



d:se

design
south-east

supporting a better
built environment

BUILDING FOR LIFE 12 ASSESSMENTS: CHARGING SCHEDULE

Building for Life 12 is a toolkit for assessing the design quality of new homes and neighbourhoods. The toolkit comprises 12 questions which when judged collectively provide an assessment of strategic planning and detailed design issues which effect the quality of new residential development.

Design South East is the leading provider of independent design and planning support in the South East and East of England. DSE has a particular expertise in supporting and facilitating the delivery of great places including the use of Building for Life 12.

Building for Life 12 is the industry standard, endorsed by Government, for well designed homes and neighbourhoods.

SCALE OF CHARGES

The scale of charges is based around the format of assessment. The most suitable format of assessment will be agreed by DSE and parties; however it is likely that larger schemes will require workshop format.

Workshop:

The BfL12 workshop allows the assessment team to be briefed and introduced to the proposal as part of an informal workshop facilitated by DSE. This allows each topic to be discussed and areas of success and weakness to be explored and resolved face-to-face. The co-creation of the assessment also creates better awareness of and buy-in to the findings, as well as (where necessary) allowing potential solutions to be found. The outcome of the workshop will be a concise but comprehensive report; the final findings of the assessment will be DSE's own. The attendance at the workshop will need to be discussed and agreed with DSE, but will likely include applicant, design team and representatives of the LPA, and where possible other officers who have an impact on the quality of design and placemaking; including highways.

Where necessary a pre-assessment can be carried out to identify key areas of discussion to be explored in more depth as part of the workshop. A site visit

will be undertaken as part of the research stage, unless the workshop is to be hosted in proximity to the site.

Stages of Assessment:

- Research, briefing, workshop preparation (including pre-meeting)
- Workshop: including discussion and analysis of scheme (facilitated by DSE; typically two members of staff)
- Write up: a concise but comprehensive report exploring the assessment of the scheme against 12 criteria.

Cost for service: **£3,750**

Desktop review:

In certain instances it will be appropriate to undertake a Building for Life¹² assessment as desk-top review exercise. This form of support might be appropriate for phased developments where the masterplan or other portions of a larger site have already been reviewed.

Stages of Assessment:

- Research, briefing, workshop preparation (including pre-meeting if required)
- Site visit
- Assessment: review and analysis of scheme
- Write up and reporting

Cost for service: **£2,000**

Follow-up Support:

Following the receipt of the assessment report, applicants or design teams may wish to revise or amend the proposed scheme. Design South East is happy to support and advise on how any issues highlighted by the BFL¹² assessment could be positively addressed. This can often best be undertaken in the form of a concise review meeting. Following any revisions DSE can then rerun the assessment to ensure that the scheme is attaining the desired target. If fundamental changes have been made to the scheme then more comprehensive review of the proposal may be required.

Stages of Assessment:

- Review meeting: advisory support on identified areas of weakness
- Re-assessment: Re-review of scheme
- Update report: write up revised report; circulate

Cost for service: **£750**

(All prices exclude VAT and direct expenses which will be charged.)

CONTACT DETAILS

To discuss the services outlined above please contact:

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