

CYNGOR SIR POWYS COUNTY COUNCIL.

CABINET EXECUTIVE

March 8th, 2022

REPORT AUTHOR: County Councillor Myfanwy Alexander
Portfolio Holder for Adult Social Care, Welsh Language,
Housing and Climate Change

REPORT TITLE: Community and Economic Benefits from the Council
Housing Development Programme

REPORT FOR: Information

1. Purpose

- 1.1 The Council is building new homes in Brecon (32 units completed), Sarn (7 units completed), Newtown (26 units in build), Llanidloes (22 units in build), Red Dragon (18 units in build) and Clyro (13 units in build). These homes will help address the rising demand across the county for affordable homes.
- 1.2 Housing construction brings wider economic and social benefits to communities in Powys. The Council expects those building homes to contribute to community and economic development. This report informs Cabinet about the way the house building programme is contributing to the wider outcomes set out in Vision 2025, highlighting the importance of continuing to support the construction of new Council homes.

2. Background

- 2.1 Vision 2025 includes the objective to deliver 250 new Council homes by the end of 2025. The housing new development programme now includes 227 units (subject to securing appropriate planning, environmental and regulatory consents), with 118 homes already under construction.
- 2.2 The development of new Council homes in Powys has been widely publicised. A series of 'Meet the Buyer' events took place during 2019-2020, to encourage local enterprises to consider participating in the programme. No Powys based main contractors successfully tendered for the contracts, but local communities in Powys are still benefiting from the developments, including Powys based sub-contractors.
- 2.3 In February 2020, work began at Cradoc Close/Heol y Ffynnon in Brecon, followed in July 2020 by the scheme in Sarn. Both these schemes are now completed and occupied. 'In build' are the Bowling Green site in Newtown, a small estate on the site of former livestock

market in Llanidloes, a scheme in Clyro and the Red Dragon in Newtown site. This amounts to a total works value of £20,193,053.

- 2.4 The Bowling Green site in Newtown, Llanidloes and Clyro are scheduled to be completed by the end of March 2022 and the Red Dragon project by June 2022.

3. Advice

- 3.1 The economic and community benefits for each of the housing schemes under construction are detailed in Appendix A. Highlights include:
- The appointment of a high number of Welsh and Powys-based sub-contractors.
 - Employment created for more than 70 persons.
 - A high number of training and educational opportunities offered including for apprentices.
 - A wide range of community engagement and benefits delivered in respect of each development.
- 3.2 The community and economic benefits will continue to be monitored as construction phases develop on both existing and new sites. The Housing Services Development Team will continue to report every month to the New Project Development Board the benefits of the development programme.
- 3.3 A summary of the benefits that communities are gaining from the house building programme, in addition to the increase in housing choices for local households, will also be reported to the Transformation Delivery Board.

4. Resource Implications

- 4.1 The Council's Thirty Year HRA Business Plan is able to continue to support the development by the Council of more new homes. This will allow more communities and local businesses the opportunities to gain wider socio-economic benefits from a continuing, long term development programme.

5. Legal Implications

- 5.1 There are no legal implications arising directly from this report.
- 5.2 The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report".

6. Comment from local member(s)

- 6.1 No comments have been sought as the report is for Information.

7. Integrated Impact Assessment

7.1 An Impact Assessment is not required for this report as the Council Housing Development Programme has been included in the Impact Assessment for the Housing Revenue Account Business Plan and an impact assessment has been provided for the appropriate Vision 2025 objective.

8. Recommendation

8.1 Cabinet is recommended to:

8.1.1 Note the contribution the Council's Housing Development Programme is making to Vision 2025 and the social and economic wellbeing of communities in Powys.

Contact Officer:	Kim Caruana
Tel:	01597 827464
Email:	kimberly.caruana@powys.gov.uk

Head of Service:	Nina Davies
------------------	-------------

Corporate Director:	Nigel Brinn
---------------------	-------------

Appendix A

Council Housing Development Programme *Delivering Benefits for Local Businesses and Communities*



Scheme: Heol-y-Ffynnon, Brecon

Contractor: Hale

Construction Start Date: February 2020

Completion Date: Aug 2021

Total Contract Value: £5,200,000

Sub-contractors

- ✓ Eight Subcontractors - 100% Welsh, with two being Powys Based

Site workers and connected staff

- ✓ Forty-eight persons in total – 100% Welsh, with sixteen being Powys residents

Community Engagements and Initiatives – completed

- ✓ ‘Meet the Buyer’ event held in Castle Hotel, Brecon
- ✓ Hale and subcontractors raised £500 for the Brecon food bank in response to the unprecedented needs of the local community during the Covid-19 pandemic
- ✓ Engaged with the Maendu Well conservation group to enhance pathways to the Crug.

Targeted Recruitment, Training and Education

- ✓ Careers Fayre - Hale had a stall at careers event at Builth Wells, engaging with several students regarding the opportunities within the construction industry.
- ✓ Four local labourers engaged, two of which were previously long term unemployed.
- ✓ Provided thirteen weeks of relevant work experience for a local student who had returned from university.
- ✓ Engaged with the local Jobcentre offering placements for work experience.
- ✓ Three apprentices appointed by Hale supply chain, as a result of the work for the Council.

Scheme: Sarn

Contractor: Pave Aways

Construction Start Date: June 2020

Completion Date: April 2021

Contract Value: £1,447,201

Sub-contractors

- ✓ Fifteen sub-contractors, with 13 Welsh (86.67%) of which six were Powys based.

Site workers

- ✓ Site manager and assistant visiting site manager were from Powys as was the apprentice carpenter.

Community Engagements and Initiatives - completed

- ✓ Two site visits conducted for the Focus School.
- ✓ A £1,200 donation made to Sarn Village Hall.
- ✓ Repairs to slates and flashing on the Focus School roof.
- ✓ Repainting works to external doors and other white woodwork at Sarn Village Hall.
- ✓ Repairs to slabs at Sarn Village Hall.

Targeted Recruitment, Training and Education

- ✓ Joinery apprentice employed on permanent contract, and who achieved L2 NVQ Site Carpentry.
- ✓ Site Manager completed NVQ6 Site Management.
- ✓ Site Manager completed First Aid at Work.
- ✓ Telehandler training (training was on site at Sarn).
- ✓ Construction Skills workshop (Build a Bench).
- ✓ Two persons registered to do Site Assessed NVQs.

Scheme: Bowling Green, Newtown

Contractor: Pave Aways

Construction Start Date: June 2020

Expected Completion Date: March 2022

Sub-contractors

- ✓ Eight sub-contractors, with six Welsh (75%) of which six were Powys based.

Community Engagement and Initiatives – completed

- ✓ A meet the buyer event held specifically for the Bowling Green and Sarn schemes.
- ✓ A £2,000 donation to local charity 'Bike to the Future', a local charity which provide bikes to those who do not own one to encourage healthy activities.

Community Engagement and Initiatives – planned

- ✓ £2,000 donation to Newtown Scout Group.
- ✓ Possible sponsorship and repairs to Newtown Bowling Club.
- ✓ Possible local event for local residents.
- ✓ Work for Wildlife Trust £750 labour equivalent – tree planting and hedgerow/scrub clearance.

Targeted Recruitment, Training and Education

- ✓ Site manager took part in a video for Careers Wales on site at Bowling Green. This has been shared with all schools in Powys.
- ✓ Apprentice Carpenter carried out work on the building's timber frame.
- ✓ Two office staff supported to achieve professional qualifications.

Scheme: Former Livestock Market, Llanidloes

Contractor: J Harper and Sons

Construction Start Date: September 2020

Expected completion date: March 2022

Sub-contractors

- ✓ Four sub-contractors, with four Welsh* (100%) of which three Powys based.
(* Two contractors in SY postcode area which is deemed to be in Wales for WG employment assessment purposes).

Site workers

- ✓ Majority of site workers from Powys.

Community Engagement and Initiatives - Completed

- ✓ Meet the buyer event held.
- ✓ Contractor met with two local headmasters to discuss options for school visits.
- ✓ Defibrillator provided for the town.
- ✓ Financial contribution of £1500 provided to Dial a Ride.
- ✓ Financial contribution of £1500 provided to the Sports Partnership.

Targeted Recruitment, Training and Education

- ✓ Discussions with sub-contractors regarding support for apprenticeships.
- ✓ Site Manager renewed Site Supervisor Safety Training Scheme (SSSTS) training.

Summary of Benefits of Powys County Council New Housing Developments				
Value of Completed Schemes	Total no. of sub-contractors	No. of Welsh sub-contractors	No. of Powys-based sub-contractors.	Apprenticeships supported
£6,647,201	35	31 (88.6%)	17 (48.6%)	5