

SWYDDFA CYMORTH Y CABINET CABINET SUPPORT OFFICE

Fy Nghyf / My Ref: CM44754

Dyddiad / Date: 25th February 2021

Councillor Shaun Jenkins
Cardiff Council
County Hall
Cardiff
CF10 4UW

Annwyl / Dear Shaun,

Community & Adult Services Scrutiny Committee - 4 Nov 2020

I am writing in response to your letter dated 16th November 2020.

Thank you for your positive response to the ambitious plans for the Council House Build Programme. I am very grateful to the Committee for considering this programme and for providing feedback which is always useful.

It is pleasing that the Committee share the view that the Channel view project is both exciting and ambitious and has the ability to be transformational for the area. This project is not being taken lightly and carries a number of risks as were noted in the Scrutiny meeting.

The Housing Development team recognise the importance of having the right resources in place to ensure the project is as successful as possible. The consultancy team appointed offers the technical expertise required. Furthermore, an internal working team was set up some time ago involving all necessary internal departments, again to ensure all council requirements are being met, that the vision can be achieved and to help mitigate risks.

I have provided responses below to the Committee's recommendations, observations and requests which I hope will be helpful.

Clarity on the exact number of Council tenants within Phase 1 whom require rehousing and the plans in place

There are 28 tenants requiring rehousing in Phase 1. All tenants have been fully engaged about the project and the Housing team is discussing options. Tenants can choose a permanent move away from Channel View or a temporary move in the short term to come back to a new home at Channel View once built.

All the tenants in Phase 1 will be rehoused by the end of June 2021.

Should tenants choose a permanent move this option includes a home-loss compensation disturbance payment. The council also helps to cover the costs of the move under either option.

Following a recent meeting with Wales & West Housing Association, all tenants in Phase 1 will all be offered the opportunity to accept a new-build property at the Clive Lane new-build scheme. If they choose this option they will be able to retain their council tenancy and return to the Channel View development if they wish to do so. Some may choose to stay at Clive Lane and transfer their tenancy to Wales and West Housing Association permanently.

The anticipated amount hoped to be received from the Welsh Government’s Social Housing Grant

At the present moment, the Housing Development team do not know what amount of Social Housing Grant will be available for Cardiff Council. However, I can confirm that we will be able to receive Social Housing Grant from April 2021 onwards and the team are currently submitting schemes for approval now in advance of the grant allocation being confirmed. Housing Development’s first scheme was approved in November and a further 4 schemes are being submitted for concept design stage approval.

A breakdown of proposed property types within the overall Council House Build Programme along with contextual background and reasoning’s for the proposed property types

The overall development programme delivers a wide range of properties but has a focus on delivering more accessible properties, independent living flats for older people, more accessible ground floor flats for any tenant with a mobility issue, larger family homes and a range of specialist accommodation. The accessible homes and the specialist properties (tackling homelessness or providing specially adapted properties) are important because they will not be delivered in volume by other providers.

The breakdown of the proposed units are as follows:

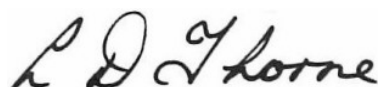
	1 bed flat	2 bed flat	3 bed flat	1 bed bungalow	2 bed bungalow	2 bed house	3 bed house	3 bed house	Totals
New Build Programme	623	425	67	0	10	202	213	117	1,657
Cardiff Living Phase 1	62	94	0	0	2	89	21	20	288
Cardiff Living Phase 2	109	78	12	6	2	106	71	32	416

Cardiff Living Total	171	172	12	6	4	195	92	52	704
Overall Totals	794	597	79	6	14	397	305	169	2,361

I hope that the Committee was reassured about the approach being taken to the architectural aspect of the project. This is something that Housing Development are placing great importance on, along with place-making and urban design. The Housing Development team are taking inspiration from other projects from across the UK and Europe and this will be the legacy that the project will deliver. We want the Channel View scheme to be Cardiff's very own 'Goldsmith Street' or 'Marmalade Lane'.

In conclusion, I hope the above addresses the points raised in your letter and I thank you for your support and your comments and support of the services which were being scrutinised.

Yn gywir / Yours sincerely,



Councillor / Y Cynghorydd Lynda Thorne
Cabinet Member for Housing & Communities
Aelod Cabinet dros Dai a Chymunedau