

Successful places  
with homes and jobs



Homes &  
Communities  
Agency

**A NATIONAL  
AGENCY**

**WORKING  
LOCALLY**



**Quality is....  
more than  
building**

Building Better Buildings  
Portsmouth

Jane Briginshaw

November 2015



# HCA purpose and vision

- Throughout a period of change, the HCA's core purpose and vision remains ....

## *To help create successful places with homes and jobs*

- Working with **people and places** to help deliver homes, economic growth and jobs
- Delivering programmes of **investment** and **market interventions**, making significant contribution to overall supply of homes
- Making best use of public **land** and developing **economic assets**
- Undertaking effective and proportionate **regulation** of social housing providers





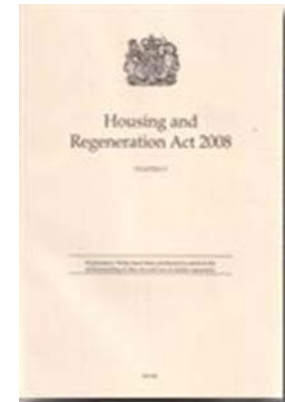
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# HCA Design & Sustainability Role

HCA statutory duty from Housing and Regeneration Act 2008

## Design objectives

- Working with government
- Making the case for good design
- Embed design-led thinking in the work culture of HCA staff and partners
- Monitor, evaluate and enforce: Compliance / Quality Audits

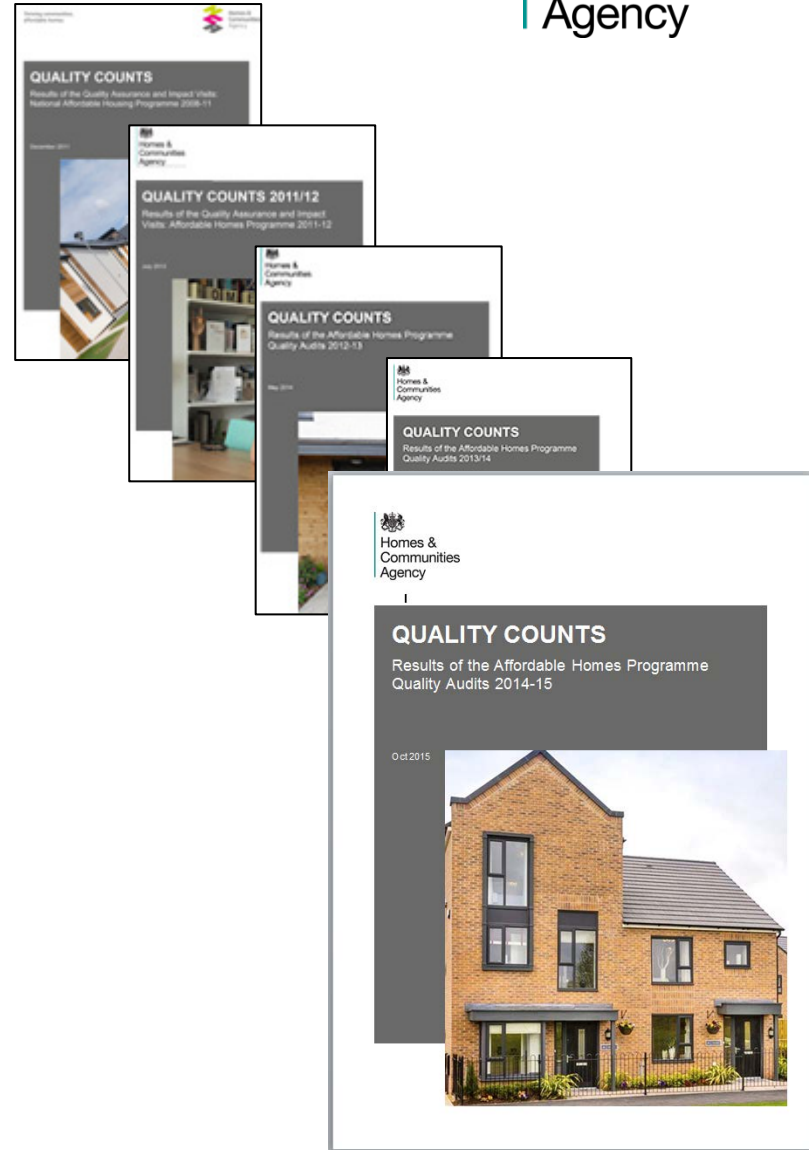


# Sharing Knowledge and Leading Research



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- Annual report *Quality Counts*
- Evidence based, resident satisfaction
- Outcomes support future policy work and business planning
- 14-15 Report published





# Priorities for action

- Overheating and Indoor Air Quality
- Outdoor space
- Noise transfer
  
- Tenure integration
- Three years on
- Action research on
  - Energy performance gap
  - overheating & ventilation







## This year

### Residents like

- space and storage
- private outdoor space
- layout of the home

### They would like to improve

- private outdoor space
- kitchen
- space and storage





# Outdoor space on new developments

## A Waste of Space?

**Supporting health and happiness through the design of external space on housing developments**

- **Noel Farrer** – President, Landscape Institute
- **Prof. Matthew Carmona** – Professor of Planning and Urban Design
- **Bob Allies** – Founding Partner, Allies and Morrison
- **David Rudlin** – Director, URBED
- **Glyn Tully** – Head of Landscape & Urban Design, Levitt Bernstein
- **Dinah Bornat** – University of East London





# Outdoor space on new developments

## *Housing design and community life: research project*

- How people use shared space in housing schemes
- Jan Gehl type observational studies –

Necessary: passing through

Optional: hanging out, domestic

Social: chatting, observing, play

Housing Design and Community Life  
Research by ZCD Architects and University of East London 2015



*Holding image. Courtesy of Bellway Homes  
(Barking Riverside by Sheppard Robson Architects)*





## 5 LIME TREE SQUARE. SOMERSET

Tuesday 11th August 2015

Wednesday 12th August 2015

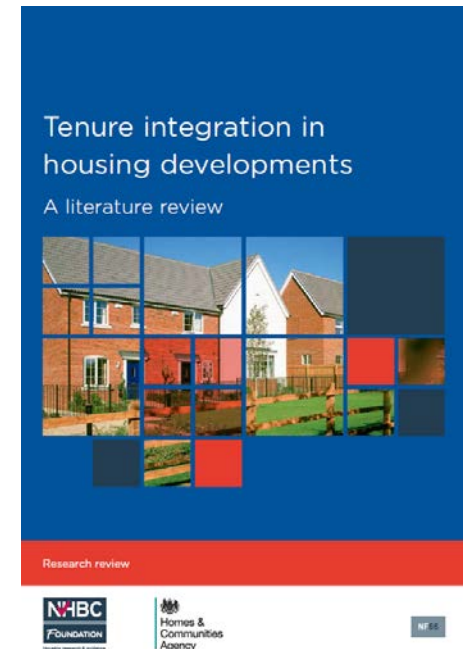
# Tenure Integration in housing developments



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## Key findings:

- integration does not reduce values in high quality developments;
- Separation fosters 'negative feelings & division'
- Range of house types and sizes help stabilise neighbourhoods
- High levels of PRS can damage cohesion





# Keeping in touch

[homesandcommunities.co.uk](https://homesandcommunities.co.uk)

[gov.uk/government/organisations/homes-and-communities-agency](https://www.gov.uk/government/organisations/homes-and-communities-agency)



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