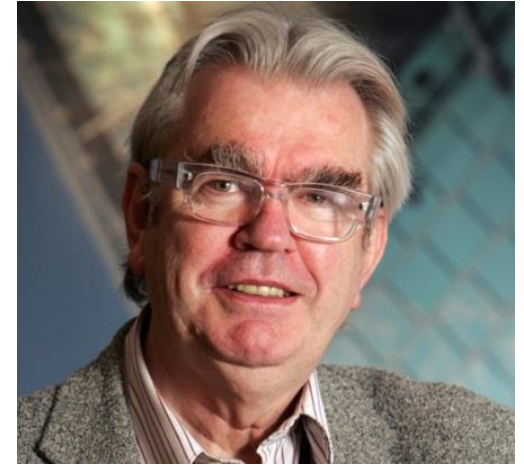


# Farrell Review

- Led by Sir Terry Farrell
- Reported in 2014 with 60 recommendations

## 5 years on from the Farrell Review

- Architecture moved from DCMS into the Ministry for Housing, Communities & Local Government (MHCLG)
- New Design Team in MHCLG including a Government appointed Head of Architecture



THE  
FARRELL  
REVIEW  
*of Architecture  
+ the Built  
Environment*

# Poor perception of the industry

	Small builders (1–100 units a year)	Medium builders (101–2000 units a year)	Volume builders (2000+ units a year)
Market share in 2008	28%	40%	31%
Market share in 2015	12%	29%	59%

Source: DCLG, Fixing our broken housing market<sup>24</sup>

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 Business | Your Money

## More than half of new-build homes in England 'have major faults'

**Persimmon boss refuses to answer questions about £75m bonus**

**Only 2% of UK population trust developers**

# Poor perception of the industry

- Permitted development rights extended in 2013
- Have since been further increased



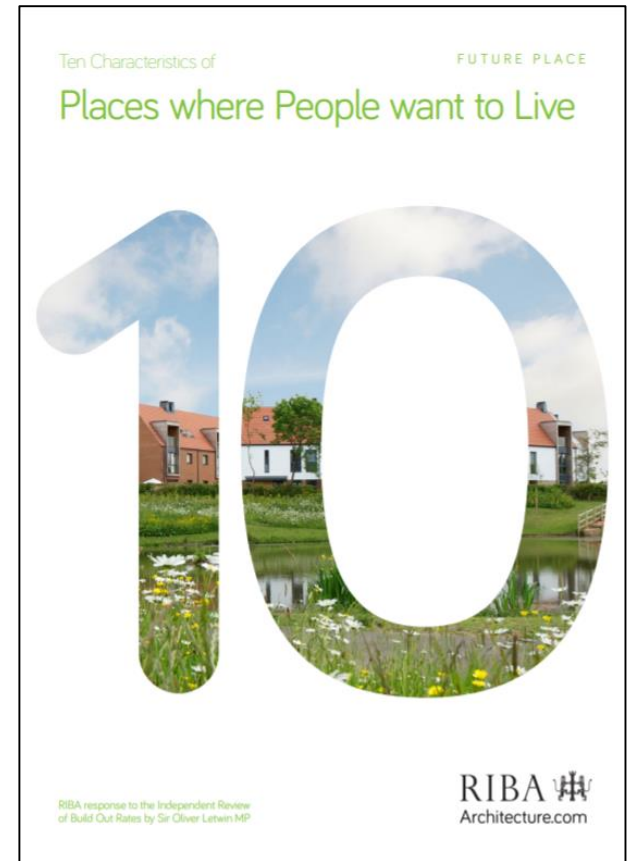
# Poor perception of the industry





# Letwin Review

- Blamed the homogeneity of the types and tenures of the homes on offer for slow build out rates.
- Set out a set of recommendations to significantly change the build out rates and quality of large scale development
- Proposed empowering local authorities to have greater control over the development process





# Building Better Building Beautiful Commission

- Interim report published in July 2019
- 30 Recommendations
- Consultee on new National Model Design Code due to be published in the New Year

Responding to the interim report, Communities Secretary Rt Hon James Brokenshire MP said:

“ As a country, we should not shy away from talking about what building beautifully means – and this report is an important contribution to that discussion.”

# New guidance for successful placemaking



[Home](#)

[Guidance](#)

## Design: process and tools

Available tools include (but are not limited to):

- [National Design Guide](#)
- Local design guides and codes
- Design review
- Assessment frameworks

### Introducing the ten characteristics

35 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

36 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



*The ten characteristics of well-designed places*

# “New generation of council homes”

- HRA cap lifted in 2018
- Council housebuilding at highest level since 1990 and growing.
- Quality becoming an increasing motivation for local authority involvement in housebuilding
- Stirling Prize winner 2019 – first social housing scheme to win

<https://www.youtube.com/watch?v=s--1w1PQeF8>

# RIBA research – Quality in the built environment

RIBA research looking to establish:

- How the approaches and tools highlighted are being applied
- What the main barriers are improving quality in the built environment
- What other design governance approaches are being used to improve quality

# RIBA research – Quality in the built environment

- The increase in direct delivery by local authorities and how this fits with the quality agenda
- How is resourcing impacting on quality
- Whether current government policy is likely to improve design outcomes



For more on the RIBA's work visit our website:

[www.architecture.com](http://www.architecture.com)

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