



Dinas a Sir Abertawe

## Cofnodion Cyfarfod y Pwyllgor Rhaglen Graffu Arbennig

Ystafell Bwyllgor 3A - Neuadd y Ddinas, Abertawe

Dydd Mawrth, 19 Mehefin 2018 am 1.30 pm

**Yn Bresennol:** Y Cyngorydd M H Jones (Cadeirydd) fu'n llywyddu

**Y Cyngorydd(wyr)**

C Anderson  
D W Helliwell

**Y Cyngorydd(wyr)**

E W Fitzgerald  
T J Hennegan

**Y Cyngorydd(wyr)**

L S Gibbard  
E T Kirchner

**Aelodau**

**Cyfetholedig(wyr)**

**Aelodau**

**Cyfetholedig(wyr)**

**Aelodau**

**Cyfetholedig(wyr)**

**Swyddog(ion)**

Caritas Adere  
Kate Jones  
Brij Madahar  
Martin Nicholls  
Nigel Williams

Uwch-gyfreithiwr

Swyddog Gwasanaethau Democrataidd

Arweinydd y Tîm Craffu

Cyfarwyddwr Lleoedd

Pennaeth Dros Dro'r Gwasanaethau Adeiladau  
Corfforaethol

**Ymddiheuriadau am absenoldeb**

Y Cynghorwyr: M Durke, B Hopkins, P K Jones, W G Lewis a G J Tanner  
Aelodau Cyfetholedig: J Meredith ac A Roberts

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**10 Derbyn Datganiadau o Gysylltiadau Personol a Rhagfarnol.**

Yn unol â'r Côd Ymddygiad a fabwysiadwyd gan Ddinas a Sir Abertawe, ni ddatganwyd unrhyw gysylltiadau.

**11 Gwahardd Pleidleisiau Chwip a Datgan Chwipiau'r Pleidiau.**

Yn unol â Mesur Llywodraeth Leol (Cymru) 2011, ni chafwyd unrhyw ddatganiadau o bleidleisiau chwip na chwipiau'r pleidiau.

**12 Cwestiynau Gan y Cyhoedd.**

Nid oedd gan y cyhoedd unrhyw gwestiynau.

### 13 **Craffu Cyn Penderfynu: Arfarniad Opsiynau Mwy o Gartrefi ar Safle Parc yr Helyg.**

Roedd Aelod y Cabinet dros Gartrefi ac Ynni, y Cyfarwyddwr Lleoedd a Phennaeth Dros Dro'r Gwasanaethau Adeiladau Corfforaethol yn bresennol er mwyn i'r pwyllgor ystyried Adroddiad y Cabinet am yr 'Arfarniad Opsiynau Mwy o Gartrefi ar Safle Parc yr Helyg'.

Amlygodd Aelod y Cabinet y canlynol:-

- Roedd y cynllun peilot a'r safle adeiladu cyntaf yn Colliers Way wedi bod yn llwyddiannus iawn;
- Gwersi a ddysgwyd drwy'r cynllun peilot, yn benodol mewn perthynas â chaffael yn lleol;
- Y gobaith oedd y byddai oddeutu 74% o'r caffael yn cael ei wneud o fewn radiws o 10 milltir, 84% o fewn radiws o 20 o filltiroedd a 92% o fewn radiws o 50 o filltiroedd, os yw Safon Abertawe'n cael ei defnyddio; ac
- Roedd yna gyfle i gael Grant y Rhaglen Tai Arloesol gyda Safon Abertawe.

Gofynnodd y pwyllgor gwestiynau i Aelod y Cabinet, a ymatebodd yn briodol gyda chymorth y Cyfarwyddwr Lleoedd a Phennaeth Dros Dro'r Gwasanaethau Adeiladu Corfforaethol. Roedd y cwestiynau a'r trafodaethau'n canolbwyntio ar y canlynol:-

- Adborth cadarnhaol am safle Colliers Way, yn enwedig gan breswylwyr;
- Roedd Passivhaus yn parhau i fod yn opsiwn ar gyfer datblygiadau yn y dyfodol;
- Nid oedd y costau fesul uned, fel a nodir yn yr adroddiad, yn cynnwys costau gwaith allanol. Roedd y costau hyn yn rhan o'r dadansoddiad llawn o gostau yn Atodiadau A a B;
- Y farn oedd bod y costau fesul metr sgwâr yn debyg i'r sector preifat;
- Nid oedd tai'n cael eu hadeiladu er elw, byddai'n rhaid profi'r farchnad er mwyn asesu a fyddant yn gystadleuol ar y farchnad breifat;
- Dichonoldeb safle Parc yr Helyg mewn perthynas â chynnydd mewn costau allanol o ganlyniad i'r angen i ddargyfeirio ceblau uwchben, cynnal gwaith gwanhau helaeth er mwyn draenio dŵr wyneb yn ogystal â'r angen am waliau cynnal;
- Posibilrwydd o dderbyn Grant y Rhaglen Tai Arloesol a'i gwmpas;
- Anhawster hyfforddiant, caffael a chostau deunyddiau ar gyfer safon Passivhaus;
- Yr angen am reiddiaduron yn nhai Passivhaus a'r defnydd ohonynt; a'r
- Broses gaffael a'r gwaith parhaus ynghylch mynd i'r afael â rhwystrau i gyflenwyr lleol.

Ystyriodd y pwyllgor yr argymhellion arfaethedig yn yr adroddiad a chododd unrhyw faterion a phryderon y dylid dwyn sylw'r Cabinet atynt cyn ei benderfyniad ar 21 Mehefin 2018.

Er bod y pwyllgor yn cytuno'n gryf mai Safon Abertawe oedd y fanyleb a ffefrir ar gyfer datblygiad Parc yr Helyg, amlygodd y pwyllgor nifer o faterion y dylai'r Cabinet eu hystyried; -

Cofnodion cyfarfod y Pwyllgor Rhaglen Chraffu (Dydd Mawrth, 19 Mehefin 2018)  
Parhad

- Cost sylweddol gwaith allanol ym Mharc yr Helyg; a
- Dichonoldeb safle Parc yr Helyg ac a fyddai safleoedd eraill megis Cam 2 ar Colliers Way yn fwy cost-effeithiol

**Penderfynwyd** y dylai Cadeirydd Pwyllgor y Rhaglen Graffu ysgrifennu at Aelod y Cabinet, gan amlinellu barn y Pwyllgor, er mwyn i'r Cabinet ei hystyried.

Daeth y cyfarfod I ben am 2.20 pm

**Cadeirydd**



**To/  
Councillor Andrea Lewis  
Cabinet Member for Homes &  
Energy**

**BY EMAIL**

cc: Cabinet Members

*Please ask for:  
Gofynnwch am:*

*Direct Line:  
Llinell Uniongyrochol:*

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*Our Ref  
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Dyddiad:*

Scrutiny

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SPC/2018-19/1

20 June 2018

Summary: This is a letter from the Scrutiny Programme Committee to the Cabinet Member for Homes & Energy following the meeting of the Committee on 19 June 2018. It is about a proposed cabinet decision on the More Homes Parc Yr Helyg Site.

Dear Councillor Lewis,

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

The Scrutiny Programme Committee met on 19 June to consider the report that you are presenting to Cabinet on 21 June, and give a view on the proposed decision.

We thank you and relevant officers for attending our meeting to present the report and answer our questions.

Following on from our pre-decision scrutiny of your report on the More Homes Pilot Scheme in November 2017 we discussed proposals for the second development at Parc Yr Helyg of 16 one/two bedroom homes, including the appraisal of options and recommended approach in relation to design standards. The Committee noted the intention to proceed with what is referred to as a 'Swansea Standard' which will have costs savings (£264k) and provide better value than the 'Passivhaus' standard in providing energy efficient housing over and above current Building Regulations.

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In terms of the overall decision that the Cabinet is being asked to take, the Committee has no objections to the recommendations. However there was concern amongst some members at the significant cost of external works at Parc Yr Helyg (in excess of £1m). The report states that this is due to the nature of the site, the need to divert / move overhead cables, major works to deal with surface water drainage, and need for retaining walls. We debated the cost / benefit of such work and how it impacted on unit costs and viability of build. From the figures provided in Appendix B of your report we can see that the total budget cost when factoring in costs other than dwelling construction costs (£1,518,852) would be £2,875,634 – the equivalent of nearly £180,000 per unit, which would exceed market value. We noted that some redesign options are being looked at that may bring down the overall costs.

We understood the reasons for the Swansea Standard being the preferred specification, and need to push forward with the house building programme in order to provide more affordable housing, and support the Council's efforts towards poverty reduction. However, given the financial implications Cabinet will need to think carefully about building homes at any cost, and whether it would be better to focus on the Colliers Way site instead given the particular challenges described at Parc Yr Helyg.

We noted in the lessons learnt from the first pilot project at Colliers Way difficulties experienced with the Passivhaus approach such as the limited supply chain for specialist products that met Passivhaus certification standards. We also noted that the Swansea Standard would be seen as innovative and more likely to attract funding from the Welsh Government Innovative Housing Programme and Affordable Housing Grant. Though it was not known at this stage how much of the costs a successful bid would cover, and the outcome may impact on final design specifications and extent of innovative features.

Furthermore, we agreed that a completed build based on both Passivhaus at Colliers Way and Swansea Standard at Parc Yr Helyg would enable a more accurate comparison of the performance and cost of both specifications to inform future decisions about further house building. We noted the intention to progress a third scheme at Colliers Way.

We were pleased to hear that issues highlighted by the Committee in November have been considered:

- Proposals for Parc Yr Helyg will enable a greater use of local suppliers, and therefore mean benefits to the local economy and workforce. You told us that 74% of the local supply chain would be within a 10 mile radius of the site, 84% within a 20 miles radius, and 92% within a 50 miles radius.
- The likely cost of external works at Parc Yr Helyg are being considered up front. It is important that the report clearly highlights to Cabinet that there will be significant costs, far greater than the costs at Colliers Way site.

- The report provides some information about the financial savings to tenants in terms of energy bills, though we acknowledged that monitoring will need to take place over a period of time to be able to accurately report on the performance of homes and energy savings. Anecdotal evidence at the Committee suggested that tenants at Colliers Way are reporting a reduced need for heating.

Committee Members remarked on the impressive delivery of new homes at Colliers Way, and once again congratulations to all involved. We were particularly pleased to hear about the contribution that was made by our apprentices and positive experiences they gained from being involved in the project.

Finally, I am unable to attend the Cabinet meeting on Thursday to feedback the Committee's views as contained in this letter. However, the vice-chair, Councillor Terry Hennegan will attend in my absence.

### **Your Response**

We hope that you find the contents of this letter useful and would welcome any further comments however we do not expect you to provide a formal response, unless there is any variation from the recommendations in your report in the decision taken by Cabinet on Thursday.

Yours sincerely,



**COUNCILLOR MARY JONES**

Chair, Scrutiny Programme Committee

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**CITY AND COUNTY OF SWANSEA**  
**DINAS A SIR ABERTAWE**

**Councillor Mary Jones**  
**Chair, Scrutiny Programme**  
**Committee**

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Councillor Andrea Lewis  
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AL/HS

**BY EMAIL**

5 July 2018

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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

**COUNCILLOR/Y CYNGHORYDD**  
**ANDREA LEWIS**

**CABINET MEMBER FOR HOUSING, ENERGY & BUILDING SERVICES /**  
**AELOD Y CABINET DROS WASANAETHAU TAI, YNNI AC ADEILADU**

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**DINAS A SIR ABERTAWE**

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

**COUNCILLOR ANDREA LEWIS**  
**CABINET MEMBER FOR HOMES & ENERGY**

**COUNCILLOR/Y CYNGHORYDD**  
**ANDREA LEWIS**  
**CABINET MEMBER FOR HOUSING, ENERGY & BUILDING SERVICES /**  
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