



# Delivering 2000 council homes within Capital Ambition Objectives

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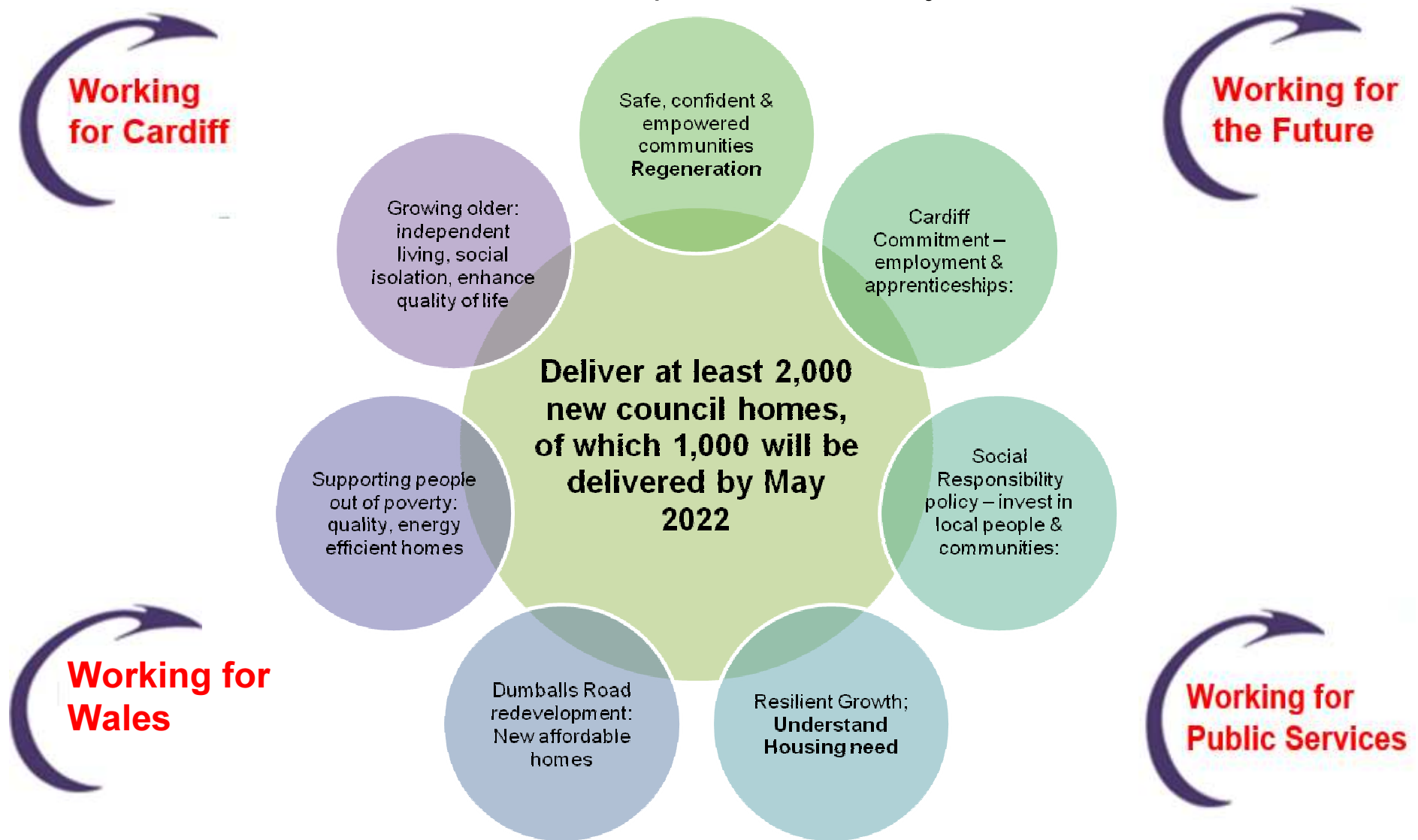
April 2019



Gweithio dros Gaerdydd, gweithio gyda'n gilydd  
Working for Cardiff, working together



‘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
<b>TOTAL</b>	<b>208</b>	<b>60</b>	<b>1,000</b>

- 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	
<b>Total</b>		<b>1000</b>	<b>1512</b>	<b>104</b>	<b>225</b>	<b>16</b>	<b>208</b>	<b>60</b>
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

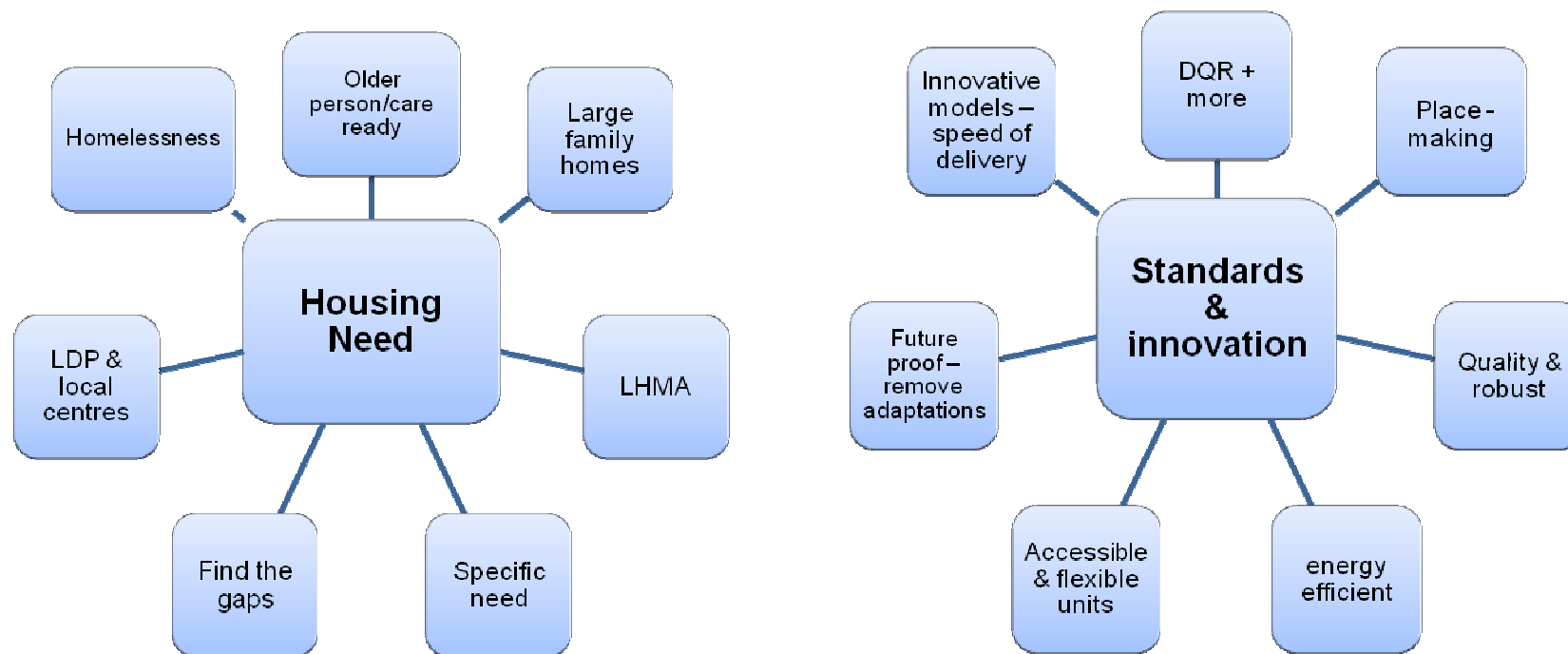


Working for  
Wales

2.1 A Capital City that works for Wales

# Understanding need – Delivering what's right

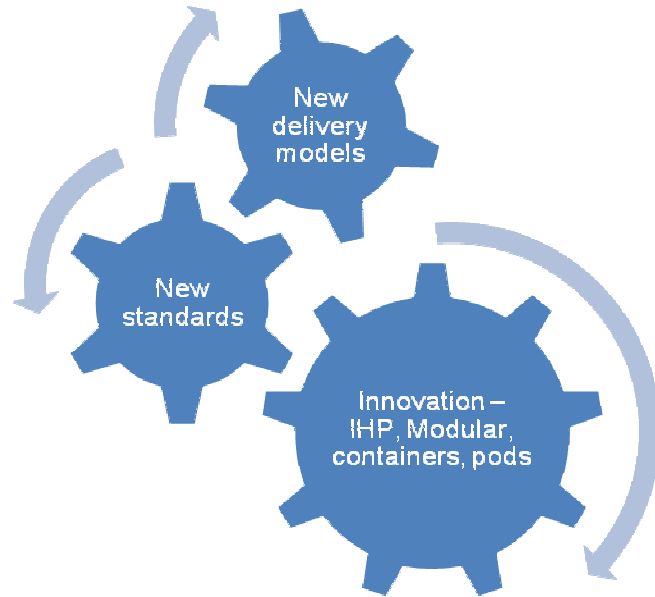
‘Through the strategy we will **lead the way** for council house building, delivering quality, sustainable homes that can adapt around changing needs’.



- 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



## 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?

