



# Delivering 2000 council homes within Capital Ambition Objectives

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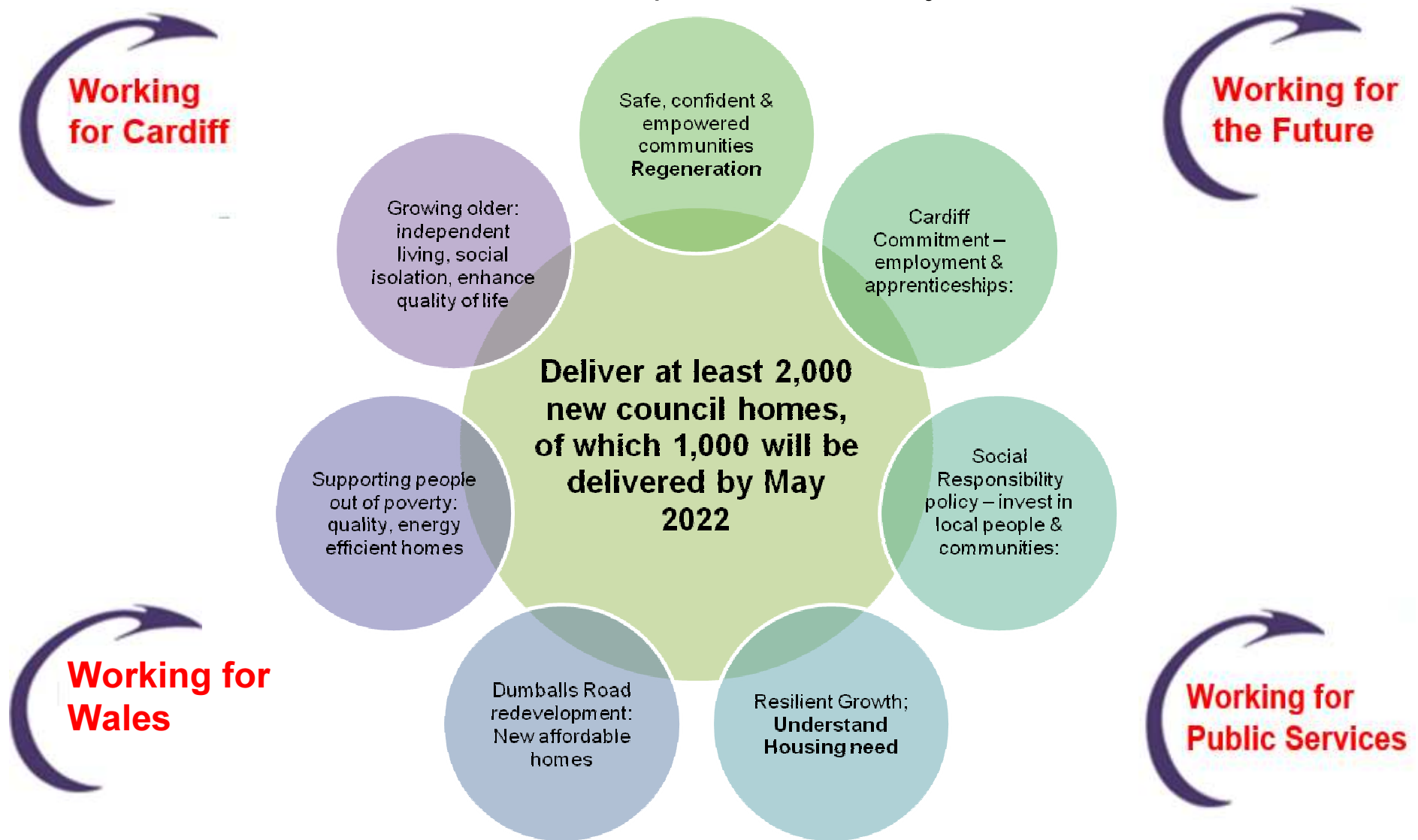


Gweithio dros Gaerdydd, gweithio gyda'n gilydd  
Working for Cardiff, working together



Appendix F

‘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<br>Council houses<br>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<br>(within 5 years) | Pipeline    | In Planning | Planning<br>approved | At<br>Procurement<br>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

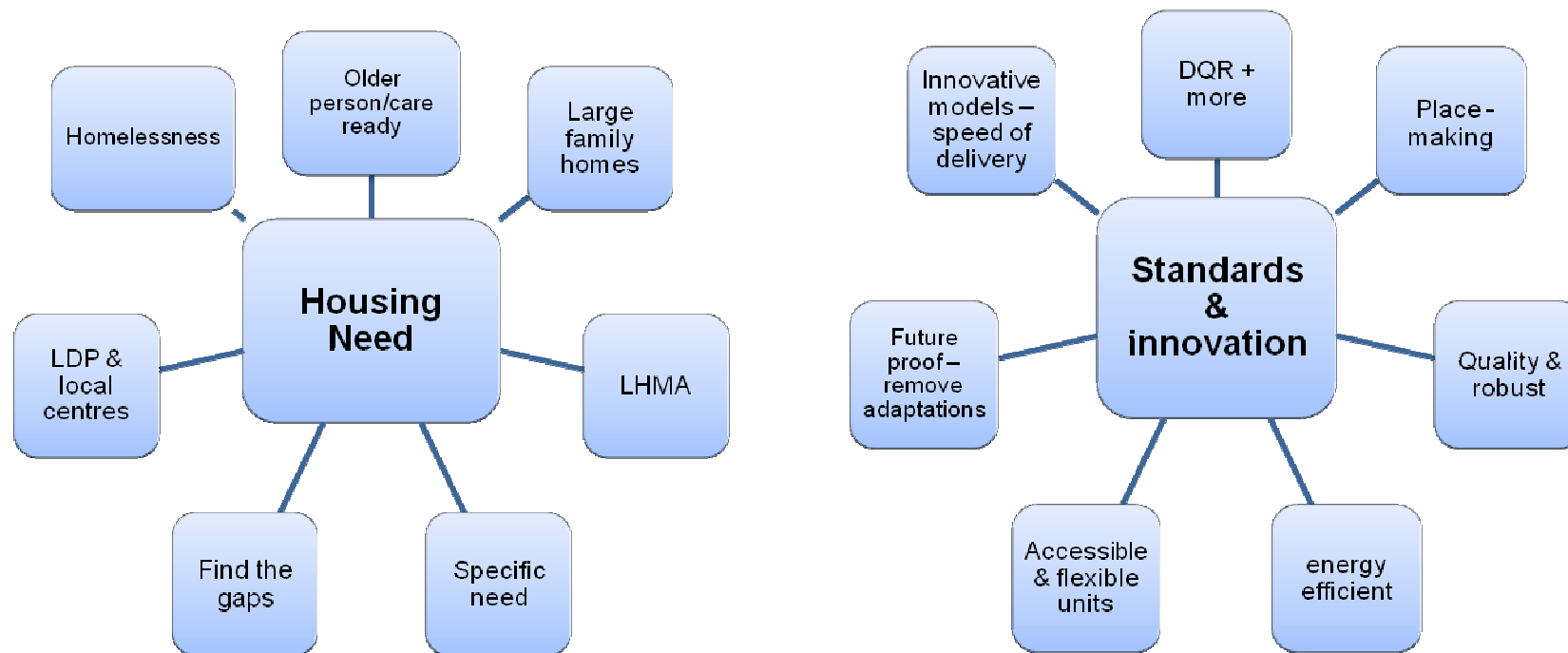


Working for  
Wales

2.1 A Capital City that works for Wales

# Understanding need – Delivering what's right

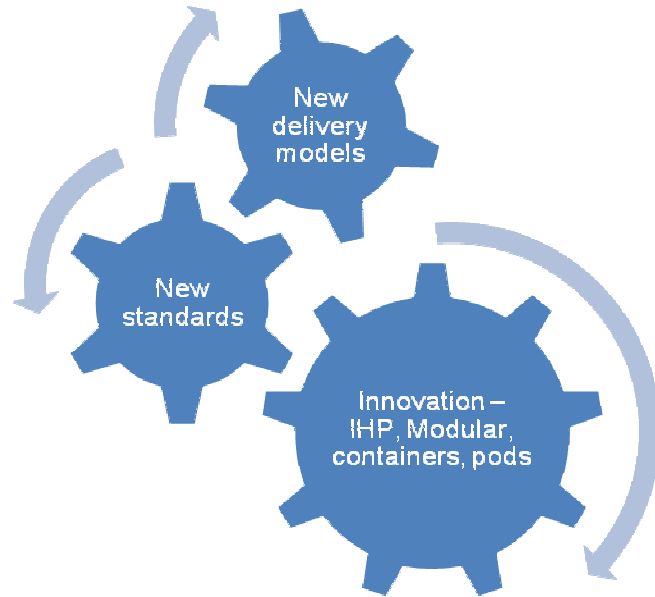
‘Through the strategy we will **lead the way** for council house building, delivering quality, sustainable homes that can adapt around changing needs’.



- 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?

