

COUNCIL
9TH MARCH 2022

SUBJECT:

Housing Regeneration and Development – Five Year Delivery Plan (2022 – 2027)

Purpose:

This Housing Regeneration and Development Delivery Plan will set out our plans to support the delivery of over 2,000 additional homes across the County over the next five years.

It will build on the success of our current affordable housing delivery plans. It will also support economic growth by investing over £300 million into our communities and directly supporting the actions in our Economic Recovery Plan, supporting businesses, people and places.

This delivery plan will :

- support the development of strong sustainable communities – places where people want to live and work.
- help grow the local economy and help the County recover from the devastating economic effects of the Covid 19 pandemic;
- support the Councils Net Zero Carbon Principles, creating energy efficient innovative homes, minimising carbon emissions and promoting affordable warmth for residents;
- understand the needs of our diverse communities, building the right homes in the right places and meeting housing need;
- support some of our most vulnerable tenants through the housing support grant programme;
- create jobs for local people;
- provide affordable homes for young and working aged people to help them remain in the County and benefit from the additional jobs created;
- help maintain our culture and identity especially in rural towns and villages, where we must help ensure that local people are able to afford quality affordable homes and remain in their communities;
- help to maintain and develop our town centres by increasing the residential offer, increasing footfall and helping businesses thrive;
- support the growth of the green economy, the local construction industry and our supply chains; and
- be flexible to ensure that we can respond to changing market conditions, risks and opportunities as they arise.

This plan will set out our housing regeneration priorities for the next five years, stimulating economic growth and helping our economy and communities become stronger than ever before.

Cabinet Recommendations:

1. To confirm that the Housing Regeneration and Development Delivery Plan will support the delivery of over 2,000 homes for rent and sale in the County over the next five years, meeting housing need, stimulating economic recovery and growth, and supporting the Councils Net Zero Carbon Principles;
2. To agree that the authority to acquire non-Council owned land and buildings identified in the Housing Regeneration and Development Delivery Plan, together with any other land and/or buildings that would add value to the Council's Housing and Regeneration priorities and aspirations is delegated to the Head of Regeneration, in consultation with the Housing and Regeneration Strategic Team.
3. To agree that this plan will play a key role in increasing the supply of social rented homes in our communities, including homes suitable for:
 - general needs households;
 - specialist supported accommodation for people with complex needs; and
 - easily adapted flexible accommodation for older people.
4. To confirm that mixed tenure developments, consisting of homes for social rent, low-cost home ownership and open market sale will be supported through this delivery plan, creating balanced, strong, resilient communities;
5. To agree that this plan will include providing new flexible, innovative, mixed tenure housing solutions that meet the needs of an aging population;
6. To agree that this plan will support the delivery of the Councils strategic regeneration sites by providing more homes for rent and sale, including:
 - Town centre regeneration;
 - Rural towns and villages;
 - Pentre Awel Life Science Village; and
 - Tyisha.
7. To confirm that the homes supported through this plan will be delivered using a range of delivery vehicles that offer flexibility, scale and pace and;
8. To agree that the county-wide delivery of homes in this plan will follow the affordable housing action areas, building up wards in the County into distinctive areas, which link geographically and culturally.

Reasons:

- To continue to increase the supply of homes in the County, building on the success of the Affordable Homes Delivery Plan, meeting housing need and stimulating economic recovery and growth following the Covid 19 pandemic;
- To provide homes for some of our most deprived and vulnerable households;
- To provide affordable homes for young and working aged people helping them remain in their communities;
- To create local jobs;
- To protect our Welsh language and culture; and
- To build strong sustainable communities, places where people want to live and work.

Relevant scrutiny committee to be consulted **YES**

Community & Regeneration Scrutiny – The report was agreed in the meeting held on 31st January 2022

Cabinet Decision Required **YES - 14th February 2022**

Council Decision Required **YES – 22nd February 2022**

CABINET MEMBER PORTFOLIO HOLDER:- Cllr Linda Davies Evans, Cabinet Member for Housing

Directorate
Communities

Name of Head of Service:
Jonathan Morgan

Report Author: Rachel
Davies

Designations:

Head of Homes & Safer
Communities

Strategic Housing
Delivery Manager

Tel Nos./ E Mail Addresses:

JMorgan@carmarthenshire.gov.uk
(01267) 228960

Ramdavies@carmarthenshire.gov.uk
(01554) 899202

**EXECUTIVE SUMMARY
COUNCIL
9TH MARCH 2022**

**SUBJECT:
Housing Regeneration and Development – Five Year Delivery
Plan (2022 – 2027)**

1. Purpose

This Housing Regeneration and Development Delivery Plan will set out our plans to support the delivery of over 2,000 additional homes across the County over the next five years.

It will build on the success of our current affordable housing delivery plans. It will also support economic growth by investing over £300 million into our communities and directly supporting the actions in our Economic Recovery Plan, supporting businesses, people and places.

This plan will set out our housing regeneration priorities for the next five years, stimulating economic growth and helping our economy and communities become stronger than ever before.

2. Context

The demand for housing, especially affordable housing has been increasing rapidly in recent years. This effect has been felt across the whole of Wales and has been caused by several factors affecting the housing market and the economy. The Covid 19 pandemic has also served to further increase demand.

Addressing the need for more affordable housing in the County has been a key strategic priority for the Council for a number of years. This plan will help further increase the supply of homes in the County. It will meet housing need and build on the success of our existing affordable housing and new build plans that have already delivered over 1100 additional affordable homes across the County. It will also support the national goals of the Wellbeing of Future Generations Act, the Council's Net Zero Carbon Principles, the priorities in the Economic Recovery Plan and the Rural Growth Plans.

3. Our Approach

Meeting housing need has always been our main reason for providing more affordable homes. Our evidence confirms that this approach must continue, ensuring that we build the right homes in the right places. Good quality homes, at affordable rents and prices are essential to enable

local people and families on low income levels to live in homes in their community of choice. Through this plan we will meet housing need by:

- Providing more homes for social rent, including homes for general needs households, specialist supported housing for individuals with complex needs, temporary accommodation and accommodation for older people;
- Providing a choice of mixed tenure assisted living options for older people;
- Providing homes for low cost home ownership;
- Providing mixed tenure developments; and
- Supporting the development of the Councils strategic regeneration sites, including town centres, rural areas. Pentre Awel and Tyisha.

4. The Journey Ahead

This plan is ambitious and aims support the delivery of over 2,000 homes for rent and sale, over the next five years. The plan is flexible and will be monitored and reviewed on a regular basis to ensure that we respond to and mitigate risks, including changing market conditions, land availability, labour and material shortages. The authority to respond to changing market conditions and opportunities by acquiring non-Council owned land and buildings, identified to meet the priorities of this plan, is delegated to the Head of Regeneration, in consultation with the Housing and Regeneration Strategic Team.

The delivery of more homes through this plan will follow the affordable housing action areas, which build up wards of the County into distinctive areas which link geographically and culturally. The delivery of homes will be driven by meeting housing need and stimulating economic growth. This will include supporting the delivery of all property types and sizes meeting the individual needs of our communities. The homes delivered will include houses, bungalows and apartments for rent and sale.

Our homes will look distinctive, they will follow a clear set of design principles that create new communities that are sustainable, with a real sense of place. Our developments will have a deep connection between people and places, promoting confidence and encouraging further economic investment.

Our developments will follow the Councils Net Zero Carbon Principles. The use of innovative renewable technology and high levels of fabric insulation will be key in all our developments, minimising carbon emissions and promoting affordable warmth for residents.

The homes supported through this plan will be delivered using a range of delivery vehicles that offer flexibility, scale and pace, including:

- New build developments;
- Private sector partnerships;
- Bringing empty homes back into use;
- Buying private sector homes;
- Section 106 agreements and the planning system; and
- The Simple Lettings Agency.

5. Our Five-Year Delivery Programme





Our plans to support the delivery of over 2,000 homes for rent and sale over the next five years is ambitious and exciting. It will create opportunities and help transform our County following the devastating effects of the Covid 19 pandemic.

The current Housing Regeneration and Development Five Year Delivery Plan by development and action area is shown on the next page.

This programme is flexible and will change as new opportunities arise. The programme will be affected by changing market conditions and risks that will affect the viability of some developments. This will result in some developments not proceeding and being replaced by other developments. The authority to acquire land and buildings on behalf of the Council to meet the priorities of this plan is delegated to the Head of Regeneration, in consultation with the Housing and Regeneration Strategic Team.

The programme is inclusive of the homes the Council will deliver, the homes we will deliver collaboratively with our housing association (HA) partners, and the homes the Council will deliver in partnership with private developers.

Current Housing Regeneration and Development – Five Year Delivery Plan (2022 – 2027)

Action Area	Development	Number of Homes	Delivery Vehicle
Ammanford and the Amman Valley 	Land at Gwynfryn, Ammanford	28	Council
	Land at Maes y Bedol, Garnant	8	Council
	Land in Llandybie	24	Council & HA Partner
	Ammanford Town Centre	12	Council
	Land in Saron	60	Council & HA Partner
	Land in Bonllwyn, Ammanford	30	Council & HA Partner
	Land Penygroes	140	Council & HA Partner
	Land in Cross Hands	60	Council & HA Partner
Carmarthen and the West 	Land in Maesgriffith, Llansteffan	16	Council
	Land at Wauniago House	4	Council
	Land in Carmarthen West, Carmarthen	100	Council & Private Partner
	Spilman Street, Carmarthen	12	Council
	Carmarthen Town Centre	25	Council
	Land at Llansteffan Road, Carmarthen	48	Council & Private Partner
	Lidl Site, Carmarthen	50	Council & HA Partner
	Land in Is y Llan, Llanddarog	6	Council
	Land in Station Road St Clears	45	Council & HA Partner
	Clos Llwyn Ty Gwyn, Whitland	15	Council & HA Partner
Land in Porthyrhyd	54	Council & HA Partner	
Land in Bancyfelin	40	Council & HA Partner	
Carmarthen-shire Rural and Market Towns 	Land in Meidrim, Trelech	11	Council
	Land at Alltwalis, School	17	Council
	Land opposite Llangadog School, Llandovery Playing Fields, Cilycwm Road	12	Council
	Land in Llanllwni	12	Council
	Pencrug, Llandeilo	16	Council
	Land in Cwmman	60	Council & HA Partner
	Land in Llandovery	22	Council & HA Partner
	Land in Pontweli	32	Council & HA Partner
	Land in Pencader	14	Council & HA Partner
Land in Pencader	30	Council & HA Partner	
Llanelli and District 	Land in Dylan, Llanelli	32	Council
	Land in Maes yr Haf, Pwll	8	Council
	Land in Llangennech	11	Council
	Clos y Bacca, Burry Port	32	Council
	Pentre Awel, Llanelli (Assisted Living)	144	Council & Private Partner
	Llanelli Town Centre	18	Council
	Tyisha, Llanelli	120	Council & Private Partner
	Land at Plas Isaf, Llangennech	60	Council & Private Partner
	Land in Burry Port	240	Council & Private Partner
	Cwm y Nant, Llanelli	202	Council & Private Partner
	Land in North Dock, Llanelli	210	Council & Private Partner
Land in Cross Hands	60	Council & HA Partner	
Penygraig, Bynea	20	Council & HA Partner	
		2160	

****This programme is flexible and subject to change due to changing market conditions, risks and opportunities that may arise over the next five years****

DETAILED REPORT ATTACHED?	YES
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IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: **Jonathan Morgan**

Head of Homes and Safer Communities

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	YES	YES	YES

Policy, Crime & Disorder and Equalities

- The report is set within the context of the previously agreed HRA business plan. Delivering against our priorities of providing more council homes, developing strong sustainable communities and meeting housing need.
- This report supports the seven national goals and the five ways of working within the Well-being of Future Generation Act. Providing more affordable homes is one of the Councils well-being objectives, supported in the Corporate Strategy.
- Equalities – meeting housing need is the driver for providing more homes in our communities. This includes providing homes for general needs households, specialist accommodation for individuals with complex needs and accommodation for older people.
- Welsh language – increasing the supply of affordable homes in the County will help local people help afford to live in their communities, protecting the Welsh language and culture.
- Social inclusion – the delivery of mixed tenure developments through this plan will help promote social including and create balanced sustainable communities.

Legal

None at this stage, however, any services that need to be bought in to assist with the delivery plan will be subject to the Council's legal and procurement procedures.

Finance

The funding required to increase the supply of social rented homes in this plan is supported by the HRA Business Plan. The homes delivered through this plan will also be supported by Social Housing Grant, Integrated Care Funding, the Land Release Fund, the Land and Buildings Development Fund and private finance from both our Housing Association partners and private sector developers.

Risk Management Issues

There are significant risks with the delivery of this plan including changing market conditions, land availability, the capacity of the building industry and the supply of materials. The delivery of the plan will be monitored and reviewed on a quarterly basis to manage and mitigate the risks identified. The delivery of affordable homes is recorded in the Councils Risk Management Plan.

Physical Assets

Increasing the supply of affordable homes through this plan will increase the number of homes in the Council's housing stock. The homes delivered will follow the Council's Net Zero Carbon Principles, minimising carbon emissions and promoting affordable warmth for residents.

Staffing Implications

The recent restructure of the Homes and Safer Communities Division has accounted for some of the additional resources required to deliver this plan. The additional resources required by other divisions are being identified.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Morgan

Head of Homes and Safer Communities

1. Scrutiny Committee

Community and Regeneration Scrutiny Committee will be consulted on 31st January 2022.

2. Local Member(s)

Will be engaged as part of the consultation and delivery process

3. Community / Town Council

Will be engaged as part of the consultation process on each development.

4. Relevant Partners

Will be engaged as part of the delivery process.

5. Staff Side Representatives and other Organisations

Will be engaged as part of the delivery process.

CABINET MEMBER: Cllr Linda Davies Evans, Cabinet Member for Housing

Cllr Evans has been consulted and is fully supportive of this draft five-year delivery plan.

**Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:**

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Carmarthenshire Economic Recovery & Delivery Plan		www.carmarthenshire.gov.wales
Affordable Homes Delivery Plan 2016 – 2020		www.carmarthenshire.gov.wales
Building More Council Homes – Our ambition and plan of action		www.carmarthenshire.gov.wales
Carmarthenshire Homes Standard Plus Business Plan 2021/2024		www.carmarthenshire.gov.wales