

Fy Nghyf / My Ref: CM45422

Dyddiad / Date: 17 March 2021



Councillor Shaun Jenkins
Cardiff Council
County Hall
Cardiff
CF10 4UW

Annwyl/Dear Shaun

Community & Adult Services Scrutiny Committee - 10 March 2021

Thank you for your letter of 16th March following the Community & Adult Services Scrutiny Committee which took place on 10th March 2021. I am grateful for your comments, observations and recommendations that you have provided on behalf of the committee in relation to presentations regarding the HRA Business Plan (2021-22) and the update on the Council's design standards and acquisition of property at Wyndham Crescent.

I would like to offer the following response to the Committee's comments, observations and recommendations with regards to the HRA Business Plan 2021/22:

Confirmation that the council will be putting in a submission to the Welsh Government's Warm Housing Programme consultation, it is to note Members of the Committee wish to encourage a submission being made.

Consultation on the Warm Homes Programme is expected to be issued in the summer of 2021 and I can confirm that a response to this consultation will be made. A copy of the response will be made available to Scrutiny members.

Confirmation on what the construction price inflation figures are at present in order to determine its alignment to the sensitivity analysis within the Plan.

The latest Construction Price Inflation figure published by the Office for National Statistics in December 2020 is 1.4%. (The highest level of construction price inflation covering the previous 5 years has been 3.5%). The existing HRA Business Plan currently includes a figure of 3%. Construction Price Inflation is expected to rise (post COVID/Brexit) from its current low level hence 3% being a prudent level in the short to medium term. The production of an annual HRA Business Plan does and will give the opportunity to review and adjust rates according to reflect future developments and economic projections.

GWEITHIO DROS GAERDYDD, GWEITHIO DROSOCH CHI

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu'n ddwyieithog. Byddwn yn cyfathrebu â chi yn ôl eich dewis, dim ond i chi roi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

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The Council welcomes correspondence in Welsh, English or bilingually. We will ensure that we communicate with you in the language of your choice, as long as you let us know which you prefer. Corresponding in Welsh will not lead to delay.



In future years more information is included in the Business Plan regarding financial detail, mitigation measures and sensitivity analysis providing those who read it with greater insight, clarity and assurance.

As discussed at committee, detailed financial planning is at the heart of what is a crucial business plan for the Council. A comprehensive financial model sits below and underpins the plan and I have asked Officers to consider how to incorporate additional detail in the document in future years. I would not like the document to lose its accessibility however as I think this is also important in ensuring transparency.

I would like to offer the following response to the Committee's comments, observations and recommendations with regards to the update on the Council's design standards and acquisition of property at Wyndham Crescent.

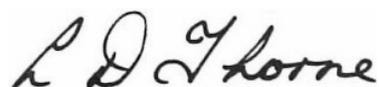
Within the Cardiff Design Standards document the focus on the delivery of 'timeless' properties being included in the document. Members also recommend that the work of the Prince's Foundation is used as inspiration for the Design Standards, with visual examples of developments such as Poundbury and Nansledan used to demonstrate good examples of urban development.

I can confirm that the Cardiff Design Guide will reflect 'timeless' homes recognising that we want our new homes to remain attractive, accessible and adaptable throughout their lifespan. This will be part of the 'Legacy' aspect of the document.

We will also reference a wide range of exemplar developments throughout the document as inspiration and will consider aspects of the Prince's Foundation developments within this. As part of the consultation and review of the draft Design Guide document it will be issued to the Committee for review and comments before a wider review with external partners is undertaken and then the document adopted.

Thank you once again for your comments on the HRA Business Plan (2021-22) and the update on the Council's design standards and acquisition of property at Wyndham Crescent. If you require any further information, please let me know.

Yn gywir
Yours sincerely



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