

Unnos review - September Update



Recap of the project purpose

Objective

- Change the **thinking; behaviours**, governing the commissioning and procurement of new social housing across Wales. Considering the **thinking** behind customary **embedded behaviours**.
- Including **encouraging** more contractors and subcontractors into the sector

Outcomes

- A set of **practical suggestions** to improve delivery of new social housing in Wales.

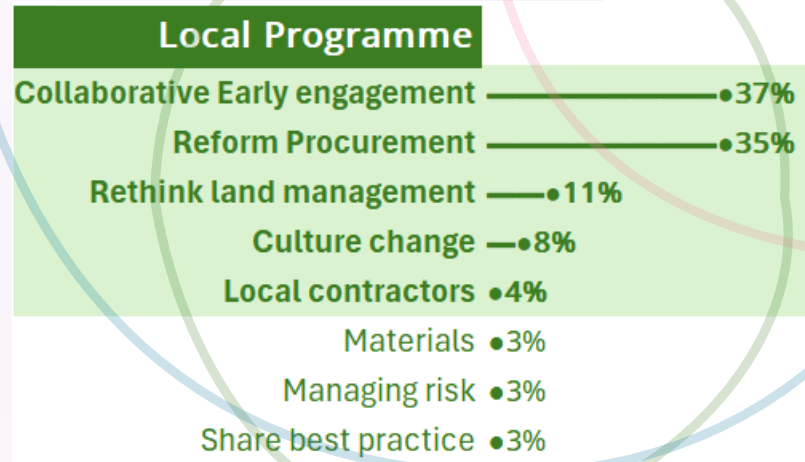
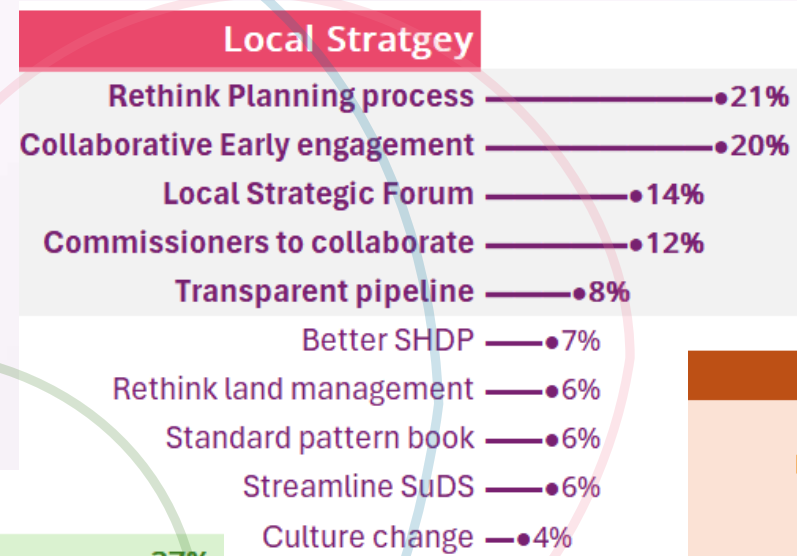
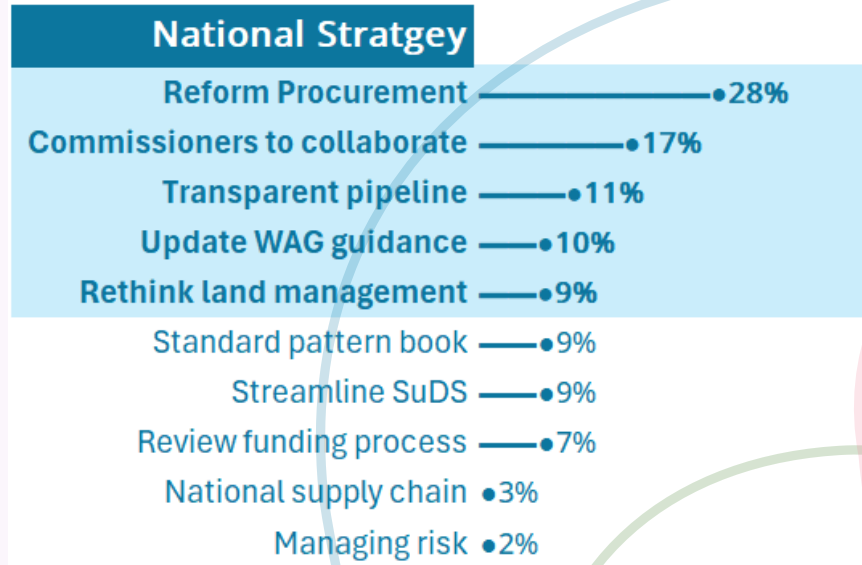
Stakeholder comments

Social Housing as a national programme

- stakeholders initial suggested focus areas



20,000
low carbon
homes for
social rent
2021-26



High level barriers and good practice

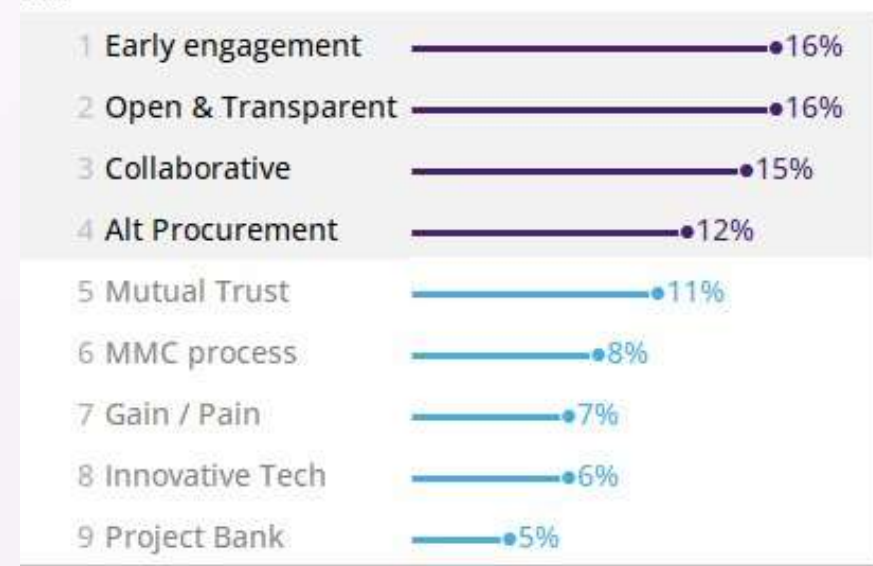
Ranked Barriers

All



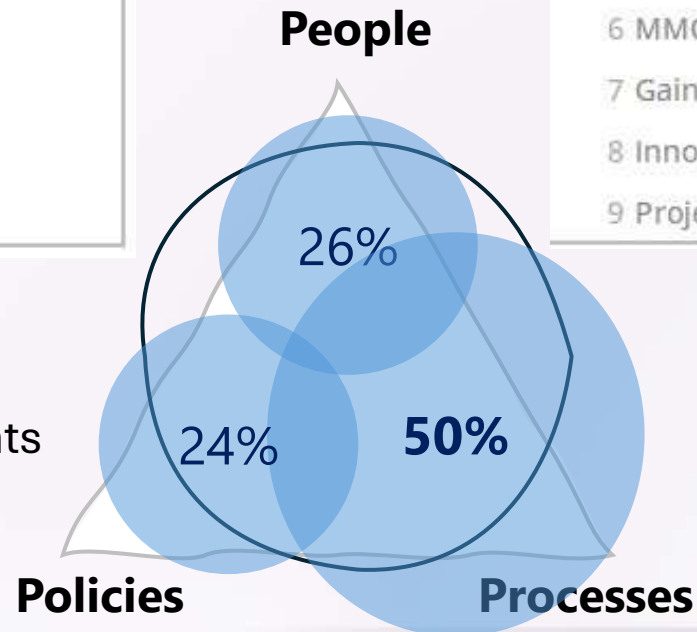
Ranked Good Practice

All



677

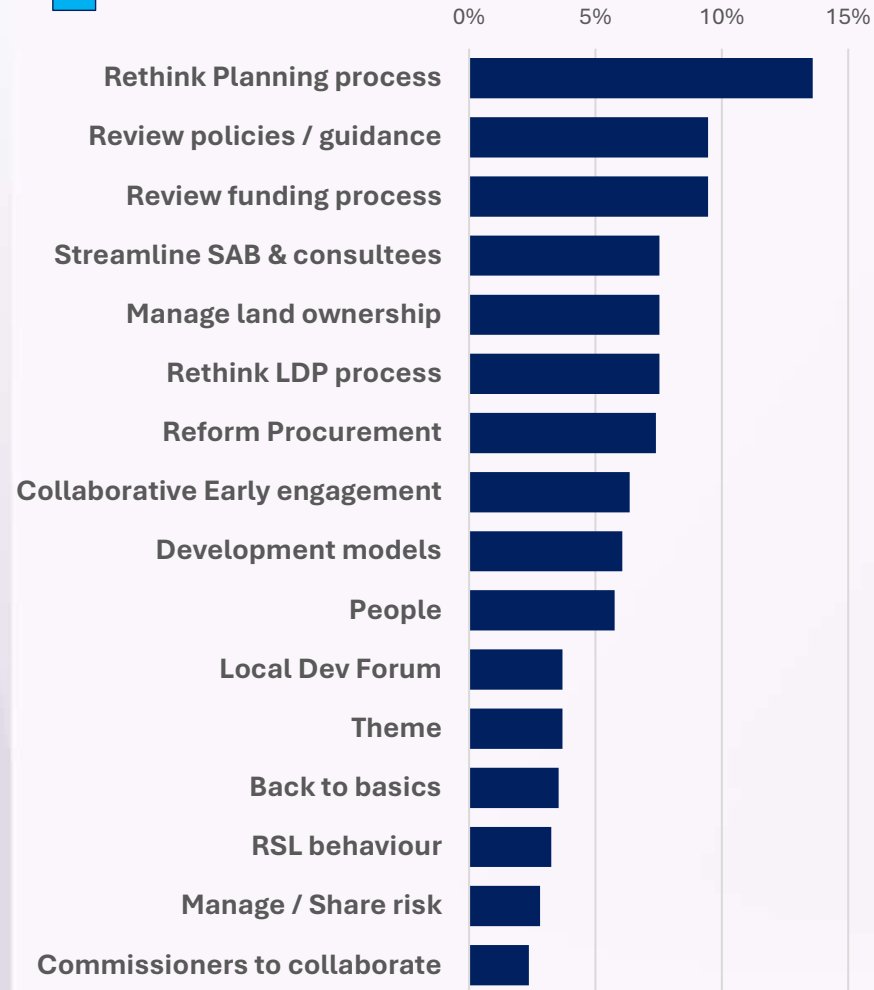
stakeholder comments



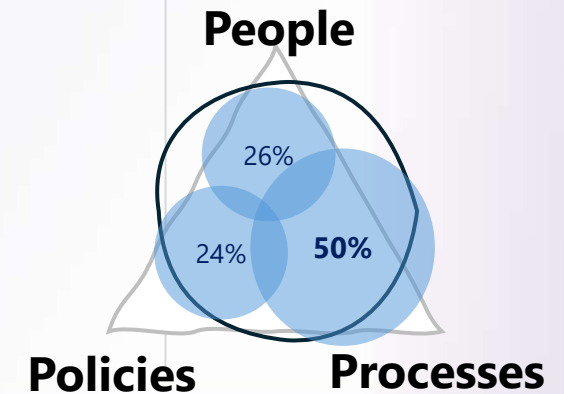
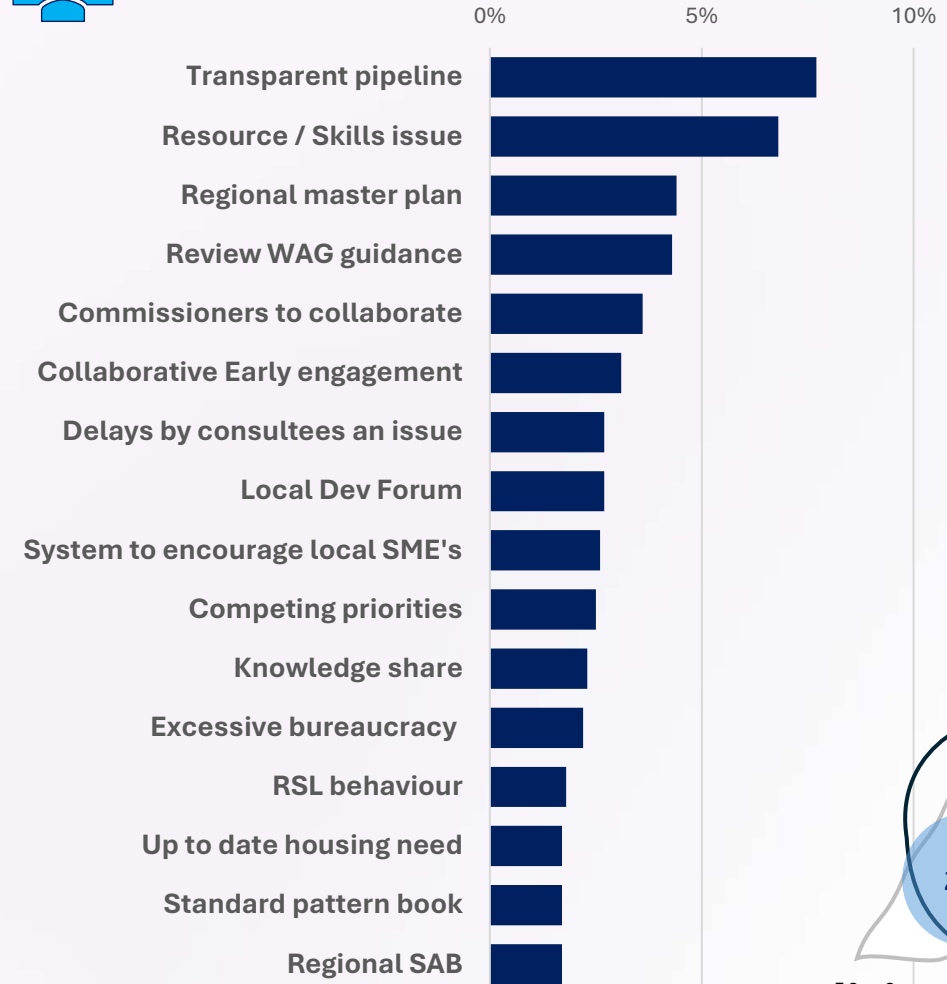
Topics & Comments



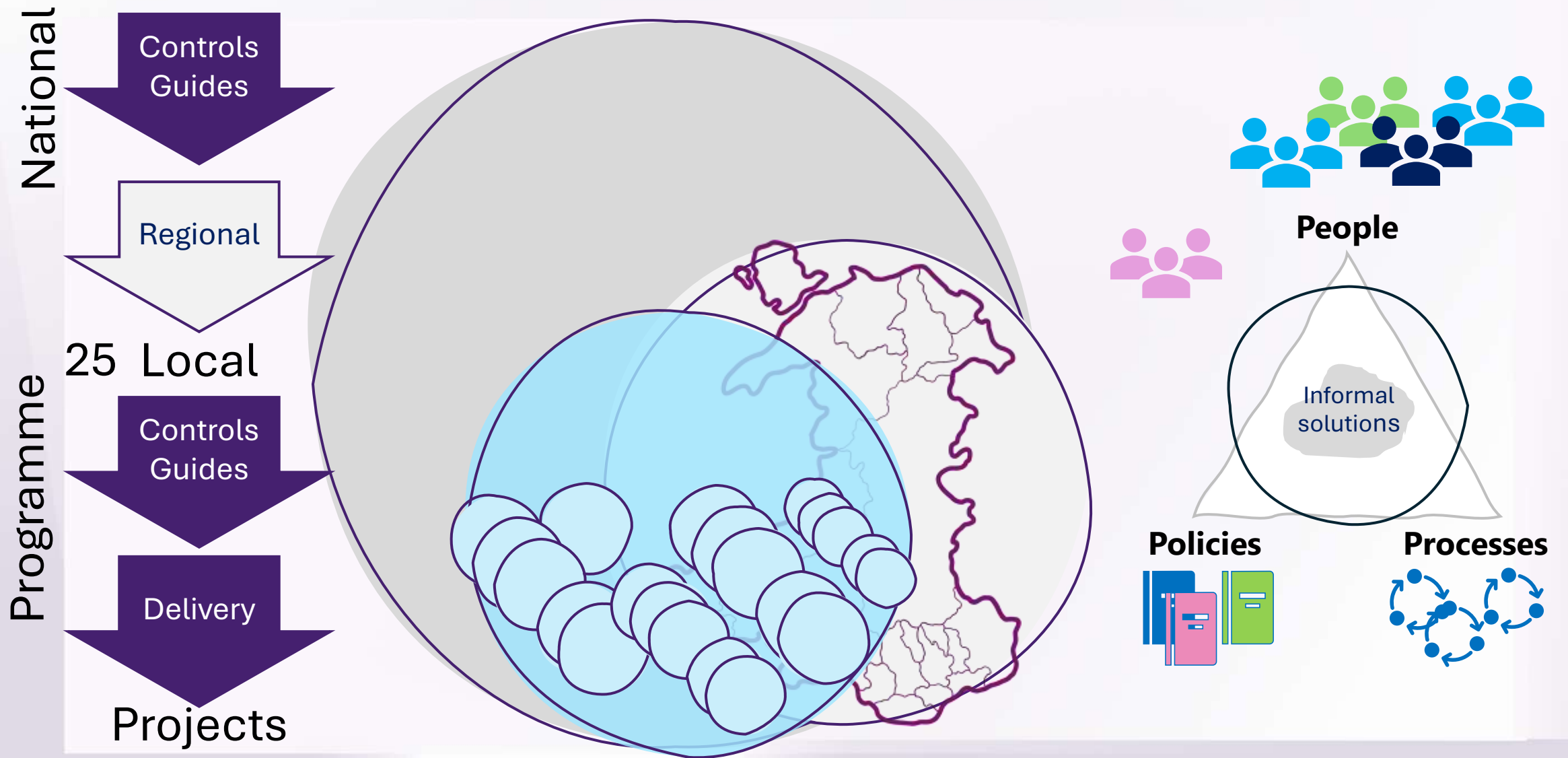
Topics



Comments



Current system - Social Homes in Wales



A system of systems



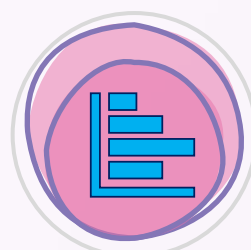
Policies | Legislation



Funding



Land management



Commissioners



Design



Procurement



Constructors



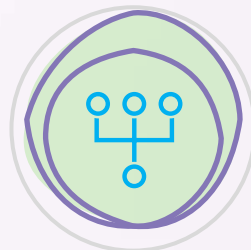
Supply Chain



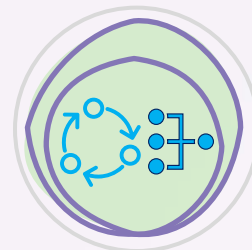
Market Assess' | LDP



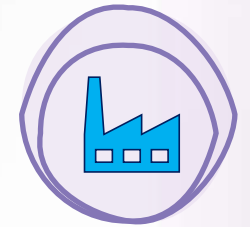
PDPlans



Pre-planning



Planning



Manufacture



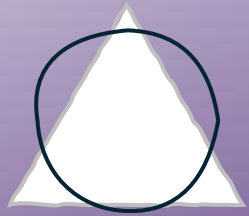
Highway SAB Environment



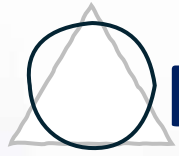
Signals

- ONS data
 - Too old to inform anticipated outcomes (leading data)
 - Not easily understood by the sector (loaded with caveats)
 - Not what we need – Affordable not Social Rent
 - OData is stopping end of August 2024, until 2025
- Silos
 - WG and Commissioners signals are ‘protected’ within silos
 - Who holds the ‘need’ data?
 - PDP data may be invaluable source of key signal
- Stakeholder comm’s – needs to be regular not just in crisis
 - Who listens to the signals?
 - Who is the Social Housing System Coordinator?
- We need a ‘Community of teams’





Early Opportunities



Recent action (letter from Cabinet Sec)



✓ LA's asked to review potential schemes not in their main PDP



✓ WG staff to examine stalled schemes to see how they can be unblocked



✓ Review existing schemes and update on potential completion dates

✓ Ensure data is kept accurate and up to date – (note: review gaps once PDP data is received)



✓ TACP acquisitions to be encouraged with additional budget being made available (presumably acquisitions now included in 20k target.

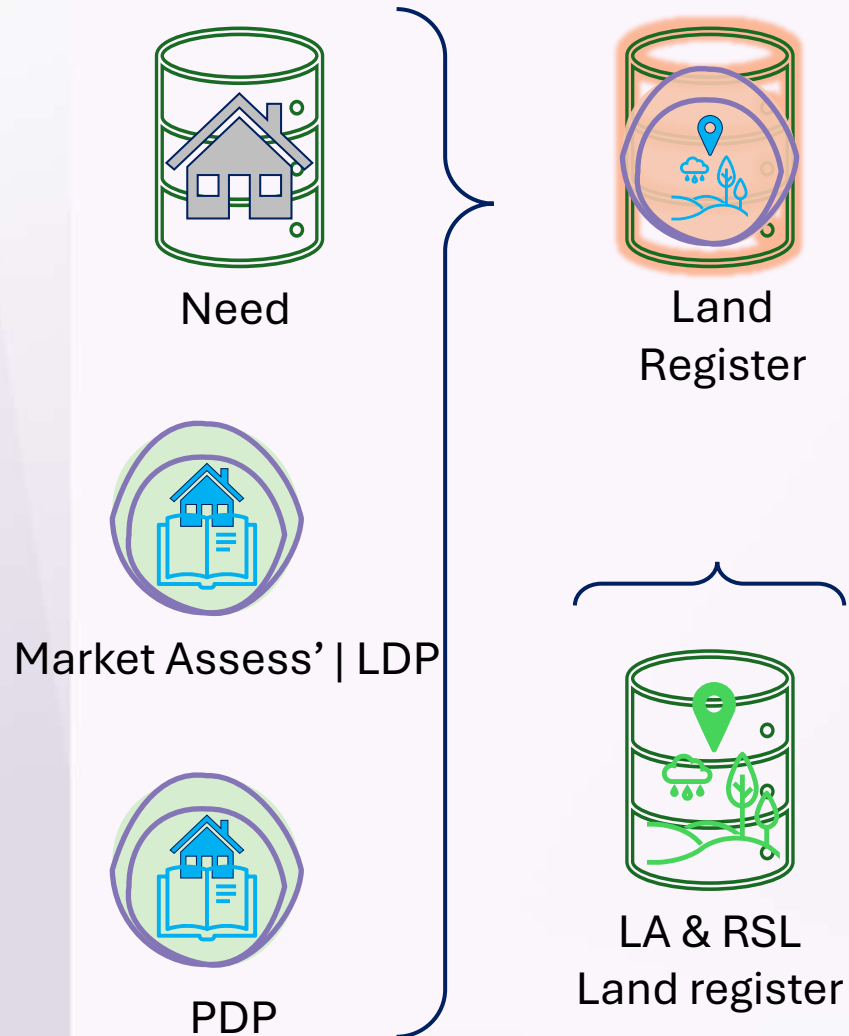
✓ LA to consider options to maximise RSG funds.



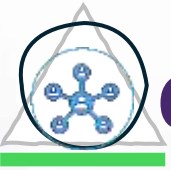
✓ LA to prioritise Social Housing planning applications.



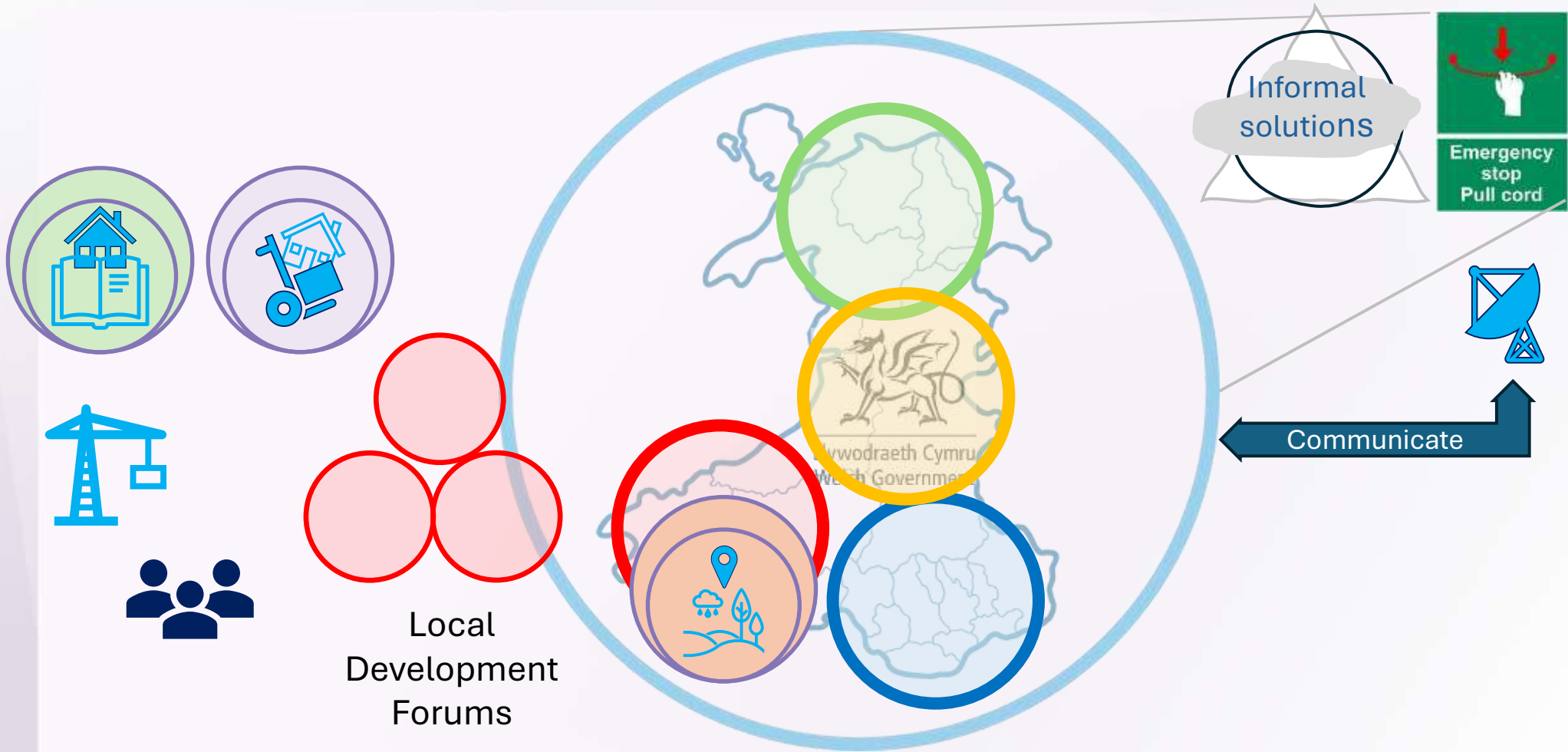
Housing land register to amplify signals



- Timely tracking of delivery
- Gap analysis
 - LA/Regional Need | LDP | PDP
 - LDP land not owned by WG | LA | RSL
 - Land owned by LA or RSL not in LDP
- Anticipated delivery (by year)
 - volume | grant | commissioner
 - Current stages (RAG assessment)
 - Land banks
- Stalled LDP sites
 - Identify stalled and nonviable sites
 - Opportunity to resolve issues
 - Identify 'windfall' sites
- Construction methods
- Themes
- WG as land agency?



Community of Teams



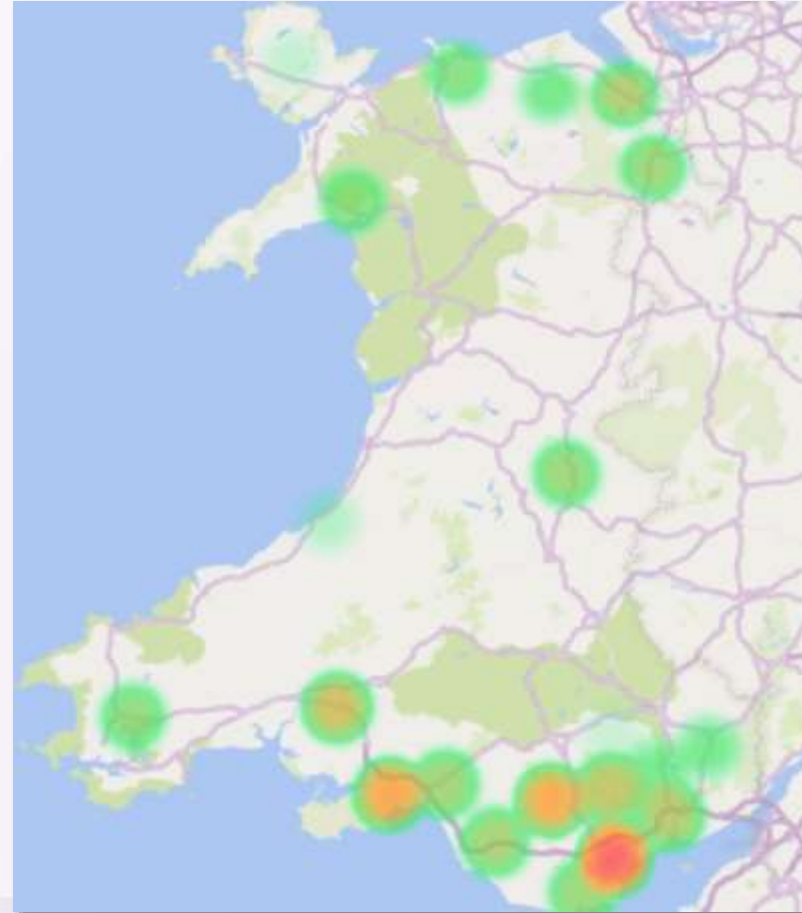
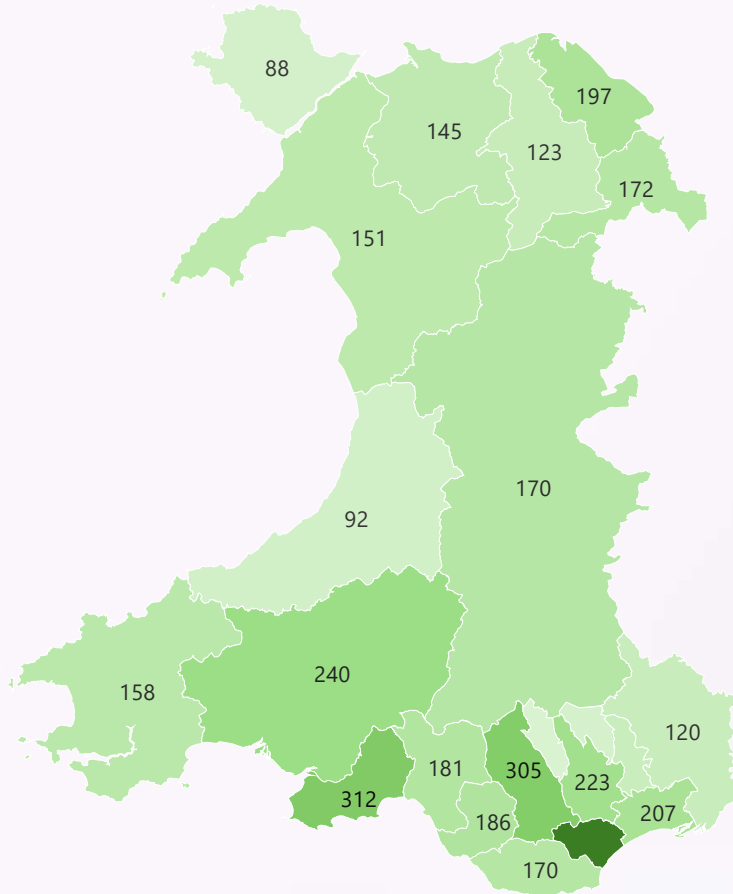


Pipeline (a simple mock up)

Affordable homes 2025

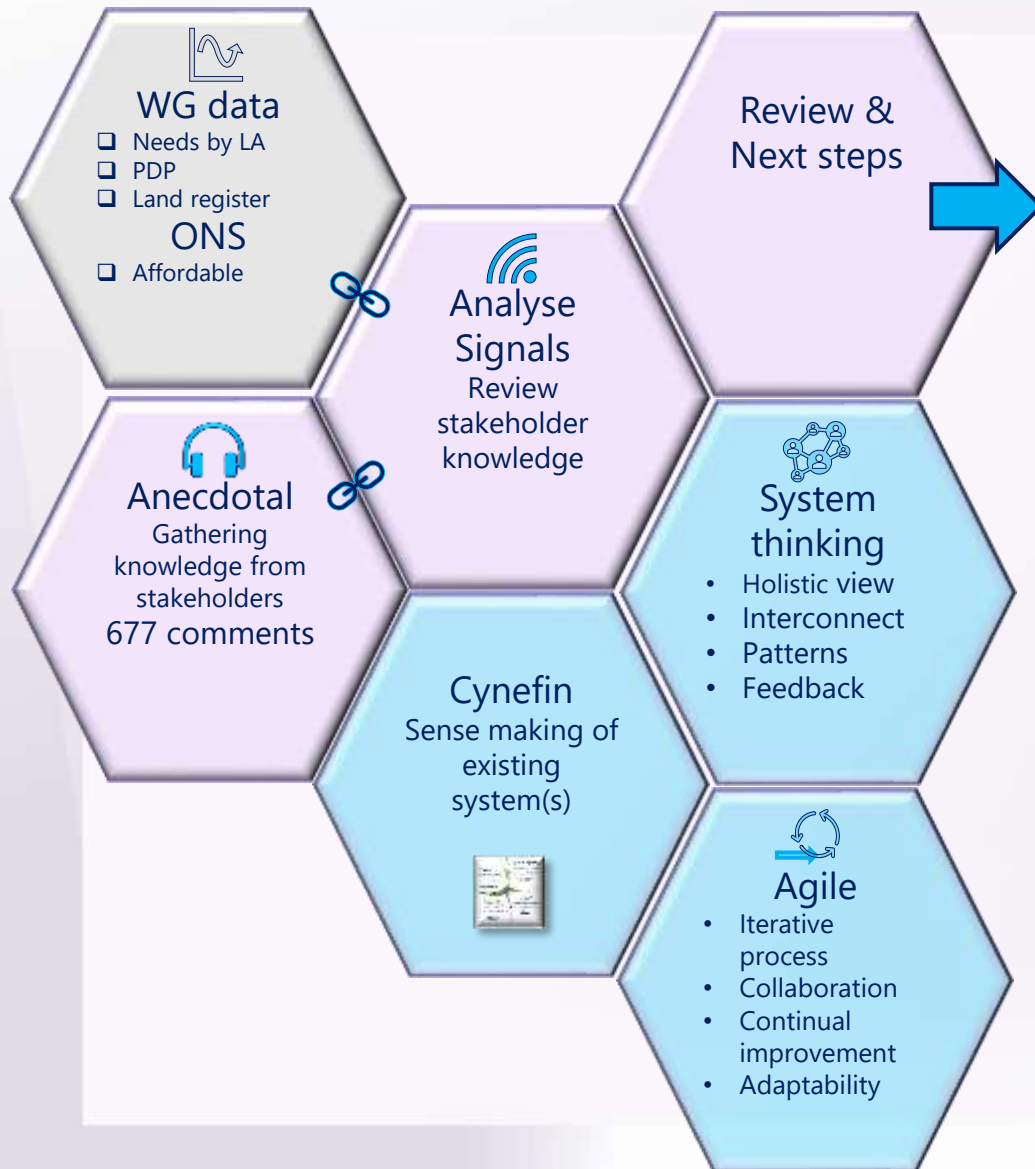
Affordable Homes

74 280 485



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Summary



- Identify early opportunities
 - Information review (Social Homes & Affordable)
 - Understand timely need by LA / region
 - Draft pipeline
 - Land register (WG)
 - Deep dive examples (good & bad)
 - Community of Teams
 - Guidance compendium
 - Signpost to relevant policies | guidance | TAN | Themes
 - Standard Plans
 - Procurement Guidance
- Other opportunities
 - To be discussed