



ClwydAlyn

TPAS 20th March 2024

**Affordable Housing
Development**



ClwydAlyn

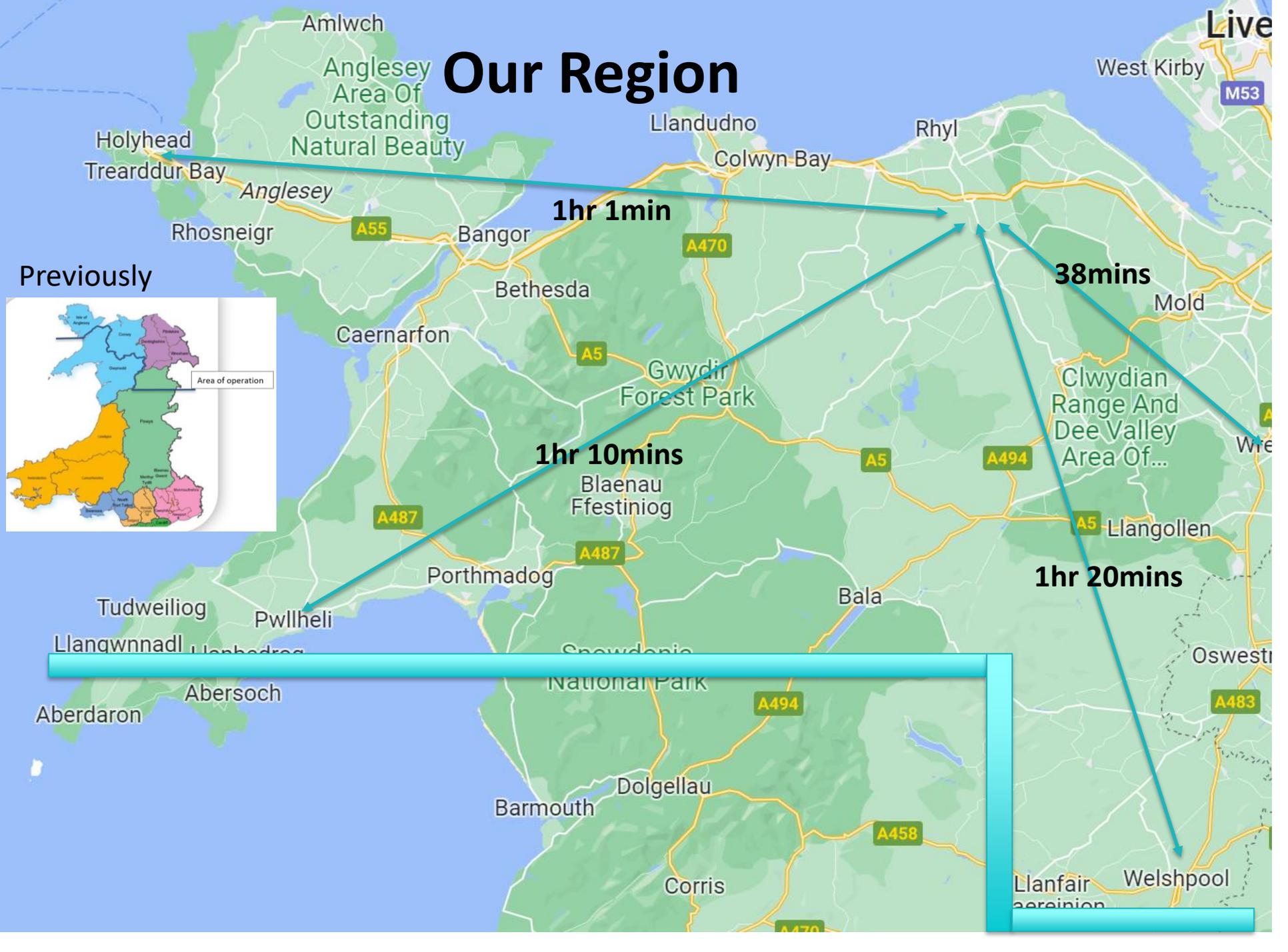
Craig Sparrow
Executive Director of Development
ClwydAlyn Housing

Live in North Wales

Worked in Affordable Housing since 1986

- ClwydAlyn - 1978
- Over 6,500 Homes
- Working across 7 Council areas
- 800 staff
- 20 Development Staff
- Based St Asaph

Our Region



Previously





ClwydAlyn

A sizable Development Programme

Almost 1000 new homes have been delivered since the commencement of our new Development Strategy in 2017/18.

500 new homes are currently on site in Denbighshire, Flintshire, Anglesey, Powys, Wrexham, Gwynedd and Conwy

Of the above – 300+ Low Carbon Homes – But more about that later!

1200 new homes are in the pipeline where land has been acquired and/or at various stages in the development process to be delivered over next few years

This is a £562m investment



ClwydAlyn

6 Developing Registered Social Housing Landlords in North Wales

Some Local Authorities Developing



ClwydAlyn



Adra



Cartrefi
Conwy



ClwydAlyn

So where does it all come from!

- Wales Housing Budget 2024/25 - £370m in grants to RSL's for the whole of Wales to deliver more affordable housing
- £96m for Optimized Retrofit Programme & WHQS to improve current and older stock
- **This covers over half of the total cost of building new homes**

The use of the grants used in agreement with Councils (PDPs)



ClwydAlyn

Why is this half of the cost!

- RSL's are required to borrow private money to add to the grant to cover the whole cost of new homes
- Rents, along with maintaining them, pays the mortgage on them
- High grant rates – lower rents – lower grant rates higher rents
- Financial stability of RSLs – why is this important if they are not for profit?
- A very different picture in England



ClwydAlyn

- **What costs make up new projects/homes?**

	£
• Land	25,000
• Building Works	200,000
• Other things called on costs	23,625
	248,625

Circa 45% increase from around 3 / 4 years ago

- Covid
- Materials increases
- Inflation



ClwydAlyn

- **How is it financed? What are metrics?**

Private funding – banks and the market (Bonds) & WG low rate loans

Financial assumptions-

Margins

Net Present Value

Interest Cover

Management & Maintenance

Bad debts, Voids and Arrears

The importance of rental income



ClwydAlyn

• **How is it financed? - Grants**

Social Housing Grants (SHG principle grant)
Land for Housing Grant
Housing Finance Grant
Rent to own Grant
Etc..



Standard Viability Model (SVM)

Works out how much SHG each scheme will receive based upon:-

Location
How it is built/specification
Abnormal costs
Land costs
Method of procurement
Tenure i.e. social rent, intermediate etc



Feeds into RSL Finance Model



ClwydAlyn

Opportunities – The sources

The RSL finds and buys land (Land Led)

- RSL designs the project, secures planning, tenders to build

A developer finds/has land and approaches an RSL (Developer led)

- The developer designs the project but to RSL requirements
- Applies for and obtains planning
- Builds it

A Council or WG approaches an RSL with an asset/land (Partnership)

- The RSL designs the project as with Land Led



ClwydAlyn

Opportunities – How do we decide where?

- Housing need/demand
- Connectivity
- Land availability
- Existing local affordable homes
- How they fit with our existing stock
- Work with LA's
- Special projects i.e. supported housing
- Sites with planning history & Local Development Plans (LDPs)
- Our ability to deliver it
- Land Values and cost of building them



ClwydAlyn

Who gets involved?

- **Architects**
 - **Engineers**
 - **Cost Consultants**
 - **Environmental Consultants**
 - **Ground Investigations**
 - **Planning Consultants**
 - **Acousticians**
 - **Traffic Studies**
-
- **Co ordinated by RSL Development Team**
 - **Substantial up front costs & Time**



ClwydAlyn

Who gets involved?

- **Engaging with communities & Events**
- **The 1st planning Process (PAC)**
- **Planning Applications**
- **Our Residents Committee**
- **How we listen and gather data**
- **Satisfaction**



ClwydAlyn

Our Low Carbon Homes – What makes them?

Pump Heating
& Hot water
system

Flush Inset Solar
PV and 3.5kw
Battery

Passive supply
ventilation
system

Low volume
concrete raft
foundations
reducing
embodied
carbon

Wood fibre
insulation

Locally
sourced
Stone &
timber
cladding

Swales for
surface
water
management

Triple Glazed
Timber
windows

Kerb Race forming
Machine reducing
concrete required in
road construction

Plastic
Tarmac
throughout
(MacRebur)

EV
Charging
points





ClwydAlyn

Designs

- External appearance
- How they fit locally
- Ensure designs as good as /or better than private market
- Place making
- Move away from the old look – red brick grey roof etc
- Good products and focus on future maintenance
- Different Architects/ a range of styles
- Aspect, Orientation, Energy Use and Lowering running costs
- Innovation & Modern Methods of Construction (MMC)



Glasdir Ruthin – 63 Homes low carbon. Social & Intermediate Rent



ClwydAlyn

Designs - It's not just about the outside

Lifetime Homes

Adaptability

Minimum Space Standards (10-15% larger than private)

Outside design and space

Specification

Liveability

Development Quality Standards (DQR)

Low Carbon/Low Energy Use





ClwydAlyn

Some recent projects

- **Different areas**
- **Varying tenures**
- **Different Needs, Demands & Client Groups**

Ysgol Y Bont, Llangefni – 52 Homes low carbon Inc. Homelessness provision with LA





- Phase 4 – Llanrwst, Conwy - Extra Care campus – 4 Homes (3 renovated coach house and 1 low carbon MMC bungalow)

Edward Henry St Rhyl – 13 new homes Regeneration





ClwydAlyn

- **Welshpool Extra Care – 66 Apartments & Facilities**





ClwydAlyn



- **Brynceincyn, Anglesey – 12 New Homes – timber frame and EPCa**



Wrexham Homeless Project – 19 Homes low carbon - MMC



Pentraeth Anglesey – 13 Homes low carbon



Coleg Menai Site Llangefni – 60 Homes

Complete

£12m

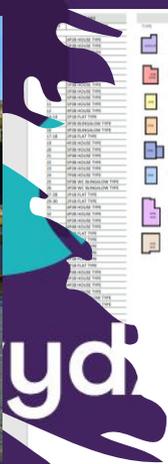


Coleg Menai final phases

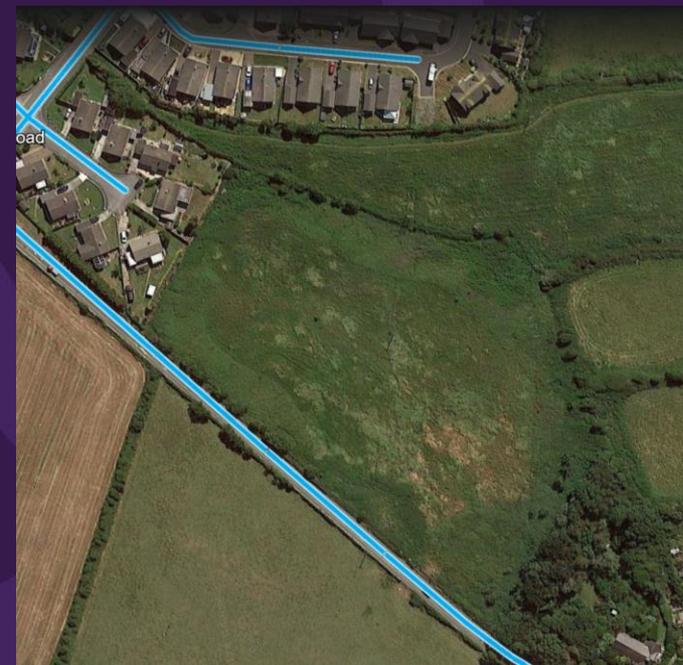


ClwydAlyn





Porthdafarch Road, Holyhead 54 New Homes Land Acquired To Start 2024



REDEVELOPMENT OF THE BUILDER STREET SITE LLANDUDNO

PLANNING APPLICATION 0/47284



77 New homes
Site restarted
£22m



Northern Gateway,
Deeside – 100 New Homes
£30m

Restarted On Site



Mynydd Isa Nr Mold
56 New Homes
On Site
£16.5m



Llanfestiniog, Gwynedd

16 New Homes

£4m

On Site





Llangollen Rd, Acrefair

In the planning process

159 Homes

£30m



Mining Complete





ClwydAlyn

- Apprentices
- Work Placements
- Tenants & Residents opportunities
- Supported Housing Residents



ClwydAlyn.co.uk



ClwydAlyn

Employment Opportunities at Our Development Sites



Grow Your Future Workforce



ClwydAlyn

Summary & Questions

