North Kesteven District Council

HRA NEW BUILD DELIVERY PLAN
2021 - 2025
1. Climate Emergency

1.1. In July 2019 NKDC’s Full Council unanimously resolved that the Council declared a ‘Climate Emergency’.

1.2. Fabric First 2018 was previously the Council’s New Build standard. This is planned to be updated with the New Build C02-0y Homes Standard which meets the requirements of the Climate Emergency Action plan.

1.3. The Climate Emergency Strategy and Action Plan 2020 identifies a number of actions. The key challenges in relation to the new build standard are to:

1.4. Increase development standards both for the Council’s own investments, and developments taking place in other sectors of the local economy, as part of improving the overall design and quality of new build developments.

1.5. Develop new council house building standards and perform options appraisals along with a whole life cycle analysis on new council investments.

1.6. Develop new developments which are class leading in terms of efficiency and minimal greenhouse gas emissions which are fit for the future.

2. Response

2.1. The Climate Emergency Action Plan sets out a number of challenges in order to meet the Strategy:

2.2. Significantly improve house building standards in terms of energy and thermal efficiency, and wellbeing and health of occupants, and influence other developers

2.3. Undertake exercise to establish a carbon neutral specification and compare to Passivhaus (2.5.1)

2.4. Introduce policy to undertake options appraisal for all new NKDC housing tenders (2.5.2)

2.5. Include an environment policy that all proposals for new developments will include design spec options appraisals including zero emissions from energy along with a whole life cycle analysis on building cost based on expected life of building/site (2.9.1)

2.6. All NKDC capital projects to be built to ‘net zero’ emission or approved alternative specification (2.10.1)

2.7. Renewal Energy - Investigate building and ground mounted options on existing and new property (4.1.1)

2.8. Review land within existing and new NKDC housing developments and identify opportunities to increase and improve green and biodiverse infrastructure (7.1.2)

2.9. In order to build upon the Fabric First Standard, and meet the actions contained within the Climate Emergency Action Plan, this Council has engaged specialist consultants to provide specific details setting out how the requirements of the Climate Emergency Action Plan can be achieved.
2.10. The revised specification and standards will be branded under the New build C02-sy Homes Standard.

HOMES, NOT JUST HOUSES

3. The Council’s adopted New Build Housing Strategy

3.1. The Council’s strategy remains to deliver a new build programme to increase the amount of affordable housing for rent, to respond to levels of need identified on the housing register and, as a minimum investment, replace properties sold through Right to Buy with zero carbon new build properties. The New Build C02-sy Homes standard will deliver:

- All New Build properties approved from the date of adoption of this plan are constructed New Build C02-sy Homes standard which includes for net zero carbon in use and to certified Passivhaus standards.
- Consideration of all methods of construction capable of ensuring the delivery meets zero carbon and certified Passivhaus standards.

4. Proposal

4.1. The Fabric First approach standard was first introduced in 2013 and revised in 2015 (as Fabric First Plus) was further improved in 2017 and 2018 as Fabric First 2018. The adoption of the FF 2018 standard placed design and property specifications noticeably beyond current building regulation requirements.

4.2. The adoption of this new build delivery plan will supersede Fabric First 2018 as the Council’s new build standard.

4.3. The Net Zero Carbon Analysis report published in November 2020 identified solutions available to achieve the targets contained within the council’s Climate Emergency Action Plan. A number of factors were considered as part of this evaluation:

- Type of construction possible and available in the market, including traditional and/or Modern Methods of Construction (MMC)
- Building Standards. Required to meet Zero Carbon
5. Consultant’s Report - Final Results and Analysis

5.1. The conclusion of the report indicated that in order to meet net zero carbon in use the most effective proposal comprises the adoption of the Certified Passivhaus standard.

5.2. The table below shows the weighted scores for each of the options considered in arriving at this recommendation. In the report the weighted scores suggest Option 5 the Passivhaus specification appears to offer the most compliant approach.

5.3. The intention of this report was to guide the council to an optimum regulated zero carbon solution. In doing so it has considered several wider metrics, to ensure that the product not only meets the Councils aims but delivers a wider performance reflective of current industry thinking.

*Direct Extract from Focus report*
5.4. An addendum to the Report in January 2021 identifies how the proposed New Build C02-sy
Homes standard will meet the performance and achieve net Zero Carbon in use and
Passivhaus. The performance standard is identified below:

<table>
<thead>
<tr>
<th>Item</th>
<th>Fabric First</th>
<th>Passivhaus and ASHP</th>
</tr>
</thead>
<tbody>
<tr>
<td>External Wall (U Value)</td>
<td>0.15</td>
<td>0.11</td>
</tr>
<tr>
<td>Party Wall (U Value)</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>Ground Floor (U Value)</td>
<td>0.10</td>
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<td>Roof (U Value)</td>
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<tr>
<td>Window 1 (U Value)</td>
<td>0.90</td>
<td>0.86</td>
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<tr>
<td>G Value</td>
<td>0.57</td>
<td>0.54</td>
</tr>
<tr>
<td>External Door</td>
<td>1.40</td>
<td>1.40</td>
</tr>
<tr>
<td>Thermal Bridge (Y)</td>
<td>2.040</td>
<td>0.00</td>
</tr>
<tr>
<td>Air Leakage Rate m3@50pa</td>
<td>1.50</td>
<td>0.60</td>
</tr>
<tr>
<td>Ventilation</td>
<td>Intermittent</td>
<td>MVHR</td>
</tr>
<tr>
<td>Lighting</td>
<td>100% Low Energy</td>
<td>100% Low Energy</td>
</tr>
<tr>
<td>Space Heating 1</td>
<td>Ideal Logic</td>
<td>ASHP COP 2.80</td>
</tr>
<tr>
<td>Space Heating 2</td>
<td>Radiators</td>
<td>Radiators</td>
</tr>
<tr>
<td>Domestic Hot Water 1</td>
<td>From main heating</td>
<td>Cylinder 200L</td>
</tr>
<tr>
<td></td>
<td></td>
<td>volume, 1.30 kWh / day loss</td>
</tr>
<tr>
<td>Domestic Hot Water 2</td>
<td>Shower Save</td>
<td>Shower Save</td>
</tr>
<tr>
<td>Controls</td>
<td>Time &amp; Temp Zone Control all Units</td>
<td>Time &amp; Temp Zone Control all Units</td>
</tr>
<tr>
<td>Renewable Technology</td>
<td>3.35 kWp</td>
<td>PV in order to achieve 100% improvement over Part L1A 2013</td>
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</table>

6. Delivery to Date

6.1. The Council recommenced the delivery of new Council homes in 2010. Table IV below shows delivery to date.

<table>
<thead>
<tr>
<th>Delivery of new Council homes to March 2021</th>
<th>227</th>
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<tbody>
<tr>
<td>On site schemes at March 2021 (no. of units)</td>
<td>82</td>
</tr>
<tr>
<td>Sub Total</td>
<td>309</td>
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</table>
Acquisitions of existing properties to March 2021

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisitions of</td>
<td>20</td>
</tr>
<tr>
<td>existing properties</td>
<td></td>
</tr>
<tr>
<td>to March 2021</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>329</td>
</tr>
</tbody>
</table>

Figure IV: HRA Delivery to Date

7. Governance

7.1. A formal governance structure for the Council’s new HRA build programme has been developed which aligns with and compliments the Council’s corporate contract management procedures.

Figure V: New Build Decision Making and Project Governance
8. New Build Programme Management

8.1. Since recommencing new build development in 2009 the Council has established a comprehensive programme management process. This is summarised below. This approach gives confidence that robust project management is in place and that formal decisions on exceptions and issues are made. The process is fully incorporated into the CAMMS project management system.

8.2. The governance process set out in the flow chart in Figure V (above) will direct delivery.

8.3. New schemes are developed within the context of the available new build budget.

8.4. CAMMS, the Council’s programme management system, is to be used to manage and report on all programmed new build schemes.

8.5. Reporting of progress is in accordance with Figure V.

8.6. Risk management is an integral part of the delivery of the Council’s new build programme. Each scheme will include for a cost risk register which seeks to quantify and identify specific risks which may impact on the viability of the delivery. Risk management forms a central
focus within project meetings to ensure costs are controlled within approved budgets. Generic risks are managed through the CAMMS system.

8.7. The function of each step in the decision-making structure above is now as follows:

**Process**

The function of each step in the decision-making structure is as follows:

**Project Management Process**

1. **Participants:** Project Manager and other project staff as required (New Build Team)
   - Project teams undertake the identification, assessment and delivery of schemes.
   - Recommend appropriate route HRA/Lafford Homes/General Fund.
   - Provide full initial assessment to enable management meetings to make informed decisions.
   - For projects to proceed they must satisfy the minimum entry level in the initial assessment, followed by CAMMS sign off for project initiation and CAMMS constraints mapping.
   - An outline business case can then be produced for consideration by DSM.

**Development Schemes Meeting (DSM)**

**Attendees:** Architectural Design and Investment Manager, Senior New Build Project Officer, New Build Planning and Project Officer, Building Surveyors, Housing Strategy and Enabling Officer and Project Support Officer – New Build.

**Role**

- Considers progress of HRA, General Fund and Lafford Homes programmed schemes on an exception basis (i.e. projects which move outside of tolerance parameters).
- Considers HRA, General Fund and Lafford Homes schemes referrals for entry into the programme approval process.
- Consideration of schemes will be defined by the availability of initial design, pre-application advice, prioritisation matrix, CAMMS constraints and outline business case.
- Monitors delivery of on-site schemes on an exception basis.

**New Build Project Board**

**Attendees:** Head of Housing and Property Services, Property Services Manager, Housing Services Manager, Strategic Finance Manager, Architectural Design and Investment Manager and Contract and Commissioning Manager.

- Instructs on the new build programme at the highest officer level.
- Recommends new build schemes for approval.
- Responsible for programming financial resources for the new build programme.
- Considers HRA, schemes referrals for entry into the programme approval process.
Consideration of schemes will be defined by the availability of initial design, pre-application advice, prioritisation matrix and viability assessment

- Monitors delivery of on-site schemes on an exception basis.
- Takes strategic view of need.
- Manages HRA Delivery Programme

Our Homes

**Attendees:** CMT and lead members, Head of Housing and Property Services, Property Services Manager and other attendees as required.

- Allows consultation with lead Members on all aspects of new build programme delivery prior to scheme progression.

Executive Board

**Attendees:** Executive Board members

- Takes Executive decisions for the HRA.

Our Homes Programme Board

**Attendees:** In accordance with the Our Homes Project Board Governance requirements.

- This Board links the operational governance with the Corporate Project Management Governance process. The Board will provide a strategic overview for the for delivery of the new build programme.

Housing Management Stock Groups (Contract and Budgets)

**Attendees:** Head of Housing and Property Services, Property Services Manager, Architectural Design and Investment Manager, Contract and Commissioning Manager, Finance for Budget meeting and Technical Officers and other attendees as required.

- This measures progress against programme.
- Expenditure against budget profile
- Informs the quarterly financial statement presented to CMT and Executive Board.

Executive Board

**Attendees:** Executive Board members

- Takes Executive decisions for the HRA.
9. Balancing Delivery

9.1. The Council’s new build activities are delivered across two arms:
- Affordable rent delivered by the HRA
- Market rent and a small element of affordable rent by Lafford Homes.

9.2. A third delivery route, the construction of market sale homes through the General Fund, remains an option under consideration on an individual site basis.

9.3. While this Asset Strategy looks only at HRA social and affordable rental housing delivery, there are considerable benefits within programme management in considering cross-programme working. This offers the opportunity to maximise site viability by joint programme working, where appropriate, and these opportunities will be explored as they emerge. The governance process set out above ensures that the appropriate programme is formally identified for specific schemes.

10. Delivery Options

10.1. Whilst early programmed delivery from 2010 was largely based on land within the Council’s ownership, the supply of appropriate sites in suitable locations, at the volumes required to meet the Council’s aspirational delivery targets, has necessitated the acquisition of land from the open market.

10.2. Identifying development land is the bedrock of the HRA new build programme. Several means of site acquisition have been proved to be effective and these routes are set out below and will continue to be pursued (not in order of priority):
- Development on the Council’s own land – for example on underused garage sites, unused non amenity areas, large council house gardens, and where viable on surplus Council assets.
- Land purchased on the open market – where land can be acquired at a value that makes development viable.
- Land option and build agreements offered by developers – where developers own, or have an option, on land and can offer a viable development package to the HRA.
- Purchase of individual new build properties on completion – where properties are available that could form part of the Council’s stock and have a viable asking price. However, such properties may not meet the Council’s adopted standard and purchase will be made only with explicit approval to acquire outside the standard.
- Identification of land in the ownership of other public bodies where the Council can bring development opportunities forward, for example through the One Public Estate initiative.
- The purchase of completed s106 properties.
• A review of the non-traditional sites for potential redevelopment will be carried out alongside the condition survey and zero carbon objectives.

11. Section 106 Acquisition Opportunities

11.1. Developer’s Section 106 (s.106) commitments offer a route to adding to the HRA housing stock. S.106 opportunities will be taken up only if the purchase is financially viable, if acquisition assists site delivery and if space standards are acceptable. In the New Build Delivery Plan in 2017 within 10% of the Nationally Described Space Standard was sought. However, experience since then suggests that some s.106 properties do not meet this criteria. Therefore, going forward floor area against NDSS will be considered on a case-by-case basis.

11.2. In 2017 it was stated that a maximum purchase offer of no more than an equivalent NKDC build cost will be made in payment. All potential purchases are assessed using the new build financial viability model and offers are verified by the Council’s retained chartered surveyor.

11.3. The Council will continue to consider the provision of shared ownership properties in line with emerging legislation.

11.4. Generally, Freehold development is the core delivery whilst Leasehold properties carry greater risks due to the risk of inflated future ground rent and property improvement charges. Each case will be considered on its own merits.

12. Acquisition of Former Council Properties

12.1. Former Council properties, where they can satisfy value for money and are financially viable, may be considered for repurchase. Purchases will be subject to individual reports.

13. Acquisition of Open Market Properties

13.1. In some cases, the purchase of open market properties may be viable and may aid wider development objectives or bring empty properties back into use. Such opportunities will be considered on their merits on a site-by-site basis.

14. Procurement

14.1. Procurement of all contracts will be undertaken in accordance the Council’s Contract and Procurement Procedure Rules. These Rules promote good commercial practice, public accountability and deter corruption and, as such, they are a defence against allegations that a procurement activity has been undertaken incorrectly, fraudulently or unlawfully.

14.2. In addition to these Rules, procurement activity will also comply with the Public Contract Regulations applicable, Grant Funding spending regulations and with all UK legal
requirements. Procurement Lincolnshire, a shared service partnership, currently provides advice on all new build projects, ensuring that commercially effective and compliant procurement practices are followed.

15. Securing Sites
15.1. Where sites are obtained on the open market, the Council’s position will be secured as set out below. Since the 2017 report the importance of extensive pre purchase due diligence has been reinforced.
15.2. A comprehensive understanding of site constraints will be obtained prior to purchase through robust site investigation.
15.3. A pre-contract survey of all potential land purchases will be undertaken prior to entering into a contractual arrangement with any vendor.
15.4. A conditional contract, options agreement or memorandum of understanding will be entered into by both parties before the instruction of architects, or detailed in house design, is commenced.
15.5. A budget provision will be included in the HRA revenue account to allow for expenditure to be incurred prior to scheme approval. Where possible, professional services will be recoded to capitalise scheme expenditure. Estimated site delivery costs will include for charges and fees.
15.6. The use of option payments to secure land will be considered on a site-by-site basis.

16. New Build Housing Revenue Account Viability
16.1. Viability modelling is undertaken using a bespoke NKDC finance model developed and managed by the Finance Team. Currently a viability return within 40 years is sought. A return of investment is reviewed as part of the Business Plan and in line with market conditions. Generally, schemes have potential payback periods of between 30 to 40 years. Exceptions will occur and are subject to viability testing. When external bidding opportunities are sought, funding to bring the return on investment will guide the level of bids. In reality the percentage of scheme cost that is bid for is reached through experience of and negotiation with grant bodies, such as Homes England. Homes England funding support will remain an important means of achieving the viability of new schemes and will always be sought.

16.2. Following the adoption of the New Build C02-sy Homes Standard property investment return criteria will remain at a 40 year payback. Where this cannot be achieved other options will also be reviewed to include:
- Extending the payback beyond 40 years.
- Seeking additional grant funding.
- Construction to the nationally set requirements of the Future Homes standard.
16.3. A viability assessment will continue to be undertaken showing the potential for Homes England funding with any recommendations made subject to confirmation of receipt of funding.

17. The viability modelling may require review following the introduction of the New Build C02-sy Homes Standard as governed by the outcome of the zero carbon report. The viability return period will be assessed on a scheme by scheme basis.

18.1. Demand for Council Homes

18.2. Figure VI (below) shows a heat map of demand for Council homes in the district. Delivery is directed towards the areas of highest demand although the need to supply at a lower level across all areas is acknowledged. Demand assessment forms a key part of the new build prioritisation process.

18.2. However, each site will be considered on their merit. North Hykeham is an area of very high demand and particular efforts will be made to secure development in that area. Higher land purchase prices and lower returns may be acceptable in such areas of very high demand. Opportunity in areas of lower demand may also be pursued, but only for small numbers of homes where a small specific local demand has been identified or very good viability returns can be achieved. All development proposals to develop will be considered through the prioritisation process and reported to Executive Board.

18.3. Work will be undertaken to extract the maximum amount of information from the Housing Register to ensure that targeted demand information is available.

Figure VI: Council Housing Demand
19.18. Prioritisation

19.18.1. A formal prioritisation assessment has been developed to evaluate new opportunities. Three critical criteria: demand, planning and financial viability, are heavily weighted in the assessment.

19.18.2. This scoring system is used to inform scheme priorities and is an important tool to inform new build decision making. Assessment outcomes are split into green, amber and red priorities. Unless a green assessment is achieved, only in exceptional circumstances will a scheme be progressed. The prioritisation outputs will be used to inform the prioritisation of schemes against available new build.

19.18.3. Figure VII (below) shows the full criteria used in the HRA site prioritisation process. These seven criteria continue to underpin the HRA scheme assessment process.
Figure VII: Prioritisation of Schemes

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Weight</th>
<th>Scoring Values</th>
<th>Weighted score Project</th>
<th>Max score</th>
</tr>
</thead>
</table>
| Housing Need/ Market Demand             | 5      | minus 20 - no housing need  
3 – low  
6 – medium  
9 – high                                                                               | 0                      | 45        |
| Number of Units                         | 4      | 3 – up to five  
6 – six to ten  
9 – eleven or more                                                                      | 0                      | 36        |
| Complexity                              | 3      | 0 – very complex  
3 – high complexity  
6 – moderate complexity  
9 – low complexity                                                                         | 0                      | 27        |
| Likelihood of gaining planning consent  | 5      | minus 20 - unlikely  
3 – possible but with risks  
6 – likely  
9 – highly likely/approval in place                                                        | 0                      | 45        |
| Specification standard                  | 3      | 0 - Refurbishment  
3 - Building Regulations only  
6 - Fabric First + 2018 or NDSS  
9 - Fabric First + 2018 and NDSS                                                         | 0                      | 27        |
| Sustainability and Community Benefit    | 2      | 0 – three negative impacts  
3 – up to two negative impacts  
6 – up to one negative impacts  
9 – no negative impacts                                                                    | 0                      | 18        |
| Where: 66 or less = Red, 67 to 132 = Amber; 133 or more - Green                        |        |                                                                               | 0                      | 198       |
| Viability                               | 5      | 0 - 50 years plus  
3 - 41 to 49 years  
6 - 31 to 40 years  
9 - below 31 years                                                                         | 0                      | 45        |
| Total                                   |        |                                                                               | 0                      | 243       |

20.19 Initial Scheme Development

20.19.1 At the commencement of any site investigation an internal desk top site constraint mapping exercise is undertaken. This forms part of the HRA quality assurance process. For larger sites a more extensive full site investigation Stage 1 and 2 report will be sought. Pre-
design costs will be incurred to facilitate detailed investigation. A HRA site appraisal budget has been established for this purpose.

20.2.19.2 Before seeking Executive Board approval for programme entry, detailed investigation and robust costing will be undertaken.

21.20. Standard Property Types

21.4.20.1 Standard property types form the basis of HRA new build, except where specific bespoke design is required to meet architectural, environmental, site or planning need requirements.

22.21. Inclusive Living Specification

22.4.21.1 In addition to the standard development specification, the adoption and inclusion of small but significant changes to encompass an inclusive living design, where possible, will enable tenants to benefit from enhanced flexibility and to live more independently.

22.2.21.2 Examples of this may include:

- Creating dedicated outdoor spaces for tenants, e.g. flats to have private balconies, and accessible community green spaces.
- Changing standard fitments in properties to make them more future proof e.g. toilet roll holder and shower height adjustment to double as a grab rail.
- Small construction changes to allow easier adaptation to meet the needs of the occupant in the future e.g. brick internal walls to a bathroom and stairway to allow easier fitting of grab rails; hidden floor gully in bathroom to allow a retro fit of level access showers.
- Making change of use of space in the home permanent, where lifestyle changes due to Covid remain e.g. home office, separate utility area on the ground floor with sink.

22.3.21.3 The ‘Inclusive Housing Strategy – Providing Homes to Meet the Current and Future Needs of our Tenants’ will identify additional recommendations which aim to make new homes more accessible in the short term whilst also making future adaptations less costly.
23. New Build in use and repairs

23.1. The adoption of the C02-sy Homes standard will require a number of specific requirements and actions to be undertaken to both monitor property performance in a real world environment. The increased complexity of the constructed properties will need to be discussed with tenants on an ongoing basis to ensure the most energy efficient operation is achieved. Property colleagues will support and monitor the performance in use to compare with both previous standards and estimated benefits. A property specific user manual will be prepared and supplied with all new properties.

23.2. The ongoing maintenance and repair will require an increased level of cooperation from the Council's various repairs contractors to ensure the building performance is maintained. This will be incorporated in the specification for future contracts.

24. Space Standards

24.1. The currently approved new build standard requires construction to the Nationally Described Space Standard (NDSS). This approach continues but a +/- 10% variation to the NDSS is now permitted to allow flexibility in the design process or for viability reasons where required. There is less control when completed properties are purchased and in this case the space standard will be considered on a site-by-site basis.
Figure VIII: Nationally Designated Space Standard

Minimum gross internal floor areas and storage (m²)

<table>
<thead>
<tr>
<th>Number of bedrooms</th>
<th>Number of bed spaces</th>
<th>1 storey dwellings</th>
<th>2 storey dwellings</th>
<th>3 storey dwellings</th>
<th>Built-in storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>1p</td>
<td>39 (37)*</td>
<td></td>
<td></td>
<td>1.0</td>
</tr>
<tr>
<td>1b</td>
<td>2p</td>
<td>50</td>
<td>58</td>
<td></td>
<td>1.5</td>
</tr>
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<td>2b</td>
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<td>8p</td>
<td>125</td>
<td>132</td>
<td>138</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
*Where a studio has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
34.1.24 Post Project Review

A formal post project review process has been established since the New Build Delivery Plan was approved. Lessons learnt are incorporated into future schemes.

Figure IX: Post Project Review Process

Post Project Review Process

Project Set Up
Schedule in dates for PPR & EDR and liaise with stakeholders to book these in their diaries

Project Delivery

Handover of properties

Contractor Review Meeting (External)

Feedback

Post-Handover Review (PHR) Meeting

Tennant Feedback

CAMMS Lessons Learnt/Issues logs

Lessons Learnt Action Plan

CAMMS updated

Summary to DMT

Key

Output

Input
35.25. New Build Progress Report

35.1.25.1. An annual progress update will be submitted to New Build Project Board setting out progress against approved programme. Any satisfaction data will be included in the annual update and feedback from lessons learnt processes shared.

36.26. HRA New Build Delivery Strategy

36.1.26.1. The NK Plan sets the ambitious target of delivering high quality homes in volume.

36.2.26.2. The Council has approved a forward plan of HRA investment as part of the new build programme and as of March 2021 the forecast budget setting is as follows:

![Figure X: Budget Forecast for New Build Programme HRA Investment](image-url)
37.27. Context

37.1. As of March 2021, the Council has delivered 227 new HRA Council homes, 20 HRA acquisitions.

37.2. This ambition for growth places the Council as a public sector leader in delivering social housing. The Council’s organisational experience allows it to unlock public and private land at a level which ensures financial viability for development.

37.3. The implementation of the developing new properties to the New Build C02-sy homes standard is estimated, based on preliminary consultant report data to cost £2126/m² compared to £1745/m² for Fabric First 2018. This is a 22% increase and over the 10 year development programme would reduce the average completions from circa 310 units to 260 units based on an estimated 5 million per annum investment (not including inflation).

Figure XI: New Build Delivery to date, compared to Right to Buy sales