

SUBJECT DESCRIPTION AND OBJECTIVE**SUBJECT DESCRIPTION:**

Housing planning and management within the context of social housing in the UK is a relatively new specialism. It pertains to the function within a Housing Association, Arms Length Management Organisation or Local Authority housing department that is responsible for the long term management of social housing stock. The aim of social housing is to provide housing that is affordable to people or tenants on low incomes. Asset management is a strategic planning tool driven by stock condition data to forecast future costs of maintaining housing stock. Often this includes the management of asbestos data.

There are two systems that play a vital role in the management of your housing stock. These are

your housing management and asset management systems.

1) Housing Management; an operational management tool that deals with (among other things)

rent collection, allocations, estates, repairs, tenant enquiries and contractors and is generally the

core system used by a social landlord.

2) Asset Management; a strategic planning tool driven by stock condition data to forecast future

costs of maintaining housing stock. Often this includes the management of asbestos data.

This includes projecting future costs to maintain housing stock at the required standard (in England this is the Decent Homes Standard), managing programmes of capital investment and undertaking stock options appraisals (to understand when it might be beneficial to sell or demolish stock rather than maintain it). Social landlords are also required to produce Energy Performance Certificates. [Link to Guidance for Social Landlords](#) The Department for Communities and Local Government is responsible for defining the national housing strategy, and defines the guidance within which local authority housing offices must operate. Private sector housing trusts operating in this sector are regulated by the Tenant Services Authority. Asset managers are monitored by the Audit Commission who grade each organisation against these national strategy guidelines.

OBJECTIVE

The objective of the course is to train the students to have a comprehensive knowledge of planning, design, evaluation, construction and financing of housing projects. The course focuses on cost effective construction materials and methods. Emphasis has also been given on the principles of sustainable housing policies and programmes.

UNIT I INTRODUCTION TO HOUSING 9

Definition of Basic Terms – House, Home, Household, Apartments, Multi storeyed Buildings, Special Buildings, Objectives and Strategies of National Housing Policies, Principle of Sustainable Housing, Housing Laws at State level, Bye-laws at Urban and Rural Local Bodies – levels - Development Control Regulations, Institutions for Housing at National, State and Local levels

UNIT II HOUSING PROGRAMMES 9

Basic Concepts, Contents and Standards for Housing Programmes - Sites and Services, Neighborhoods, Open Development Plots, Apartments, Rental Housing, Co-operative Housing, Slum Housing Programmes, Role of Public, Private and Non-Government Organizations

UNIT III PLANNING AND DESIGN OF HOUSING PROJECTS 9

Formulation of Housing Projects – Site Analysis, Layout Design, Design of Housing Units (Design Problems)

UNIT IV CONSTRUCTION TECHNIQUES AND COST-EFFECTIVE MATERIALS 9

New Constructions Techniques – Cost Effective Modern Construction Materials, Building Centers – Concept, Functions and Performance Evaluation

UNIT V HOUSING FINANCE AND PROJECT APPRAISAL 9

Appraisal of Housing Projects – Housing Finance, Cost Recovery – Cash Flow Analysis, Subsidy and Cross Subsidy, Pricing of Housing Units, Rents, Recovery Pattern (Problems).

TOTAL: 45 PERIODS

TEXT BOOKS

1. Meera Mehta and Dinesh Mehta, Metropolitan Housing Markets, Sage Publications Pvt. Ltd., New Delhi, 1999.
2. Francis Cherunilam and Odeyar D Heggade, Housing in India, Himalaya Publishing House, Bombay, 1997.

REFERENCES

1. Development Control Rules for Chennai Metropolitan Area, CMA, Chennai, 2002.
2. UNCHS, National Experiences with Shelter Delivery for the Poorest Groups, UNCHS (Habitat), Nairobi, 1994.
3. National Housing Policy, 1994, Government of India.
4. Handouts of Housing planning and management.

MICRO LESSON PLAN

Week	Hrs	Lecturer Topics	Book
UNIT I INTRODUCTION TO HOUSING			
I	1	Definition of Basic Terms	T1
	2	House,home,household,Apartments,Multi storeyed Buildings, special Buildings	T1
	3	Objectives and Strategies of National Housing Policies	T1
	4	Principles of Sustainable Housing	T1
	5	Housing Laws at State level, Bye-laws at Urban and Rural Local Bodies(AV CLASS)	T1
II	6	Levels	T1
	7	Development Control Regulations	T1
	8	Institutions for Housing at National	T1
	9	State and Local levels	T1
UNIT II HOUSING PROGRAMMES			
III	10	Basic Concepts	T1
	11	Contents and standards for Housing Programmes	T1
	12	Sites and Services	T1
	13	Neighborhoods	T1
	14	Open Development Plots	T1
IV	15	Apartments, Rental Housing	T1
	16	Co-operative Housing, Slum Housing Programmes(AV CLASS)	T1
	17-18	Role of Public, Private and Non-Government Organizations	T1

UNIT III PLANNING AND DESIGN OF HOUSING PROJECTS			
V	19-22	Formulation of Housing Projects(AV CLASS)	T1
	23	Site Analysis	T1
VI	24	Layout Design	T1
	25-27	Design of Housing Units (Design Problems)	T1
UNIT IV CONSTRUCTION TECHNIQUES AND COST-EFFECTIVE MATERIALS			
VII	28-29	New Construction Techniques	T1
	30-31	Cost Effective Modern Construction Materials	T1
	32	Building centers(AV CLASS)	T1
VIII	33-36	Concept, Functions and Performance Evaluation	T1
UNIT V HOUSING FINANCE AND PROJECT APPRAISAL			
IX	37	Appraisal of Housing Projects(AV CLASS)	T1
	38	Housing Finance	T1
	39	Cash Recovery	T1
	40	Cash Flow Analysis	T1
	41	Subsidy and cross Subsidy	T1
X	42-43	Pricing of Housing Units, Rents	T1
	44-45	Recovery Pattern (Problems)	T1

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