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<th>Organisation</th>
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<tr>
<td>Asbri Planning Ltd</td>
<td>Keith Warren</td>
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<td>Bre Wales and South West</td>
<td>Dan Rossiter</td>
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<td>Bro Myrddin HA Ltd</td>
<td>Paul Davies</td>
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<td>Bron Afon Community Housing</td>
<td>Graham Bertram</td>
<td>Asset Manager</td>
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<td>Bron Afon Community Housing</td>
<td>John Penaluna</td>
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<td>Bron Afon Community Housing</td>
<td>Robert Panou</td>
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<td>Cadwyn Housing Association</td>
<td>Andrew Bateson</td>
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<td>Cartrefi Cymunedol Gwynedd</td>
<td>Daniel Parry</td>
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<td>Coastal Housing</td>
<td>Gareth Davies</td>
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<td>Community Housing Cymru</td>
<td>Tomos Davies</td>
<td>Energy and Sustainability Officer</td>
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<td>Community Housing Cymru</td>
<td>Shea Jones</td>
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<td>CT Cantref</td>
<td>Andrew Thomas</td>
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<td>Jason Protheroe</td>
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<td>Cynon Taf Community Housing Group</td>
<td>Darrel Powell</td>
<td>Development Manager</td>
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<td>Dwr Cymru</td>
<td>Julian Hill</td>
<td>Regulations &amp; Legislation Manager</td>
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<td>First Choice HA</td>
<td>Andrew Mouncher</td>
<td>Maintenance Manager</td>
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<td>Grwp Cynefin</td>
<td>R Bryn Davies</td>
<td>Development Manager</td>
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<td>Hendre Group Ltd</td>
<td>Cadwgan Thomas</td>
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<td>Hendre Group Ltd</td>
<td>Lynn Morgan</td>
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<td>Linc-Cymru Housing Association</td>
<td>Richard Hallett</td>
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<td>Building Contracts Team Leader</td>
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<td>Merthyr Tydfil HA</td>
<td>Wyn Clement</td>
<td>Technical Services Manager</td>
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<td>Gary Colston</td>
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<td>Mid Wales HA Ltd</td>
<td>Geraint Roberts</td>
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<td>Phil Hoskins</td>
<td>Development Coordinator</td>
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<td>Mid Wales HA Ltd</td>
<td>Sian Howells</td>
<td>Director of New Business</td>
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**Notes**

Technical Services Forum held on Friday 26th September 2014 at the MRC, Llandrindod Wells
Matters arising/action from the last meeting:

**Veterans**

Several RSL’s are now working with Alabare to help deliver projects and homes for Veterans in Wales. In particular I’ve had an update from Grwpcynefin who are now working with Alabare on a project in Conwy which will see the group purchasing a substantial property in Conwy County.

First Choice Housing Association has been awarded £2.26 million from the Veterans Accommodation Fund, a fund created in support of the Armed Forces Covenant. The award will go towards funding the development of supported housing clusters in Mid and North Wales in addition to a self-build complex in Wrexham, all under the “Wales Homes for Veterans” banner. The funds from the MOD Veterans Accommodation Fund will be combined with private finance secured by First Choice from Triodos Bank NV. First Choice have become the first RSL in Wales to sign the Armed Forces Corporate Covenant, a voluntary pledge from businesses and charitable organizations that no member of the armed forces community should face disadvantage in the provision of public and commercial services.

The funding will enable supported housing for homeless Veterans to make the transition into civilian life, helping over 1200 Veterans over the next 15 years. The Veterans Accommodation Pathway model will offer Veterans individually tailored support that will address their specific situations and challenges enabling them with the skills needed to live independently. The self-build flats will offer veterans the opportunity to gain skills and qualifications in building and associated trades as well as the opportunity to rent one of the flats on completion.
**BM Trada**

There is an action in CHC’s technical services forum notes from May to include details of BM Trada. The contact for BM Trada is Adam Osborn – contactable on aosborn@bmtrada.com. His mobile number is 07795 262 652.

**Welsh Housing Quality Standard**

WHQS-next steps—the 6 recommendations (which can be seen in the technical services forum notes from May) outlined in the Altair research “WHQS – Verification of progress in achieving the Standard” are still with the new Minister Lesley Griffiths.

**Ministerial changes**

There has been a reshuffle of the Welsh Government Cabinet which saw a number of key changes across Ministerial portfolios. Lesley Griffiths has been handed a notably large brief with Housing & Regeneration now coming under Communities & Tackling Poverty. Carl Sargeant moves to become Minister for Natural Resources, retaining responsibility for Planning and Energy.

1. **Planning for Sustainable Buildings Policy and Guidance (update on Part L) and Fire Sprinkler update (François Samuel - Welsh Government)**

François was asked about the applicability of sprinkler requirements to extra care schemes and François said he would confirm the views he expressed. François has since confirmed that schemes comprising apartments for the elderly are generally considered ‘for residential purposes’ under the building regulations and therefore would be subject to sprinkler requirements from January 1st 2016. If the level of care results in it being a registered care home then the requirements apply from April 30 2014. Specific schemes should be discussed with the building control body being used.

HMO’s fall into the first category on the timetable i.e. the 30 April 2014 date.

The revised BS 9251:2014 has been released which will have an implication on new installations. Flow rates have eased slightly. This could mean less risk for a pump system within the standards. It seems that from the early feedback that Welsh Government has received, designers and installers will be using the new standard for the pilot study.

BS 8458 is currently being consulted on. Information can be seen here: [BS 8458: Fixed fire protection systems – Residential and domestic watermist systems – Code of practice for design and installation](https://www.bsigroup.com/en_gb/standards/947811)
Types of suppression system:

- Water Sprinkler – approved systems (BS 9251/12845)
- Water Mist – Draft BS 8458 out for public consultation

The current planned Part B requirements are based on water sprinkler systems. Guidance within the Approved Document B (Fire Safety) allows for future systems that will meet the equivalent criteria of compliance.

Categories of sprinkler system

- Residential – Designed to BS 9251 (currently under review, public consultation complete)
- Commercial – Designed to BS EN 12845 (12845 is more for hospitals, etc-bulk of RSL properties wont fall into this)

The expectation is that BS 9251 will meet the requirement. Where residences fall outside the scope of BS 9251 then the relevant standard will be BS 12845. Key differences between the systems such as:

- Water supply – tank size, duration time, flow rate
- Power supply
- Pump sets

Timetable

30 April 2014 - new regulations came into force for Care Homes, children’s residential homes, halls of residence, boarding houses, certain hostels

1 January 2016 - new regulations will come into force for dwellings and flats

Transitional provisions:

- Application submitted prior to the coming into force dates will have 12 months in which to commence—for example an application for a care home submitted on the 29 April 2014 will have until 30 April 2015 to commence the work
- Multiple work schemes????

Pilot programme spring 2014 – spring 2016:

Francois talked about the sprinkler pilot projects, funded by Welsh Government, concerning the design and installation of fire sprinkler systems in social housing in Wales. It’s anticipated that the sprinkler systems for the pilot studies will have mains fed water supply and be designed and installed to BS 9251: 2005.
217 properties with a mix of development scale, development type and geography. Involves 10 local authority areas in Wales. BRE, as consultants to the Welsh Government, will provide a detailed monitoring programme, covering experience in relation to:

- Design and installation;
- Costs and cost savings;
- Water supply issues;
- Application of statutory guidance;
- Experience of Designer and Contractor;
- Experience of Building Control Body;

First meeting of RSL’s and Steering Group was held on the 6 June. Questionnaires were circulated to participating RSLs. Key to ensure supply chain engaged to ensure data captured. An interim report of the programme is to be published in Autumn 2015 and a final report in mid 2016.

Events will be organised-post study in North and South Wales

- Study will be based on the scenario that the regulations are currently in force (flats and dwellings not in force until January 2016)
- Neath Port Talbot College have started an up-skilling training scheme for plumbers
- It is intended to extend this to professionals such as Building Control bodies in Wales

Francois confirmed that none of the pilots were with Dee Valley or Severn Trent (they are all with Dwr Cymru)-therefore lessons learnt need to be shared across Wales.

**Tan 22 and building regulations review**

- Sustainable Buildings (TAN22) national planning policy withdrawn 31 July 2014, coinciding with introduction of Part L changes
- Mott McDonald Code/BREEAM report identified areas for potential inclusion in Building Regulations and areas that would benefit from improved planning guidance (TAN12)
- TAN12 revised
- Design Commission for Wales good practice guidance published
- Minister for Natural Resources has agreed to next batch of review areas for Building Regulations
- RSLs currently unaffected by TAN22 withdrawal for SHG programme as the CfSH Level 3 is a funding requirement
- WG to review funding policy-Internal discussions are planned for WG to discuss funding policy
• The Minister has agreed the next topics for the review of Building Regulations informed by the Mott MacDonald report- a research study was prepared for the Welsh Government by Mott MacDonald regarding the Review of Planning for Sustainable Buildings Planning Policy and Guidance which can be seen here:

http://wales.gov.uk/topics/planning/planningresearch/publishedresearch/planning-for-sustainable-buildings-review/?lang=en

The next topics for the review include:

– Materials: sourcing, and life cycle impact;
– Water efficiency
– Acoustic performance;
– Information provision to the end user;
– Energy performance and lighting (commencing 2016);
– Residential security;
– Drying space

• Anticipate consultation mid 2015

**EU energy performance in buildings directive (recast) – nearly zero energy/allowable solutions (as)/2016 review**

• Some elements of directive already transposed – consideration of alternative systems, nearly zero energy (NZE) new build target dates
• England opting for Code Level 4 plus AS offsetting – Zero carbon 2016 target
• AIMC4 project report – are views changing?
• Wales 2016 next review
• Need to define NZE, what impact cost optimality?

It was noted that the zero carbon definition covers regulated emissions but doesn’t cover unregulated emissions-e.g. fridges for example. Can you regulate for peoples behaviour?

England approach to allowable solutions was noted. The Code being replaced by BREEAM Excellence in England. The BRE are running workshops-what’s good about the code? What’s out of date, etc.

The AIMC4 project was noted http://www.aimc4.com/ There are good lessons in there on MVHR and air tightness. The AIMC4 consortium help develop and apply innovative materials, products and process to meet the government’s Code for Sustainable Homes Level 4 energy standard, through innovative fabric solutions alone, thus embedding reduced carbon emissions within the performance of the dwelling.
Francois mentioned a report looking at Embodied Carbon, Industry Task Force Recommendations, proposals for Standardised Measurement Method and recommendations for Zero Carbon Building Regulations and Allowable Solutions. The report will be uploaded on our website along with the presentations from the day.

Understanding and encouraging behavior change is a vital issue. Making it competitive e.g. who's the best energy saver might be an approach-an example being seen on the link below:


Questions? Feel free to contact:

E mail: Enquiries.brconstruction@wales.gsi.gov.uk

Website for information: wales.gov.uk/topics/planning/buildingregs

2. Sewer Adoption Process and construction and Q and A (Julian Hill – Welsh Water)

Julian talked about Dwr Cymru’s Developer Services Role - Supporting Economic Development and protecting the service they provide existing customers and the wider Environment:

- £2 Billion being invested in assets (2010-2015)
- £160 million to support economic development
- Encouraging early dialogue through Pre-planning advice allows the planning process to be more efficient from a drainage perspective
- Development Control team respond to over 10,000 Planning Consultations a year
- 5% of Planning Consultations responses (or 2% of proposed housing units) include constraining comments to either await our funding or find a solution to overcome the issue

Developer Services provide all the end-to-end services for developers across both water and waste services. Supporting Economic Development-Dedicated planning team take a pro-active role in planning process (Local Development Plans). They work closely with over 25 Local Planning Authorities to discuss the latest information regarding timing of development. They recognise the timing of
development does not always align with their assets having capacity. They use LDP’s to support Business Plan for future growth investment.

The planning system is the only control available to Dwr Cymru to ensure water supply and drainage is adequate.

- Dwr Cymru respond to all planning applications within 14 to 21 days
- All responses are based on robust performance data
- Their approach will either recommend approval, conditional approval or refusal
- It is for the relevant Local Planning Authority to decide how to address our response

Pre Planning – its purpose-inform you of the existing water supply and sewerage infrastructure within the development boundary. Early identification enables the design of housing layouts to take account of assets and/or their diversion. Helps avoid unexpected issues and constraints which can mitigate your risks – cost & programme. Identification of water supply and sewer connection points, can speed up the Town and Country Planning process and Dwr Cymru's delivery timescales. Dwr Cymru can provide you with details of where their investment is planned as part of their AMP Investment Programme in areas where they have capacity constraints. Pre planning by RSL’s is vital. Julian from Dwr Cymru wants to find out more on planning for sites.

The Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains were enacted on – 1st October 2012 (Section 42 of the Flood and Water Management Act 2010). Section 42 introduces S106b into the Water Industry Act – "requirement to enter into agreement before construction". Whilst the standards refer to new gravity foul sewers and lateral drains, the provisions of S106b extends to all sewers and ancillary apparatus which communicate / connect to the public sewer network i.e. pumping stations and surface water sewers

Please see the presentation slides for information on S104 – Number of Days from Application to Technical Approval and S104 – Number of Days from Technical Approval to Agreement

**Action:** Dwr Cymru want to work with the sector to avoid delays via regular contact and engagement. Dwr Cymru held a forum for Housing Associations in June and at the time also held some forums in North and South Wales for Developers. At the Housing Association forum, forming working groups with Housing Associations was discussed in order to flesh out some of the issues with processes etc that were raised in the June forum. At the forum, the majority of attendees told Dwr Cymru they would like Dwr Cymru to hold forums twice a year. Dwr Cymru are therefore now planning to hold a half-year forum later this year (likely in November) and would welcome views on the format this should take.
Attendees said they would like some additional workshops/working groups to flesh out some of the issues with processes etc that were raised in June. These working groups, if implemented, would be based around key issues and topics, relevant to RSL’s. CHC plan on helping Dwr Cymru liaise with the sector and help provide clear working links between Dwr Cymru Welsh Water and the RSL sector.

The Developer Services team at Dwr Cymru are looking to improve relationships with Housing Associations in general. There are a lot of questions about the processes RSL’s need to go through when building new developments and Dwr Cymru also regularly have information they might need to share with RSLs, for example legislation changes specifically related to developments (as and when they occur). Dwr Cymru are keen to communicate with HA’s and to open channels of communication so that RSL’s feel they can go to Dwr Cymru with any issues or concerns. Dwr Cymru are happy to come and meet with RSL’s, designers, etc. There have been situations where Dwr Cymru have disconnected RSLs. It was noted that the RSL supply chain can be more of an issue than the RSL. We need a joined up approach and we need to build relationships. Dwr Cymru have been meeting with Redrow, etc for years and have therefore built up a relationship. Pre planning is vital.

Processes can be time consuming. Many of Dwr Cymru’s processes are set by mandatory legal requirements which they must adhere to. However, they will always look to streamline processes where they can and are open to suggestions on how they can do this. It should be stated they often find delays occur due to the fact that they receive incomplete applications. Their guidance notes and checklist should help applicants to ensure they are providing all the information they need when making an application. A full, complete application will speed up this process considerably.

Contact details

Please see the presentation slides for information on Dwr Cymru staff members. The plan is to provide more specific guidance on how Housing Associations should engage with Dwr Cymru at an earlier stage i.e. names/contact numbers/email addresses. The key to ensuring any process runs as smoothly as possible is in early engagement. The earlier RSLs can inform Dwr Cymru about the work they want to do, the easier the process will become for everyone involved. There are a number of ways to reach the Developer Services team:

- Email at developer.services@dwrcymru.com
- Visit the website to apply online at www.dwrcymru.com
- Call on 0800 917 2652
Surface Water Storage

At the forums in June, the subject of Surface Water Storage was raised by some of the attendees. It is a regular occurrence for the issue of surface water to be raised by those developing new properties, due to a differential between the Water Industry’s 1:30 year adoption criteria and the standards set by Natural Resources Wales, which ask for surface water storage to accommodate a 1:100 + climate change figure.

From the discussions at the forum, Dwr Cymru have decided to form a working group to discuss the surface water issues and to share best practice. Community Housing Cymru will be putting forward a sector representative for the working group. Please express any interest to attend the group to shea-jones@chcymru.org.uk

Mass pumping stations transfer

October 1st 2016 is the date of the mass pumping stations transfer-Dwr Cymru need as much information as possible before then. CHC have been liaising with Ian Wyatt and have been sending information on sites through to Ian, but please contact shea-jones@chcymru.org.uk if you have further information which can be passed to Dwr Cymru, as the sooner the data is received the better.

Process failures

Recent examples of process failures include –

- Un-consented connections to both Dwr Cymru’s water and sewer networks
- Sewers installed without adoption agreements being in place
- Assets diverted without consent
- Diverted asset being installed to an extremely poor standard—please don’t leave this to your supply chain

A Sewer adoption agreement has to be in place before work commences. The Sewer connection process has changed. No sewer adoption agreement – Dwr Cymru are legally prevented from approving sewer connections. Historic processes have relied heavily on Dwr Cymru’s Health and Safety Accredited Contractor assessment process. This will not continue.

Dwr Cymru has launched a revised sewer connection process which is more reliant on commonly used Construction Industry Health and Safety Accreditation SSIP. It works alongside their “Safe Access to Asset” process and will include connection specific risk assessments and method statements.
For information on the connection process (connection only) and the connection process (adoption agreement needed) then please see the presentation slides, particularly the last 3 slides.

**Action:** Engineer/consultant to next forum meeting following the Dwr Cymru session.

For information, as part of the UK Government’s commitment to implement sustainable drainage systems at the earliest available opportunity, the Department for Environment, Food and Rural Affairs (Defra) and the Department for Communities and Local Government (DCLG) have worked together to examine implementation options. The UK Government wants to seek views on a proposal to make better use of the planning system to meet Sir Michael Pitt’s recommendations on sustainable drainage. The next step is to consult on this approach. As announced in a Written Ministerial Statement on 12 September 2014, Defra and DCLG have launched a joint consultation document which sets out a possible approach for implementing sustainable drainage systems and mechanisms for ensuring their long term maintenance. The joint consultation document can be found here: [https://consult.defra.gov.uk/water/delivering-sustainable-drainage-systems](https://consult.defra.gov.uk/water/delivering-sustainable-drainage-systems)

Please note that this is an England only document and Welsh Ministers may not necessarily follow what happens across the bridge.

Further questions:

- Have you got LDP info to feed into asset management plans so you can consider future growth?
- Have you obtained a s104 agreement before planning approval?

3. **AN introduction and Update on E-PIMS (Nigel Thomas – Welsh Government)**

**Making better use of Public Sector Assets – All Wales Public Sector Property Database**

- It’s Free.
- Strategic Planning - Wales Estate wide co-ordination tool.
- Public sector vacant space/Surplus Asset Register. (With Public Portal) Churches engaged, etc.
- Access to Meeting room list.

Added value:-

- Searching surplus or available space.
• The system offers public asset opportunities to other public sector organisations before offering to the wider market.
• Some part vacancies may only be appropriate for occupation by other public bodies.

Meeting space platform

• Example of Wales taking the lead.
• Offer locations not ordinarily available to a user body.
• Reduced requirement to book rooms from the private sector – potential cost saving.
• Fuller use of existing public sector facilities.

Two links provided on the slides include:

http://wales.gov.uk/topics/improvingservices/pslg/nwp/assetprocure/landtransfer/?lang=en

www.assetscymru.org.uk

Please see the presentation for further details.

4. Afternoon session - Forum members have a choice between the following 2 break out groups:

• Social Housing Grant (Helga Warren – Welsh Government)

Helga handed out a sheet on scheme applications for 2013/14 outlining information on schemes which require technical scrutiny, compliance with DQR, typical issues with scheme applications, solutions and scheme documentation.

Helga talked through what makes a good/bad scheme. Helga highlighted that WG can help liaise if there’s issues with planning departments/highways, etc. WG are employing more staff so the offer to discuss issues is there.

Action: Helga to send through information on the roles of the team in WG.

WG have been working on an application checklist and standard letter and this should be issues in October/November. The new Minister Leslie Griffiths is keen to visit schemes. Increasing supply remains one of the key priorities.

110 schemes from 29 associations received technical scrutiny. Of which, 86 did not comply with DQR (78%). Most issues=cost. Most common issue-wheelchair adapted accommodation and also confusion over floor sizes. WG plan on picking up on key trends as to why this year and are planning to quantify whether it was major or minor non compliance.
Scheme 1 form-WG can make it available in excel format. (Please ask Helga Warren from Welsh Government for further details)

RSL’s need to communicate the ‘bones’ of the scheme to WG

**Action:** CHC’s discussion forum was mentioned as a way of hosting discussions and information on good/bad practice examples of schemes. CHC to looking into the best avenue to hosts this-Yammer could be a good avenue.

**DQR**-the Minister has yet to sign off the work for the DQR review.

**SHG programme**-a review group is starting in October

**Acceptable cost Guidance**-it should be done on an annual basis-it’s currently being looked at.

• **Building Information Modeling (Dan Rossiter – BRE)**

BIM (Building Information Modelling)

- It’s not just 3D CAD
- It’s not just a new technology application
- It’s not next generation, it here and now!

BIM is essentially value creating collaboration through the entire life-cycle of an asset, underpinned by the creation, collation and exchange of shared 3D models and intelligent, structured data attached to them.

Never Waste a Good Crisis book-Demonstrations have shown that cost, time, defects can be achieved through integration. The industry has not performed. Lack of cohesive industry vision, no incentives for change, too many industry bodies, industry driven by economic forces

BIM was to be focused with two keys drivers in mind-cost and carbon. Essentially the Government has decided it does not want to spend money on waste and defects, and one of the ways to hit its 20% target is through BIM. By collaborating, the cost of defects and design can be decreased. The industry needs to adopt if it wants any government money.

- There is a detailed programme of measures Government will take that will reduce costs by up to 20% by the end of this parliament. Government will require fully collaborative 3D BIM (with all project and asset information, documentation and data being electronic) as a minimum by 2016. A staged plan will be published with mandated milestones showing measurable progress at the end of each year. The Government as a client can derive significant improvements in cost, value and carbon performance through the use of open sharable asset information.

To help you achieve BIM level 2. There are a number of British Standards available
BS1192:2007 Common data environments and file naming (required to achieve level 1)
PAS1192-2 information management during CAPex using BIM
PAS1192-3 information management during Opex using BIM
PAS1192-4 COBie
BS8541 series looking at object naming, level of detail and standard symbology

For BIM Maturity Levels – Strategy Paper 2011 and BIM Industry Documentation, please see the presentation slides

**BIM in Wales**

CE Wales BIM Task Group Working Paper 2012

**Recommendations:**

- Alignment with UK Government with all Welsh Government funded projects at level 2 by 2016 and all Welsh Government Department Projects to lead at level 2 by 2015.
- A value or threshold for Wales could not be established in the timescales allowed. Collaborative working arrangements and internal business development should still be encouraged until such a value is set. Pilot projects are expected to inform the thresholds based on value and complexity by 2014/15.
- The following improvement areas are proposed:
  i. Added Value
  ii. Cost Predictability
  iii. Carbon Intelligence

Welsh Govt. response being the Welsh Construction Procurement Strategy 2013

**Key Objectives and Milestones:**

- Alignment with the UK Government Building Information Modelling (BIM) strategy, with all Welsh Government funded projects at level 2 by 2016 and all Welsh Government Department projects to lead at level 2 by 2015.

The CLAW All Wales BIM Toolkit 2014 (Draft)- Aimed at clients to allow for a consistent BIM approach in Wales as it will be utilised by all 22 local authorities when tendering for BIM related schemes. (toolkit is free to download-useful for using BIM in construction and testing BIM-talk to CLAW for advice on use)

**Contains:**

- Introduction
- Setting the BIM Scene
- Business Case IT Investment
- Employer Information Requirements Template
- Employer Information Requirements Example
BIM-it does costs for initial investment but BIM helps co-ordinate and eliminate deficiencies and save money in the long term. RSLs need to be careful on contractors use of BIM-what level are they at? Rules with contractors-everyone on the same playing field?

BRE can help achieve these requirements through our Education, Certification and Consultancy Services. Please see the presentation slides for more information on BIM Level 2 Training Courses, BIM Level 2 Certification Schemes, Business Certificate Scheme Benefits, BIM Checking Service. There’s a possibility of developing a BRE awareness course in the future.

5. Discussion on the TAN 1 JHLAs Consultation (Keith Warren – Asbri Planning Ltd)

CHC have helped organise a TAN 1: Joint Housing Land Availability Studies (JHLAS) Working Group” in order to help respond to the TAN 1: Joint Housing Land Availability Studies (JHLAS) consultation.

The draft TAN supports policy on housing land supply set out in Chapter 9 of Planning Policy Wales. Joint Housing Land Availability Studies (JHLAS) are used to monitor the supply of housing land through the planning system. The draft TAN provides the guidance on how to undertake the studies. The aim of the review is to align the housing land supply and Local Development Plan monitoring processes. This review also forms part of the wider proposals to improve local delivery of the planning system, which are set out in the Positive Planning consultation paper. CHC and partners have jointly responded to the consultation and the response can be seen here:


- All local authorities required to maintain a 5 year housing land supply
- TAN 1 also sets out requirements for Joint Housing Land Availability Studies.
- LDP process is slower than anticipated-inspectors may say its unsound, political reasons, etc. Residual method is the only method that can be applied. Residual Requirement where there is an adopted LDP or a UDP not time expired
- Residual Method based on LDP Target divided by number of years to give annual requirement
- LDP progress slower than anticipated
• Individual site merits do not influence inspectors as long as plan is sound
• Densities applied unrealistic
• Reluctance by LPAs to admit sites won’t come forward
• Increasingly lengthy planning procedures – EIA etc
• Most authorities struggle to maintain 5 year supply
• Even those with recently adopted LDPs

NEW DRAFT TAN 1

• Recognition that new home building essential – also important driver for job creation
• Up to date LDPs critical for delivery
• Need to align JHLAs with LDP Monitoring
• New TAN to be finalised to align with 2015 JHLA process.

WHY CHANGES NOW?

• Last Reviewed in 2011
• Economic conditions had detrimental effect on viability
• Positive Planning consultation published which reinforces LDPs as cornerstone of the planning system
• 14 LPAs now have adopted LDPs

MAIN CHANGES

• Supply to be based on adopted LDPs
• No up to date Plan – no 5 year supply
• LDPs should provide for 5 year supply on adoption
• Residual method only
• Time for studies reduced to 6 months
• More precise information to categorise sites
• Revised Categories
• Where under-supply – informs Annual Monitoring Report – early Review?
• More Study Group meetings to resolve disputes

RESPONSE

• Overall Positive
• Consultation involves 9 questions
• Exclusion of past building rates method welcomed as it rewards under performance
• Weight given to up to date plan and 5 year supply but how enforced?
• Resource issues of shortening process
• Site categorisations – need for tighter definitions
• Eg Sites subject to S106 Agreements – should they be included?
• Longstanding Council owned allocations – should be removed
• Implications for Williams Commission – LA Mergers
• Inspectors should be clearer in decisions on disputed sites
• Alignment with English system – 20% addition required where persistent under delivery
• Meetings should be chaired independently

For more information on the residual method and residual requirement then please see the presentation.

**Date of the next meeting:** 6th February 2015