

**Councillor Andrea Lewis**  
**Deputy Leader and Cabinet Member for**  
**Service Transformation Swansea Council**  
**Delivering affordable housing units**



# Context

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13,785 council homes in Swansea and  
7,900 RSL

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Increasing demand for social housing

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High numbers of homelessness  
applications

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High numbers in temporary  
accommodation

# More Homes Delivery Programme



Ambition to deliver 1,000 additional council homes over 10 years



306 delivered by March 2025



Mixed strategy of new builds, acquisition, property conversions



Swansea Standard – Homes as Power Stations

# Homes as Power Stations



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Building new homes to “Swansea Standard”.

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Fabric-first approach - highly insulated, airtight, EPC Rating A.

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Integration of renewable technologies: Solar PV roofs, batteries, ground source heat pumps, and heat recovery systems.

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Homes consume 62% less energy and import 78% less energy compared to average UK homes

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Tenants pay approximately 20% of energy costs compared to traditional homes.

# Challenges



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HRA budget pressures

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Balance between affordable housing development and investment in existing stock

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Increased investment requirement due to WHQS2/decarbonisation targets

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Increases in construction costs

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Need to increase the pace and scale of delivery to meet ever increasing demand and tackle homelessness

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Challenging portfolio of HRA owned land with high levels of site abnormalities, contributing to increased scheme costs.

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Complexity of the planning process and the need to meet competing policy/legislative requirements e.g planning, placemaking, SUDS, highways

# Opportunities



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Continuing new build programme and former RTB acquisitions

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Expanding delivery models

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Increased collaboration with private sector

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Exploring use of “package deals”

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Acquisition of s106 units- first opportunity for Council to offer low-cost homes for sale

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Development Partnership with RSL to bring forward 2 HRA owned sites

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Use of WG Design Net Zero Pattern book

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# Case study

Refurbishment of existing building – SPARKS Centre - former Youth Centre



# Questions

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Transformation

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