



Delivering 2000 council homes within Capital Ambition Objectives

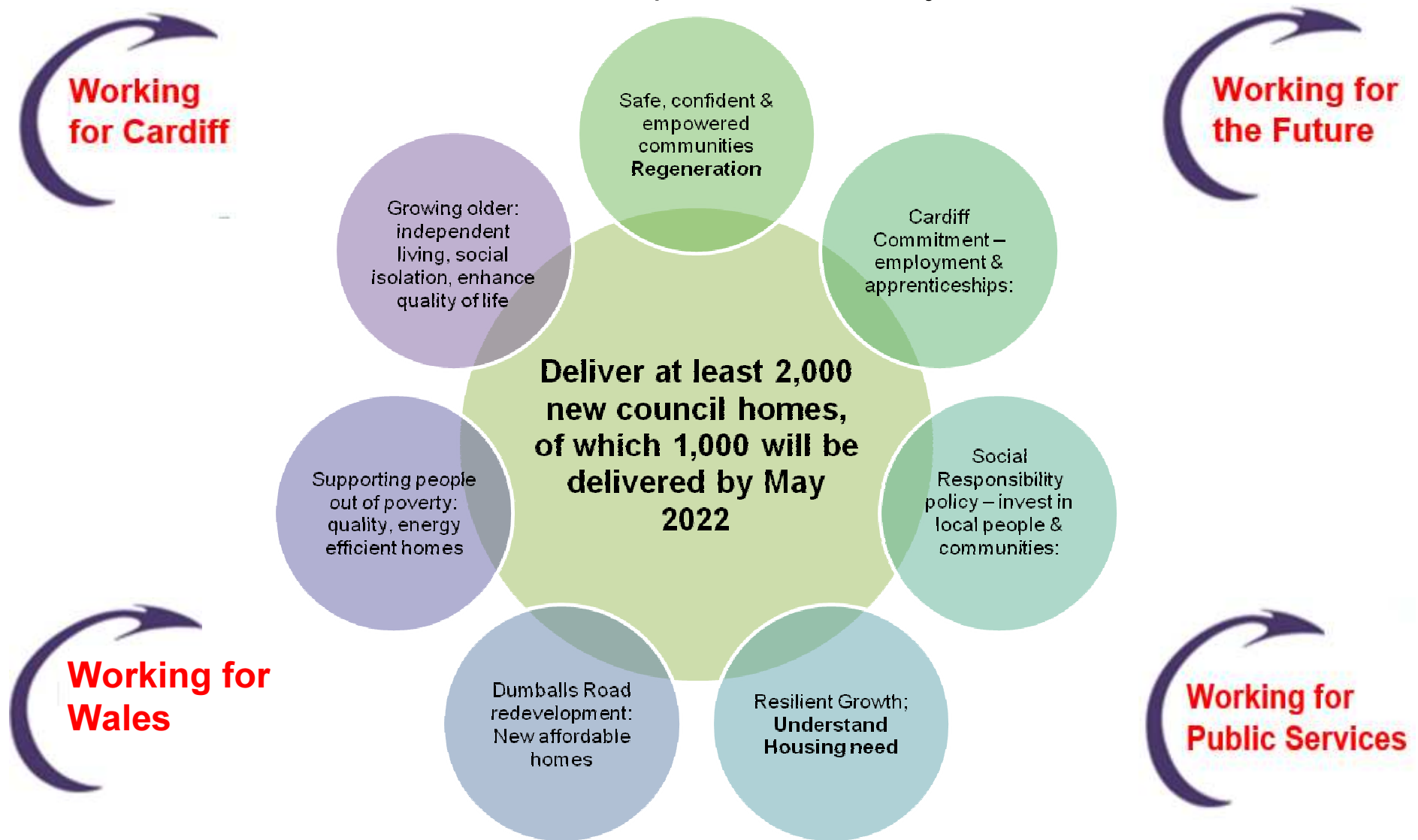
David Jaques

April 2019



Appendix 1

‘Outline the strategy you would adopt to meet the target within the context of Cardiff’s overall Capital Ambition Objectives’









Why Build new council homes?

- **Housing Need**
 - Just under 8,000 people on waiting list
 - In addition 450 new applications received each month
 - on average only 142 properties available per month.
 - LHMA – 2,024 units per year
 - Average 250 new homes delivered each year
 - Medical need
 - Downsizing
 - **Welsh Government direction – 20,000 affordable homes target**

A strategy that will deliver

February 2019

1,000 Council houses by 2022: Completions to date			
Delivery Route	On site	Complete	Target
 Additional new build	8		400
 Cardiff Living	153	18	300
 Open Market buy-backs	4	34	100
 Developer package deals	30		100
 Convert buildings to Council homes		8	50
 Meanwhile use of land	13		50
TOTAL	208	60	1,000

- Clear vision
- Understand need
- Strategy – May 2019
- Land
- Procurement
- Delivering in **Volume & at Pace**



Confidence in delivery – pipeline to deliver over 2,000

Capital Ambition Update TTD (Council Homes)								
Deliver 2,000 new Council homes, 1,000 by May 2022								
Scheme		Target Number (within 5 years)	Pipeline	In Planning	Planning approved	At Procurement stage	On site	complete
Other new Build		400	1216	41	97	16	8	
Cardiff Living		300	286	14	128		153	18
Buying Property from the market		100					4	34
Package Deals		100	10	49			30	
Converting buildings		50						8
Meanwhile use of land		50					13	
Total		1000	1512	104	225	16	208	60
UPDATED: February 2019								2125

- Viability
- Re-modelling Capital Programme
- Subsidy
- Leading the way – **Largest council build Programme in Wales**
- Total projected budget £300 million



Working for
the Future

3.1 Cardiff Grows in a Resilient Way

Cardiff Living – Delivering new council homes



- Approximately 1,500 homes across 40 sites over next 8-9 years.
- 40%, (at least 600) will be council homes.
- 3 phases of development
- Work has started on the first 7 sites.
- First Council completions October 2018



- Phase 1 = 10 sites, 486 homes - 291 OMS & 195 council
- All 10 phase 1 sites have been granted planning permission
- Circa £20 million of council development

Strategic Partnerships – working together



- WG – funding, land, strategy
- Estates – Housing protocol
- RSL's – opportunities
- Developers – S106/package deals
- LA's - Knowledge/opportunities
- Health & Social Care – opportunities
- Political support



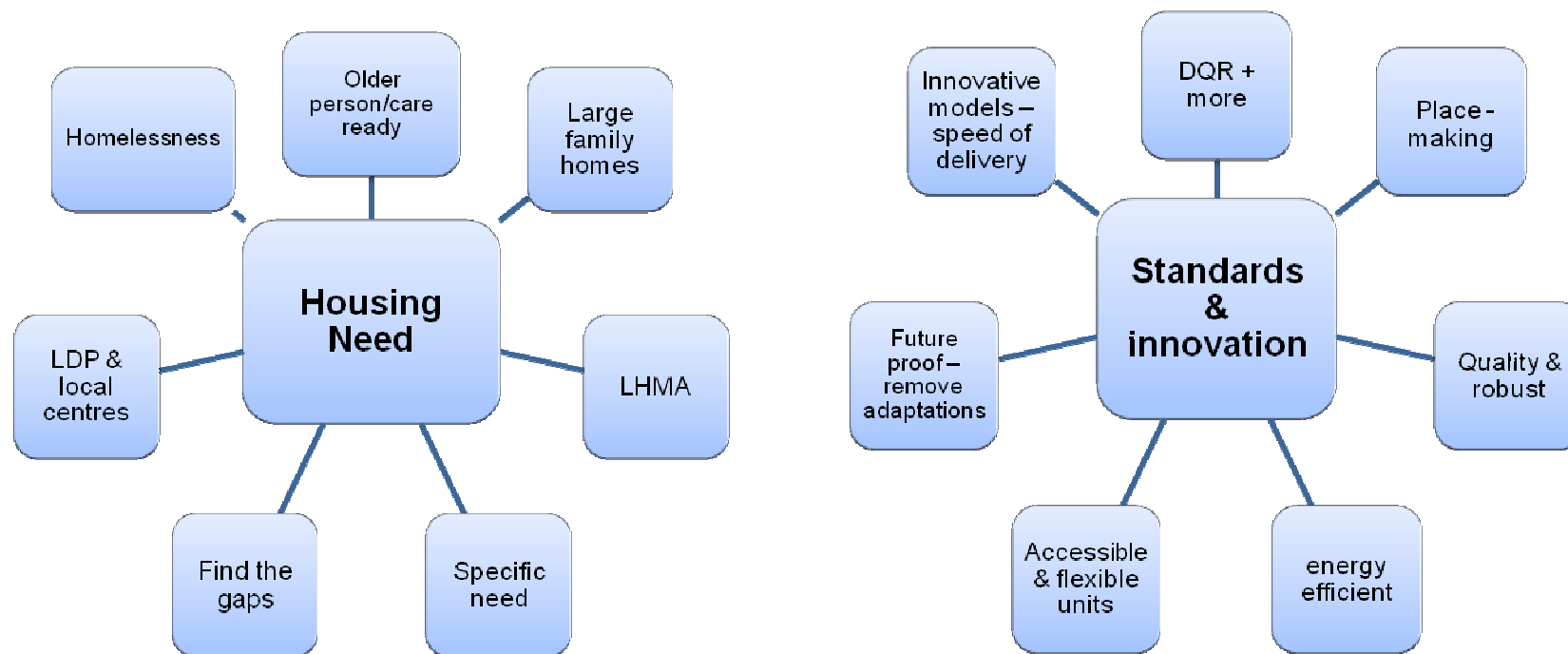
Working for
Wales

2.1 A Capital City that works for Wales

Appendix 1

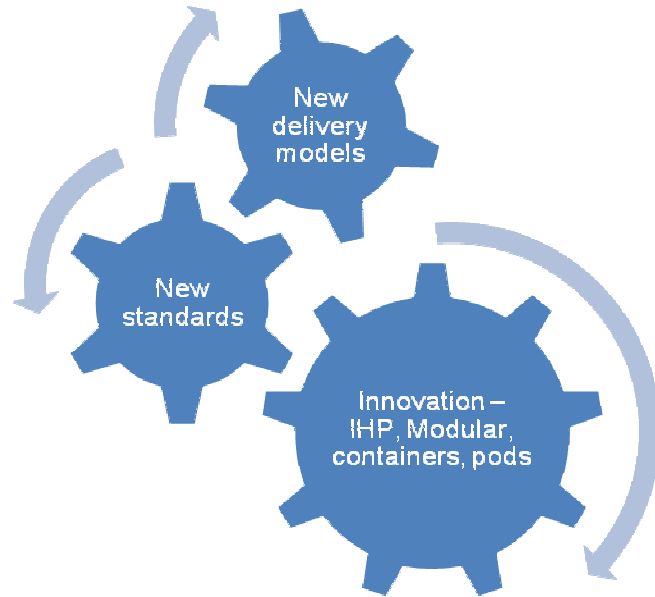
Understanding need – Delivering what's right

‘Through the strategy we will **lead the way** for council house building, delivering quality, sustainable homes that can adapt around changing needs’.



- 1.1 Cardiff is a great place to grow up
- 1.2 Cardiff is a great place to grow Older
- 1.3 Supporting people out of poverty

Exemplar schemes – Delivering for the future



- Not afraid to try new ideas
- Challenge the norm
- Strategic projects
- District heat



**Working for
the Future**

3.1 Cardiff Grows in a Resilient Way



Care-ready Housing – Delivering for the future

- Provide a 'home for life', adaptable & flexible
- Able to adapt around a person's changing needs
- Reduce the requirement for future adaptations
- Future proofed to enable care staff to operate from the building
- High quality, accessible communal space – tackling social isolation in the wider community



Working for
the Future

3.1 Cardiff Grows in a Resilient Way

A strategy that is: *Not just numbers*



- 1.1 Cardiff is a great place to grow up
- 1.2 Cardiff is a great place to grow Older
- 1.3 Supporting people out of poverty
- 1.4 Safe, Confident & Empowered Communities

Working together – delivering more....



Channel View

- Proposal to rebuild the Estate & build circa 350 new homes
- Replace the older person tower block with purpose built 'Care-Ready' scheme
- Day rooms, community space & roof garden

- Initial consultation undertaken with residents
- Summer 2019 appoint consultant team to undertake outline Planning



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Questions?

