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Swansea Council
More Homes Development
Programme



Why build Council Houses again?

- Acute Housing shortage over the next 7 years Swansea is forecasting 2,000 homes per year over life of LDP up to 2025.
- Change in legislation April 2015 allowing Council's to build houses for first time in generation.
- Key Political priority:- more homes strategy.
- Direct link with achieving WHQS by 2020.
- Wider economic benefits.

Why Passivhaus?

- A Political will and desire to “lead by example” explore opportunities and make the most of energy/reduce consumption.
- Debate about “fabric first”, Swansea standard or Passivhaus.
- Very thermally efficient.
- Certified build quality.
- Not initially about cost or speed of delivery.
- Pilot.

The Challenges

- First Council Houses to be built in a generation.
- The pilot project - inform a wider strategy / house building programme.
- Steep learning curves when upgrading of associated skill sets.
- Really difficult to engage supply chain resulting in lack of bona-fide local tenders.
- Procurement regulation both “self imposed” and EU.

Delivering the Project





Expected benefits/tenant challenge

- Lower fuel bills – 70% more efficient than current regulations.
- Prevention of mould, condensation, cold spots.
- Positive health impacts on conditions such as eczema, asthma and allergies or chest conditions.
- This was a pilot – gauge tenant feedback with WSA.
- Monitor temperature throughout the year/seasons.
- Lifestyle – opening windows and doors reduce efficiency?
- Will it deliver what is expected?

Lessons learnt

- Supply chain engagement failed.
- Steep learning curve for all.
- Build costs circa 10% above “standard Building Regulations” cost. Is this value for money?
- Early signs of significant reductions in fuel bills.
- Simple design choices can have big affect on costs.
- Delivery timeline crucial.

Next steps

- 2nd pilot scheme out to tender. Second scheme due to start early 2019 now confirmed as “Swansea standard”.
- Improvement in local supply chain (77% within 10 miles, 92% within 50 miles).
- Results of both schemes and data feedback will inform longer term strategy.
- Large amount of development sites coming forward over next 5 to 10 years.
- OSM a serious consideration including working with partners and developers for other options.

Next steps

- Further programme being developed.
- IHP2 bids under consideration.
- Further market engagement.
- OSM conundrum and where it fits the Council's future strategy.
- Alignment of Homes as power stations City Deal projects.

Considerations !!

- Future funding challenges including IHP.
- Further improved supply chain.
- Future mixed delivery model.
- Alignment with Future Generations Act.
- Tenant and political expectations.
- OSM/Policy Conflicts.