

Welsh Government Housing and Regeneration Innovative Housing Programme:

Technical Specification

version: 3

revised: February 2019

Context

In 2016-17, as part of the Welsh Government's *20,000 additional affordable homes* target, the Cabinet Secretary for Children and Communities asked Welsh Government officials to develop a new programme to support the development of new approaches to delivering housing in Wales. £90m was set aside to support schemes in the programme.

Aims of the Programme

The Innovative Housing Programme (IHP) aims to:

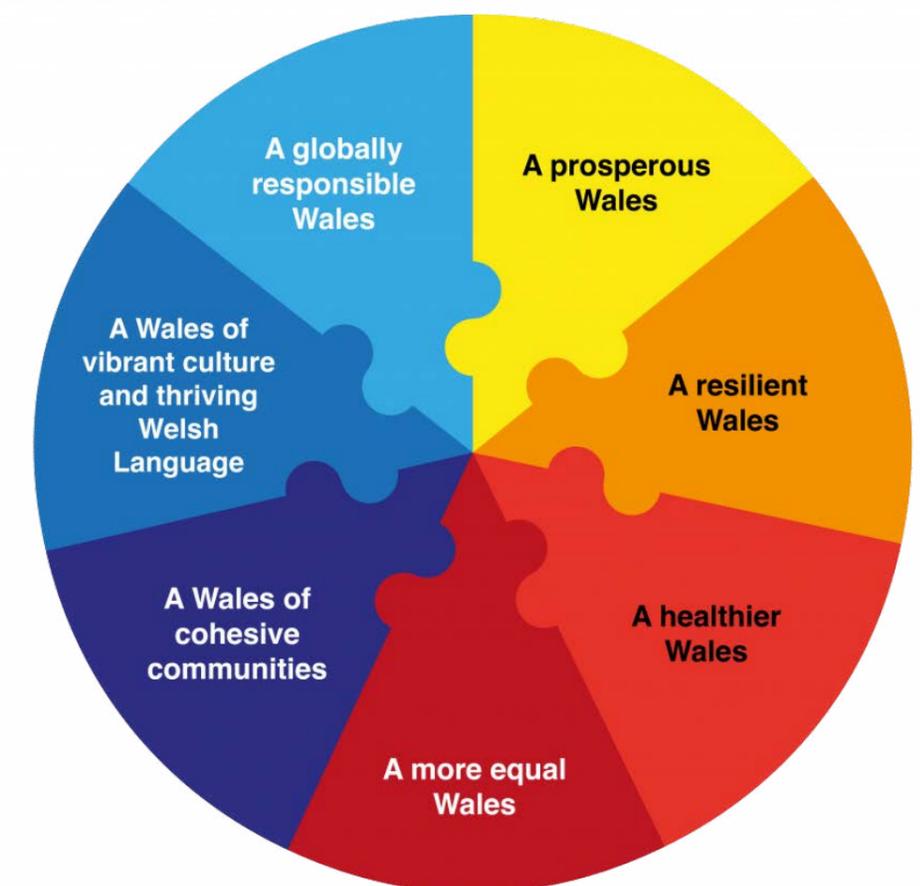
- increase the supply of affordable housing in Wales, as part of the *20,000 additional affordable homes* target.
- align with the seven goals enshrined in the Wellbeing of Future Generations Act (WFGA).
- address cost and value in new homes, and develop housing that meets specific current and future housing needs.
- provide support for those willing to innovate through the use of alternative approaches.
- demonstrate benefits associated with alternative approaches, to encourage their wider uptake.
- harness opportunities to deliver jobs, skills training, and develop local industry.
- publicly disseminate key findings and maximise learning.

Aims of the IHP Technical Specification

The IHP technical specification establishes an evaluative framework by which applications for support from the IHP will be assessed and considered.

In line with the aspirations of the programme itself, the IHP technical specification aims to be open-ended and non-prescriptive. It seeks to avoid placing additional demands on projects that apply for support. It insists only on the agreement of the project team to share findings openly and maximise learning, and a 'baseline minimum' specification for all supported projects. All projects should demonstrate clearly how the overall project aligns with the seven goals set out in WFGA. Projects are also required to clearly define innovation and potential for impact in at least one - but not more than three - of the seven WFGA goals - see diagram.

The IHP Technical Specification will continue to adapt and develop in the future.





WFGA goal:

short term benefit:

medium term benefit:

long term benefit:

focus:

globally responsible	low embodied CO ₂ locking in carbon	reduced carbon footprint potential for carbon negative	decarbonising communities meeting international targets
prosperous	addressing cost and value local resource use	more affordable housing supporting Welsh supply chain	affordability, local economy skills and community building
resilient	robust, low maintenance changeable by the community	resilient to climate change accessible construction	adaptability and resilience reskilling and empowering
healthy	natural resource use breathable construction	healthy internal environment reduced impact on environment	positive health benefits reduced strain on public services
more equal	low embodied energy reduced heating bills	energy generation offsetting rental costs	affordable warmth for all energy positive homes
cohesive communities	flexibility in layout constructable by end user	long life loose fit 'other' procurement pathways	meeting specific housing need flexible, high quality homes
thriving culture	variety in form and materials suitability to different contexts	building strong neighbourhoods creating places with character	supporting people, communities and distinctive places



The Innovative Housing Programme seeks to support innovation and impact in three different streams:

CONSTRUCTION TECHNIQUES

new and emerging forms of construction, materials or processes.

DELIVERY PATHWAYS

alternative approaches to commissioning procurement, or participation.

HOUSING MODELS

house types that respond to a specific need or can demonstrate they are ready to be up-scaled.

Innovation can be in any of the three streams, and need not be in more than one.

IHP support

Applications will be assessed based on the proposed degree of innovation, and the perceived potential impact that may be derived from the project. See 'WILL' criteria, page 5, for more details.

Following a review of the applications, successful applicants will be invited for interview. Submissions will include a project description that identifies the proposed project team and programme, and substantiates the nature of the proposed innovation / impact (by 'focus area' and 'stream', above).

Applicants will also be asked to confirm compliance with the seven 'SHOULD' criteria, and submit a cost breakdown that includes itemised costs associated with innovation.

Submissions will be scrutinised by the IHP Assessment Panel, which is to be constituted of a group of experts with experience relating to the seven innovation 'focus areas'.

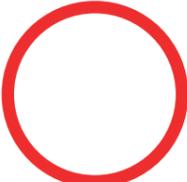
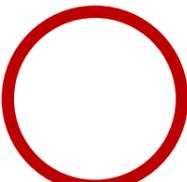
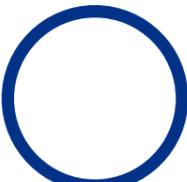
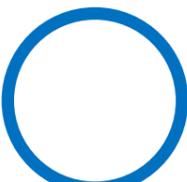
IHP timeline

- Launch of Technical Specification, Guidance and Application form in February 2019
- This Technical Specification accompanies an open call for applications for support during Year 3 of the IHP (2019-2020).
- Applicants with appropriate projects are encouraged to submit applications as soon as the form is made available.
- Following completion of the application form, the IHP panel will meet to review all submitted projects.
- The panel will recommend support based on the perceived innovation and impact offered by the projects.

MUST commit to an 'open book' policy, including the following:

- **regular progress reports** to the IHP working group.
- **monitoring** during and post construction.
- **data collection** (particularly cost and performance).
- **public dissemination** of key lessons learnt.

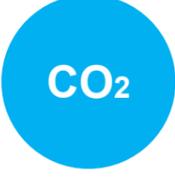
SHOULD demonstrate how they will*:

-  be carbon-conscious in terms of both construction and lifecycle.
eg. SAP calculation, materials specification
-  compare capital costs against costs in use, be robust and consider maintenance.
eg. cost analysis, life-cycle costing
-  Provide long term constructable solutions. Develop skills, resources, community benefit.
eg. local supply chain, apprenticeships.
-  provide healthy comfortable homes that promote wellbeing and avoid health risks.
eg. materials specification, daylight factors
-  be affordable to run and to heat, addressing household fuel poverty.
eg. SAP comparison with benchmark
-  provide sufficient space to meet users' needs be flexible in use, future-proofed.
eg. delivered space standards
-  integrate into their neighbourhood and create places people will want to live in.
Applicants should undertake DCFW** review.

* The demonstration of compliance is not limited to the examples given in grey, which are for illustrative purposes only.

** See Design Commission for Wales website, <https://dcfw.org/>

WILL innovate in at least one but not more than three of the seven focus areas, for example:

- 
 - decarbonising communities
 - meeting international targets
- 
 - affordability
 - programme
 - delivering better value
 - supporting local economies
- 
 - buildability
 - adaptability
 - resilience
 - developing skills
- 
 - positive health benefits
 - reduced pressure on public services
- 
 - affordable warmth
 - improvements in energy efficiency
- 
 - meeting specific housing need
 - flexibility and functionality
- 
 - supporting people and communities
 - delivering high quality design.

criteria 1. MUST

For a project to be eligible for support from the IHP, the project team must agree to comply with the four 'MUST' criteria, committing to an open protocol for disseminating key findings and maximising learning.

criteria 2. SHOULD

Projects should meet all seven criteria 2 requirements set out on page 4 (which provides examples of methods that demonstrate compliance) OR provide a justification why any and each of the 'SHOULD' requirements are not proposed to be met.

criteria 3. WILL

Projects will be rank ordered based on their ability to deliver both innovation and impact in one or more of the focus areas:

low score	modest innovation limited potential impact
med. score	meaningful innovation clear potential impact
high score	radical innovation significant potential impact

Innovation in more than one focus area will improve the ranking score. However, it should be noted that the IHP aim is to support projects that show real potential to innovate and impact on housing delivery, not to support projects that offer marginal innovation across a wide range of areas.

IHP evaluation: building a resource

All IHP projects will be evaluated at a baseline level across the seven Wellbeing focus areas, to capture basic project data and to ensure comparability of data across the projects. They will be evaluated against standardised metrics, both during and post construction, and after occupation.

Each IHP project will also be evaluated in more detail, in a focussed way. The detailed evaluation will concentrate on the focus area to which the proposed innovation relates. The intention is that this data will be used to create a valuable resource for anyone involved in the future commissioning, procurement, or delivery of housing in Wales.

There will be a standardised methodology for data collection and evaluation across all IHP projects, to maintain comparability. It is the intention that costs directly incurred through evaluation (purchase / installation of hardware, and the evaluation itself) will be borne by the IHP. The precise methodology for evaluation will be developed during Year 1 of the IHP.

IHP SUPPORT

The IHP technical specification was produced under the direction of the IHP Steering Group, and authored by the Technical Working Group.

If you have any queries with this Technical Specification please contact the Innovative Housing mailbox:
InnovativeHousingProgramme@gov.wales
or telephone 0300 062 8402.