



# MTVH

## CONSTRUCTION PLAN 2022 ►► 2032

SEPTEMBER  
2024







# Introduction

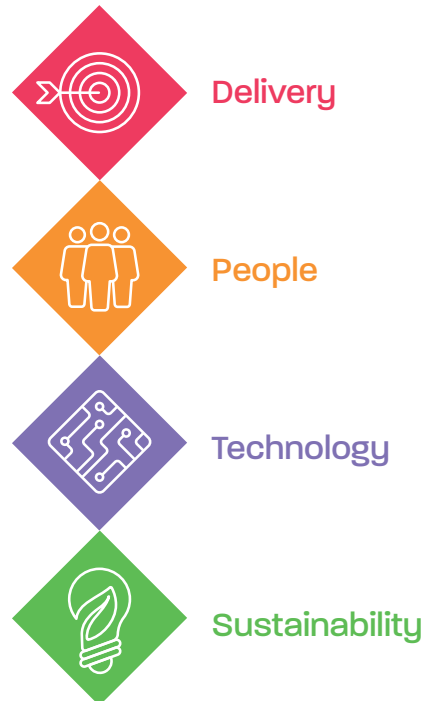
**MTVH believes everyone should have a home and a chance to live well.**

The Housing Sector faces a range of unprecedented challenges over the next 10 years. It is vital that we develop robust strategies to implement the many changes needed to effectively manage the impact of these challenges.

**MTVH is committed to providing high quality homes for its residents.**

To support this goal MTVH has looked at the various challenges facing the housing sector and developed a Construction Plan to show how we plan to address these challenges.

Our new Construction Plan sets out a comprehensive platform of ambitious but realistic targets divided into four themes:





**In September 2022, MTVH launched its new Construction Plan, outlining its strategy to address the unprecedented challenges in the housing sector. The plan encompasses ambitious yet realistic targets across four themes:**

**A. Delivery**

**B. People**

**C. Technology**

**D. Sustainability**

A total of 78 targets were identified for action over a 10-year timeframe, with a goal to close out 45 of them by the end of 2023.

Since the plan's launch, the housing sector has faced ongoing and unrelenting changes. Between January 2022 and May 2024, the government issued 54 regulations and policy documents, adding to the existing challenges in the construction sector. These challenges include an accelerated rate of contractor insolvencies, rising material costs, and labour shortages.

MTVH remains committed to continuous improvement, ensuring high-quality homes for its residents. New challenges include:

1. Biodiversity Net Gain: Responding to binding obligations.
2. Procurement Act Opportunities: Capitalizing on new opportunities.
3. Fire Safety Regulations: Addressing design and procurement challenges.

MTVH established a Building Safer team in response to the Hackitt Report and the Building Safety Act. However, the array of regulations under the Building Safety Act 2022 continues to create uncertainty. MTVH has set up a dedicated working group to monitor and respond to these emerging uncertainties.

Similarly, a working group monitors the implementation of the new Procurement Act 2023. MTVH aims to evaluate different procurement routes to deliver high-quality, cost-effective homes.

The updated Construction Plan includes 13 new targets to address these challenges. Targets are grouped by theme, and a delivery timetable is outlined in the colour-coded Construction Plan Summary.

MTVH prioritises sustainability, aiming to improve energy performance and overall efficiency in new homes. The plan tracks achieved targets and those in progress.

Additionally, MTVH's ongoing post-occupancy evaluation and performance specification reviews contribute to quality development.

Good design lies at the core of our development program, playing a pivotal role in delivering high-quality homes for our residents. Our Construction Plan remains instrumental in shaping our approach to placemaking and design, as well as guiding our ongoing corporate review.

Additionally, we're actively investing in enhancing the climate resilience of our existing portfolio through the efforts of MTVH's Asset Management Team.

As a learning organisation, MTVH fosters a culture of continuous improvement across all departments. This commitment aligns with the Government's Balanced Scorecard, emphasising organisational learning and growth. To uphold this philosophy, our Construction Plan undergoes regular structured reviews to ensure it reflects best practices.

Collaborating with our partners, we strive to create safe and affordable homes. The Construction Plan remains a cornerstone of our goal, building on the achievements of the first edition and shaping homes that meet the evolving needs of our residents.

**Andrew Stublely**

Director of Construction

June 2024





**MTVH**

# CONSTRUCTION PLAN **2022-2032**

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# Delivery CONSTRUCTION PLAN SUMMARY

TOPICS	COMPLETED	2024	COMMENCED	2025	2026	2028	2030	2032
<b>Health and Safety</b>	Health & Safety Strategy (1)	Health & Safety Strategy Review (2)		Health & Safety Strategy Review (2)	Health & Safety Strategy Review (2)	Health & Safety Strategy Review (2)	Health & Safety Strategy Review (2)	Health & Safety Strategy Review (2)
<b>Waste Management</b>		Waste Management Strategy review (3)			Waste Management Strategy review (4)	Waste Management Strategy review (4)	Waste Management Strategy review (4)	Waste Management Strategy review (4)
<b>Ethics</b>	Code of Conduct (5)	Code of Conduct Review (6)			Code of Conduct Review (6)	Code of Conduct Review (6)	Code of Conduct Review (6)	Code of Conduct Review (6)
<b>Development Risk Management</b>		PI Insurance Review (7) Review of financial checks on contractors (7a) Review of performance bond options (7b) Commission review of appraisal assumptions for financial risk allowances (7c)						
<b>Balcony Design</b>	Balcony design review (8)							
<b>Sprinklers</b>		Sprinkler Specification (9) Review of sprinkler design in schemes (9a)			Sprinklered schemes serviced by MTVH (10)			
<b>Complex Buildings</b>	Monitoring MEP Engineers (12)	Updated MEP Performance Specification (11)			Updated MEP Performance Specification (11)	Updated MEP Performance Specification (11)	Updated MEP Performance Specification (11)	Updated MEP Performance Specification (11)
<b>Building Safety Act 2022</b>	Completion Certificate procedure (13) Updated Handover Protocol (16, 17, 18)	BSA Working Group looking at Gateway 2 & 3 (13a) Building Regs Principal Designer (14, 15) Resident Engagement Strategy (25) Golden Thread / BIM (23)		Initial Completion Certificate Handovers (19) Compliance Statements (20, 21, 22)	Post Occupancy Evaluation (24)			



TOPICS	COMPLETED	2024	COMMENCED	2025	2026	2028	2030	2032
Be Seen Monitoring	Be Seen Protocols (27, 28)	Be Seen Protocols (26)			Be Seen Monitoring (29)	Be Seen Monitoring (29)	Be Seen Monitoring (29)	Be Seen Monitoring (29)
Design Guide	ESG Review (30)	Update Design Guide for Fire Safety Regs 2022 (30a) Update Design Guide for second staircase (AD B) (30b)						
Quality Assurance	Develop Quality Assurance Framework (31)							
MMC		MMC Review (32) MMC Test bed schemes (33)		MMC KPI Tracker (34)		MMC KPI Tracker (34)	MMC KPI Tracker (34)	MMC KPI Tracker (34)
Procurement Act 2023		New Working Group on implications of Procurement Act 2022 (34a)						
Levelling Up and Regeneration Act 2023		Briefing Paper on implications of LU&R Act (34b)						



# People CONSTRUCTION PLAN SUMMARY

TOPICS	COMPLETED	2024	COMMENCED	2025	2026	2028	2030	2032
<b>Social Value</b>			Diversity & Inclusion Policy (35) Construction Skills Policy (37) Social Value Procurement (39)	Social Value Tracker (40)	D&I Review (36) CSP Review (38)	D&I Review (36) CSP Review (38)	D&I Review (36) CSP Review (38)	D&I Review (36) CSP Review (38)
<b>Community Hubs</b>					Community Hub pilot schemes (41)	Review Community Hubs (42)	Review Community Hubs (42)	Review Community Hubs (42)
<b>Downsizers</b>	Downsizer typology (43)				Downsizer pilot schemes (44)	Review Downsizer typology (45)	Review Downsizer typology (45)	Review Downsizer typology (45)
<b>Home Working</b>			Initial Home Working Units (46)		Home Working design review (47)	Home Working design review (47)	Home Working design review (47)	Home Working design review (47)
<b>Local Work Hubs</b>					Local Work Hub Pilot schemes (48)	Local Work Hubs Review (49)	Local Work Hubs Review (49)	Local Work Hubs Review (49)
<b>Meanwhile Use</b>			Meanwhile Use pilot schemes (50)		Meanwhile Uses Review (51)	Meanwhile Uses Review (51)	Meanwhile Uses Review (51)	Meanwhile Uses Review (51)



# Technology & Sustainability CONSTRUCTION PLAN SUMMARY

TOPICS	COMPLETED	2024	COMMENCED	2025	2026	2028	2030	2032
MEP Specification Review		Update for Smoke Detector Regs 2022 (52a)			MEPH Review (52)			
Electric Vehicles		Electric Vehicle Charging guidance (53)				50% Active, 50% Passive EVC (54)		100% Active EVC (55)
Broadband	Broadband/ Satellite Dish Policy (56,57) Broadband specification (58)							
Connected Homes		Connected Homes specification (59)			First Connected Homes for sale (60)	First Connected Homes for rent (61)		
Parcel Deliveries	Parcel Delivery specification (62)							
Smart Meters		Smart Meter specification (63)				Data from Smart Meters (64)		
Big Data	Real Time Data Pilots (65)				Data Collection Policy (66)	Real Time Data Specification (67)		Real Time Data Collection (68)
Net Zero Carbon	Heating Policy (69) Net Zero Carbon Policy (70)			Net zero carbon onsite (71)				
Central Heating	ASHP Performance Spec (72,73)	Web based User Guides (74)						
Ventilation	Ventilation Spec (75,76)			Target Emission Rate 75% better than 2021 (77)				
Overheating	Overheating Spec (78)							
Biodiversity Net Gain (BNG)		BNG Design Guide requirements (79) Existing Schemes BNG review (80)			BNG Review (81)	BNG Review (81)	BNG Review (81)	BNG Review (81)

# Construction Plan Review Programme

The structured programme of delivery clarifies how MTVH intends to deliver the various commitments under the Construction Plan and remains an important part of how MTVH manages its priorities. However, the ongoing uncertainty created by the Building Safety Act, together with the important changes introduced by the Procurement Act, continue to pose significant challenges for MTVH.

Considering the ongoing pace of change and continuing volatile market conditions, MTVH has decided to adopt a policy of reviewing and updating the Construction Plan every two years. In addition to continuing the policy of regularly reviewing important policies, the next review is likely to focus on:

- ◆ The policy priorities of the new Government. This is particularly relevant to the implementation of Net Zero Carbon policies
- ◆ The opportunities generated by the Procurement Act
- ◆ The growth in the use of AI in data mining and delivery software and the impact on managing Golden Thread information under the Building Safety Act
- ◆ The London Plan “Be Seen” reporting obligations on actual energy performance will have started to feedback live data

	2024	2026	2028	2030	2032
Policy Document Review Cycle	<ul style="list-style-type: none"> <li>• H&amp;S Review</li> <li>• Waste Review</li> <li>• MEP Spec Review</li> </ul>	<ul style="list-style-type: none"> <li>• H&amp;S Review</li> <li>• Waste Review</li> <li>• Code of Conduct Review</li> <li>• MEP Spec Review</li> <li>• Be Seen Monitoring Review</li> <li>• Diversity &amp; Inclusion Review</li> <li>• Construction Skills Policy Review</li> <li>• Home Working Design Review</li> <li>• Meanwhile Use Review</li> <li>• Biodiversity Net Gain Review</li> </ul>	<ul style="list-style-type: none"> <li>• H&amp;S Review</li> <li>• Waste Review</li> <li>• Code of Conduct Review</li> <li>• MEP Spec Review</li> <li>• Be Seen Monitoring Review</li> <li>• Diversity &amp; Inclusion Review</li> <li>• Construction Skills Policy Review</li> <li>• Community Hub Review</li> <li>• Downsizer Typology Review</li> <li>• Home Working Design Review</li> <li>• Local Work Hub Review</li> <li>• Meanwhile Use Review</li> <li>• Biodiversity Net Gain Review</li> </ul>	<ul style="list-style-type: none"> <li>• H&amp;S Review</li> <li>• Waste Review</li> <li>• Code of Conduct Review</li> <li>• MEP Spec Review</li> <li>• Be Seen Monitoring Review</li> <li>• Diversity &amp; Inclusion Review</li> <li>• Construction Skills Policy Review</li> <li>• Community Hub Review</li> <li>• Downsizer Typology Review</li> <li>• Home Working Design Review</li> <li>• Local Work Hub Review</li> <li>• Meanwhile Use Review</li> <li>• Biodiversity Net Gain Review</li> </ul>	<ul style="list-style-type: none"> <li>• H&amp;S Review</li> <li>• Waste Review</li> <li>• Code of Conduct Review</li> <li>• MEP Spec Review</li> <li>• Be Seen Monitoring Review</li> <li>• Diversity &amp; Inclusion Review</li> <li>• Construction Skills Policy Review</li> <li>• Community Hub Review</li> <li>• Downsizer Typology Review</li> <li>• Home Working Design Review</li> <li>• Local Work Hub Review</li> <li>• Meanwhile Use Review</li> <li>• Biodiversity Net Gain Review</li> </ul>
Construction Plan Review		• Construction Plan Review	• Construction Plan Review	• Construction Plan Review	• Construction Plan Review
Anticipated New Regulatory Timetable	<ul style="list-style-type: none"> <li>• BS9991 finalised</li> <li>• Procurement Act 2023 comes into force</li> </ul>	<ul style="list-style-type: none"> <li>• Net Zero Operational Carbon in London Plan comes into force</li> <li>• Future Homes Standard comes into force</li> </ul>			



Chiswick Gate

# Annual Review Cycle

In addition, annual reviews will be undertaken to ensure the MTVH Development Department is

- ◆ Aligned with MTVH's Sales and Marketing Policy and that the various documents supporting the Construction Plan reflect the priorities of the Sales Team
- ◆ Adhering to the Greater London Authority (GLA) Zero Defects Charter
- ◆ Demonstrating Compliance with Development Processes and Procedures through internal and external audits
- ◆ Demonstrating compliance of construction Quality Assurance
- ◆ Achieving Customer Satisfaction
- ◆ Tracking Key Performance Indicators
- ◆ Taking on board feedback from any Post Occupancy Evaluations carried in the preceding period

# New Regulations

The Regulatory framework for the residential development sector has continued to develop and change at an extraordinary pace. A list of the new or updated Regulations issued since December 2021 are set out below.

This level of change creates new and significant risks that need to be mitigated by MTVH.

- ◆ The additional cost of compliance affecting project viability
- ◆ Additional risks imposed on contractors that they have little time to assess and price
- ◆ Additional risks that MTVH needs to manage because contractors are not willing to accept the new risk

DATE	NAME
January 2022	The Environment Act 2021 (Commencement No. 2 and Saving Provision) Regulations 2022
March 2022	London Plan Guidance – Whole Life-Cycle Carbon Assessments
May 2022	The Environment Act 2021 (Commencement No. 3) Regulations 2022
June 2022	London Plan Guidance – Energy Assessment
	The Construction Products (Amendment) Regulations 2022
	Approved Document Part F Ventilation 2022 amendments
	Approved Document Part O Overheating
July 2022	Approved Document Part B Fire Safety 2022 amendments
	London Plan Guidance – Carbon Offset Funds
September 2022	Approved Document J Combustion appliances and fuel storage systems 2022 amendments
	The Environment Act 2021 (Commencement No. 4) Regulations 2022
October 2022	Approved Document Part R Infrastructure for electronic communications
November 2022	The Environment Act 2021 (Commencement No. 5) Regulations 2022
	Policy Procurement Notice 03/22 – Updated guidance on data protection legislation
January 2023	Policy Procurement Notice 01/23: Requirements to publish on Contracts Finder
	The Architects Act 1997 (Amendment) Regulations 2023
	The Architects (Fees, Electronic Communications and Miscellaneous Amendments) Regulations 2022
	The Fire Safety (England) Regulations 2022
February 2023	Approved Document Part L Conservation of fuel and power
March 2023	The Environment Act 2021 (Commencement No. 6) Regulations 2023

DATE	NAME
April 2023	Approved Document Part S Infrastructure for charging electric vehicles
	The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023
	The Building Safety (Registration of Higher-Risk Buildings and Review of Decisions) (England) Regulations 2023
	The Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023
	The Building Safety Act 2022 (Consequential Amendments and Prescribed Functions) and Architects Act 1997 (Amendment) Regulations 2023
	The Building (Public Bodies and Higher-Risk Building Work) (England) Regulations 2023
May 2023	London Plan Guidance consultation draft – Development Viability
	London Plan Guidance consultation draft – Affordable Housing
June 2023	London Plan Guidance – Optimising Site Capacity: A Design-led Approach
	London Plan Guidance – Small Sites Design Code
	London Plan Guidance – Housing Design Standards
	Policy Procurement Notice 06/23 The Commercial Playbooks
July 2023	The Building Safety (Responsible Actors Scheme and Prohibitions) Regulations 2023
October 2023	Procurement Act 2023
August 2023	The Building Safety Act 2022 (Consequential Amendments etc.) Regulations 2023
	The Higher-Risk Buildings (Management of Safety Risks etc) (England) Regulations 2023
October 2023	London Plan Guidance consultation draft – Purpose-built Student Accommodation
	The Building Regulations etc. (Amendment) (England) Regulations 2023
	The Building (Approved Inspectors etc. and Review of Decisions) (England) Regulations 2023
	The Building Safety (Regulator’s Charges) Regulations 2023

DATE	NAME
October 2023	The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023
November 2023	The Environment Act 2021 (Commencement No. 7) Regulations 2023
	Policy Procurement Notice 10/23: Taking account of a bidder’s approach to payment in the procurement of major contracts
December 2023	Policy Procurement Notice 11/23: New Thresholds
January 2024	The Higher-Risk Buildings (Keeping and Provision of Information etc.) (England) Regulations 2024
February 2024	London Plan Guidance – Large-scale purpose-built shared living
	The Environment Act 2021 (Commencement No. 8) Regulations 2024
March 2024	Policy Procurement Notice 01/24 Carbon Reduction Contract Schedule
	Policy Procurement Notice 02/24 Improving Transparency of AI use in Procurement
	Policy Procurement Notice 03/24: Standard Selection Questionnaire (SQ)
	Approved Document Part B Fire Safety 2024 amendments
April 2024	The Building (Restricted Activities and Functions) (England) Regulations 2023
	The Building (Registered Building Control Approvers etc.) (England) Regulations 2024
	The Building (Registered Building Control Approvers etc.) (England) (Amendment) Regulations 2024
May 2024	Approved Document G Sanitation, hot water safety and water efficiency 2024 amendments
	Approved Document Part M Access to and use of buildings 2024 amendments
	Approved Document Part T Toilet Accommodation
	The Environment Act 2021 (Commencement No. 9) Regulations 2024
	The Procurement Act 2023 (Commencement No. 3 and Transitional and Saving Provisions) Regulations 2024
TBA	The Procurement Regulations 2024

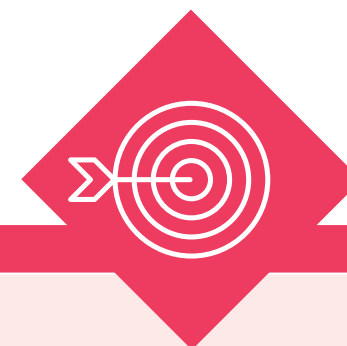




# Delivery

The following table sets out the Procurement and Delivery issues likely to affect MTVH over the next 10 years.

This list should be read in conjunction with the issues listed under the other headings



THE ISSUE	OUR GOAL	HOW WE WILL DELIVER OUR GOAL
Health and Safety	Promote a proactive approach to Health and Safety in MTVH Development Programme and positively influence improvements in Health and Safety outcomes	<b>1</b> Develop a Health and Safety Strategy to apply across all aspects of MTVH Development Programme (Completed 2023)
		<b>2</b> Review H&S Strategy every two years thereafter
Waste Management	Ensure that MTVH Development Programme adheres to best practice for waste management	<b>3</b> Develop a Waste Management Strategy to apply across all aspects of MTVH Development Programme (Commenced)
		<b>4</b> Review Waste Strategy every two years thereafter
Ethics	Ensure MTVH works with contractors that support MTVH values	<b>5</b> Develop a Contractor Code of Conduct for inclusion in all build contracts (Completed 2023)
		<b>6</b> Review effectiveness of Code of Conduct every 2 years
Professional Indemnity Insurance	Ensure MTVH obtains best possible insurance coverage available in the market	<b>7</b> Commission review of the PII market by MTVH Underwriters (Commenced)
		<b>7a</b> Commission review of financial checks on contractors to improve assessment of insolvency risk
		<b>7b</b> Commission review of suitable options when standard performance bond is not available
		<b>7c</b> Commission review of appraisal assumptions for financial risk allowances in light of changing market conditions
Balcony design	Ensure that the private balconies on higher rise homes have adequate wind protection	<b>8</b> Commission design review of options for balconies affected by high winds and update Design Guide (Completed 2023)
Sprinklers	Ensure that sprinkler systems are designed and installed to allow cost effective maintenance and servicing	<b>9</b> Commission MEP Engineer to prepare best practice Performance Specification (Commenced)
		<b>9a</b> Commission review of schemes in planning against new Sprinkler design standards and MTVH Performance Specification (Commenced)
		<b>10</b> Sprinklered schemes coming out of DLP for servicing by MTVH
Lifts	Ensure that provision of lifts in new schemes meets best practice guidelines	MTVH have already updated their Design Guide to incorporate requirements for: <ul style="list-style-type: none"> <li>• Evacuation lift in schemes over 11m</li> <li>• 2 lifts in schemes over 18m (Completed 2023)</li> </ul>

THE ISSUE	OUR GOAL	HOW WE WILL DELIVER OUR GOAL
Complex building services	Ensure that the complex systems are designed and delivered to best practice	<p><b>11</b> MTVH have already commissioned a MEPH Performance Specification. In addition to updates to MEPH Performance Specification noted elsewhere, update specification to cover:</p> <ul style="list-style-type: none"> <li>• servicing of sprinkler installations,</li> <li>• future proofing for installation of cooling loops in MVHR</li> <li>• electricity demand loads for future Electric Vehicle Charging</li> <li>• future installation of remote diagnostic capability to smart meters</li> <li>• internet enabled home security (Commenced)</li> </ul>
		<p><b>12</b> Amend MTVH development procedures to require Monitoring MEP Engineers to be appointed on complex schemes to check that the Contractor's Proposals meet the performance specification and assess workmanship (Completed 2023)</p>
Building Safety Act 2022 (BSA)	Ensure that MTVH manages the new approval Gateways effectively	<p><b>13</b> Amend ER template to clarify responsibility for Building Control Approval submission and Completion Certificate Approval submission (Completed 2023)</p>
	Ensure that MTVH obtains best value under the new Gateway regime	<p><b>13b</b> Set up Working Group tasked with developing protocols, templates and policies to cover procurement and delivery implications of Gateway 2 &amp; 3 (Completed 2024)</p>
	Ensure that MTVH has access to competent advice to discharge client duties under the Building Safety Act	<p><b>14</b> Develop scope of service and competency assessment for use when MTVH appoint the Building Regulations Principal Designer – PD (BR) (Commenced)</p>
		<p><b>15</b> Develop guidance when Principal Contractor appoints Building Regulations Principal Designer under a D&amp;B procurement route including appointing an independent H&amp;S Advisor where necessary. (Commenced)</p>
	Ensure standard MTVH Handover Protocol is updated to align with Building Safety Act	<p><b>16</b> Update ER template to align criteria for Handover Notices with Completion Certificate Approval requirements (Completed)</p>
		<p><b>17</b> Update ER template to align criteria for Handover Notices with Completion Certificate Approval requirements (Completed)</p>
		<p><b>18</b> Update template for Amendments to Contract Conditions to clarify receipt of Completion Certificate Approval from BSR is condition precedent for Practical Completion (Completed)</p>
Ensure MTVH has access to suitable information to support co-signing a Compliance Statement for a Completion Certificate approval application under the BSB	<p><b>19</b> First handovers under Completion Certificate approval regime</p> <p>MTVH already require an independent Fire Engineer to be appointed under the Fire Safety Policy to audit the installation of fire safety elements</p> <p><b>20</b> Take legal advice and advice from MTVH Underwriters about the liabilities involved with co-signing a Compliance Statement and Professional Indemnity Insurance for such liabilities</p>	

THE ISSUE	OUR GOAL	HOW WE WILL DELIVER OUR GOAL
<b>Building Safety Act 2022 (BSA)</b>	Ensure MTVH has access to suitable information to support co-signing a Compliance Statement for a Completion Certificate approval application under the BSB	<p><b>21</b> Develop enhanced scope of service for Site Inspector role on high risk buildings to coordinate with Fire Engineer and provide photographic audit of construction compliance</p> <p><b>22</b> Identify panel of approved Fire Engineers and develop stronger commercial relationship where possible to secure resource availability commitment</p>
	Ensure handover information on new schemes satisfies “Golden Thread” regulatory requirements	<p>MTVH already has developed a BIM Policy and supporting templates that satisfies the UK BIM Framework</p> <p><b>23</b> Review existing MTVH BIM Policy documents to align with requirements of Golden Thread secondary regulations (Commenced)</p>
	Develop Resident Engagement Strategy to improve communication with residents and drive service improvements	<p><b>24</b> Implement programme of post occupancy evaluation</p> <p><b>25</b> Develop enhanced Resident Engagement strategy to integrate:</p> <ul style="list-style-type: none"> <li>• Social Media strategy</li> <li>• Web based community forums</li> <li>• YouTube Home User Guides</li> <li>• Building Safety strategy under Building Safety Bill</li> <li>• Post Occupancy Evaluation feedback</li> <li>• Real time feedback from anonymised Smart Meter data (Commenced)</li> </ul>
<b>“Be Seen” energy monitoring</b>	<b>London only policy</b> Adapt development policies to ensure compliance with London Plan Policy S2	<b>26</b> Amend MTVH’s development procedures - Within 8 weeks of planning consent issue Be Seen energy performance indicators (Commenced)
		<b>27</b> Amend Handover documents policy - Prior to occupation Contractor to update Be Seen energy performance indicators (Completed)
		<b>28</b> Amend defects protocol to require contractor to issue in use energy performance data and make compliance part of CMGD (Completed)
		<b>29</b> Amend MTVH’s development procedures – Submit in use performance data annually for 4 years after DLP



THE ISSUE	OUR GOAL	HOW WE WILL DELIVER OUR GOAL
Design Guide	Ensure the Design Guide is aligned to current Regulations and incorporates design best practice	<p><b>30</b> Undertake a further review of the MTVH Design Guide to ensure that factors relating to Placemaking, Biodiversity and Sustainability and Value for Money are included and update where necessary (Completed 2023)</p> <p><b>30a</b> Update Design Guide to reflect changes from Fire Safety (England) Regulations 2022 (Commenced)</p> <p><b>30b</b> Update Design Guide to reflect second staircases changes to Approved Document Part B (Commenced)</p>
Quality Assurance	Ensure that MTVH Development Department adhere to Quality Assurance	<p>MTVH is developing a revised Quality Assurance Framework to establish best practice in processes utilised during the construction period..</p> <p><b>31</b> Complete the review of standardised processes and procedures that are required to achieve best practice in construction projects. Review the post occupancy evaluation processes to ensure homes are adhering to Key Performance Indicators (Completed)</p>
Modern Methods of Construction (MMC)	Establish test bed projects to develop design and procurement protocols	<p><b>32</b> Commission review of existing MTVH projects with MMC to calculate PMV achieved on historic schemes (Commenced)</p> <p><b>33</b> Identify "test bed" projects to trial feasibility of achieving 55% PMV (Commenced)</p> <p><b>34</b> Establish Departmental tracker to monitor extent of 21-26 AHP schemes delivering 55% PMV MMC</p>
Procurement Act 2023	Ensure MTVH's procurement procedures remain compliant and maximise opportunities for obtaining best value	<p><b>34a</b> Establish new Working Group to review existing development procedures and implement changes where appropriate</p>
Levelling Up and Regeneration Act 2023	Ensure MTVH's development programme takes advantage of opportunities created by the Act	<p><b>34b</b> Commission planning consultant to prepare Briefing Paper on impact of the Act</p>

# Delivery BACKGROUND TO THE ISSUES



This table sets out the background to the key issues

ISSUE	BACKGROUND TO ISSUE
Ethics	<ul style="list-style-type: none"> <li>• Government 's Procurement Policy Note 09/20 Social Value (SV) encourages Housing Association's to take account of Social Value when appointing contractors. Some of the themes that the Government is promoting under Social Value inform a Code of Conduct – Equal Opportunity (Theme 4) and Well Being (Theme 5). The Government encourages public bodies to monitor delivery of Social Value commitments during construction using KPIs</li> <li>• Many other HA's, such as Hyde Housing, apply a Contractor Code of Conduct <sup>i</sup></li> <li>• Many peak organisations representing contractors such as Build UK have a Contractor Code of Conduct <sup>ii</sup></li> </ul>
Development Risk Management	<ul style="list-style-type: none"> <li>• Difficult to obtain fire safety advice that is covered by adequate Professional Indemnity Insurance because insurance market is reluctant to offer cover for consultants providing fire safety advice</li> <li>• The insurance market has responded to the spate of claims arising from defective cladding with a significant hike in premiums and a significant reduction in the cover available for consultants <sup>iii</sup></li> <li>• Increased number of contractor insolvencies reflects significantly more difficult trading conditions for contractors and poses significant risks for MTVH's development pipeline</li> <li>• Challenging trading conditions has made it harder for many contractors to obtain conventional performance bonds. Many are having to obtain layered bonds</li> </ul>
Balcony Design	<ul style="list-style-type: none"> <li>• Amendments to Approved Document Part B in December 2018 affectively banned the use of laminated glass balustrades over 18m because the interlayer could not meet the non-combustibility criteria. A number of suppliers have now created laminated glass balconies that are non-combustible.</li> <li>• Fire Safety Act 2021 confirmed that the requirement for non-combustible construction in balconies applied to balconies irrespective of height.</li> <li>• The ban on laminated glass creates design difficulties mitigating wind loads on balconies subject to high winds</li> </ul>
Sprinklers	<ul style="list-style-type: none"> <li>• Approved Document B (Fire Safety) has been amended to reduce the height of buildings needing sprinklers from 30m to 11m from 26 November 2020 (clause 7.4 AD B)</li> <li>• British Standard on sprinklers BS9251 amended to BS9251:2021 on 30 June 2021. Introduced new category of sprinklers for buildings over 18m. <sup>iv v</sup> Sprinklers require mandatory annual inspections <sup>vi</sup></li> </ul>
Lifts	<ul style="list-style-type: none"> <li>• The Inclusive Design policy in the new London Plan (Policy D5) requires at least one lift to be an Evacuation lift</li> <li>• In addition, 2 lifts should be provided where Part M4(3) wheelchair homes are accessed only a lift <sup>vii</sup></li> </ul>
Complex Building Services	<ul style="list-style-type: none"> <li>• Introduction of sprinklers/ ASHP's and MVHR systems with cooling loops creates increasingly more complex MEP engineering solutions. This raises two issues:             <ul style="list-style-type: none"> <li>• Raises the importance of future proofing the MEP Performance Specification</li> <li>• Increases the importance of appointing a Monitoring MEP Engineer to critically review contractor's technical proposals, monitor workmanship and oversee testing and commissioning</li> </ul> </li> </ul>

# Delivery BACKGROUND TO THE ISSUES



ISSUE	BACKGROUND TO ISSUE
Fire Safety	<ul style="list-style-type: none"> <li>• The Fire Safety (England) Regulations 2022 introduced a number of significant additional fire safety design requirements</li> <li>• The updated Approved Document Part B codified the requirements and design parameters for second staircases in tall residential buildings</li> </ul>
Building Safety Act (BSA)	<p><b>Approval Gateways</b></p> <ul style="list-style-type: none"> <li>• The Secondary regulations for the Approval gateways have now been issued however significant uncertainties remain about:               <ul style="list-style-type: none"> <li>• Procurement options for Gateway 2</li> <li>• Pre Application hearings, “Approval with requirements” and Staged submissions at Gateway 2</li> <li>• Partial Possession and the definition of Practical Completion at Gateway 3</li> </ul> </li> </ul> <p><b>Building Regulations Principal Designer</b></p> <ul style="list-style-type: none"> <li>• BSA creates new role of Building Regulations Principal Designer - PD(BR). The Government has issued regulations setting out an updated competency regime for BSPD appointments (The Building (Appointment of Persons, Industry Competence and Dutyholders) (England) Regulations [2021])</li> <li>• The PD(BR) role will also overlap with the role of auditing Fire Safety elements set out in MTVH’s Fire Safety Policy and any appointment by MTVH will need to coordinate these two obligations</li> <li>• The role of photographic audit information collected during construction prior to elements being covered up (which includes both MEP installations and fire safety installations) will need to be coordinated by the BSPD when appointed by MTVH</li> </ul> <p><b>Handover Protocol</b></p> <ul style="list-style-type: none"> <li>• Requirement for Completion Certificate approval process is set out in Part 6 of the Building (Higher-Risk Buildings) (England) Regulations 2022</li> </ul> <p><b>Compliance Statement</b></p> <ul style="list-style-type: none"> <li>• Requirement for MTVH, where a client, to sign a Compliance Statement is set out under Clause 31.1 e) of the Building (Higher-Risk Buildings) (England) Regulations 2022</li> <li>• MTVH will require photographic audit information records obtained by independent competent consultants with a direct Duty of Care to MTVH backed by suitable PII cover to support signing a Compliance Statement</li> <li>• Knowingly or recklessly submitting a false or misleading Statement will become a criminal offence under clause 23 of the BSA subject to imprisonment or a fine</li> </ul> <p><b>Golden Thread &amp; BIM</b></p> <ul style="list-style-type: none"> <li>• The overarching requirement to provide Golden Thread information at handover is defined in Clause 21 of the Building (Higher-Risk Buildings) (England) Regulations 2022</li> <li>• Secondary regulations have now been issued defining the Golden Thread information</li> </ul>

# Delivery BACKGROUND TO THE ISSUES



ISSUE	BACKGROUND TO ISSUE
<b>Building Safety Act (BSA)</b>	<p><b>Resident Engagement Strategy</b></p> <ul style="list-style-type: none"> <li>• The BSA also now requires that MTVH prepare a Resident Engagement Strategy for each high rise residential building. The Strategy will normally be presented to the Regulator as part of the Building Assessment Certificate application and must promote the participation of residents in the making of any “building safety decisions” made by MTVH <sup>viii</sup></li> <li>• The GLA is looking to introduce mandatory post occupancy evaluation as part of the funding criteria for the 2021-26 Affordable Housing Programme <sup>ix</sup></li> <li>• Research shows the benefit of giving residents information visually and shows that 70% of people would rather use a company website to get help than phone or email. Research also shows that people actually absorb visual information faster and perform tasks better when instructions are provided with visual or video content <sup>x</sup></li> <li>• Local authorities and other public bodies have realised the importance of using social media to enhance their engagement with the communities they serve <sup>xi</sup></li> <li>• A wide range of Housing Associations are using social media platforms to enhance their engagement with residents <sup>xii</sup></li> </ul>
<b>“Be Seen” energy monitoring</b>	<ul style="list-style-type: none"> <li>• “Be Seen” Energy Monitoring funding guidance issued by GLA in Sep 2021 <sup>xiii</sup></li> <li>• Draft wording for legal agreements issued by GLA in Oct 2021 <sup>xiv</sup></li> </ul>
<b>MMC</b>	<ul style="list-style-type: none"> <li>• Modern methods of construction and, in particular, volumetric manufactured housing, has long been touted as providing significant benefits including an ability to build faster and better. Mark Farmer and Mike De’Ath published a detailed review in September 2020 that argued MMC could provide an additional 75,000 homes per year <sup>xv</sup></li> <li>• Homes England AHP 2021-26 now has requirement that 25% of programme must be MMC that achieves min 55% PMV (Homes England Capital Funding Guide section 9 clause 3.5.5)</li> <li>• The GLA now expects investment partners in their 2021-2026 Affordable Housing Programme to demonstrate how they are maximising the use of MMC <sup>xvi</sup></li> </ul>
<b>Procurement Act 2023</b>	<ul style="list-style-type: none"> <li>• The new Procurement Act 2023 replaces the former Public Contract Regulations and fundamentally changes how public bodies must procure contracts</li> </ul>
<b>Levelling Up and Regeneration Act 2023</b>	<ul style="list-style-type: none"> <li>• The new LUAR Act 2023 introduces a number of significant changes to the planning system</li> </ul>





# People

The following table sets out the People issues likely to affect MTVH over the next 10 years. This list should be read in conjunction with the issues listed under the other headings.



THE ISSUE	OUR GOAL	HOW WE WILL DELIVER OUR GOAL
Social Value	Ensure MTVH promotes a more diverse inclusive workforce and improved construction training to help counter potential labour shortages and promote under-represented groups within the communities in which we work	35 Develop Diversity and Inclusion (D&I) Policy that is integrated with MTVH's Social Value Strategy. Include measurable targets for contractors and consultants. Align with Procurement Act 2023 obligations (Commenced)
		36 Review our D&I targets in 2026 and adjust to ensure targets remain challenging
		37 Develop Construction Skills Policy (CSP) that is integrated with MTVH's Social Value Strategy. Include with measurable targets for contractors and consultants (Commenced)
		38 Review our CSP targets in 2026 and adjust to ensure targets remain challenging
		39 Amend ER Template to incorporate D&I and CSP targets as Social Value pledges (Commenced)
		40 Establish Departmental tracker to log delivery of social value pledges on 21-26 AHP schemes
Community Hubs	Increase the range and type of facilities provided for older residents	41 Deliver initial Community Hub pilot schemes by 2026 to test benefits for older residents
		42 Review success of Community Hubs by 2028
Downsizers	Broaden MTVH's range of housing types to increase housing choice and encourage residents to move out of existing family homes	43 Update the MTVH 'Later Living Design Guide'. Develop an aspirational and distinctive housing typology aimed at active older residents looking to downsize (Completed 2023)
		44 Deliver initial "Downsizer" pilot schemes by 2026
		45 Review "Downsizer" typology by 2028
Home working	Ensure that new homes have facilities for home working Develop design strategy to provide the maximum flexibility for our residents	46 Where possible, reinstate former Code for Sustainable Homes' (CfSH) specification for home office into existing development pipeline
		47 Commission user research to review whether CfSH guidance needs current needs for home working and update Design Guide guidance for home working in light of research findings
Local Work Hubs	Ensure new homes maximise opportunity for local working where home working is impractical because of space constraints	48 Deliver initial Local Work Hub pilot schemes by 2026 to measure the potential benefits for residents
		49 Review Local Work Hub pilot schemes by 2028
Meanwhile Use	Ensure maximum benefit is made of non-residential space within residential schemes by adopting a Meanwhile Use policy	50 Deliver initial Meanwhile Use pilot schemes to test benefits for residents
		51 Review Meanwhile Use pilot schemes by 2026

# People BACKGROUND TO THE ISSUES

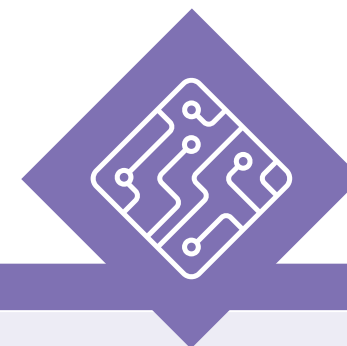
This table sets out the background to the key issues

ISSUES	BACKGROUND TO ISSUE
Social Value	<ul style="list-style-type: none"> <li>• Changing work patterns, long term lack of investment in training and broader government immigration policy are set to create significant labour shortages in the construction section <sup>xvii</sup></li> <li>• Procurement Policy Note 06/20 – Social value should be explicitly evaluated. Applies to MTVH.</li> <li>• Procurement for projects £10m should use the priority themes and outcomes from Balanced Scorecard for Growth (PPN 09/16). Themes included in PPN 09/16 include:               <ul style="list-style-type: none"> <li>• Attracting a more diverse supplier base (ST3 Supply Chain)</li> <li>• Upskilling of new workers (ST4 Employment)</li> </ul> </li> </ul>
Community Hubs	<ul style="list-style-type: none"> <li>• The population is growing older with the number of people aged 65 and over expected to increase by more than 40% within 20 years <sup>xviii</sup></li> <li>• Community Hubs provide additional services to residents of Supported Housing schemes and provide an opportunity to integrate supported housing schemes more effectively into the existing community <sup>xix</sup></li> </ul>
Downsizers	<ul style="list-style-type: none"> <li>• “Downsizers” represent a distinct and significant segment of the housing market. 54% of over 55’s are now considering downsizing following pandemic <sup>xx</sup></li> <li>• There is a significant opportunity to develop new housing typologies for active 55+ as a new sector with distinct housing needs. “Downsizers” need more storage than a younger couple, a larger dining table for entertaining and a larger balcony. Security and location are also very high on their agendas <sup>xxi</sup></li> </ul>
Home working	<ul style="list-style-type: none"> <li>• The move to agile working with staff working from home on a regular basis is expected to continue post pandemic. Research suggests the number of people working from home will rise from 9% to 22% as result of the pandemic <sup>xxii</sup></li> </ul>
Local Work Hubs	<ul style="list-style-type: none"> <li>• Working from home is frequently less successful for junior staff who typically live in smaller apartments or shared accommodation with limited or inappropriate space to work from home. Potential for developing local work hubs and coworking hubs as alternative for non-residential spaces in mixed use schemes <sup>xxiii - xxiv</sup></li> </ul>
Meanwhile Use	<ul style="list-style-type: none"> <li>• There are opportunities to use non-residential spaces in residential schemes for Meanwhile Use spaces <sup>xxv</sup></li> <li>• These could be for temporary Local Work Hubs, start-up enterprises or pop-up retail ventures</li> </ul>





# Technology



The following table sets out the Technological issues likely to affect MTVH over the next 10 years

This list should be read in conjunction with the issues listed under the other headings

THE ISSUE	OUR GOAL	HOW WE WILL DELIVER OUR GOAL
<b>MEPH Specification Review</b>	Ensure our MEPH Performance Specification reflects best practice	<p><b>52</b> Review MEPH Performance Specification every two years</p> <p><b>52a</b> Update MEPH Performance Specification to incorporate Smoke Detector Regulations 2022</p>
<b>Electric Vehicles</b>	Ensure new developments provide adequate Electric Vehicle Charging points	<p><b>53</b> Update Design Guide to require all new parking bays to be capable of having EVC fitted (Commenced)</p> <p><b>54</b> Target 50% of all parking bays handed over after 2028 to be fitted with active EVCs</p> <p><b>55</b> All parking bays handed over after 2032 to be fitted with active EVCs</p>
<b>Broadband</b>	Provide a high quality reliable internet connection for all new residents	<p><b>56</b> Commission review of options to increase broadband connectivity to new schemes (Completed 2023)</p> <p><b>57</b> Review demand for satellite dishes in light of growth in broadband use (Completed 2023)</p> <p><b>58</b> Update MEP Performance Specification on broadband &amp; satellite dishes/ aerials (Completed 2023)</p>
<b>Connected Homes</b>	Ensure residents can take full advantage of internet connected devices to improve the liveability and functionality of new homes	<p><b>59</b> Develop a “Connected Homes” specification. (Commenced)</p> <p><b>60</b> Homes for sale meeting the “Connected Homes” specification to be handed over by 2026</p> <p><b>61</b> Homes for rent handed over after 2028 to incorporate Connected Homes specification</p>
<b>Parcel Deliveries</b>	Ensure residents can manage parcel deliveries securely and remotely if necessary and avoid parcel deliveries becoming a fire hazard	<p><b>62</b> Carry out review of communal area design criteria and update Design Guide. Include review of digital parcel boxes in ground floor lobbies. Coordinate provision with Secure By Design advice and door entry systems to provide 24 hour access for delivery drivers (Completed 2023)</p>
<b>Smart Meters</b>	<p>Help residents manage their energy consumption more easily and effectively</p> <p>Improve responsive repair service provided to residents</p>	<p><b>63</b> Update MEPH Performance Specification to specify Smart Meters on all developments. All Smart Meters to have remote diagnostic capability (Commenced)</p> <p><b>64</b> Collect data from smart meters by 2026 to improve depreciation calculations and timeliness of cyclical maintenance</p>
<b>Big Data</b>	Use anonymised data from resident’s homes to improve asset management performance by reducing costs and improving reliability	<p><b>65</b> Establish pilot schemes to test feasibility of collecting real time data (Completed 2023)</p> <p><b>66</b> Develop data collection policy by 2026</p> <p><b>67</b> Implement data collection specification by 2028</p> <p><b>68</b> Implement real time data collection by 2032</p>

# Technology BACKGROUND TO THE ISSUES

This table sets out the background to the key topics

ISSUE	BACKGROUND TO ISSUE
<b>Electric Vehicle</b>	<ul style="list-style-type: none"> <li>• Sale of petrol &amp; diesel cars banned from 2030. The numbers of electric cars is currently growing rapidly <sup>xxvi</sup></li> <li>• Electric Vehicles (Smart Charge Points) Regulations 2021 have now been enacted.<sup>xxvii</sup> London Plan 2021 requires 20% active and 20% passive EVC</li> </ul>
<b>Broadband</b>	<ul style="list-style-type: none"> <li>• Fast broadband (fibre to home) has become increasingly important to allow household to operate the increasing number of internet connected devices. It is now one of the key differentiators and amenity requests in Build to Rent properties and the introduction of the new WiFi 6 protocol and the roll of 5G will strengthen this prominence <sup>xxviii</sup></li> <li>• Residents increasingly using broadband rather than satellite subscriptions to stream non terrestrial TV</li> </ul>
<b>Connected Homes</b>	<ul style="list-style-type: none"> <li>• We are now in the age of the “Connected Home”.<sup>xxix - xxx</sup> Internet enabled devices are creating ability to remotely control many aspects of new homes - Nest/ Hive/ Ring/ Alexa/ BringMe digital parcel boxes</li> <li>• Internet connected appliances and home management devices are currently a differentiator for market sale properties <sup>xxxi</sup></li> </ul>
<b>Parcel Deliveries</b>	<ul style="list-style-type: none"> <li>• Growth of parcel deliveries and the number of uncollected parcels being left in entrance lobbies is creating fire hazards.</li> <li>• Digital delivery boxes provide an efficient way for residents to manage deliveries.</li> <li>• Digital parcel boxes need to be accessed by delivery drivers 24/7. The number of different delivery drivers means it is not feasible to give drivers fob access to protected lobbies</li> <li>• Digital parcel boxes are frequently treated as a potential fire hazard in protected lobbies</li> </ul>
<b>Smart Meters</b>	<ul style="list-style-type: none"> <li>• New “smart meters” provide real time feedback on energy usage to allow residents to monitor and reduce energy consumption</li> <li>• “Smart Meters” can now be internet enabled to allow remote monitoring and control of various heating functions</li> <li>• “Smart meters” can provide remote diagnostic capability to improve fault diagnosis, reduce call outs and improve accuracy of depreciation calculations <sup>xxxii - xxxiii</sup></li> </ul>
<b>Big Data</b>	<ul style="list-style-type: none"> <li>• Anonymised analysis of data from sensors in homes has potential to provide valuable information on trends and improve customer service <sup>xxxiv</sup></li> <li>• Some Housing Associations are already exploring data mining to develop insights <sup>xxxv</sup></li> </ul>



# Sustainability



The following table sets out the Sustainability issues likely to affect MTVH over the next 10 years

This list should be read in conjunction with the issues listed under the other headings

THE ISSUE	OUR GOAL	HOW WE WILL DELIVER OUR GOAL
<b>Net Zero Carbon</b>	To reduce carbon emissions on all new schemes as quickly as is practical and feasible	MTVH have already published a corporate Sustainability Strategy and been awarded
		<b>69</b> Update Design Guide to align Out of London schemes with Government's Heat and Building Strategy 2021 and new London schemes with London Plan (Completed 2023)
		<b>70</b> Update the Technical Specification to: <ul style="list-style-type: none"> <li>• Adopt GLA 2020 standard of Net Zero Carbon</li> <li>• Set clear performance standards</li> <li>• Target fabric first approach where possible (Completed 2023)</li> </ul>
		<b>71</b> Adopt GLA target of Net Zero Operational Carbon for all schemes delivered after 2025
<b>Central Heating</b>	To ensure that heating provided via ASHP provides: <ul style="list-style-type: none"> <li>- affordable warmth</li> <li>- appropriate comfort levels</li> <li>- warmth that can be controlled easily and effectively</li> </ul>	<b>72</b> Update Design Guide to have different criteria for London and Out of London schemes. Out of London schemes to be based updated Approved Document Part L (Heating). (Completed 2023)
		<b>73</b> Update MEP Performance Specification for ASHP's (Completed 2023)
		<b>74</b> Develop improved web based user guides on ASHPs
<b>Ventilation</b>	To ensure that new homes are well ventilated using energy efficient ventilation systems	<b>75</b> Update Design Guide to have different criteria for London and Out of London schemes. Out of London schemes to be based on updated Approved Document Part F (Ventilation). London schemes to comply with both London Plan and updated AD Part F (Completed 2023)
		<b>76</b> Update MEP Performance Specification on ventilation (Completed 2023)
		<b>77</b> Adopt Target Emission Rate that is 75% better than 2021 standards for all schemes submitted for Planning after 2025 in line with Government targets
<b>Overheating</b>	To futureproof new homes against overheating using passive design principles where possible	<b>78</b> Amend Employer's Requirement template, Design Guide and Technical Specification to align with new Approved Document O - Overheating (Completed 2023)
<b>Biodiversity Net Gain (BNG)</b>	To ensure schemes comply with BNG requirements	<b>79</b> Amend Design Guide to align with new BNG requirements
		<b>80</b> Review schemes currently without planning consent for compliance with new BNG policy
		<b>81</b> Review impact of BNG policy on new development schemes

# Sustainability BACKGROUND TO THE TOPICS

This table sets out the background to the key issues

ISSUE	BACKGROUND TO ISSUE
<b>Net Zero Carbon</b>	<ul style="list-style-type: none"> <li>Government's Heat and Building Strategy (Oct 2021) - now delayed the banning of gas boilers until 2035.</li> <li>London Plan 2021 - Net Zero Carbon policy (Policy SI 2) states that all new developments must be built to the 2020 GLA standard of net zero carbon</li> <li>By 2025, all new buildings in London should target zero carbon on site, with a maximum carbon offset payment of 30%. A new building with net zero operational carbon does not burn fossil fuels, is 100% powered by renewable energy and achieves a level of in-use energy performance in line with national climate change</li> </ul>
<b>Central Heating</b>	<ul style="list-style-type: none"> <li>Updated Approved Document Part L (heating) came into force in June 2022. This update is an interim arrangement until the new Future Homes Standard comes into force in 2025</li> <li>London Plan 2021 now requires homes not heated from a district heating system to be heated using zero-emission or local secondary heat sources. This effectively means the use of Air Source Heat Pumps<sup>xxxvi</sup></li> </ul>
<b>Ventilation</b>	<ul style="list-style-type: none"> <li>Updated Approved Document Part F (ventilation) came into force June 2022</li> <li>The Government's Heat and Building Strategy announced that the Target Emission Rate will be 31% tougher than 2021 and from 2025 the target will be 75% tougher than 2021</li> </ul>
<b>Overheating</b>	<ul style="list-style-type: none"> <li>New Approved Document Part O (Overheating) came into force June 2022. First time overheating has become a subject for Building Regulations. First time Overheating Strategies need to be coordinated with Acoustic Strategies to avoid use of open windows at night for purge ventilation when surroundings are noisy</li> </ul>
<b>Biodiversity Net Gain (BNG)</b>	<ul style="list-style-type: none"> <li>From April 2024 all new developments will need to demonstrate a 10% net gain in biodiversity under updated regulations under Town &amp; Country Planning Act 1990</li> <li>Government has issued a brochure and guidance               <ul style="list-style-type: none"> <li>- <a href="https://naturalengland.blog.gov.uk/wp-content/uploads/sites/183/2022/04/BNG-Brochure_Final_Compressed-002.pdf">https://naturalengland.blog.gov.uk/wp-content/uploads/sites/183/2022/04/BNG-Brochure_Final_Compressed-002.pdf</a></li> <li>- <a href="https://www.gov.uk/guidance/understanding-biodiversity-net-gain#:~:text=Biodiversity%20net%20gain%20(%20BNG%20)%20is,Planning%20Act%201990%2C%20unless%20exempt">https://www.gov.uk/guidance/understanding-biodiversity-net-gain#:~:text=Biodiversity%20net%20gain%20(%20BNG%20)%20is,Planning%20Act%201990%2C%20unless%20exempt</a></li> </ul> </li> </ul>





# Endnotes

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