

Work with Local Authorities

Local authorities have a vital role in strategic planning and decision making, by developing a strategic approach to housing, and direct provision of services or their delivery through other providers. Existing housing provision needs to be balanced carefully with future housing demand, and needs to be expressed clearly in the evidence base for housing strategies. Local authorities take the lead in ensuring the right housing is in place to support that vision, in particular by working with partners, including affordable housing providers, to deliver for their areas.

Issues for local authorities to consider

Local authorities should also consider the following issues when working on the delivery of affordable housing: –

Developing an early dialogue with the Housing Corporation on availability of grant in relation to the setting of affordable housing targets and considering applications for individual developments.

The availability of both public and private investment in the delivery of affordable housing, and its impact on the viability of sites and the level of affordable housing targets (overall and site specific) and thresholds. The targets should reflect the new definition of affordable housing and an assessment of the likely economic viability

Adopting flexible practices when considering choice of provider. The Government supports a ‘mixed economy’ of providers, including the private sector and community trusts, as long as homes meet the standards expected of affordable housing and are value for money

Understand clearly the mechanisms for ensuring affordable housing is retained in the affordable housing market, including through buy back, and for requiring the recycling of public subsidy to ensure the most efficient and proper use of public resources and help meet future affordable housing need.

Info service level agreements with Home Buy Agents to protect nomination rights and alignment of sales policies for homes, including those without grant funding

The level of management and other charges occupiers will have to pay on a development, and ensuring practical payment arrangements are in place when seeking developer contributions.

Challenging developers to produce high quality housing designs that help integrate affordable and market units in a mixed community

Affordable Housing In Baku

Over the past decade, Baku has undergone a series of significant transformations, resulting in chaotic construction. Urban reconstruction has reduced the area of public space and has often gone against the basic rules of urban planning. Soviet-era buildings, including Khazar University in Nefchilar and Downtown Campuses are suffering from neglect and lack of maintenance, while

newer ones are built in close proximity, and construction projects adjacent to each other lack parking lots or pedestrian area for students. As a result, the city center is becoming packed with high-rise buildings, offices and shopping malls. The city is overcrowded, with the typical problems of a budding megacity. traffic, noise and air pollution are familiar problems. During the high rain season, rainfall floods the streets, turning the city into a virtual lake as the city's sewer pipes operate beyond their capacity and the city planners have delayed the construction.

Urban governance system of Baku City focusing on recent urban reconstruction projects gives Khazar University community direct power to develop a shared vision for its neighborhood and shape the development and growth of a new Khazar University Campus in Buzovna district (far from the center of Baku). This process includes close working contacts with different local government agencies engaged in planning and implementation stages.

All building projects, whether new-build or refurbishment schemes, are undertaken on behalf of the Khazar University by the Repair and Construction Department which comprises building professionals from a variety of disciplines, including architects and engineers.

The strategic framework seeks to ensure that the University estate supports the University's mission by developing and managing the estate so that it will:

- be an expression of the Khazar University's academic excellence, with high quality places and services, in order to contribute to the University's and the City's competitive advantage;
- support productivity by delivering a positive experience for students and staff;
- be developed sustainably;
- deliver value for money, and generate additional income, to improve the Khazar University's financial position.

Our Project Leaders take responsibility for the management of their project from inception to physical and financial completion. For each scheme they will commission the consultant resources needed to develop the design, specification and cost estimates, lead the briefing process with the user department, direct the project team in all matters related to the tender invitation and award of the building contract, and generally manage the relationships between the University, local authority and the project team, ensuring compliance with University procedures and reporting as appropriate.