

# **‘Building Back Better’**

## **Mark Wade - Swansea Council**



# What does 'Building Back Better' mean ?

- Pace & Scale to drive down costs
- Quality of new build a dilemma for Councils vs demand for housing
- Balance must be struck. But where?
- Quality of private sector v Council new build

# Swansea Standard Developments



# Housing's Contribution to the Covid 19 Recovery

- New build = obvious economic stimulus
- Not all about new build though – Retrofit Decarbonisation is bigger
- Impact of Covid 19 on homelessness
- Need to make best use of the existing stock
- Vital contribution of RSLs & 3<sup>rd</sup> sector – Partnership approach

# Ty Tom Jones - the Rapid Rehousing Approach



# Opportunities to Accelerate Progress

- ‘Greening the Grid’ is vital. But when?
- Not just about improving the fabric of properties
- Direct delivery not the only option
- Need to utilise the Developers
- The role of innovative financial models



# Delivering the Priorities – Where to focus ?

- Supply must be the main initial focus
- Must understand the financial impact of new build & decarb
- Share the risk
- Look at supply chain to drive down cost
- Be innovative but be realistic



# Contact

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