



HOUSING

Cardiff Council

Capital Ambition to Build 2,000 New Council Homes

Cardiff Council is implementing an ambitious council house building programme to deliver 1,000 new council homes by 2022 and at least 2,000 in the longer term. Our new build programme incorporates around 40 development sites in the city and is supported by capital investment of circa £280 million over a 10-year period.

Local engagement is at the heart of what we do. Our schemes should enhance existing estates and create sustainable developments where people want to live. We are committed to consulting with local residents through open days and workshops and schemes have been changed to reflect feedback from local residents.

High Quality Design

The Council wants to deliver new homes that are sustainable, energy efficient and well designed. We have developed a Cardiff Design Standard that sets out a range of minimum requirements including high quality design, green infrastructure and energy performance. Our standard secures a high level of energy efficiency in all homes and tenures through a Fabric First approach, achieving a 20% improvement above building regulations as a minimum to help tackle fuel poverty.

We recognise that delivering homes that are more accessible, slightly larger than current Welsh Government standards and which provide a better energy performance than building regulations can be more expensive. However, in the longer term, this helps tackle fuel poverty for our tenants, reduces the need for future adaptations and enables tenants to remain living independently in their own home for longer.

New Delivery Models

The Council has developed the Cardiff Living programme, which is a strategic development partnership with Wates Residential to deliver mixed tenure schemes (social rented & homes for sale) using a fixed portfolio of council sites. Many of these sites are hard to develop and would be unviable in their own right if they were not cross-subsidised by more viable sites. The programme also ensures that housing delivered for open market sale is truly affordable

for the local market and local community. One completed scheme saw 92% of the new homes for sale on the open market sold to people who were either first time buyers that wanted to buy on the estate on which they grew up or had a local connection.

New housing solutions are also being piloted in line with the Welsh Government's Innovative Housing Programme and we have been awarded grant funding totalling around £9 million. This approach seeks to challenge traditional building methods and deliver homes quicker and to a higher standard. Schemes include the use of repurposed shipping containers to provide temporary housing solutions for homeless families, the piloting of modular solutions and use of Passivhaus design standards.

Low Carbon Housing

The Council is committed to delivering low carbon housing developments throughout our programme. Work has started on our first low carbon scheme in partnership with Wates Residential and Sero Energy, which will deliver 214 mixed tenure homes (30% council social rent & 70% market sale). This scheme has been awarded £3.8 million in Welsh Government funding and will be completed within three years. The scheme provides Solar PV, batteries, ground source heat pumps, EV charging points for every home and the entire development acts as an 'energy store'. The additional costs for the renewable energy technology equates to around £12,000 per property, with projected annual heating and power bills around £400 per home and a projected 95% improvement against building regulations for the energy performance of the homes.

Older Persons Housing

Our development programme also focuses on delivering new older persons housing, providing accessible and flexible homes for our aging population. This reduces the need for future adaptations and allows residents to live independently in their own home for as long as possible, whilst also complying with Housing our Ageing Population: Positive Ideas (HAPPI) standards, having regard to dementia friendly features and complying with RNIB Housing Sight standards. These schemes will also deliver a range of services for older people through communal facilities that will help to tackle social isolation in the wider community.

In summary, our commitment to delivering 2,000 new council homes in Cardiff is all about tackling housing need by building the homes we need, where we need them. New housing is being delivered at scale and pace and the feedback from tenants and owners confirms that we are succeeding in creating quality homes and places where people want to live.

For further information contact:

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