



<u>Committee and Date</u>
Place Overview Committee
29 September 2022

<u>Item</u>
<u>Public</u>

Proposed Terms of reference for a New Housing Developments Task and Finish Group

Responsible Officer

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1.0 Summary

1.1 This report includes a draft terms of reference and outline work programme for a proposed New Housing Developments Task and Finish Group.

2.0 Recommendations

2.1 Agree the draft terms of reference and work programme, subject to any amendments that the committee agrees.

3.0 Opportunities and risks

3.1 A failure to complete housing developments in a timely manner can result in residents living for long periods on developments with unfinished roads, incomplete landscaping and amongst building and other plant material

3.2 A failure to address these issues may also have an impact on the desirability of future developments.

4.0 Financial assessment

4.1 There are no financial considerations to this report. Any recommendations that are made to Cabinet will need to carry a full financial assessment.

5.0 Report

5.1 At a recent meeting of the Place Overview Committee, Cllr Julia Dean used the members' questions slot of the meeting to raise concerns about poor workmanship and incomplete public realm works on a recently built housing development in Radbrook, Shrewsbury. Concerns included:

- Low quality work inside properties, such as doors not fitting door frames
- Communal open space left unplanted or not being landscaped

- Roads and pavements left unfinished
- Raised metalworks
- Plant and equipment left on site for long periods

5.2 During a discussion that followed the question, members learned that the issues in Radbrook had manifested elsewhere in Shropshire. It also learned that Shropshire Council may have policy options that could minimise or mitigate these issues in future developments. It therefore agreed to set up a task and finish group, under the auspices of the Place Overview Committee.

5.3 Draft terms of reference and work programme for this group are attached as appendix 1.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

None

Cabinet Member (Portfolio Holder)

The Portfolio Holder for Digital, Data & Insight and Built Housing

Local Member

All

Appendices

Appendix 1: Draft terms of reference and work programme for the New Housing Developments Task and Finish Group

Appendix 1

New Housing Developments task and finish group Terms of reference and work programme

Introduction

At a recent meeting of the Place Overview Committee, Cllr Julia Dean used the members' questions slot of the meeting to raise concerns about poor workmanship and incomplete public realm works on a recently built housing development in Radbrook, Shrewsbury. Concerns included:

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Objectives

The objective of the task and finish group are to:

- Understand the specific issues that residents and builders of a newly completed housing development might face, and where responsibility for those issues sits.
- Examine the policy and legislative framework that results in these challenges for residents, housing developers, and the local authority.
- Research the extent to which these issues may exist with Shropshire and
- Make policy recommendations that will ensure that housing developments are completed fully and at pace.

Resources required

- Legislation and policy around
 - House completions
 - Highways building and adoption
 - Open space management and adoption
 - Freehold and leasehold purchase
- Planning law and policy
- Current, recently-completed and planned developments in Shropshire
- Interviews or meetings with:
 - Housing developers

- Building control officers
 - Planning officers and management
- Interviews with residents of recently-completed developments
 - Site visits

Programme of work

Dates are subject to availability of participants

Activity	Meeting	Participants	Outcome	Date
Agree terms of reference	Pre-meeting	Danial Webb Task and finish group members	The group agrees to a common purpose and the work it will do to meet that purpose.	By 31 September
Policy and legislative briefing	Briefing and online discussion	Danial Webb Tracy Darke	Group members understand: <ul style="list-style-type: none"> • The extent of housing development in Shropshire, including: <ul style="list-style-type: none"> ○ Number of completions ○ Number of developments by size ○ Size/structure of housebuilding market • the policy and regulatory framework in which local authorities and housing developers operate to complete housing developments 	By 31 October
Site visits to housing developments	Pre-meeting	Danial Webb Planning officers	Group members have a first-hand understanding from residents of the challenges that they face.	October
Snagging and building control	Meeting 1	Tracy Darke Mark Wooton Miranda Garrard A housing developer	Group members understand: <ul style="list-style-type: none"> • The building control market • The role of building bonds • Consumer law and awareness 	November
Open plans and highways	Meeting 2	Danial Webb Tracy Darke Mark Wooton	Group members scrutinise the process by which: <ul style="list-style-type: none"> • How roads on new developments get built • How the local authority adopts newly built roads • How open spaces are managed or adopted 	December

		Jeremy Shingler (Shingler Homes)	<ul style="list-style-type: none"> • The barriers to this happening quickly 	
Recommendations and reporting	Post-meeting	Danial Webb Task and finish group	<p>Group members</p> <ul style="list-style-type: none"> • identify the main issues to the successful completion of housing estates • agree recommendations, where necessary 	January 2023