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**COUNCIL HOUSE BUILDING STRATEGY**

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**Purpose of Report**

1. To provide the Committee with an opportunity to carry out pre-decision scrutiny on Cardiff Council's, Council House Building Strategy.
2. A copy of the draft Cabinet Proposal and its subsequent Appendices are attached at **Appendices A-E**.
3. **Appendix E** titled, 'Updated Costs & Details of sites for Cardiff Living Programme' is exempt from publication as it contains exempt information of the description contained in paragraphs 14 and 21 of Schedule 12A of the Local Government Act 1972.

**Background**

3. In line with Capital Ambition, the Council's Housing Development team are aiming to build 1,000 new homes by May 2022 and delivering 2,000 new homes in the longer term.
4. Currently, there are just under 8,000 people on the housing waiting list. A recent Local Housing Market Assessment indicated that 2,024 new affordable homes are required each year to meet the demand. However, on average over the last 5 years the social housing sector has only delivered around 250 new homes each year.

5. The key objectives for the strategy are:

- Clear Vision
- Understanding Need
- Land
- Procurement
- Delivering in Volume and at Pace
- High Standards

6. At its meeting on 3 April 2019, the Community and Adult Services Scrutiny Committee received a presentation and briefing on the proposed strategy. A copy of the presentation received by Committee and the letter sent to the Cabinet Member following the meeting are attached to this report as **Appendices F & G**.

## **Issues**

13. The draft Cabinet Proposal, set out at **Appendix A** gives details of the following:

- Background – **paragraphs 5 – 9**
- Progress to Date – **paragraphs 10 – 13**
- Housing need & Financial Viability – **paragraphs 14-28**
- Development Sites – **paragraphs 29 – 33**
- Cardiff Living Programme – **paragraphs 34-43**
- Financial, Legal & HR Implications – **paragraphs 45 - 54**

14. The draft Cabinet Proposal calls on Cabinet to recommend to:

- To note the progress made to date on the Council's new build housing programme and to note the strategy's approach to housing mix, place making & standards and to adopt a 'Cardiff Design Standard' for the programme.
- To approve the list of development sites identified in Appendix 3 and to approve the appropriation of these sites to "planning purposes" (under Part IX of the Town & Country Planning Act 1990), due to land not being required for its present purpose during the development period and following completed construction works to appropriate the Council housing back into the Housing Revenue Account.
- To approve the continuation of the Cardiff Living programme onto the next phases of development within the updated financial parameters set out in Appendix 4, subject to a satisfactory review of the Phase 2 & 3 inter phase financial appraisals.
- To Delegate authority to the Corporate Director for People & Communities to conclude the appointment of Wates for Phase 2 & 3 of the Cardiff Living programme subject to the approval of the Phase 2 & 3 inter phase financial appraisals & to instruct the Director for Legal Services to make amendments to the Cardiff Living Development Agreement as necessary.
- To approve the updated list of sites ring-fenced for the Cardiff Living programme.

### **Way Forward**

7. Councillor Lynda Thorne, Cabinet Member for Housing & Communities has been invited to attend for this item. She will be supported by officers from the People & Communities Directorate.

## **Legal Implications**

8. The Scrutiny Committee is empowered to enquire, consider, review and Recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct legal implications. However, legal implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any legal implications arising from those recommendations. All decisions taken by or on behalf of the Council must (a) be within the legal powers of the Council; (b) comply with any procedural requirement imposed by law; (c) be within the powers of the body or person exercising powers on behalf of the Council; (d) be undertaken in accordance with the procedural requirements imposed by the Council e.g. Scrutiny Procedure Rules; (e) be fully and properly informed; (f) be properly motivated; (g) be taken having regard to the Council's fiduciary duty to its taxpayers; and (h) be reasonable and proper in all the circumstances.

## **Financial Implications**

9. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct financial implications at this stage in relation to any of the work programme. However, financial implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any financial implications arising from those recommendations.

## **RECOMMENDATIONS**

The Committee is recommended to:

- i. Consider the information provided in the Cabinet Proposal and its subsequent Appendices;
- ii. Decide whether it wishes to relay any comments or observations to the Cabinet at its meeting on the 16 May 2019; and decide the way forward with regard to any further scrutiny of this issue.

**DAVINA FIORE**

**Director of Governance and Legal Services**

**25 April 2019**