

Housing Development Programme



Gaynor Toft
Head of Housing and Public Protection Services



Content

- Introduction to the PCC Housing Development Programme
- PCC housing Developments
- Importance of Communication & Engagement
- Local Letting Policy
- Challenges of developing and balancing WHQS 2023

RIBA Plan of Work

- Royal Institute of British Architects (RIBA)
- 7 key stages to RIBA that plots out the journey of a development.
- Used to plan out the communication and engagement needed throughout the life of a development.



Where do we develop?

- Land availability (LA owned land)
- Housing need – Housing register, Local Housing Market Assessment, inform tenure and mix
- Where else is development happening? Other Housing Associations - Social Housing Grant programme

Active Developments



Old School Lane, Johnston

- Phase 1
- January 2024
- 14 properties
- Local Lettings Policy



Old School Lane, Johnston

Flats

- 4 General needs, first floor
- 4 x Accessible housing
- Handover April 2024



Old School Lane, Johnston

- Site completion – May 2024
- Open House – 7th May 2024
- Overall provision of 33 properties
- New Homes Officer role



Milford Haven – 3 sites (Charles Street, Hubberston & Hakin School Sites)



- Combined Community event
- March 2024
- 60 attendees



Tudor Place, Tiers Cross



- Completion due May 2024
- 11 properties

Maes Ingli, Newport

- Town Council Meeting and Community Event
- February 2024
- 35 attendees at the Community Event



Maes Ingli, Newport



- FAQ leaflet March 2024
- Ongoing comms with Newport Town Council
- Next Community Event late Spring 2024

Frequently Asked Questions

- Will these homes be affordable for local families?
- Can you stop any open marked properties become 2nd homes or Airbnb
- The current drainage struggles to manage with the homes we already have. How will this be addressed?
- What size homes will you be building?
- What type of tenure will these homes be?
- Will these homes be available to families that have a connection to the area.
- The access road can very busy, will you be introducing traffic calming measures.
- Will the community feedback be considered when designing these homes.
- Is there an option to utilise the existing buildings on the site.
- When will you build these properties?
- Will the homes be energy efficient?
- Will you be includes green spaces and parking into the development

Common comments

- I am concerned about the development being used for social housing.
 - I am worried about the properties overlooking my property.
 - This development will affect the view from my property.
 - I am worried that this development will devalue my property.
 - Local parking will be worse with the new development
 - Public health cannot cope with the increase in residents in the area.
 - The land is currently used for people to exercise and walk their dogs.
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- This is a great addition to the area, with much needed housing.
 - It is good to see action happening with the site.

Communication and engagement

- Community engagement events
- Press release
- Social media
- Direct communication (letter drop)
- Engagement HQ
- Direct queries
- Local organisations & 3rd Sector
- Always looking for inventive ways to promote
- We will engage with all stakeholders that include:
 - Existing tenant affected by a development
 - People directly effected
 - Local community
 - Businesses
 - Council Members
 - Town & Community Council
 - Interested parties database



Development Challenges

- Managing expectations – community, members, high need
- Planning – sustainable drainage, phosphates, ecology, lengthy process
- Ambitious high standards – Wales Development Quality Requirements (WDQR) - technology, fabric first...
- Viability / Costs (including borrowing rates)/ Grant availability
- Procurement
- Contractor availability and liquidity
- LAs starting position – skills and capacity

Balancing Development and Existing Stock

- Wales Housing Quality Standards 2023 – floor coverings, water butts, noise insulation, tenant engagement, plus
- Decarbonisation – Target Energy Pathways and Whole Stock Assessment by March 2027
- By 31 March 2034, landlords should have confirmed that all their housing stock meets the Standard.
- Existing commitments for new developments (years 1-5 = £126 million, years 6-10 = £19.6m prov)
- Decarbonisation and WHQS achievement (years 1-5 = £80m, years 6-10 = £116.7m prov)
- Other pressures – acquisitions, DMC, fire safety, ageing stock



Diolch yn fawr / Thank you

Unrhyw cwestiynau / Any Questions