

## HOUSING DELIVERY AND COMPLETIONS

### Housing schemes summary August 2019

The tables below set out the housing schemes that are currently under construction or expected to commence in the near future. The tables have been split to set out the housing numbers on market sites with an element of affordable housing and 100% affordable housing sites. For the market sites, only those of 10 units or more are included, for the affordable housing sites a number of smaller sites have also been reported.

The tables are colour coded and the predicted number of housing completions are set out in the summary table below

	Category	Housing Units
1	Mixed market and Affordable Housing Developments under construction July/August 2019	781
1	100% Affordable Housing Developments under construction July/August 2019	156
2	Mixed market and Affordable Housing Developments with full planning permission August 2019	25
2	100% Affordable Housing Developments with full planning permission August 2019	109
3	Mixed market and Affordable Housing Allocations and sites with outline planning August 2019 with known interest	594
3	100% Affordable Housing Allocations and sites with outline planning August 2019 with known interest	132

**Category 1** sites are those already under construction where there is a very high level of confidence that the number of housing units will be delivered.

**Category 2** sites are those will full planning permission we have a high degree of confidence will be delivered to the timescales outlined. This is supported by evidence from the annual Joint Housing Land Availability Study and officer contact with developers and RSLs.

**Category 3** sites are those with outline planning permission or are housing allocations where there is known developer interest and a reasonable degree of certainty over delivery.

With the inclusion of 100% affordable housing sites across all 3 categories the delivery of affordable housing is 41%.

## Mixed market and Affordable Housing Developments under construction July/August 2019

Developer/R SL	Development	Total Units	AH Units	Start Date	Expected Completion	Funding for AH	Comments/ affordable housing element
Pure	Cae Topyn, Denbigh	75	7	2019	2022		Mixed development of 2, 3 and 4 bed properties. 7 affordable units, 1 <sup>st</sup> option shared equity. RSL not finalised as yet.
Walsh Construction	Anglia House, Dyserth	19	2	2018	2021		2 Intermediate rental units (for let by private developer)
Macbryde Homes	Cysgod y Graig, Dyserth	66	6	2019	2021		6 affordable units – DCC purchasing the properties
Pure	Land at Llanfair DC	63	6	2019	2022		6 affordable units. 1 <sup>st</sup> option shared equity. RSL not finalised as yet.
SG Estates	Maes Helyg, Llangollen	95	9	2019	2025		9 affordable units bought directly from developer by North Wales Housing
Sheppard Construction	Pant y Celyn, Llanrhaeadr YC	15	1	2018	2019		1 Shared Equity affordable unit
Grwp Cynefin	Land at Village Hall, Rhewl	10	4	2018	2019		2 x Intermediate Rental, 2 Shared Ownership & 6 Open Market
Macbryde Homes & Anwyl	Parc Tirionfa, Rhuddlan	99	9	2019	2022		2 developers on site. 9 Affordable units sold to Clwyd Alyn for Intermediate Rental
Anwyl with Cartrefi Conwy RSL	Park Aberkinsey, Rhyl	153	14	2009 2019 AH	2023 market 2020 AH	Private Finance	Multi-phase development of a range of 2, 3 and 4 bed dwellings. 14 affordable units. 14 new build properties (2BH & 3BH) purchased via their own private finance on park Aberkinsey. The properties are let at Intermediate Rent and have proved hugely popular
Taylor Wimpey	Glasdir, Ruthin PH 1	45	1	2019	2020		Final part of phase 1, affordable units provided in earlier phases.
Pure	Livingston Place, St Asaph	131	0	2013	2023		Enabling development, no AH requirement.
Darcott Ltd	Cwrt Arthur, Rhewl	10	1		2019		1 Shared Equity affordable unit
	<b>TOTAL</b>	<b>781</b>	<b>60</b>				

## 100% Affordable Housing Developments under construction July/August 2019

Developer/RSL	Development	Units	Start Date	Expected Completion	Funding for AH	Comments/ affordable housing element
Clwyd Alyn	Westbourne Avenue, Rhyl (Builder - NWPS)	16	March 2018	July 2019	Social Housing Grant/Private Finance	4 x 3BH and 12 x 1B & 2B apartments completed on a stalled private sector site dating from 2006.
	Ty Noel, Rhyl (Builder - NWPS)	1	Sept 2019	Sept 2020	Social Housing Grant/Recycled Capital Grant	1 x 1Bedroom bungalow, new build following demolition of the former derelict property.
	Land at Llanbedr DC (Builder - Williams of Bala)	38	March 2018	May 2020	Innovative Finance Funding/Private Finance	Off-site construction of 2 & 3 bedroom houses and bungalows. Completion expected May 2020.
Grwp Cynefin	Awel Y Dyffryn, Denbigh Extra Care development (Builder - RL Davies of Colwyn Bay)	70	June 2018	Dec 2020	Social Housing Grant/ Recycled Capital Grant/ Housing Finance Grant	Demolition of old Middle Lane School complete and construction of the Extra Care facility is well underway. 66 Extra Care units are being developed alongside 4 units for adults with specialised support needs in a separate block.
	53-55 Brighton Road, Rhyl	8	May 2017	Sept 2019	Social Housing Grant/Private Finance	Apartments built and completed Feb 2019, contractor one of the casualties of the Carillion collapse, necessary insurances and certificates could not be issued. Following CEO of NBF getting involved GC have now been given permission to carry out snagging work themselves and building has been signed over to them. Anticipated completion Sept 2019.
Wales & West	Former Police Station, Prestatyn (Haigh Properties)	20	May 2018	Sept 2019	Social Housing Grant/Recycled Capital Grant/Private Finance	14 x 2& 3 Bedroom houses and 6 x 2 Bedroom Flats – completion due imminently waiting for Welsh Water sign off
DCC	40 Brighton Road, Rhyl	3	Oct 2018	Aug 2019	Housing Revenue Account	3 x 1 bedroom apartments created from a poor quality HMO
	<b>TOTAL</b>	<b>156</b>				

Mixed market and Affordable Housing Developments with full planning permission August 2019							
Developer/RSL	Development	Total Units	AH Units	Start Date	Expected Completion	Funding for AH	Comments/ affordable housing element
Pure	74 Gronant Road, Prestatyn	11	1	2020	2021		1 affordable unit
Pure	Land off Bryn Gobaith, St Asaph	14	1	2020	2021		1 affordable unit
	<b>TOTAL</b>	<b>25</b>	<b>2</b>				

100% Affordable Housing Developments with full planning permission August 2019						
Developer/RSL	Development	Total Units	Start Date	Expected Completion	Funding for AH	Comments/ affordable housing element
Cartrefi Conwy	Empty Homes x 2 (Various sites around Denbighshire)	5	Sept 2019	Jan 2020	Social Housing Grant/Private Finance	2 Empty Homes have been sourced and purchase is being progressed. An additional 3 properties have been identified and in the process of being purchased.
	Victoria Road, Rhyl (Builder - NWPS)	20	Sept 2019	Jan 2021	Social Housing Grant/Private Finance	Apartment complex to be built on a brownfield site in Rhyl, planning permission granted, delay has been due to nesting birds on site. Demolition of existing building and construction due to start in Sept 2019.
Cartrefi Cymunedol Gwynedd	Land at Trefnant Inn	13	Aug 2019	Feb 2021	Social Housing Grant/Private Finance	13 dwellings 8 x 2BH, 4 x 3BH & 1 x 2BB - Planning conditions prior to commencement have been complied with and construction is due to start 27/8/19
Wales & West	Former Grange Hotel site, Rhyl (Anwyl)	44	Aug 2019	Feb 2021	Social Housing Grant/ Housing Finance Grant/Private Finance	Site has been cleared and piling has started on site ready for the foundation work to begin
DCC	The Dell, Prestatyn	15	Oct 2019	June 2020	Housing Revenue Account	Additional site surveys being undertaken prior to commencement of procurement process for contractor
	2 – 16 Aquarium Street, Rhyl	8	Jan 2020	Nov 2020	Targeted Regeneration	Properties purchased from Welsh Government. Outriggers to be removed to reduce size. The properties will be sold for owner occupation on completion and

					Investment Programme	Welsh Government have provided funding to enable them to be sold at a discount and remain as affordable units in perpetuity.
	33 Caradoc Road, (Former Bodnant School) Prestatyn	4	Nov 2019	June 2020	Innovative Housing Programme	Issues with culvert on site, additional funding has been sourced from affordable housing commuted sums to rectify problem and construction due to begin in autumn 2019
	<b>TOTAL</b>	<b>109</b>				

Mixed market and Affordable Housing Allocations and sites with outline planning August 2019 with known interest				
Developer/RSL	Development	Units	Potential AH Contribution	Comments
Macbryde Homes	Land between old and new Ruthin Rd, Denbigh	73	7	Pre-app enquiry currently been submitted for 60 units on site
	Ffordd Cae Felin, Prestatyn	114	57	Pre-planning consultation completed on <u>site outside of development boundary</u> . Application awaited. 50% affordable housing proposed.
No Developer Identified	Land at Peniarth, Gellifor	10	1	Outline granted July 2019.
	Land south of Tan y Graig, Graigfechan	10	1	Outline granted for 9 units 2017, site currently being marketed
	Adj Maes Llan, Llandyrnog	40	4	Outline granted 2016, recent interest from known developer.
	Rear of Dolwar, Pentre Llanrhaeadr YC	33	3	Outline planning granted 2019.
	Land adj Bryn Gwynt, Cynwyd	15	1	Outline planning application pending
	Glasdir phase 2, Ruthin	45	4	Known developer interest.
Penrhyn Homes	Rear of Ffordd Hendre, Meliden	154	15	Previous application refused and appeal dismissed. Current application pending.
Anwyl	Land off Trellwelyn Road/Bro Deg, Rhyl	100	10	Pending planning application for 96 dwellings
	<b>TOTAL</b>	<b>594</b>	<b>103</b>	

## 100% Affordable Housing Allocations and sites with outline planning August 2019 with known interest

Developer/RSL	Development	Units	Potential AH Contribution	Comments	
MacBryde	Plas Deva (Phase 1) (Builder – MacBryde)	41		Social Housing Grant/Private Finance	Full planning application will be submitted 1/9/19, as pre-consultation is now complete
	Llys Famau, Ruthin	69			Pre-planning consultation completed. Application awaited.
DCC	Tan Ysgubor, Denbigh	22			Pre-planning enquiry for 22 affordable homes on Council owned land completed.
	<b>TOTAL</b>	<b>132</b>			