

Meeting the Challenge: Workshop 4 Housing

Accountability for Future Generations: Sharing the learning so far
17 May 2018



Workshop Aims

- To explore a major challenge facing Wales
- To consider how the Act can help public bodies respond
- To share practice and learn from each other

What we will cover

1. Why Housing Supply is a major challenge in Wales.
2. How Swansea Council is seeking to meet the challenge.
3. Q&A
4. Group discussion

Why Housing is a major challenge in Wales

“You cannot have a good life without decent housing. It is the foundation for everyone’s well-being”

Steve Cranston May 2018

Why Housing is a major challenge in Wales

- Linked with inequality, health, community wellbeing
- Driver of resource use and carbon footprint
- Old, inefficient housing stock
- New building is not changing in line with demand or future trends such as:
 - Increase in 1-person households
 - Ageing population – care needs, vulnerability to poor housing

Why Housing is a major challenge in Wales

- WG's £20m innovative housing fund
- Housing Associations/House building local authorities
- coordination between public, private and third sector organisations to support more use of local supply chains in shifting to sustainable building

Swansea Council:- Passivhaus Experience

Cllr Andrea Lewis:- Cabinet Member for Housing, Building and Energy

Martin Nicholls:- Director of Place

Swansea Council:- Passivhaus Experience

- Acute housing shortage with 1,400 more homes required per year up to the end of 2025 over the life of the LDP
- Support Welsh Government target of 20,000 affordable homes. 1,000 of which should come through Innovative Housing Program
- Change in legislation April 2015 allowing councils to build houses through the self-financing rent system and rent policy
- A political will and desire to lead by example, explore opportunities, make the most of energy / reduce consumption and link to tackling fuel poverty
- Direct links with achieving Welsh Housing Quality Standard (WHQS) 2020
- Local job creation, wider economic and social benefits, long term un-employed and apprentices:- Penderry Ward contains most deprived LSOA in Swansea and 21st in Wales

Challenges

- First Council houses to be built in a generation...and Passivhaus!
- Lack of experience in fast track innovative building methodology
- Lack of industry knowledge on requirements when developing a works program of construction periods
- The pilot project - inform a wider strategy / house building program
- Steep learning curves when upgrading associated skill sets
- Lack of capacity and capability within the supply chain
- Passivhaus can be seen as a life style choice, how to adapt for social housing
- Developing a combined business and delivery plan with our housing client to achieve “More Homes Strategy”

The Build!



The Build!



The Benefits and Future

- Lower fuel bills – claim to be 70% more efficient than current regulations
- Help to reduce fuel poverty for the occupants
- Positive health impacts on conditions such as eczema, asthmas and allergies or chest conditions and prevention of mould, condensation, cold spots
- Recognised by Welsh Government and awarded Innovative Housing Programme Funding
- Post occupancy monitoring is being carried out by the Welsh School of Architecture
- Will it deliver what is expected?
- Allow a longer term approach to housing to be taken in Swansea

Lessons Learnt Linked to the Act?

- How does the initiative align with the Act and the Councils' ways of working
- Lessons learnt on phase 1 to impact into phase 2 and future aspirations
- Linked to next discussion!



Any
Questions?

Group Discussion

- What does meeting the challenge of good housing mean for your area / organisation?
- How can you use the Act to address it?



Thank you for your Contributions

Please make your way to the next session

