

**Manchester City Council
Report for Resolution**

Report to: Executive - 29 June 2016

Subject: Draft Manchester Residential Quality Guidance

Report of: Strategic Director (Development) and the Deputy Chief
Executive (Growth and Neighbourhoods)

Summary

This report sets out proposals for design quality standards for residential development in the city and seeks endorsement from the Executive to undertake a period of consultation on draft design guidance for residential developments within Manchester.

The draft "Manchester Residential Quality Guidance" document seeks to underpin our ambition to create sustainable and popular neighbourhoods where people want to live and, at the same time, to contribute to raising the quality of life in the city. The draft document seeks to provide clear direction to all those involved in the development of, the construction of and the management of new homes in the city. Following consultation a final version of the Guidance will be brought back to Executive in the early autumn for approval.

Recommendations

The Executive is recommended:

1. To endorse the draft Manchester Residential Quality Guidance as a basis for consultation with local stakeholders, landowners, voluntary, statutory, professional and development related interest groups.
 2. To note that the outcomes of consultation and a final version of the Manchester Residential Quality Guidance will be reported to a future meeting.
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Wards Affected:

All

Manchester Strategy Outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Manchester is the fastest growing city in the UK, the 2011 Census established the city's population as 503,000, a 19% increase from 2001, with the city centre increasing its population from a few thousand in the late 1990s to circa 24,000 by 2011. Providing the right quality and diversity of new residential accommodation for its increasing population will be critical to maintaining this continued growth and success.
A highly skilled city: world class and home grown talent sustaining the city's economic success	There is a relationship between quality housing provision and better employment and education outcomes. Adopting design quality principles can contribute to improving these outcomes.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The draft Manchester Residential Quality Guidance seeks to promote new housing which, amongst other things, is fit for purpose in the long term and can accommodate the needs of residents throughout their lives. The Guidance also seeks improve the lives of people in the city by providing opportunities to bring people together.
A liveable and low carbon city: a destination of choice to live, visit, work	The draft Manchester Residential Quality Guidance seeks to promote development that will be designed with full regard to the principles of sustainability, including accessibility for all, energy efficiency and the contribution that the public realm can make to the 'greening' of the City.
A connected city: world class infrastructure and connectivity to drive growth	The draft Manchester Residential Quality Guidance seeks to promote the development of neighbourhoods that make it easy for people to get around by means other than the car.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

None

Financial Consequences – Capital

None

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

- Improving the Standards of Residential Development in the City, Executive, 18th March 2015
- The Manchester Residential Growth Strategy and 2016/17 Action Plan, Executive, 2nd March 2016

1.0 Introduction

- 1.1 In March 2015 the Executive adopted, on an interim basis, the London Housing Design Guide Space standards as a basis for assessing new residential developments pending the preparation of specific guidance for Manchester. The Executive requested that a further report be brought back to the Executive in due course setting out key principles for design quality standards for residential development in the city.
- 1.2 This report sets out proposals for design quality standards for residential development in the city and seeks endorsement from the Executive to undertake a period of consultation on draft design guidance for residential developments within Manchester. The draft “Manchester Residential Quality Guidance” document seeks to underpin our ambition to create sustainable and popular neighbourhoods where people want to live and, at the same time, to contribute to raising the quality of life in the city. The draft document seeks to provide clear direction to all those involved in the development of, the construction of and the management of new homes in the city. Following consultation a final version of the Guidance will be brought back to Executive in the early autumn for approval.

2.0 Background

- 2.1 Integral to our economic growth ambitions and the attraction, retention and growth of our population within the city will be the need for the city to continue to provide a housing offer that not only meets the requirements of households who work, and will be working, in our economy but also addresses the diversity of our city today and tomorrow. In doing so the Manchester Residential Growth Strategy and 2016/17 Action Plan acknowledged that the city faces a number of challenges:
- Globally cities generate 70% of global greenhouse gases, largely from energy consumption and transportation. Within Manchester the existing property base and the new housing stock must respond positively to the environmental challenges the city faces;
 - The city must provide homes in places where people want to live and that can deliver the lifestyle requirements of our residents; and
 - The city must respond to the diversity of our residents and their housing requirements: the needs of younger and older households; those individuals with disabilities; and the demands of those households with children, especially those who want to live in our City Centre.
- 2.2 Over the next twenty years it is forecast that our city will continue to expand, diversify and grow our economy, building on the strong asset base that has been put in place over the last thirty years. The Manchester Residential Growth Strategy and 2016/17 Action Plan, that was considered by the Executive in March 2016, set out the an ambition to deliver a minimum of

25,000 homes over the next ten years in the city and an action plan to secure delivery of that ambition.

- 2.3 Against this background the Strategy and Action Plan set out very clearly a requirement to encourage excellence in residential design for Manchester and to ensure that the Guidance which is brought forward becomes embedded in proposals for all new residential development in the city. The significant increase in residential development that is forecast over the next decade and beyond will demand a new framework to improve residential design quality across all developments.
- 2.4 Finally, it should be noted that our decision to develop a Residential Design Guide led to discussions with Salford City Council who, as a result of those discussions, asked to participate in the development of the guidance with a view to using the outcomes of the work to help inform design within the Salford City Council area.

3.0 The Development of Draft Manchester Residential Quality Guidance

- 3.1 To ensure that a new Residential Design Guide for the City was developed in a manner which responds to the broad range of communities of interest within the City some of whom will have divergent views, a “Sounding Board” was established to advise, challenge and guide the development of the Residential Design Guide. The following individuals were invited, to be members of that Sounding Board:

- Stephen Hodder, Chair of Hodder & Partners and President RIBA in 2014/15;
- Andy von Bradsky - former Chair PRP Architects and Member of the RIBA Housing Group;
- Daren Whitaker, Director, Renaker Build Ltd;
- Faye Whiteoak, Development Director, Redrow Homes;
- Dan Gray, Technical Director, Laing O'Rourke;
- Jim Chapman, Visiting Professor of Architecture, Manchester School of Architecture;
- Cllr Bernard Priest, Deputy Leader of Manchester City Council and lead on Housing & Regeneration;
- Cllr Kate Chappell, Executive Member (Environment), Manchester City Council; and
- Cllr Derek Antrobus, Assistant Mayor (Planning), Salford City Council

Stephen Hodder was asked to chair the Sounding Board.

- 3.2 To support the Sounding Board a multi-disciplinary team, led by Deloitte Real Estate in partnership with Planit-IE and RTKL, provided expertise in the areas of Planning, Urban Design, Place Making and Architecture. This team were appointed to develop a draft Guidance document for the Sounding Board. This involved the team undertaking: extensive desktop research and evaluation; stakeholder engagement through a series of “City Conversations” with a wide range of stakeholder groups; the preparation of the draft Residential Design Guide; and a final stage of public consultation.

- 3.3 Annex 1 of this report is the draft Residential Design Guide that has been endorsed by the Sounding Board. The document has been titled “The Manchester Residential Quality Guidance” by the Sounding Board to emphasise the priority that the Board has placed on the need to promote quality outcomes. In doing so it seeks to set out a clear basis for rejecting poor design.
- 3.4 In summary the Guidance cross references but does not seek to replicate existing policy and regulations that will continue to apply to all new residential development. It does, though, provide the minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development. Developers should refer to the Guidance throughout the planning and development process to help identify and articulate the contribution of their development towards the neighbourhood, the block and the home.
- 3.5 New development is expected to comply with the Guidance. However, where a proposal does not the only justification for exception will be on the grounds that the proposed scheme produces exemplary and innovative design and / or the scheme delivers an over-riding public benefit.
- 3.6 The Executive are requested to endorse the draft Manchester Residential Quality Guidance document as a basis for a range of voluntary, statutory, professional and development related interest groups. The process of consultation will seek to replicate the successful approaches adopted to the consultation of the draft Manchester Strategy .Following this period of consultation it is intended that a final version of the Manchester Residential Quality Guidance document be submitted to the Executive in the autumn for approval.

4.0 Concluding Remarks

- 4.1 At the heart of creating a successful city where people want to live is the need to promote excellence in design – at the neighbourhood level, the street level and in the homes where we want our residents to live. To bring our ambitions for excellence in design together a Manchester Residential Design Sounding Board has brought forward a series of proposals for raising the quality of new residential development in the city, helping to create the conditions within which the development industry will deliver homes that are well designed in neighbourhoods that meet the lifestyle requirements of our residents. The draft Manchester Residential Quality Guidance document sets out the detail of those proposals with a view to them becoming Council policy following a period of public consultation.
- 4.2 Recommendations can be found at the front of this report.

5.0 Contributing to the Manchester Strategy

(a) A Thriving and sustainable city

- 5.1 Manchester is the fastest growing city in the UK, - the 2011 Census established the City's population as 503,000, a 19% increase from 2001, with the city centre increasing its population from a few thousand in the late 1990s to circa 24,000 by 2011. Providing the right quality and diversity of new residential accommodation for its increasing population will be critical to maintaining this continued growth and success.

(b) A highly skilled city

- 5.2 There is a relationship between quality housing provision and better employment and education outcomes. Adopting design quality principles can contribute to improving these outcomes.

(c) A progressive and equitable city

- 5.3 The draft Manchester Residential Quality Guidance seeks to promote new housing which, amongst other things, is fit for purpose in the long term and can accommodate the needs of residents throughout their lives. The Guidance also seeks improve the lives of people in the city by providing opportunities to bring people together.

(d) A liveable and low-carbon city

- 5.4 The draft Manchester Residential Quality Guidance seeks to promote development that will be designed with full regard to the principles of sustainability, including accessibility for all, energy efficiency and the contribution that the public realm can make to the 'greening' of the City.

(e) A connected city

- 5.5 The draft Manchester Residential Quality Guidance seeks to promote the development of neighbourhoods that make it easy for people to get around by means other than the car.

6.0 Key Policies and Considerations

(a) Equal Opportunities

- 6.1 The draft Manchester Residential Quality Guidance will be the subject of local consultation, giving all stakeholders opportunities to engage in the process.

(b) Risk Management

- 6.2 Not applicable

(c) Legal Considerations

- 6.3 The City Council will receive a final version of the Manchester Residential Quality Guidance later in the year which will include the results of a public consultation. If adopted by the City Council, the Guidance will become a material consideration for the Council as Local Planning Authority.