

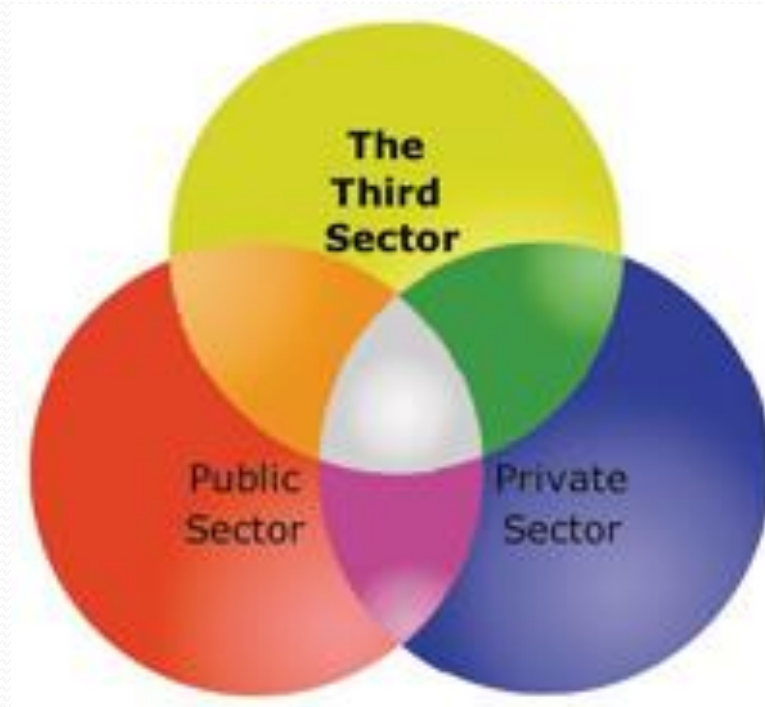


Sustainable Development in a Social Housing Context

Gareth Davies
Director of Development

- *What is a Housing Association?*

- Third sector; non-profit, charitable. No shareholders!
- Surplus is reinvested for core purpose.
- *Affordable* homes; lower rent necessitates grant.



Coastal Housing Group



Swansea Housing Association
Cymdeithas Tai Abertawe



- Established April 2008.
- A merger between Swansea Housing Association and Cymdeithas Tai Dewi Sant.
- Manages over 5,500 properties across Swansea, Neath Port Talbot and Carmarthenshire.
- Expanding into Bridgend.

Since Coastal formed...

- Now manages over 5,500 properties across Swansea, Neath Port Talbot and Carmarthenshire.
 - 3,750 in Swansea;
 - 2,195 in Neath Port Talbot;
 - 35 in Carmarthenshire.
- Continuing to grow rapidly with new housing units;
 - 153 in 2014/16, 151 in 2015/16. Almost 200 in 2016/17!
- 38 units coming in Bridgend – 28 at the Rhiw, 10 at Nolton Street.

Meeting Demand

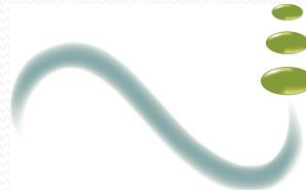
- An estimated 284,000 additional homes are required in Wales between 2006 and 2026.
- 183,000 of these are in the market sector and 101,000 in the non-market sector.
- These estimates average 14,200 dwellings a year - 9,200 in the market sector and 5,100 in the non-market sector.
- In addition, there is a current backlog of unmet housing need which is estimated at 9,500 households.
- 2006-26, Swansea will need an extra 22,800 homes, NPT 17,700 and Bridgend 15,300.

Source: <http://gov.wales/docs/caecd/research/100707-housing-demand-need-2006-en.pdf>

(2010)



Rent Money



COASTAL
Housing Group

Houses and Flats



Pennant Homes



Established in Spring 2010 as affordable home ownership arm of Coastal Housing Group.

- *Offers open market homes for purchase.*
- *Also deals with;*
 - *disposals of older Coastal stock.*
 - *shared ownership/Homebuy.*
 - *homes sold to Coastal's tenants exercising their right to acquire.*

Sustainability

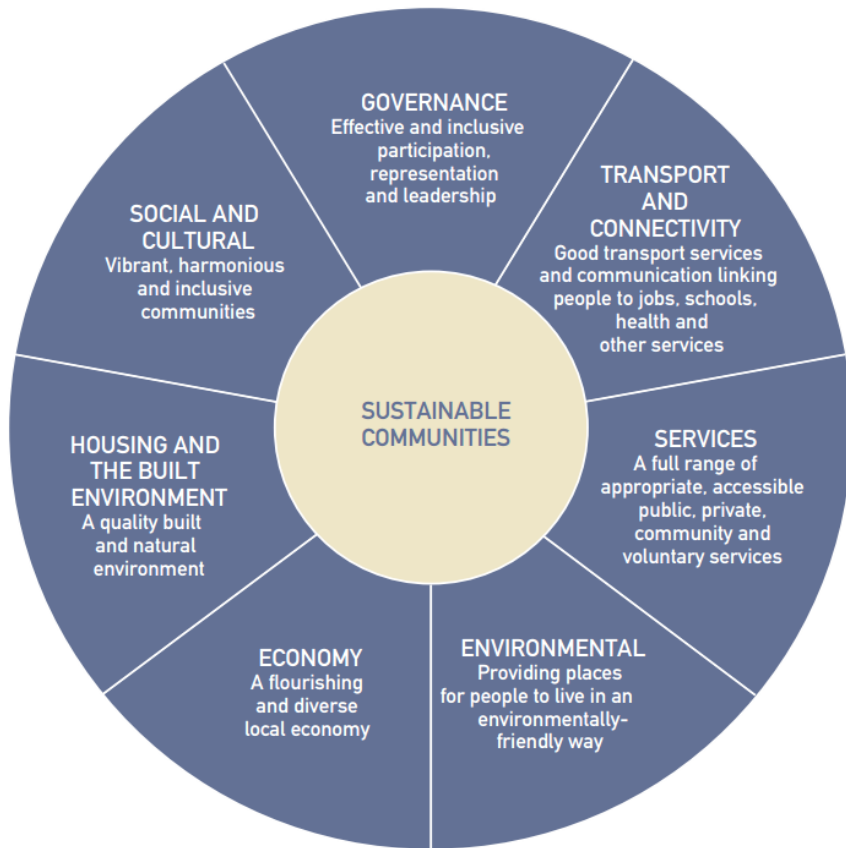
- Sustainability underpins everything we do.
- Three pillars – social, economic, environmental.
- Wellbeing of Future Generations Act 2015.
- Community Benefits and Employability & Skills.

Sustainability at Coastal

Sustaining...	Broadly...	For Development...
Tenancies	<i>Tenants continue to pay rent.</i>	Rents and service charges must be affordable (LHA cap).
Communities	<i>Tenants remain where they want to live.</i>	We need to build where there is recognised demand.
Our Local Economy	<i>Tenants can work.</i>	TR&T in contracts, commercial elements in schemes and town centre development.
Coastal	<i>As a result, Coastal remains a viable business and continues.</i>	Spend/programme must be carefully controlled, schemes must be affordable, avoid disputes/claims, securitisation issues...

Skills for Sustainable Communities: The Egan Review 2004

DIAGRAM ONE: COMPONENTS OF SUSTAINABLE COMMUNITIES



- Need a 'common understanding of what a sustainable community is.
- Local authorities to lead.
- Duty on all public bodies to deliver SCs.
- Partnership working.
- Encouraging entrants into key professions and continuously developing them.

Regeneration

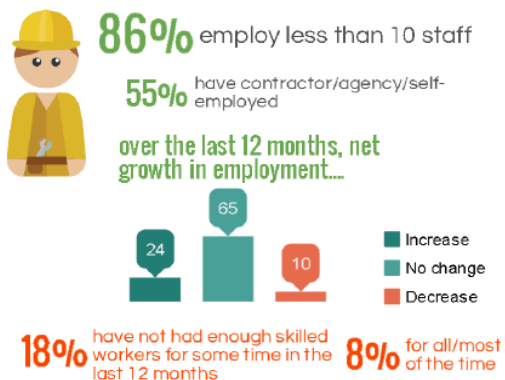
- Coastal have become seen as specialists in this area.
- All of Coastal's stock so far constructed on 'brownfield' land.
- “An integrated set of activities that seek to reverse **economic, social, environmental** and physical decline to achieve lasting improvement, in areas where market forces will not do this alone without some support from government”. (WG, 2013)

Sustainable Procurement

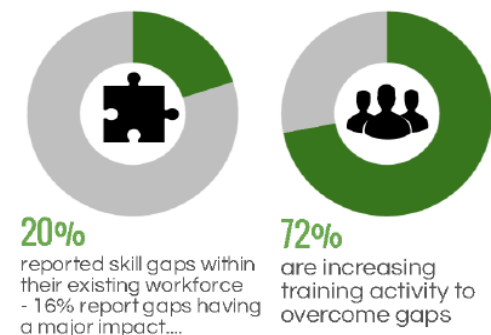
- **Framework** – procured in 2012 during slump. Few members had any interest in social housing schemes.
- New **Approved List** – ‘meet the buyer’ Nov 2015, one-to-one interviews spring 2016, approved list summer 2016.
- About becoming a **client of choice**. We want people to want to work with us.
- Also using more local suppliers to benefit our local economy.



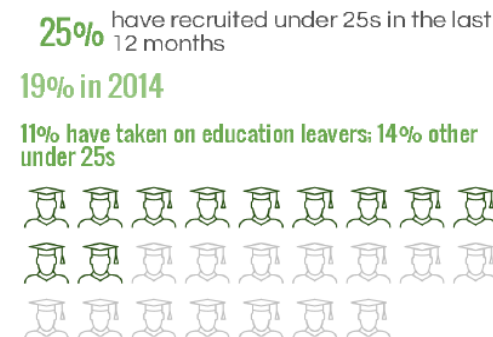
Employment Profile



Skills Gaps



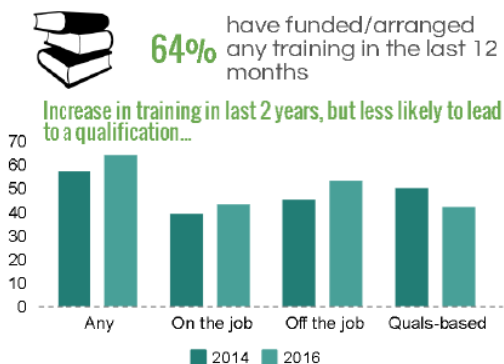
Young people in construction



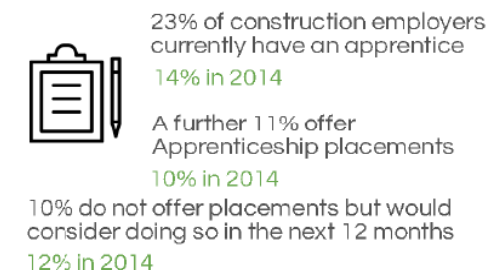
Recruitment activity



Training activity



Apprenticeships



The Construction Skills Gap

Engagement - Systems Thinking

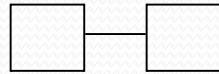
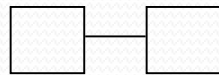
① What is the purpose
(in customer terms)?

customers



② Demand :

- V&F
- What matters?



④ Flow : Value Work + Waste

⑥ Thinking

⑤ System Conditions



③ Measures of Purpose
(Capability)



Systems Thinking

- Perfect flow...
 - Clear design briefs;
 - Interrogation of scheme design;
 - Use of planning consultants;
 - Ensure tender documents are accurate;
 - Rigorous tender process;
 - Use of Building Quality Inspectors and Employer's Agents;
 - Avoid disputes!
 - Defects.

Latham 'Constructing the Team' (1994)

- Made a number of recommendations to reform construction.
- Have they all been implemented, 22 years later?
 - Use of Co-ordinated Project Information should be a contractual requirement;
 - Design responsibilities in building services engineering should be clearly defined;
 - Public and private sector clients should begin to use the NEC (Coastal use JCT), and phase out "bespoke" documents;
 - Tenders should be evaluated by clients on quality as well as price.
 - Adjudication should be the normal method of dispute resolution.

Building Information Modelling

- Centrally held design and specification, accessible to all parties on-line.
- 2016 – all publically funded projects in England must be BIM level 2.
- Coastal's first scheme happening now- Park Road, Gorseinon.
- Information remains, so is useful in the future;
 - Lifecycles and types of components known;
 - Maintenance is easier to manage.

Challenges

- Pledge of building 20,000 affordable homes by 2020.
- Straining infrastructure.
- Climate change (flooding).
- Contractor interest in the sector.
- Skills gap (see earlier slide)
- Finances – grants, private finance (securitisation).
Ensuring the development programme is sustainable and affordable.



Case Studies

Green Park, Port Talbot

- Former Green Park Industrial Estate, Aberavon, Port Talbot
- Mix - 14no 2b4p Houses
7no 3b5p Houses
5no 2b3p Bungalows
4no 2b3p Walk up Flats
4no 1b2p Walk up Flats
- First 9 houses handed over end Sept 2016
- Completion on 3rd Nov 2016
- Funded by SHG, SPP, VVP



The Rhiw, Bridgend

- Mix – 28 social rent flats targeted at working people (28 x 3p2bf) and 1 x Commercial unit
- Est PC date – March 2017
- Funded through VVP and SHG
- To Note: Public Car Park is now in operation
30 resident car parking spaces
Commercial unit potentially a gym.



The Found Out, Dunvant

- Mix – 6 x 2b3p flats, 6 x 2b4p flats.
- Est PC date – December 2016
- Funded through SHG



elevation to Killan Road



side elevation (at entrance)



side elevation



rear (entrance) elevation to courtyard

Sketty School

- Mix – 3x 1b2p flats and 40x 2b3p flats
- PC date – November 2016
- Funded through SHG





Questions



Comments



Feedback



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