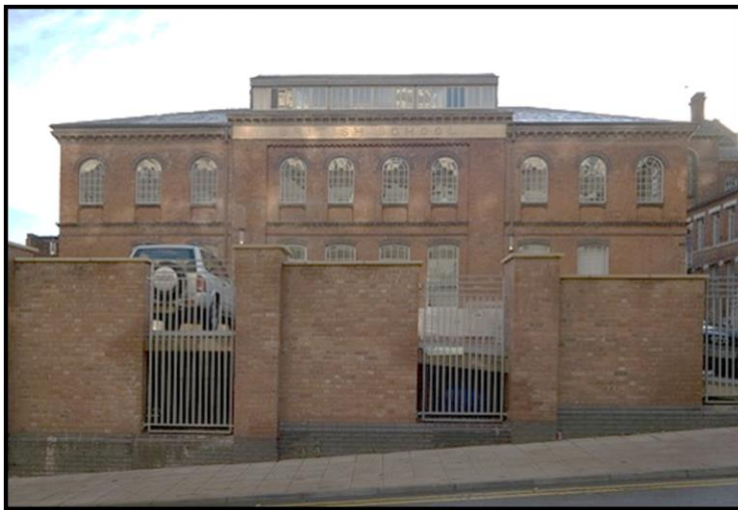
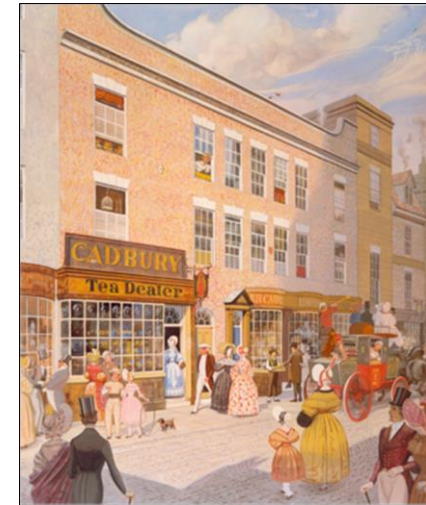




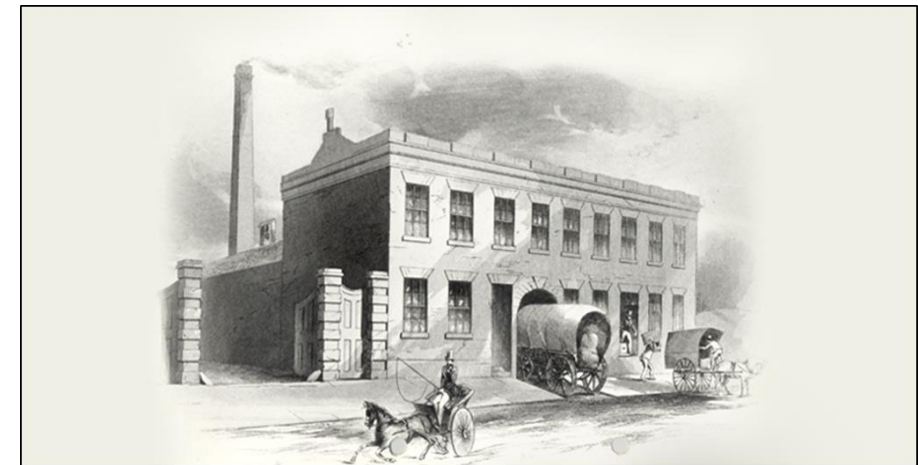
Peter Richmond  
Chief Executive

CHIC Webinar 21 October 2020  
**Homes & Communities**

# Our future shaped by an inspiring past



**George Cadbury**  
An Industrialist and  
Visionary Social Reformer



# Our mission

Creating and sustaining communities  
**where people can thrive**

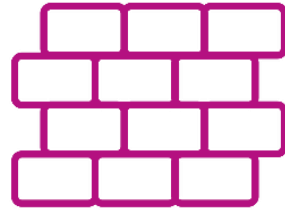




# Place-shaping

Creating and maintaining distinctive, environmentally sustainable places





# Community building

Building strong and inclusive communities





# Championing People

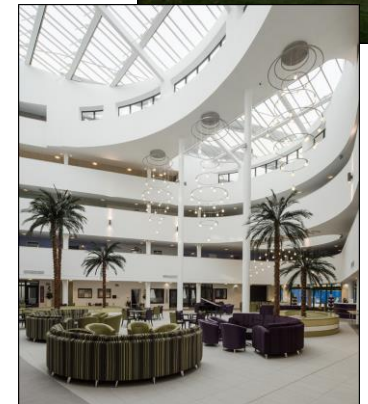
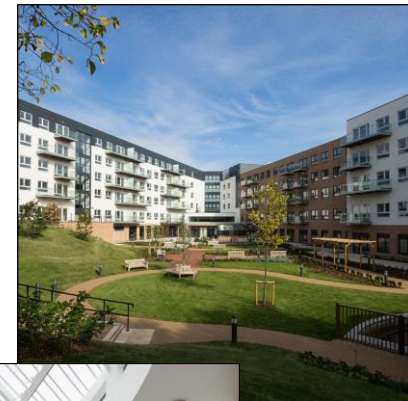
Removing barriers and helping people  
to achieve their true potential





# Providing great homes

Providing homes and delivering great services





**And in the words of George Cadbury...**

“No person ought to be condemned to live in a place where a rose cannot grow”



# Homes and Communities Sustainable decision making

**Alan Brunt**

**CEO Bron Afon Community Housing**

**CHIC Webinar, 21 October 2020**

Respect

Engage

Ambition

Listen

# Bron Afon - Our context

A map of Wales is shown in the background, with the Torfaen County Borough highlighted in red in the south-eastern part of the country.

## Bron Afon

- LSVT formed 2008
- 8,000 homes – c20% of all homes in the County
- Community mutual embedded within the Borough
- Welsh Housing Quality Standards (WHQS)  
= Decent Homes Standard - £170m
- DLO – 120 Trades staff
- Three cladded tower blocks – not ACM
- 37 Retirement Housing (AKA Sheltered) schemes

## Torfaen County Borough

- Population 91,000
- 12 x 8 miles
- Three larger settlements – Cwmbran (1950's new town) Pontypool and Blaenavon
- Ex mining valley – one of the most densely populated locations in Wales
- Pockets of significant deprivation

# The decarbonisation challenge in Wales

- Wellbeing of Future Generations Act 2015 – Groundbreaking legislation

*A staging post on the way to zero carbon by 2050 is that all social housing will be rated EPC band A by 2030*

- Most Bron Afon homes are EPC band C&D
- We have 1 EPC A - 7,999 to go!
- At least as big an asset management challenge as WHQS – but with no certainty about how it will be paid for
- Which techniques will be most effective
- No regrets investment – learn quickly from inevitable mistakes
- Spend local to create more resilient communities



*Future Generations Commissioner, Sophie Howe.*

*Ted Talk – Lessons on leaving the world better than you found it*

Respect

Engage

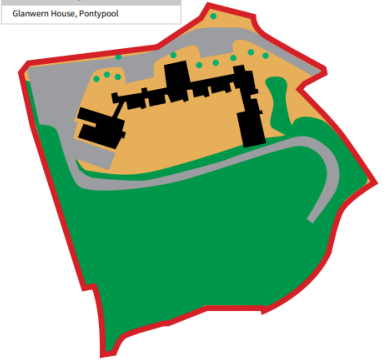
Ambition

Listen

# Making the aspirations a reality Glanwern House - a case study

Before	After
Retirement home – 28 flats in two buildings	Mixed development – 23 continuing sheltered plus 11 mixed tenure, GN
Landscape routinely minimally managed	Sustainably managed to enhance biodiversity – more trees, meadows
Older persons ‘island’	Opening up to wider community intergenerational activities
Traditional sheltered communal space	Community hub – with wet weather viewing area, sustainability learning
Conventional price based procurement	Use of local supply chain
Doing unto	Inclusive decision making
Asset management project	AM + Development teams accessing multiple funding pots

Date of Ecological Assessment  
January 2019  
Location of Ecological Assessment  
Glanwern House, Pontypool



Respect

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Thank you  
- and questions shortly

Respect

Engage

Ambition

Listen

popobi

# Blaenymaes

- Approximately 4km from city centre
- Ward of Penderry
- Pobl own and manage in the region of 700 homes
- Largest concentration of our homes



# Data

- Higher rate of lone parent households
- Higher rate of under 16
- Lower rate of over 45
- Unemployment high – employment deprivation
- High proportion with health problems





Development - blaenymaes



● How the site will look when complete.



● Lord Mayor of Swansea, Councillor Byron Owen at the controls of a JCB, cuts the first sod at the Broughton Avenue redevelopment site.



● Architect Andrew Ogorzalek.

# £6m scheme to rebuild a city suburb



● Gwalia chief executive Mike Williams.

THIS is Blaenymaes as you have never seen it before. It is the shape of things to come in the Swansea suburb where hundreds of crumbling homes face demolition.

The stunning new landscape, planned off Broughton Avenue, is the vision of the future to replace crumbling PRC council houses, which have posed a massive problem for Swansea City Council. The hope is that in years

**By Laraine Hemingway**

ahead a new-style "village" atmosphere will recreate the community spirit felt by long-time residents of the stricken council houses. The venture by Gwalia Housing Society in co-operation with the city council is being heralded as the biggest in Wales.

### Immense

The £6 million development of 150 new houses and flats is just the first stage in a five-year programme to replace 800 of the council's

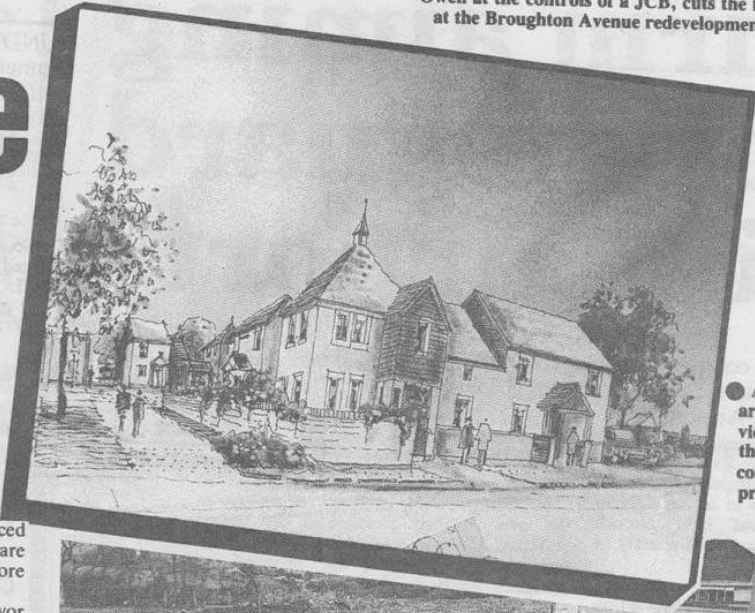
defective precast reinforced concrete houses. There are hopes that at least 300 more new homes may follow.

Yesterday Lord Mayor Councillor Byron Owen launched the first stage of the immense building scheme at the controls of a big yellow digger off Broughton Avenue.

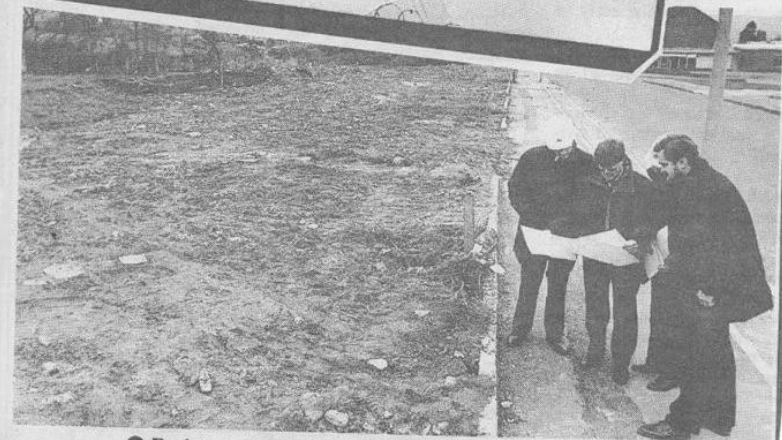
Council tenants whose present homes are doomed to demolition looked on. Over the next five years hundreds of families will have the upheaval of moving to alternative housing while the face of their area is transformed.

But they realise they have to look to the future.

Mary Williamson of Pen-tregethin Road, Portmead, who has lived in her PRC house for over 35 years, said: "You do feel emotional about it, but we have to face facts. They can



● Another artist's view of the completed project.



● Engineers planning the redevelopment at Broughton Avenue.



## Layout makes area ideal for criminals, officers say



SECLUDED: Clynmaes Place, scene of a recent burglary.



NARROW ALLEYS: Pittsburgh Court is typical of the area.

# Police in blast over crime design estate

POLICE launched a fresh broadside at a crime-ridden Swansea suburb today — claiming its design made it ideal territory for criminals.

Officers revealed that burglaries in Blaenymaes are set to double this month, and complained that their architectural liaison experts had not been consulted about the layout of new estates being built in the city.

Narrow alleyways, secluded

By DAVID STOAKES

together are all contributing to the problem, they said.

So far this month there have been 21 break-ins in Blaenymaes, compared with 13 in July, a figure police had already described as high.

Blaenymaes police station was fire-bombed last week, an incident

for law and order in the area.

The four most recent burglaries were in Portmead Place, Westlake Road, Woodford Road and Clynmaes Place.

The South Wales Police architectural liaison service in Bridgend confirmed it had not been consulted on Blaenymaes. Crime prevention officers at Cockett were also not consulted.

Chief Inspector Bob Jones, deputy head of police at Cockett,

would make sense for people to contact the emergency services when new estates are planned.

"With narrow alleys and small courtyards, Blaenymaes is an ideal place for criminals."

A Gwalia Housing spokeswoman said their developments complied with the Secured By Design building guidelines, which are approved by police.

Swansea's assistant housing director Mike Thomas today said

discussions with the police's architectural unit, every effort had been made to ensure Blaenymaes was crime-free as possible.

Hedges were cut back to provide better visibility and parking spaces were provided alongside front gardens within the curtilage of homes rather than on the street, for example.

Attention was paid to crime issues in refurbishment work carried out on the estate.



04 11 2016



14 12 2016



14 12 2016



04 11 2016



04 11 2010



04 11 2010

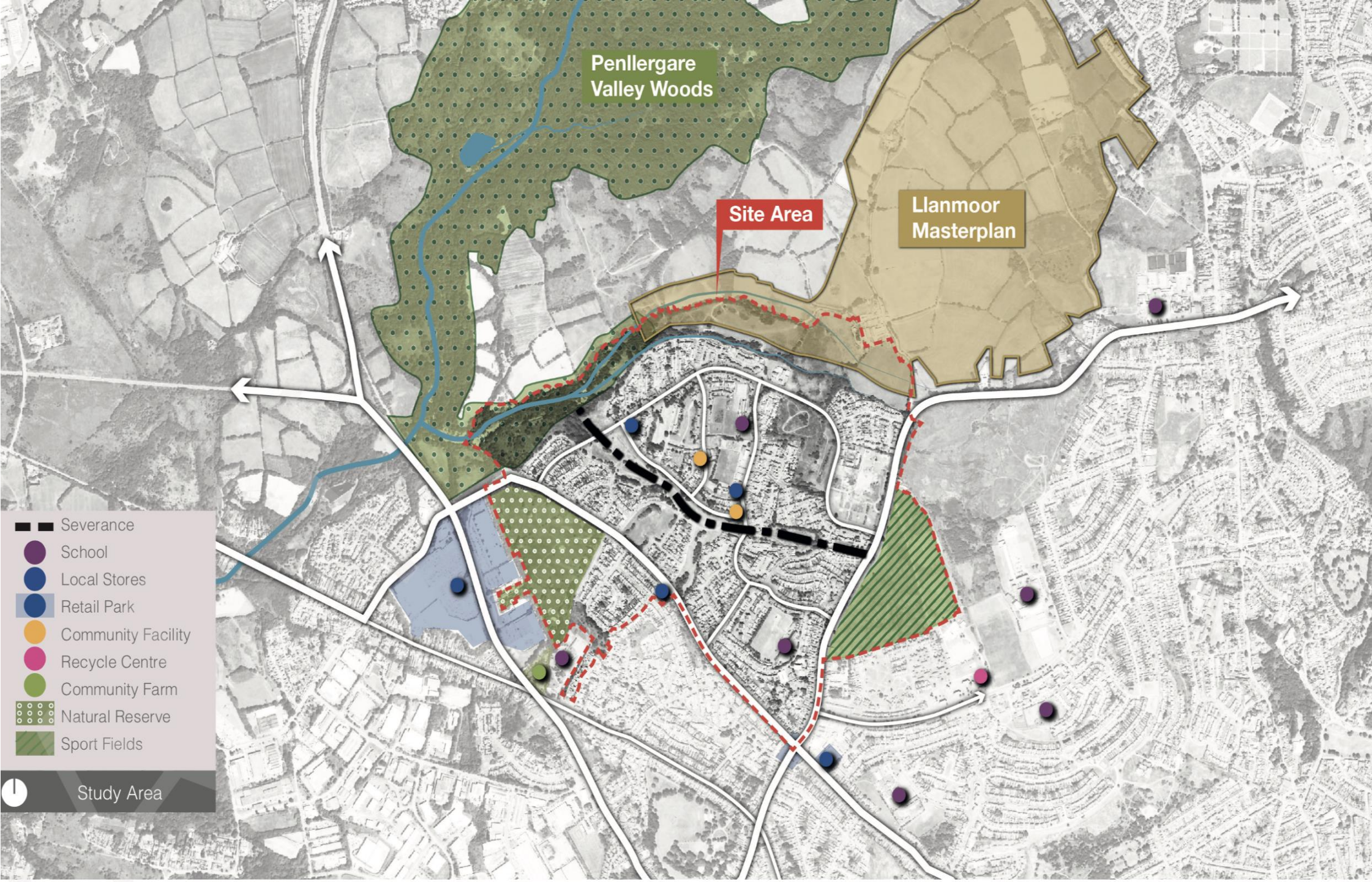


# Orchestrated approach

- 700 Pobl Homes
- Estimated 1200 Local Authority Homes
- Llanmoor Homes Strategic Development Area
- Land within the Housing Revenue Account
- Commercial Land (former Leo's site)
- Abundance of green infrastructure
- Energy project









- Legend:
- Redeveloped Primary School
  - Proposed Health Centre
  - Proposed Workshop Spaces
  - Proposed Commercial Building
  - Proposed Training Centre
  - Proposed "Down to Earth" Buildings
  - Proposed Sport Facility Building
  - Proposed Residential buildings
  - Existing Building
  - Licence Site
  - Key Public Space
  - Key Pedestrian / Cycle Connection
  - Pedestrian Friendly Areas
  - Active Travel Network
  - Restored Watercourse
  - Scale
  - Woodland
  - Common Land
  - Green Space
  - Long Grass
  - Wild Flowering Grass
  - Grazing
  - Marshland
  - Forest School
  - Pond / Retention Basin
  - BMX / Skate Park
  - Nature Play Area
  - Proposed Tree
  - Orchard
  - Communal Garden
  - Urban Landscape Area
  - Sport Field



## SENSITIVE INFILL RESIDENTIAL DEVELOPMENT

There are a number of potential development sites across the area as shown on the plan opposite and it is essential that these are developed with the whole neighbourhood in mind, not just designed to work within their own red line boundary. The area can not afford any more inward looking, idiosyncratic housing developments and a holistic approach to development is essential.

This should incorporate defining a relatively small palette of materials that will be deployed on new build as well as retrofit projects. Further testing will be required but the decision making process around determination of architectural vernacular could be prepared via a 'design guide' if it is deemed that a wide scale optimised retrofit process is required.



Derwenthorpe, York



Derwenthorpe, York

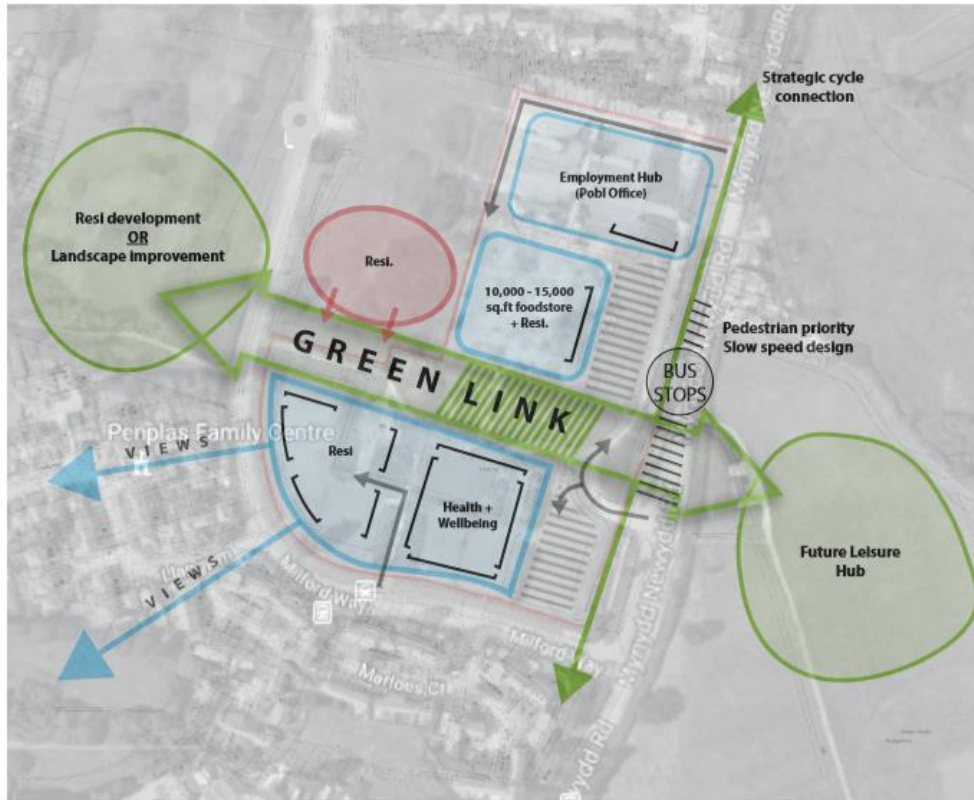


Dougrie Drive, Castlemilk



Goldsmith Street, Norwich City Centre.

## Blaenymaes District Centre - District Centre Concept Plan



### Key Principles

- A district centre for all communities • Green Infrastructure at core of development • Slow traffic on Mynydd-Newydd road •
- Reusing existing site infrastructure • Commercially attractive (passing trade) • Capitalize on views + mitigate prevailing wind •
- Improve cycle links •



Mixed use Lidl



Possible new sports and active centre



Integrated health and social care



Residential street with green community space



Ground Floor office cafe bar + flexible work meeting space



Rooftop terrace and flexible work / meeting space



Assisted housing with close and extra care assistance

# Supporting themes:

- **Green Infrastructure/connectivity**
- **Education**
- **New and Existing Homes**
- **Health and Wellbeing**
- **Community**
- **Economy and Enterprise**
- **Energy**





# Energy

- Retrofit of renewable energy technology
- Reducing energy costs for tenants
- Reducing Carbon through intelligent time of use of energy and storage
- Socialisation of generation / energy benefit
- Supporting decarbonisation of the grid

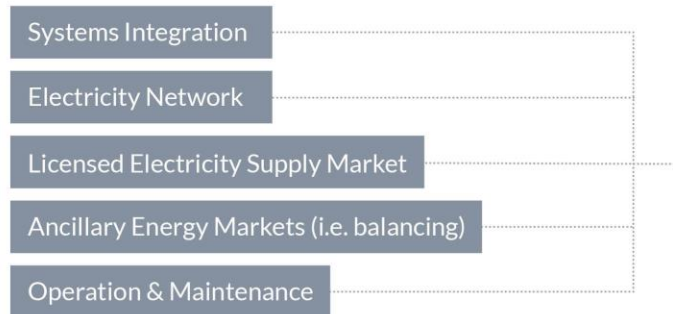


In collaboration with  
**sero**energy

# Customer Offering



The UK's first **Energy as a Service** business for heat, power and transport in homes.



Complex

Simple



- Sero mobile application & dashboard
- Fixed billing

**seroenergy**



**Customer / Tenants**

- Comfort sales not kWh  
i.e temperature, miles (EV)



- Landlord Energy Service

# Next steps...

Delivery programme for each theme

- Phasing and priorities
- Identification of quick wins
- Exploration of key interventions
- Funding and spend forecasts
- When and how to engage (strategy)



# Outcome

- Commitment from all partners
- Confidence around delivery of key projects
- Wider resident ownership
- Community involvement in projects
- Coordination of funding is critical to reverse the indicators



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