



CITY AND COUNTY OF SWANSEA
DINAS A SIR ABERTAWE

Councillor Mary Jones
Chair, Scrutiny Programme
Committee

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BY EMAIL

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I dderbyn yr wybodaeth hon mewn fformat arall, cysylltwch â'r person uchod.

Dear Councillor Jones

Pre-decision Scrutiny of Cabinet Report: More Homes Parc Yr Helyg Site
Options Appraisal

I refer you to the letter following my attendance at the pre-decision scrutiny session held on the 20 June and whilst I note that a response was not required I do think it is important to reply to the contents of your letter.

I am pleased to see the committee recognise the positive steps the Council has taken to introduce its new house building programme, the positive feedback from the committee in relation to the completed scheme at Colliers Way, the use of apprentices and local labour and the further work to engage with local supply chains on the Parc Yr Helyg scheme.

However it is disappointing to note one of the main points of your letter is to question the viability of the Parc Yr Helyg scheme in relation to the external works and enabling costs. I believe I, and officers, clearly explained at the session the reasons for this and the rationale for the site selection which included outlining that there is a need to build in areas where there is demand and also where the Council holds sufficient HRA land. I also note the reference to the cost per unit "exceeding market

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value” and would wish to remind you what was said at the committee that comparisons with private sector homes is not possible due to the significant increase in the specification and size of the homes in comparison to private sector new builds. I wish these comments to be placed on record and I would be happy to revisit the discussion at a future scrutiny session once the Parc Yr Helyg scheme is complete.

Yours sincerely

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