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## **HOUSING & COMMUNITIES STATEMENT**

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### **Ty Tresillian Football Team**

Two residents of the city's Ty Tresillian homeless hostel have been selected to represent Wales at the 16<sup>th</sup> annual Homeless World Cup in Mexico in November 2018. Kathryn Lewis and Tianna Tenetta, who play for the hostel's football team, have been selected for the first team and as a reserve respectively following the team's success in the Street Football Wales League.

This is an outstanding achievement for these two individuals, as well as being a great success for the Ty Tresillian football team. It is also a testament to the hard work and dedication invested by our staff and I would like to commend the founder of the football team and hostel officer, Keith Hopkins, for his creativity, commitment and drive during this project, which demonstrates the importance that diversionary activities have on service users.

Opportunities like these help to boost skills and knowledge, address isolation and reduce boredom. They also have a positive impact on an individual's well-being, confidence and self-worth, with the aim that they will go on to live independently. Kathryn and Tianna should both feel extremely proud and I wish them all the best for the tournament and their future.

### **Homeless Advocacy Programme**

Homeless Services are piloting a new advocacy service to address the number of clients who are repeatedly being evicted, abandoning placements or experiencing a placement breakdown resulting in them being passed from service to service. The Homeless Advocacy Programme feeds into existing intervention procedures with the purpose of preventing evictions and placement breakdowns by providing additional support to ensure that all options are considered in the best interest of the client. It is intended that the advocacy programme will also identify reasons and triggers for placement breakdown with the intent of avoiding this in the future.

The programme provides a platform for service users who are at threat of losing their temporary accommodation placement by working with the housing provider and client so that they can sustain their placement. The advocate will represent the views of the service user with the view of sustaining the current placement or supporting the client to move to a different support provider if the relationship cannot be repaired.

## **Rent Smart Wales**

The Welsh Government published an evaluation of Rent Smart Wales in June 2018. The report on the implementation and delivery of Rent Smart Wales to date highlighted many positive elements, but also made suggestions for improvement. These included interaction with local authority procedures, funding, resources and training. An action plan has now been developed and shared with Welsh Government officials by Rent Smart Wales.

Rent Smart Wales has also developed an online Fire Safety Continued Professional Development course in conjunction with the three Fire & Rescue Services in Wales. This was launched last month and has received positive feedback on social media.

## **St Mellons Hub**

I am pleased to report that the new St Mellons Hub opened to the public last month following a 12-month construction programme. By providing a full range of services and activities in a modern community setting, the Hub will bring huge benefits to St Mellons and surrounding areas.

The new Hub offers a wide variety of advice and information services delivered by the Council and partner organisations as well as youth service provision, Flying Start childcare, a community café, training rooms, a large community hall, multi-use rooms, and an outdoor games area. It is already proving popular with the local community and has welcomed over 7,750 customers in the first two weeks of opening. We have also received some very positive feedback on the design and layout of the building, and I'm particularly pleased that those who were involved at the consultation stage feel that the Hub meets their expectations.

The new Hub brings services in St Mellons together all under one roof, while releasing surplus sites for new affordable housing development. It is a practical example of our commitment to maintain and improve community services and to deliver them from fewer, but better, community buildings.

## **New Council Housing**

The Council's development partnership with Wates Residential continues to go from strength to strength. This partnership, known as Cardiff Living, will see around 1,500 new homes built across the city on council land, with around 600 of these being new council homes. To date, Wates are on site with 5 schemes, which alone will deliver 135 new council homes, and have a further 5 schemes with planning consent. These 10 sites will deliver 195 new council homes and 291 homes for sale once complete.

Cardiff Living is focused on delivering affordable new homes for sale, as well as new council homes, and our scheme at Braunton Crescent in Llanrumney is proving to be very successful. There will be 66 homes for sale at Braunton Crescent and 30 properties have already been released to the market. All of these have sold off-plan with 13 completions taken place by the end of August. The new homes have been predominantly sold to local buyers who have a link to the area. I am particularly pleased with the success of this development as we have proved there is a local market for affordable, quality new homes in areas not necessarily attractive to private developers.

Wates are also at the design stage with a number of Cardiff Living sites in the future phases of development and, over the last two weeks, the team has undertaken public consultation on our development proposals for the former Rumney High School, Llanrumney High School and Howardian School sites.

I am extremely pleased to see the partnership developing sites and delivering much needed affordable housing at scale and pace. We will have handover of our first new council homes later this year and we will achieve around 65 completions in total through Cardiff Living by March 2019.

Our additional build programme is also now progressing at pace and there are some really exciting schemes being brought forward. We are due to start on site shortly with two innovative schemes to convert former shipping containers into flats for homeless families. Both of these schemes have been awarded Welsh Government Innovative Housing grant funding.

Furthermore, the Welsh Government has shortlisted two more of our new build schemes as part of this year's round of Innovative Housing funding. The first is a scheme to deliver 17 new homes using a 'modular' system – the units will be built off-site, which vastly reduces construction time and improves the quality of the build. The second scheme is the delivery of our PassivHaus compliant scheme at Highfields in Heath. We will find out early next month if our grant bids have been successful.

I am also happy to announce that we are in discussions to see in excess of 400 new council homes built on the Dumballs Road redevelopment site as part of a mixed tenure build programme. This is a significant development opportunity for us to ensure that much needed affordable housing is delivered in an area of high-need.

Finally, we have recently undertaken public consultation on exciting redevelopment proposals for the Channel View estate in Grangetown, replacing the existing housing stock with new, sustainable, energy efficient homes. It is early days for this project, but initial feedback from residents has been largely positive and we will now progress with an outline planning submission and continue detailed consultation with residents.

The Cabinet has set the Housing Development Team a huge target of delivering at least 1,000 new council homes by 2022 and it is pleasing to see the pipeline of development opportunities that are being progressed and work well underway on a number of sites in the city.

**Councillor Lynda Thorne**  
**Cabinet Member for Housing & Communities**  
**21<sup>st</sup> September 2018**