



City and County of Swansea

Notice of Meeting

You are invited to attend a Special Meeting of the

Scrutiny Programme Committee

At: Committee Room 3A - Guildhall, Swansea

On: Tuesday, 19 June 2018

Time: 1.30 pm

Chair: Councillor Mary Jones

Membership:

Councillors: C Anderson, M Durke, E W Fitzgerald, L S Gibbard, D W Helliwell, T J Hennegan, B Hopkins, P K Jones, E T Kirchner, W G Lewis, G J Tanner and W G Thomas

Co-opted Members: D Anderson-Thomas, J Meredith and A Roberts

Agenda

Page No.

- 1 **Apologies for Absence.**
- 2 **Disclosures of Personal & Prejudicial Interest.**
www.swansea.gov.uk/disclosuresofinterests
- 3 **Prohibition of Whipped Votes and Declaration of Party Whips.**
- 4 **Public Question Time.**
Questions must relate to matters on the open part of the Agenda of the meeting and will be dealt with in a 10 minute period.
- 5 **Pre-decision Scrutiny: More Homes Parc Yr Helyg Site Options Appraisal Report.** 1 - 22
 - a) Role of the Committee
 - b) Consideration of Cabinet Report and Questions
 - c) Committee's View for Cabinet

Next Meeting: Monday, 9 July 2018 at 4.30 pm

Huw Evans
Head of Democratic Services
Wednesday, 13 June 2018

Contact: Democratic Services - Tel (01792) 636923



Report of the Chair

Scrutiny Programme Committee – 19 June 2018

Pre-decision Scrutiny – Role of the Committee

Purpose	This report provides guidance on pre-decision scrutiny ahead of consideration of the Cabinet report on: a) More Homes Parc Yr Helyg Site Options Appraisal Report.
Content	This covering report explains the role of the Committee in undertaking pre-decision scrutiny. The actual Cabinet report which is being considered by Cabinet on 21 June is appended.
Councillors are being asked to	<ul style="list-style-type: none">• note the pre-decision scrutiny process and role of the Committee• consider the Cabinet reports and proposals• agree any views on the proposed decisions that are to be raised with Cabinet
Lead Councillor	Councillor Mary Jones, Chair of Scrutiny Programme Committee
Report Author	Brij Madahar, Scrutiny Team Leader Telephone: 01792 637257 brij.madahar@swansea.gov.uk
Legal Officer	Debbie Smith
Finance Officer	Paul Cridland

1. Introduction

1.1 The Scrutiny Programme Committee will carry out pre-decision scrutiny or delegate reports to be considered to relevant Scrutiny Panels.

1.2 The Committee originally carried out pre-decision scrutiny on the More Homes Pilot Scheme in November 2017. At that meeting the Committee indicated the intention to carry out pre-decision scrutiny on any future report(s) on the development of the second More Homes scheme Parc Yr Helyg. There was interest in particular on the design standards, and appraisal of different options comparing

build based on 'Passivhaus' standard and, what the report referred to as, a 'Swansea Standard', both in relation to costs and quality. The correspondence with the Cabinet Member relating to this discussion is attached at **Appendix 1**.

A decision on the following report is being taken by Cabinet on 21 June:

- More Homes Parc Yr Helyg Site Options Appraisal Report

This report seeks approval from Cabinet on the recommendations and associated financial implications for the second More Homes scheme at Parc Yr Helyg.

2. Role of the Committee

2.1 The purpose of pre-decision scrutiny:

- It entitles scrutiny to discuss proposed Cabinet reports, where a clear recommendation(s) exists, before decisions are taken by the Executive.
- Acting as a 'critical friend', it enables scrutiny to ask questions about a report to develop understanding and inform and influence decision-making, for example asking about:
 - the rationale for the report
 - robustness of the proposed decision and decision-making process
 - potential impact and implications (including policy/budget issues) and risks
 - how different options have been considered
 - the extent of consultation undertaken etc.
- It enables scrutiny to report its views and any issues to Cabinet. The chair, on behalf of the Committee, can attend the Cabinet meeting to share the views of scrutiny on the report prior to Cabinet decision. This may include giving support, providing other suggestions on the way forward, or flagging up any concerns.
- The views of scrutiny are required to be formally considered by Cabinet before it makes the decision and feedback should be given including explanation for any rejection of views expressed.

2.2 The relevant Cabinet Member(s) will attend the meeting to respond to questions and issues raised. Relevant officer(s) involved in the development of the report(s) will also be present to assist the Committee and provide appropriate advice.

2.3 The Committee (through the chair) will write to the relevant Cabinet Member with its views following pre-decision scrutiny. The chair will have the opportunity to attend the cabinet meeting on 21 June to verbally feedback the Committee's views, conclusions and recommendations about the report.

3. Cabinet Response

3.1 Cabinet must formally consider scrutiny views at its meeting. It may decide that any issues raised by scrutiny can be dealt with at the meeting and decision taken. It may decide that more time is needed to consider the views of scrutiny and defer decision to the next (or a special) meeting of Cabinet.

3.2 The relevant Cabinet Member is expected to write back to the Committee with feedback from Cabinet, and should include explanation of any rejection of scrutiny views.

4. Legal Implications

4.1 In accordance with the Council's Constitution "pre-decision scrutiny gives scrutiny the opportunity to influence Cabinet decision making as a critical friend". "The views of the scrutiny committee are formally presented (either in a written report or verbally by the scrutiny Chair) to the Cabinet meeting for the Cabinet to consider and inform its decision making".

5. Financial Implications

5.1 There are no specific financial implications raised by this report. Financial implications of the actual cabinet report(s) are contained within those reports.

Background Papers: None

Appendices:

Appendix 1 – Previous Correspondence

Appendix 2 - More Homes Parc yr Helyg Site Options Appraisal Report

**To/
Councillor Andrea Lewis
Cabinet Member for Housing,
Energy & Building Services**

BY EMAIL

cc: Cabinet Members

*Please ask for:
Gofynnwch am:*

*Direct Line:
Linell Uniongyrochol:*

*e-Mail
e-Bost:*

*Our Ref
Ein Cyf:*

*Your Ref
Eich Cyf:*

*Date
Dyddiad:*

Scrutiny

01792 637257

scrutiny@swansea.gov.uk

SPC/2017-18/8

15 November 2017

Summary: This is a letter from the Scrutiny Programme Committee to the Cabinet Member for Housing, Energy & Building Services following the meeting of the Committee on 13 November 2017. It is about a proposed cabinet decision on the More Homes Pilot Scheme.

Dear Councillor Lewis,

**Pre-decision Scrutiny of Cabinet Report:
More Homes Pilot Scheme – Milford Way and Parc Y Helyg Sites**

The Scrutiny Programme Committee met on 13 November to consider the report that you are presenting to Cabinet on 16 November, 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. This is a matter which we have keenly awaited, having asked you on a number of occasions for information about costs.

We discussed progress with the first pilot house building scheme at Milford Way, and final costs / financial implications. We noted that your report also sought cabinet approval of the release of funds for enabling works at the second pilot site at Parc Y Helyg.

OVERVIEW & SCRUTINY / TROSOLWG A CHRAFFU
SWANSEA COUNCIL / CYNGOR ABERTAWE
GUILDHALL, SWANSEA, SA1 4PE / NEUADD Y DDINAS, ABERTAWE, SA1 4PE
www.swansea.gov.uk / www.abertawe.gov.uk

Firstly the Committee agreed that it was fitting to congratulate you and all those involved in delivering the first new council houses for nearly 40 years – homes which are built to high specification and will lift families out of fuel poverty, which is highly commended. We acknowledged that this was a first but significant step forward which will inform the longer term strategy to deliver more affordable and sustainable homes in Swansea.

Although we debated the value for money, cost comparisons and lessons learned from the first pilot scheme and possible approaches to the second site, in terms of the overall decision that the cabinet is being asked to take, the Committee has no issue with the recommendations.

Indeed we welcome a further report on which options should be progressed at Parc Y Helyg, and expected costs. You explained that that report will explore in more detail and provide appraisal of different options comparing build based on 'Passivhaus' standard and, what the report refers to as, a 'Swansea Standard', both in relation to costs and quality. We intend to undertake pre-decision scrutiny on that report, and it would be helpful if you can provide indication of when this is likely to come forward.

Looking at future work we highlighted the following which should be carefully considered:

- Clarity about external works/costs at the outset - one issue which concerned committee members was the extensive drainage works that were required at the Milford Way site to comply with Welsh Water restrictions in the area, and significant impact on overall costs. This was something that should have been anticipated given known issues regarding the Burry Inlet, which have already hampered other developments. You agreed that when making future decisions about sites the likely cost of external works must be considered upfront.
- Greater use of local suppliers – we acknowledged issues with the supply chain in sourcing specialist products, which meet Passivhaus certification standards, that prevented local suppliers from tendering for the work. More should be done to maximise local benefits from future work, without necessarily compromising on principles and standards – supporting suppliers to support us in future projects if we are clear about the specifications we require.
- Clarity about the financial savings derived from these energy efficient homes – we felt that overall costs should be considered alongside the long term savings that would result from the energy efficient build e.g. financial savings to tenants from lower fuel consumption. We felt it would be helpful if this can be quantified in future reports to provide a better picture when assessing costs and benefits. We supported a full evaluation of the properties that would help provide such information.

A number of committee members have been able to visit the Milford Way site and recommended a visit to others. We would be pleased if you were able to arrange for another guided visit for members so that those who have not been able to visit have opportunity to do so.

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.

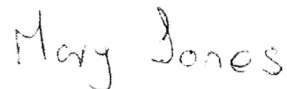
Your Response

We would be grateful for a written response to this letter so that the Committee is informed of the decision taken by Cabinet and its consideration of the views expressed by the Committee, whether accepted or rejected.

Specifically we would appreciate confirmation about timescales for your cabinet report about the design standards at Parc Y Helyg, and whether further arrangements can be made for members to look at the Milford Way scheme.

It would be helpful to receive your reply to this letter by 6 December. We will then include both letters in the agenda of the next available committee meeting.

Yours sincerely,



COUNCILLOR MARY JONES

Chair, Scrutiny Programme Committee

✉ cllr.mary.jones@swansea.gov.uk

Councillor Mary Jones
Chair
Scrutiny Programme Committee

BY E MAIL

Please ask for: Councillor Andrea Lewis
Direct Line: 01792 63 7442
E-Mail: cllr.andrea.lewis@swansea.gov.uk
Our Ref: AL/CM
Your Ref:
Date: 22nd November 2017

Dear Councillor Jones

**PRE-DECISION SCRUTINY OF CABINET REPORT:
MORE HOMES PILOT SCHEME – MILFORD WAY AND PARC Y HELYG SITES**

I refer to your letter dated 15th November and the subsequent attendance of the Vice Chair at Cabinet on the 16th November.

I am grateful for the messages of support for the scheme, both at Scrutiny and in the letter and I will ensure these messages are passed on to all of the officers involved in the project.

As agreed at the meeting we will arrange to bring a further report back to Scrutiny prior to any decisions being taken by Cabinet on the specification for our next site at Parc Yr Helyg. As outlined in the report and your letter we will give particular focus on the external works issues, local supply chains and the "Swansea Standard". We will also seek to give some indicative energy costs for the various options but the actual detail will be limited until a period of monitoring can be carried out, which would be ideally a minimum of 12 months. I would expect this report to come back early in the new year with further reports as appropriate in the future

In the mean time I would be very happy to invite scrutiny to visit the site prior to Christmas to view the completed site and will make arrangements in due course

Thank you again for your support with this exciting pioneer approach to house building in Swansea

Yours sincerely



COUNCILLOR ANDREA LEWIS
CABINET MEMBER FOR HOUSING, ENERGY & BUILDING SERVICES

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Report of the Cabinet Member for Homes & Energy

Cabinet – 21 June 2018

More Homes Parc Yr Helyg Site Options Appraisal

Purpose:	To update Members on which option should be progressed at Parc Yr Helyg, along with financial implications.
Policy Framework:	More Homes Strategy Council Constitution:- Financial Procedure Rules
Consultation:	Finance, Legal, Access to Services.
Recommendation(s):	It is recommended that Cabinet: 1) Consider the options as outlined in the report and confirm the preferred specification as Swansea Standard (with value engineering). 2) Note the emerging longer term development programme and approve the allocation of £500,000 for the scheme for Colliers Way Phase 2 for the enabling works, the detail of which will be delegated to Director of Place, in line with the requirement of FPR7.
Report Author:	Nigel Williams
Finance Officer:	Jayne James /Jeff Dong
Legal Officer:	Debbie Smith
Access to Services Officer:	Sherill Hopkins

1. Background

- 1.1 Following construction of the first pilot project at Colliers Way (formally Milford Way), Penderry, a report reviewing progress and any “lessons-learned” was approved by Cabinet on the 16th November 2017. It was agreed a further report would be presented to Cabinet to confirm which options should be progressed at Parc Yr Helyg, along with details of the final expected costs.

The mix of new homes for the Parc Yr Helyg scheme was determined as the following:

- 4 no. 2 bedroom units and 12 no. 1 bedroom units.

To ensure the scheme meets the Council's policy of tackling fuel poverty and future generation's obligations, it was agreed to build to a standard above building regulations as minimum standards were not deemed acceptable. As such, a comparison was to be made between the Passivhaus standard and a "fabric first" high-energy efficient property which will be referred to as a 'Swansea Standard'. This report deals with the outcome of these comparisons, along with the recommendations for Parc Yr Helyg.

2 Improvements from Lessons Learnt

As summarised in the Cabinet report dated 16th November, the lessons learnt included:

- i. Site selection
- ii. Timescale for delivery
- iii. Decision to proceed with Passivhaus house.
- iv. Design issue.
- v. Restricted supply chain procurement due to Passivhaus standard.
- vi. Enhanced specification choices.
- vii. Supplementary heating
- viii. Pilot scheme experience/Knowledge gained.
- ix. Review external works
- x. All costs "cost comparison" benchmark data

These were reviewed in order to try to assess the potential benefit and reduction in costs that these could make for Parc Yr Helyg and as such, the following principle changes were deemed necessary.

2.1 Changes to Specification

As stated in the Lessons Learnt report, the Council had not designed new homes directly for a generation which led to the decision being made to commission architectural and Passivhaus Support. In line with CPRs, a specialist Passivhaus advisor was appointed to prepare the Passivhaus designs for both Colliers Way and Parc Yr Helyg. Although the Passivhaus support/experience offered was extensive, issues did arise in relation to insufficient construction detailing and specification which caused problems in terms of accurately pricing the works, ensuring Building Regulations were met and designs being WHQS compliant. In addition, the site layout provided did not align with topographical & GIS data once further detailed analysis had been carried out.

These issues all impacted at site level, affecting both the programme and sequencing of construction works and would all still need to be considered if the option was to build again to Passivhaus Standard.

2.2 Changes to Size

There were no changes made to size as the original layouts would be used for both options, with the aim being that cost comparisons could be calculated on a 'like for like' basis in terms of size/scale.

The external stores housing the MVHR units have been omitted from the Parc Yr Helyg design, and the MVHR's units located within the property which would potentially reduce build cost. However this would apply to both Passivhaus and 'Swansea standard' at Parc Yr Helyg.

The properties will be built to design quality requirements and lifetime homes standards and as a result of the revision of the standard, there is now an opportunity to incorporate accommodation for families.

2.3 Local Supply Chain

A recommendation within the Lessons Learnt report was that there is a need to maximise the opportunities across the supply chain in particular target suppliers based in the locality. The sub-contractors and material supply chains used when pricing the two different options were primarily all from the South Wales Region, with one being from North Wales. It should be noted that for the Swansea Standard, the supply and installation of windows and doors were from a company based in England.

Should Passivhaus design be approved, it will be necessary for us to seek tenders from Welsh based timber frame companies.

3. Analysis of Options

3.1 Specification

3.1.1 Option 1: Passivhaus Standard

The specification to meet Passivhaus Standard is as follows:

Target U-Values for building fabric:

- External walls 0.125 W/m²k
- Roofs 0.095 W/m²k
- Ground Floor 0.090 W/m²k
- Windows 0.80 W/m²k

Airtightness Target – 0.6 ac/h@50Pa

Ventilation – Mechanical Ventilation Heat Recovery (MVHR)

Supplementary Heating/Hot water – Energy efficient, Gas fired condensing combination boiler (partial wet heating system – 3 radiators per property)

No tolerances for acceptable cold bridging.

3.1.2 Option 2: Swansea Standard

The specification required to meet the Swansea Standard is as follows:

Target U-Values for building fabric (25% above min. building regulations requirements):

- External walls 0.14W/m²k
- Roofs 0.11W/m²k
- Ground Floor 0.13W/m²k
- Windows 0.12W/m²k

Airtightness Target – 5m³/(m².hr)@50Pa (compared to 10m³/(m².hr) @50Pa required by Building regulations)

Ventilation – Natural and Mechanical extract ventilation

Heating/Hot water – Energy efficient Gas fired condensing combination boiler with full wet heat system.

Acceptable cold bridging tolerances allowed.

3.1.3 The main differences between the two options therefore are:

i. Building fabric thermal performances

Acceptable cold bridging tolerances are lesser than those of Passivhaus, giving flexibility on foundation types (this is not to say that certain types of foundation types can't be achieved using the Passivhaus standard, although it has been advised by the Passivhaus consultants that some methods would be assumed as extremely difficult/unable to be achieve)

Timber frame thicknesses would be reduced if the Swansea Standard option is chosen as the amount of insulation required to achieve targeted u-values are less than those required by Passivhaus standards.

ii. Extent of heating system

Heating systems for the Swansea Standard option would be that of a full wet system rather than partial. Energy efficient radiators will be installed to all necessary rooms with the combination of thermostatic radiator valves allowing occupiers to have more flexibility to adjust room heating to meet their individual comforts. (traditional and a familiar system)

iii. Ventilation requirements

Window and door specification for the Swansea Standard option would not have to be Passivhaus certified. Therefore, such items would be more readily available from Local Suppliers.

iv. Air tightness values

Items i and iii above contribute to the overall air tightness value which will be achieved which would be a maximum of 5m³/hr if the Swansea Standard option is chosen. Further details on this are provided in paragraph 3.3 below. The actual air tightness values will be confirmed following testing on site.

- 3.1.4 Both standards would have the options of the installation of renewables such as photovoltaics, solar panels etc. though it is assumed that the installation would likely be less complex to the 'Swansea standard' due to the allowable tolerances in relation to air tightness/cold bridging.

3.2 Cost Analysis

3.2.1 Option 1: Passivhaus Standard

The Budget Cost for Parc Yr Helyg based on the Passivhaus design used at Colliers Way (incorporating where possible design changes identified from the Colliers Way scheme) is **£3,140,075 or £2,940/m²** as shown in **Appendix A**.

The above figures included all external works/drainage and design fees (inclusive of Planning & Building Reg. charges).

It is normal when reviewing costs and evaluating comparison to refer to "build costs" only as external works, services and groundworks will always be site specific and can vary considerably.

As such, the build cost equates to £1,761,458 with a cost per unit of £110k or £1,649/m².

The sprinkler costs included in the above figures are **£44,560** which when omitted to align with unit costs elsewhere in the UK reduces the build cost per m² to £1,608/m² (£1,761,458 - £44,560/1068 m²).

It should be noted that these figures reflect an increase on the Colliers Way scheme of 6% where the rate for flats was £1,511/m². This is primarily attributed to substantial increases in the timber frame and other sub-contractor package costs since the previous tender.

3.2.2 Option 2: Swansea Standard

The Budget Cost for Parc Yr Helyg based on the Swansea Standard specification as detailed in 3.1.2 above, is **£2,875,634 or £2,693m²** as

shown in **Appendix B**. These figures include all external works/drainage and design fees (inclusive of Planning & Building Reg. charges).

It is normal when reviewing costs and evaluating comparison to refer to “build costs” only as external works, services and groundworks will always be site specific and can vary considerably. As such, the build cost equates to £1,518,852 with a cost per unit of £95k or £1,422/m².

The sprinkler costs included in the above figures are £44,560 which when omitted to align with unit costs elsewhere in the UK reduces the build cost per m² to £1,380/m² (£1,518,852 - £44,560/1068 m²).

3.2.3 External Works

Attention is drawn to the significant costs of external works amounting to in excess of £1m, which is significantly above the external works costs at Colliers Way site, which amounted to £646,379. This is due to the difficult nature of the sites and the need to divert overhead cables and major attenuation works to surface water drainage and the current need for retaining walls.

As a result of this significant cost, the construction and design team have looked at options in terms of redesign which would result in savings of approx. £150 – £200k.

As such whichever option is agreed, there would be a requirement for a revised planning application to enable significant savings to be achieved through value engineering of the external works. Therefore an anticipated start date of end of September 2018 is planned, regardless of which option is progressed.

3.2.4 Summary of Comparison

When considering Passivhaus versus Swansea Standard there is a potential cost saving of £242k or £226/m² on the building works using the Swansea Standard. This is equivalent to a 16% reduction on the Passivhaus costs.

Analysis of the “build costs” compared to BRE data indicate that the Passivhaus costs are 4% higher than BRE comparative figures however the Swansea Standard costs are 8% below BRE comparative figures as shown in **Appendix C**.

It should be noted that the BRE report (where the comparative figures are drawn from) was produced in February 2016 and build cost have increased since this time (The RICS BMI indices indicate construction costs have increased by approx. 8% since February 2016).

It should also be noted that the need for additional units of affordable housing needs to be balanced against the Council’s objective to develop

high quality energy efficient housing. The Swansea Standard helps to balance this need by providing the energy efficient housing using resources more efficiently. This will mean that more units can be delivered on future schemes.

3.3 Analysis of Potential Energy Savings

Due to the fact the Colliers Way scheme has only recently been completed, statistical data is not yet available on the Energy Savings made as a result of the Passivhaus design and as such, a comparison between this and the Swansea Standard is not possible at this stage.

For the purpose of this report, it is clear that the insulation for each design varies and as such, any potential energy savings would also vary accordingly. The main energy savings would be from the air tightness values, the requirements of which under standard Building Regulations are below 10m³ per hour. For Passivhaus, these need to be below 0.6m³ per hour. For Swansea Standard, which replicates Fabric First, the building would be looking to achieve a maximum figure of 5m³ per hour.

It is difficult to quote reliable data without detailed evidence and as such, monitoring equipment has been installed on the Colliers Way site to assess the performance of the properties over the next 2 years. However, the estimated difference between Swansea Standard and Passivhaus would be in the region of 10-20% of heating costs equating to circa £20 per year. It would be intended to install the same monitoring equipment on Parc Yr Helyg, whichever standard is used.

Given the Council's commitment to Fuel Poverty and Energy Efficiency, the design for any future schemes will consider more innovated solutions such as Air Source or Ground Source Heat Pumps, Photovoltaic panels and battery storage, if innovative housing funding is available to support this.

4 Funding Opportunities

4.1 Welsh Government Grant Opportunities

4.1.1 Innovative Housing Programme

Developing the Swansea Standard also gives the opportunity to build in renewable technology to further improve the energy performance of the homes. This may offer a chance for a successful bid for funding for the second round of Innovative Housing Programme to fund these additional elements. It is unlikely that a second Passivhaus scheme would be seen as innovative in the future bidding round, whereas developing a Swansea Standard may be more likely to attract grant.

4.1.2 Affordable Housing Grant

Welsh Government have also announced the introduction of Affordable Housing Grant (AHG) for Local Authorities. This will be an annual revenue grant to support 58% of the borrowing costs of the scheme over 30 years. This grant will be available for 18/19 and 19/20 and can be used to support the delivery of Parc Yr Helyg (Subject to the criteria which is yet to be confirmed). In addition, Welsh Government are looking to make additional borrowing available to councils that have ambitions to develop more affordable homes. In order to maximise the AHG opportunities, a third site which is proposed to be Colliers Way Phase 2 needs to be worked up. This site can then be brought forward should the additional borrowing from Welsh Government materialise in time for the Council to take advantage of the opportunity.

4.2 City deal - Homes as Power Stations (HAPS)

As part of the City Deal programme, one key strand relates to the progression of homes as power stations, which involves installation of energy producing assets for use on site and surpluses to be exported to the grid. It had been hoped that the city deal funding would have been able to be drawn down from the start of the financial year but it is currently looking more likely to be towards Autumn 2018. This could also be a potential funding source to support further innovation on top of the preferred specification.

5 Financial Implications

5.1 Capital

In February 2018, Council agreed a budget for Parc Yr Helyg as detailed in the table below.

	Passivhaus Cost £000's	Swansea Standard Cost £000's
2016/2017 Spend	107	107
2017/2018 Spend	112	112
Remaining Budget 18/19	3038	3038
Total Budget	3257	3257
Total Cost Forecast	3140	2876
Over/Under Budget	117	381

Savings, therefore for the Swansea Standard option over Passivhaus would be £264k

In February 2018, Council also approved a budget of £421k for the conversion of the former Clase DHO into units of accommodation and the purchase of a property in Acacia Avenue. This scheme will now be funded from commuted sums. In addition, £100k of unallocated More Homes budget was carried forward from 2017/18. This budget could be utilised to

allow a third scheme at Colliers Way to be progressed. A budget of £521k is proposed to commission design and enabling works.

5.2 Revenue

Whilst maintenance costs will be met from the existing Housing Revenue Account budget, the actual costs, particularly over the longer term are unknown as it depends on a number of factors in terms of extent of repairs or replacement versus the fact that there would be limited requirements over the initial years of a new build property.

It is believed by sourcing more “local” products this differential can be reduced on this scheme if the lessons learnt in this report are followed.

6. Equality and Engagement Implications

The Council is subject to the Public Sector Equality Duty (Wales) and must, in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

Our Equality Impact Assessment process ensures that we have paid to regard to the above.

An EIA screening form has been completed and reviewed (**Appendix D**). The agreed outcome was that a full EIA report is not required at this time. This will be reviewed as the project progresses and any developments will be subject to normal planning procedures. It is confirmed all new homes are being built to homes for life standards to ensure that accessibility is part and parcel of the design.

7. Legal Implications

All external goods and services will be procured in line with Contract Procedure Rules and European procurement regulations as appropriate.

All works will also be carried out in line with the Well-being of Future Generations Act (Wales) 2015. This lists seven well-being goals which provide a shared vision for Public bodies to work towards. These are:

- A globally responsible Wales;
- A prosperous Wales;
- A resilient Wales;
- A healthier Wales;
- A more equal Wales;

- A Wales of cohesive communities;
- A Wales of vibrant culture and thriving Welsh Language.

In addition to the above, the Act states that Public bodies need to ensure decisions they make take into account the impact they may have on people living their lives in Wales in the future. Public bodies must take into account five considerations in order to show they have applied the sustainable development principle. These ways of working are aimed at ensuring Public bodies work together better, avoid repeating past mistakes and tackle some of the long term challenges faced:

- Long Term - The importance of balancing short-term needs with the need to safeguard the ability to also meet long-term needs.
- Prevention - How acting to prevent problems occurring or getting worse may help public bodies meet their objectives.
- Integration - Considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies.
- Collaboration - Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives.
- Involvement - The importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.

8. Summary

The two options contained within this report both allow for significant improvements in relation to the energy efficiency compared to the current Building Regulations, with comparable savings being achieved on the energy bills for heating the property. We also have the option to include additional innovative energy efficiency measures which will further reduce the energy consumption.

Passivhaus is no longer recognised as being “innovative” whereas developing a Swansea Standard will be, which will allow us to explore the option of innovative funding via WG.

In addition to this, the Swansea Standard would realise an overall saving of £264,441 compared to Passivhaus on the Parc Yr Helyg scheme.

Background Papers: Cabinet Report: 16th November 2017

Appendix A: Cost Breakdown – Passivhaus Standard

Appendix B: Cost Breakdown – Swansea Standard

Appendix C: Cost Comparison

Appendix D: Equality Impact Assessment Screening Form

**MORE HOMES PROJECT
COST BREAKDOWN
PARC Y HELIG (PASSIVHAUS)**

*GFA - 1,068m²

<u>Description of Works</u>	<u>Cost (£'s)</u>	<u>Cost per m²</u> (Cost/GFA)
Dwellings Construction Cost	£1,761,458	£1,649.31
External Works & Drainage	£1,040,278	£974.05
Landscaping & Fencing	£69,892	£65.44
Sub Total	£2,871,628	£2,688.79
Fees & Charges @ 9% plus Planning Costs & Building Regulations	£268,447	£251.35
TOTAL BUDGET COST	£3,140,075	£2,940/m²

MORE HOMES PROJECT
COST BREAKDOWN
PARC Y HELIG (SWANSEA STANDARD)

*GFA - 1,068m²

<u>Description of Works</u>	<u>Cost (£'s)</u>	<u>Cost per m²</u> (Cost/GFA)
Dwellings Construction Cost	£1,518,852	£1,422.15
External Works & Drainage	£1,040,278	£974.05
Landscaping & Fencing	£69,892	£65.44
Sub Total	£2,629,022	£2,461.64
Fees & Charges @ 9% plus Planning Costs & Building Regulations	£246,612	£230.91
TOTAL BUDGET COST	£2,875,634	£2,693/m²

MORE HOMES**PARC Y HELIG****COST COMPARISONS**

The following cost comparisons are based on the property construction costs for the properties. They exclude Sprinkler Installation, External Works, Drainage, Service Trenches, Landscaping & Professional Fee's for comparable purposes.

The unit rates for Passivhaus and Fabric First have been derived from the BRE Client Report commissioned for CCoS, dated 15th February 2016 (with allowance made for sub structure works, which are not included in BRE report)

GFA 1068m²

PASSIVHAUS			
House Type	BRE Passivhaus Av. Build Costs Across UK	Parc Y Helyg Passivhaus	% Diff
Flats	£1,553	£1,608	-4%
SWANSEA STANDARD			
House Type	Housing Association Scheme (Fabric First)	Parc Y Helig Swansea Standard	
Flats	£1,496	£1,380	8%

Equality Impact Assessment Screening Form

Please ensure that you refer to the Screening Form Guidance while completing this form. If you would like further guidance please contact your directorate support officer or the Access to Services team (see guidance for details).

Section 1

Which service area and directorate are you from?

Service Area: Corporate Building & Property Services

Directorate: Place

Q1(a) WHAT ARE YOU SCREENING FOR RELEVANCE?

Service/ Function	Policy/ Procedure	Project	Strategy	Plan	Proposal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(b) Please name and describe below

Update on the options and recommendations of the second More Homes project at Parc yr Helyg.

Q2(a) WHAT DOES Q1a RELATE TO?

Direct front line service delivery	Indirect front line service delivery	Indirect back room service delivery
<input checked="" type="checkbox"/> (H)	<input type="checkbox"/> (M)	<input type="checkbox"/> (L)

(b) DO YOUR CUSTOMERS/CLIENTS ACCESS THIS...?

Because they need to	Because they want to	Because it is automatically provided to everyone in Swansea	On an internal basis i.e. Staff
<input type="checkbox"/> (H)	<input checked="" type="checkbox"/> (M)	<input type="checkbox"/> (M)	<input type="checkbox"/> (L)

Q3 WHAT IS THE POTENTIAL IMPACT ON THE FOLLOWING...

	High Impact (H)	Medium Impact (M)	Low Impact (L)	Don't know (H)
Children/young people (0-18) →	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group (18+) →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or (non-)belief →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sex →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual Orientation →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Welsh Language →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion →	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (inc. young carers) →	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community cohesion →	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q4 HAVE YOU / WILL YOU UNDERTAKE ANY PUBLIC CONSULTATION AND ENGAGEMENT RELATING TO THE INITIATIVE?

YES NO (If NO, you need to consider whether you should be undertaking consultation and engagement – please see the guidance)

If yes, please provide details below

Equality Impact Assessment Screening Form

Q5(a) HOW VISIBLE IS THIS INITIATIVE TO THE GENERAL PUBLIC?

High visibility <input type="checkbox"/> (H)	Medium visibility <input checked="" type="checkbox"/> (M)	Low visibility <input type="checkbox"/> (L)
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(b) WHAT IS THE POTENTIAL RISK TO THE COUNCIL'S REPUTATION?
(Consider the following impacts – legal, financial, political, media, public perception etc...)

High risk <input type="checkbox"/> (H)	Medium risk <input checked="" type="checkbox"/> (M)	Low risk <input type="checkbox"/> (L)
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Q6 Will this initiative have an impact (however minor) on any other Council service?

Yes No **If yes, please provide details below**
 It would affect all council services to a degree.

Q7 HOW DID YOU SCORE?
Please tick the relevant box

MOSTLY H and/or M → HIGH PRIORITY → EIA to be completed
 Please go to Section 2

MOSTLY L → LOW PRIORITY / NOT RELEVANT → Do not complete EIA
 Please go to Q8 followed by Section 2

Q8 If you determine that this initiative is not relevant for a full EIA report, you must provide adequate explanation below. In relation to the Council's commitment to the UNCRC, your explanation must demonstrate that the initiative is designed / planned in the best interests of children (0-18 years). For Welsh language, we must maximise positive and minimise adverse effects on the language and its use. Your explanation must also show this where appropriate.

The EIA screening form indicates there is no need for a full EIA at this time, however, this will be reviewed as the project progresses and any developments will be subject to normal planning procedures. Confirmation is given that all new homes are being built to homes for life standards to ensure that accessibility is part and parcel of the design.

Section 2

NB: Please email this completed form to the Access to Services Team for agreement before obtaining approval from your Head of Service. Head of Service approval is only required via email – no electronic signatures or paper copies are needed.

Screening completed by:
Name: Gordon Rees
Job title: Group Leader
Date: May 2018
Approval by Head of Service:
Name: Nigel Williams
Position: Interim Head of Corporate Building Services
Date: May 2018