

**CYNGOR SIR POWYS COUNTY COUNCIL.**

**CABINET EXECUTIVE**

**March 2<sup>nd</sup>, 2021**

**REPORT AUTHOR:** County Councillor Iain McIntosh  
Portfolio Holder for Housing, Planning & Economic  
Regeneration

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

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**REPORT FOR:** Information

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**1. Purpose**

- 1.1 The Council had under construction new Council homes construction in Brecon (32 units), Sarn (7 units), Newtown (26 units), Llanidloes (22 units) and Clyro (13 units). 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 the Council 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 Council housing development programme now includes 227 units, with 100 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 schemes in Sarn and at the Bowling Green site in Newtown, on the site of former livestock market in Llanidloes in September 2020 and in October 2020 in Clyro. The contract has been awarded for eighteen homes at the Red Dragon site

in Newtown, on which construction will be under way before the end of March 2021. By February 2021, 118 units will be under construction with a total contract value of £20,193,053.

- 2.4 Completion of Sarn and Cradoc Close/Heol y Fynnon is scheduled for April 2021, in August 2021 for the Bowling Green site in Newtown, and in September/October 2021 the scheme in Llanidiloes.

### **3. Advice**

- 3.1 The economic and community benefits for each of the housing schemes under construction are detailed in Appendix 1. Highlights include:
- The appointment of 35 sub-contractors, 31 of which are Welsh based and 14 are Powys based.
  - Details of 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 offered and planned for each of the sites.
- 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 be reported to the Transformation Delivery Board.

### **4. Resource Implications**

- 4.1 Financial
- 4.1.1 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.

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## **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**

#### 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 \*

\*Figures w/c 29/10/20

#### 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 with the view of linking up to their existing path and offering them a new section of path ahead of handover to allow enhanced route to the Crug.

#### Community Engagements and Initiatives – planned

- ✓ Considering request by a member of Brecon Town Council for a picnic bench for the town centre.

#### Community Engagement and Initiatives – cancelled due to Covid-19

- ✓ Hale had attended and agreed to support the multi-agency schools project that had been set up by PCC project officer whereby items for the site was to be made with recycled timber from the site by students from 3 local high schools and Brecon college.
- ✓ Hale had also offered transport for a tree felling event for students at Park wood, Talgarth. Due to Covid-19 and school closures in March, the event was unfortunately cancelled. Schools didn't have the procedures to allow for the assembly of the items nor were site visits possible.
- ✓ Due to the pandemic and programme demands Hale have needed to purchase the bird/bat boxes and carry on with a bridge that they were going to invite third year college students to assist in the engineering. Timber is currently being set aside with the hope that at least one school will be able to make some bin stores before occupancy of the project.
- ✓

### Targeted Recruitment, Training and Education

- ✓ Careers Fayre - Hale had a stall at the event at Builth Wells and spoke to 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 returned from university.
- ✓ Engaged with the local Jobcentre and have had, and will continue to have, placements for work experience.
- ✓ Apprenticeships – since being appointed Hale supply chain have appointed three apprentices to date on the back of this contract.

### **Scheme: Sarn**

**Contractor: Pave Aways**

**Construction Start Date: June 2020**

### Sub-contractors

- ✓ Fifteen sub-contractors, with 13 Welsh (86.67%) and 6 being Powys based.

### Site workers

- ✓ Site manager and assistant visiting site manager are from Powys as is the apprentice carpenter.

### Community Engagements and Initiatives - completed

- ✓ Two site visits conducted for the Focus School on 6<sup>th</sup> October and 13<sup>th</sup> October 2020.
- ✓ A £1,200 donation has been made to Sarn Village Hall.

### Community Engagements and Initiatives – planned

- ✓ Undertake repairs to slates and flashing on the Focus School roof – work to be undertaken during school holidays to reduce covid risks.
- ✓ Repainting works to external doors and other white woodwork at Sarn Village Hall. To be undertaken at the end of the project when the car park is no longer being used.
- ✓ Repairs to slabs Sarn Village Hall agreed – to be undertaken at the end of the project when car park no longer being used.

### Targeted Recruitment, Training and Education

- ✓ Joinery apprentice employed on permanent contract and will be taken through his complete apprenticeship and onwards with permanent work.
- ✓ Site Manager completed NVQ6 Site Management (September 2020).
- ✓ Site Manager completed First Aid at Work (October 2020.)
- ✓ Telehandler training (October 2020 – training was on site at Sarn).
- ✓ Construction Skills workshop (Build a Bench) booked at Sarn in partnership with the DWP on Wednesday 2<sup>nd</sup> December. Targeted at unemployed young people, it's part of the Mentoring Circles initiative. Virtual presentation already completed on

Monday 16<sup>th</sup> November. See website link for more details

<https://www.paveaways.co.uk/2020/11/19/michelle-mentors-the-next-generation/>

- ✓ Kickstart Scheme – application is in with Cambrian Training and it is planned to take on a person for the Sarn project.
- ✓ Two persons being registered to do Site Assessed NVQs.

### **Scheme: Bowling Green, Newtown**

**Contractor: Pave Aways**

**Construction Start Date: June 2020**

#### Sub-contractors

- ✓ Eight sub-contractors, with 6 Welsh (75%) and 4 being Powys based.

#### Community Engagement and Initiatives – completed

- ✓ A meet the buyer event specifically for Bowling Green / Sarn was held November 20<sup>th</sup>.
- ✓ 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 in August 2020 on site at Bowling Green. This has been shared with all schools in Powys. Another video is being planned, to cover the work of one of the trades/professions.
- ✓ Apprentice Carpenter on site for three days carrying out work on the building's timber frame.
- ✓ Two office staff being supported to achieve professional qualifications.

### **Scheme: Former Livestock Market, Llanidloes**

**Contractor: J Harper and Sons**

**Construction Start Date: September 2020**

#### Sub-contractors

- ✓ Four sub-contractors, with 4 Welsh\* (100%) and 2 being Powys based.  
(\*2 contractors in SY postcode area which is deemed to be in Wales for WG employment assessment).

#### Site workers

- ✓ There are 18 site workers to date, 12 of which are from Powys.

#### Pending Sub-contractors from Powys

- ✓ JJP, Llanidloes – Mechanical, Electrical, Sprinklers and PV.
- ✓ Evans Surfacing and Landscaping, Llanidloes.
- ✓ R Edwards, Llandrindod Wells – Bricklayers.

#### Community Engagement and Initiatives - Completed

- ✓ Meet the buyer event held and at least one local sub-contractor who attended event has been engaged to date.
- ✓ School visit – Contractor has met with two local headmasters to discuss arrangements for future school visits and engagement in new year.

#### Community Engagements and Initiatives - Planned

- ✓ Sponsorship, financial contribution and support to local organisation/community projects to improve the surrounding area and town – discussion ongoing and to be agreed.

#### Targeted Recruitment, Training and Education

- ✓ Discussion with sub-contractors pre-contract about apprenticeships – confirmation of apprenticeships to be provided.
- ✓ Site Manager is currently renewing SSSTS training.
- ✓ Staff training matrix to follow and full details of proposed recruitment, training etc to be provided in next month's report.