

APPENDIX B

Community & Adult Services Scrutiny Committee

Briefing Note

1st October 2020

Development Programme – current position

The development programme continues to deliver new council homes built to high standards. To date we have:

- Completed and handed over 381 new properties
- Have a further 178 new homes currently being built on site
- Have 101 properties out to tender for a contractor
- Have 145 new homes with planning approved
- And have 104 new homes in for planning

This equates to 909 new homes coming through our development process. On top of this we have a development pipeline that will deliver a further 1,824 new homes, equating to an overall development programme capable of delivering just over 2,700 new council homes across 59 development sites.

Our programme has successfully bid for 5 Welsh Government Innovative Housing Grants attracting over £8.7 million to deliver innovative and low-carbon schemes.

Although the year-end was impacted by the National pandemic we were able to deliver 230 new affordable homes in comparison to a total of 226 new affordable units delivered by our partner RSL's in the year.

We have also made progress on some substantial land acquisition including the completion of the former Gasworks site in Grangetown, a stalled site capable of delivering 500 new homes.

Impact of Covid-19

The impact of Covid-19 was felt across all development schemes in Cardiff including our own. All of our on-going development sites experienced delays to their programmes and our handovers were effected.

Wates ceased operations on all the Cardiff sites whilst they implemented Covid-19 safe working procedures. Following this, all sites continued operating with a reduced workforce in order to operate safely. Handovers on the Silvertown site and Ty-Newydd were delayed.

The new-build scheme at Courtney Road (30 flats) which was due to handover in March 2020 was delayed until June 2020 as the contractor ceased site operations and furloughed staff.

Delays are also being seen within our development pipeline – both in the additional build programme and the Cardiff Living Programme. Key projects such as Channel View are still moving forward as consultants are still operating and, as the planning submission for this scheme is targeted for later this year but the development processes are taking longer to complete.

Development programme moving forward

There are some very exciting new build projects being progressed including a complete redevelopment of Channel View and the Gasworks site. These schemes will deliver mixed tenure homes built to a low-carbon

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and sustainable standard at volume. Our approach for these major developments is to manage the development process in its entirety, entering into contracting arrangements rather than partnerships with developers. We set the standards and build new homes for sales as well as council rent. Our experience of our partnership with Wates is that the homes we build are attractive and affordable to the local market and we can make a real difference to our communities. The profits made from selling homes will help directly fund our council housing development.

Purchase of Additional properties from Wates

Due to the impact of Covid-19 Wates put a request to the council for the HRA to purchase additional property currently being built for market sale. Wates had concerns about the long-term affect that Covid-19 could have on the housing market and with these new properties due to be completed and handed over at the end of this year into next year and potential risk was identified.

A report seeking approval to purchase additional property was approved by Cabinet in September 2020. The following sites are affected:

- Silvertale (Willowbrook) – 20 x 4 bed houses (due to be completed December 2020)
- Briardean, North Road – 30 x 1 & 2 bed flats (due to be completed March/April 2021)
- Highfields, Allensbank Road – all 42 properties to be built for Assisted Home Ownership (AHO) & Council rent
- Llandudno Road, Rumney – all 16 properties to be built for council rent & AHO

Updated Design Standards

The update and introduction of the Cardiff Design Standard is progressing but has been delayed. Our draft is nearly complete (targeting consultation in November 2020) and will cover:

