

**COASTAL**  
Housing Group

# A Partner's Experience of Vibrant and Viable Places

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- Certain elements of this presentation will be facetious. It is hoped that the use of hyperbole will alert the listener to these, however if something sounds ridiculous then it probably was probably intended as a joke. The subject matter of this presentation is not easy to present in the time allowed, therefore it is submitted that some degree of levity will make certain points more memorable, or at least the whole presentation more endurable.
- Any complaints should be addressed to Adam West, Coastal Housing Group, Third Floor, 220 High Street, Swansea SA1 1NW.
- No animals were harmed in the preparation of this presentation.

# Where we began...

- Launched March 2013 (Huw Lewis AM).
- 2 stage bidding process (22 down to 11 then 6).
- Carl Sergeant – assumed role from Huw Lewis in May 2013.
- Leslie Griffiths – September 2014.
- Carl Sergeant – May 2016.



# Bidding

- Original dates – stage 2 successes in January 2014, project implementation in April 2014.
- Actual – June 2014, following hasty bid revision!

Local authority	Settlement area	Proportion of bid to be funded as notional allocation	Notional allocation
Isle of Anglesey	Holyhead	100%	£7.490 million
Merthyr Tydfil	Merthyr Tydfil	100%	£12.873 million
Newport	Newport Central	100%	£14.988 million
Conwy	Colwyn Bay	90%	£12.022 million
Neath Port Talbot	Port Talbot	90%	£9.643 million
Wrexham	Wrexham/Caia Park/Hightown	90%	£10.594 million
Swansea	Swansea city centre	60%	£8.394 million
Torfaen	Pontypool	60%	£8.203 million
Bridgend	Bridgend	40%	£5.978 million
Flintshire	Deeside	40%	£6.024 million
Rhondda Cynon Taf	Pontypridd	40%	£5.980 million

*Programme - £100m over 3 years*

EPR 211



my way  
**FRANK SINATRA**



**MY WAY  
ALL THE WAY  
STRANGERS IN THE NIGHT  
IT WAS A VERY GOOD YEAR**

# To each his own...

- Swansea – initially, forms completed by partner PMs. Later changed to headline reports with outputs monitored by CCS (BBM). Commercial only.
- NPT – completed monitoring forms with input from PMs. Housing and commercial.
- BCBC – completed monitoring forms alone. But, rigorous financial routines. Housing and commercial.
- PIM forms changed on change of minister (housing -> relief of poverty).

# Forward funding

- SHG vs VVP.
- Year-end inconsistencies.
- Inconsistencies and discussions.
- Partial victory – forward funding now but only to RSLs.
- Grant claim brought forward in 2014/15 (£200k).
- Financials - additional funding 'levered in'.



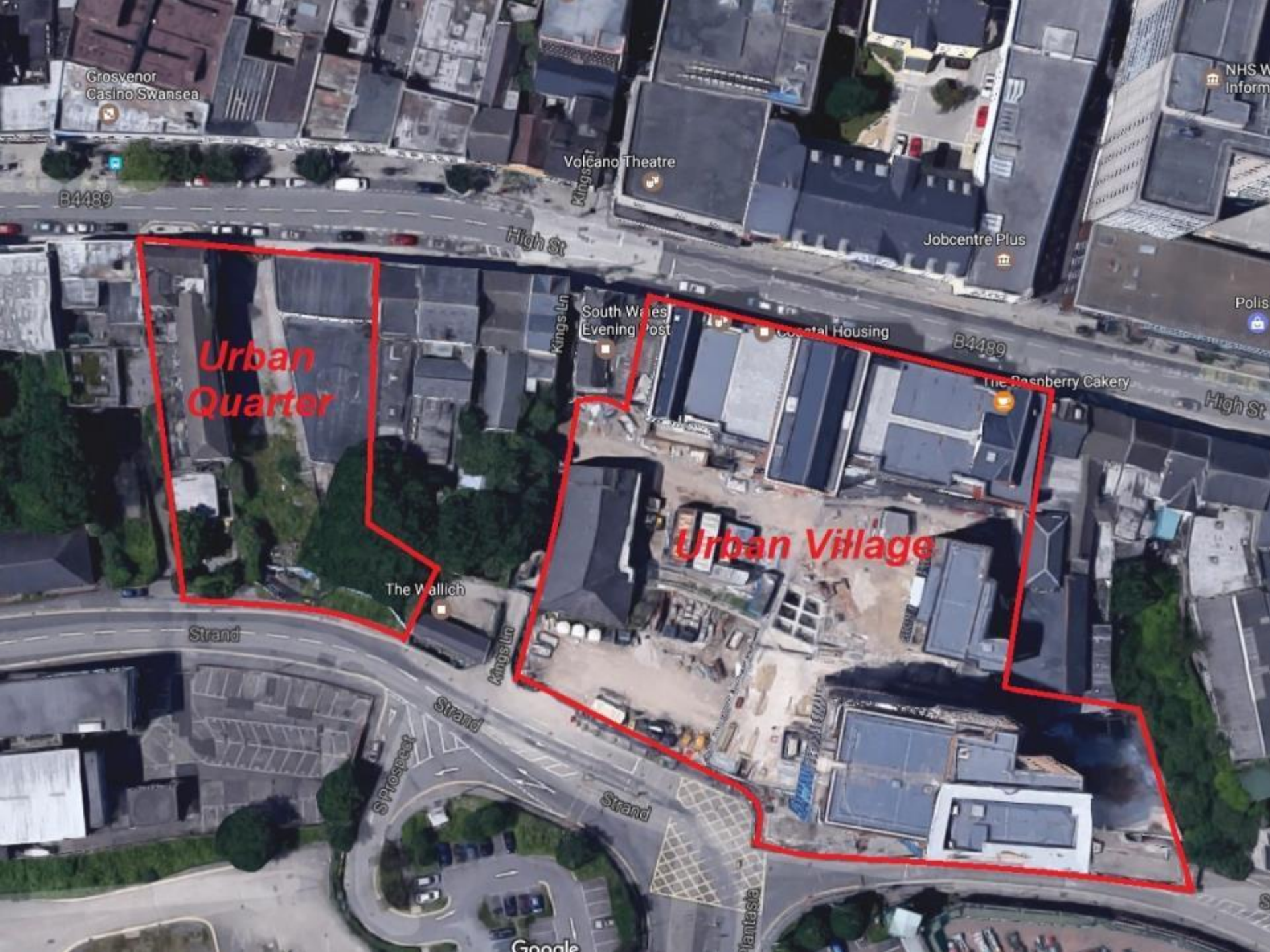


**The schemes!**



# Urban Quarter

- Initially an Urban Village 2.0.
- 57 flats and 3 commercial units.
- Split into 2 phases.
- *Phase 1* – total cost £4,832,608. Completing April 2017.
  - Funding - £2,211,433 SHG, £550,000 VVP.
- *Phase 2* – total cost £4,881,315. Completion Christmas 2017.
  - Funding - £2,986,887 SHG.



Grosvenor  
Casino Swansea

Volcano Theatre

Jobcentre Plus

NHS W  
Inform

B4489

High St

**Urban  
Quarter**

South Wales  
Evening Post

Coastal Housing

B4489

Polis

The Raspberry Cakery

High St

**Urban Village**

The Wallich

Strand

Kings Ln

Strand

Strand

S Prospect

Plantasia

Google



The Bush Inn with fine ales

The Bush Inn The Bush Inn

The Bush Inn  
Open 24 hours  
Big Video 20k  
Cash Machine  
Gig Sports  
Pubs/Hotels

ORION LX  
F795 EWN





IN

5

R&M BUILDING GROUP

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Improving the image  
of construction

OUT

M





# Green Park

- 100% social housing scheme.
- 34 units (4 x 1b flats, 4 x 2b flats; 5 x 2b bungalows; 14 x 2b houses, 7 x 3b houses).
- Total cost - £4,459,150.
  - £705,939 VVP
  - £1,263,426 SHG
  - £450,000 Smaller Properties
- Key gateway to Port Talbot.











20  
2015  
The  
Spartan  
Center  
The  
Washington  
State  
Department

# Glan Afan School

- 39 homes (17 x 1b flat, 12 x 2b flat, 8 x 2b houses, 2 x 3b houses)
- Total cost £6,757,250.
- Funding of £3,412,640
  - £1,000,000 VVP
  - £2,412,640 SHG (including RCG)
- First scheme to feature façade retention.
- Demolition imminent, due to complete in 18 months.





# The Rhiw, Bridgend

- 28 x 2b flats plus 1 commercial unit. Also developer for 240 space car park!

## Costs and Funding

- Contract cost - £8,383,193
- Professional fees – £476,834
- Land cost - £250,000
- Car park cost to CHG- £0

- Social Housing Grant - £695,000
- S106 money - £568,000
- VVP money - £1,328,350

>Most VVP funding went towards the MSCP - £4.6m









Construction site  
Keep out

Construction site  
Keep out

RODDEBARR  
→

Advance Notice  
Loading bay/  
Disabled bay  
Closed Feb 2016  
to Mar 2017

Hysbysiad Cynnar  
Clifan Llythor/  
Clifan Anabl  
Ar Gau Chwedd 2016  
i Mawrth 2017

# Questions?

# Comments?

# Snide Remarks?