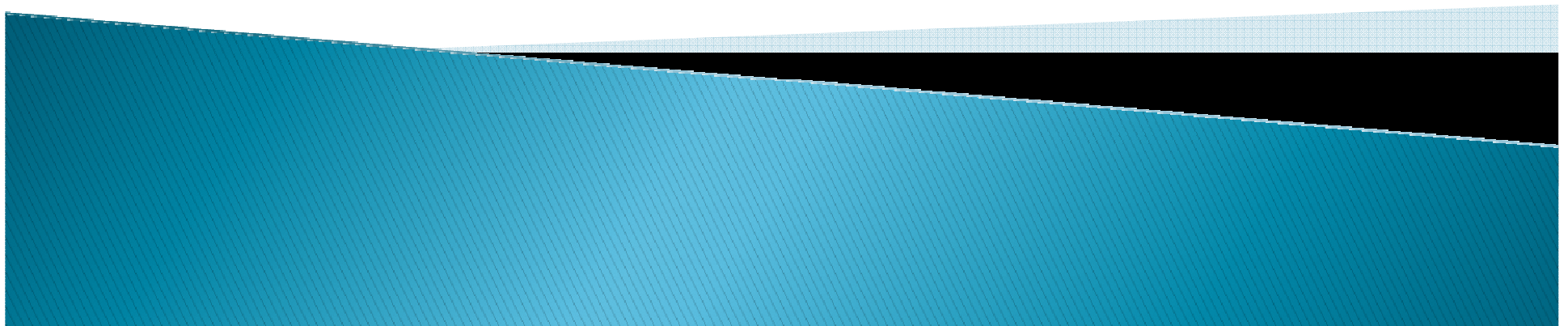


# Building Solutions – the Role of Housing

Hayley Selway  
Head of Housing and Building Services



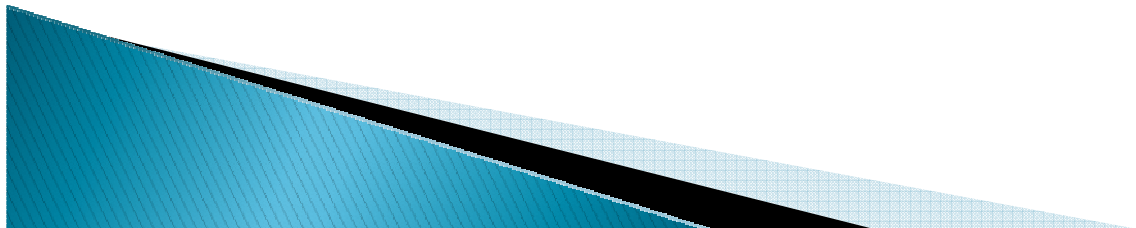
# Making a case for housing.....

- ▶ Housing – ‘home’
  - ▶ Housing – ‘stability’
  - ▶ Housing – ‘security’
  - ▶ Housing – ‘investment’
  - ▶ Housing – ‘barrier’
  - ▶ Housing – ‘community’
  - ▶ Housing – ‘threat’
  - ▶ Housing – ‘regeneration’
  - ▶ Housing – ‘aspiration’
- 
- ▶ In terms of what is important to our communities in the Vale – where would it rank?

# Housing – the Vision

- ▶ ..... a future where everyone has a home they can afford and homelessness does not exist.....

WG Housing White Paper 2012



# WG – Housing White Paper 2013

- ▶ Whole housing system approach....what can the market provide? – what should be enabled through intervention?....
- ▶ Everyone has a home that meets their needs
- ▶ Homelessness does not exist
- ▶ Homes are in good condition
- ▶ Renting a home is a good option
- ▶ Co-operative housing is part of the housing system
- ▶ People are helped to live independently
- ▶ Welfare Reform



# Where does housing sit within the community planning structure in the Vale?

- ▶ Local Housing Strategy
- ▶ Overarching Strategic Partnership
- ▶ Regeneration Partnership
- ▶ Social Care
- ▶ Strategic Partnership has no direct link to Local Service Board
- ▶ Identity Crisis.....??

# Housing – Regeneration or Market Intervention

- ▶ Local Authority's role
- ▶ Custodian of the housing market
- Housing need in terms of affordable housing
- Strategic plan in terms of 'do we have the right level of differing housing types/ products across the Vale e.g. older persons accommodation, young persons accommodation
- Housing as a regenerator – role of planning
- Stimulating the role of the private sector
- Statutory duty in terms of homelessness
- Affordable housing delivery with partners
- Housing related support
- Sustaining people in their homes
- More than bricks and mortar
- Landlord

# VOG Local Housing Strategy 2007–2012

- ▶ Affordable Housing Supply
- ▶ Empty Properties and the Private Sector
- ▶ Supported Tenancies
- ▶ Independent Living
- ▶ Preventing Homelessness
- ▶ Quality Housing

# VoG – Assessment of affordable housing need

- ▶ Local Housing Market Assessment
- ▶ 126,336 (2011 figures) people live in the Vale of Glamorgan. Over 51,500 of this number are concentrated in Barry town.
- ▶ Population of the Vale will increase by another circa 5,000 over the next decade
- ▶ Migration flows are 0.2% – well below the Wales average of 5.9%
- ▶ 915 units of affordable housing per year, of which 250 units in the rural vale.
- ▶ Average size of households is declining
- ▶ Increase in VAT registered businesses – indication of economic growth

# Some successes.....

- ▶ Affordable housing delivery through planning policy
- ▶ Social Housing Grant affordable housing schemes
- ▶ Homelessness prevention work
- ▶ Welfare reform

# Housing in Action

- ▶ Building Excellence
- ▶ More than 'Bricks and Mortar'
- ▶ Simon Morris – Director of Development – Newydd Housing Association
- ▶ Katherine Manders



# Vere Street, Barry





# Court Road, Barry (before)





# Court Road, Barry (after)



# Main Street, Barry (before)





# Main Street, Barry (after)



# Elfed Avenue, Penarth





# The Herberts, St Mary Church (before)





# The Herberts, St Mary Church (CGI – aerial perspective)





# The Herberts, St Mary Church (after)



# The Herberts, St Mary Church (after)





# Merthyr Street, Barry (before)



# Merthyr Street, Barry (CGI – after)





# Jackson Quay, Barry Waterfront





# Jackson Quay, Barry Waterfront





# Jackson Quay, Barry Waterfront



# Barry Magistrates Court, Barry (before)





# Barry Magistrates Court, Barry (after)



# Marine Hotel, Barry Island (before)





# Marine Hotel, Barry Island (before)



# Marine Hotel, Barry Island (after)



# Challenges and opportunities

- ▶ Update the Local Housing Strategy
- ▶ Review the Local Housing Market Assessment
- ▶ Multi tenure role of the strategic partnership
- ▶ Balancing regeneration and market intervention
- ▶ Empty properties and the use of the private sector stock
- ▶ Developing a solutions approach to the prevention of homelessness
- ▶ Getting more for less
- ▶ Adding value/ achieving community investment objectives



# Thank you