



Provide new homes

We will maximise the supply of quality new homes and regenerate our communities.

Newport is one of the fastest growing cities in the UK with an increasing population and strong economic potential. The city also has a significant shortage of homes at a range of price points. We are committed to our role in supporting Newport to fulfil its potential by delivering on plans to maximise the supply of new homes. We are also focussed on working with our residents to regenerate our existing communities.

What have we done?

Over the last five years, we have...

Put in place a programme to develop over 250 new homes for every year of our NCH Strategy 2025.

Completed 62 new homes.

Started work to build an additional 217 new homes.

Developed a pipeline of over 1,000 new homes which brings in new land opportunities, partnership deals and opportunities to regenerate our existing homes and communities.

Put in place the financial capacity to deliver our ambition through refinancing.

Developed strong relationships with local SME contractors who want to work with us.

Established an experienced and growing Development and Regeneration team to realise our development ambition.

Begun a major regeneration scheme in Ringland that will demolish 26 properties, establish a new shopping centre and develop 163 new homes.

Attracted £11.6m development grant from Welsh Government to support the provision of affordable new homes.

Regeneration of existing homes and neighbourhoods

Some of the areas in which we operate offer huge potential for regeneration. We will continue to invest in the whole built environment to maintain the quality of our estates and work with our residents and partners to regenerate our existing communities to help them thrive. We're currently focusing this activity in the communities of Pillgwenlly and Ringland.

Ringland

Our masterplan for Ringland will see over £40m invested in the area with the aim of creating an attractive, vibrant and modern place to live and work. This is a result of more than five years of consultation with our residents and retailers, with ongoing engagement continuing throughout the different phases of the programme.

Cot Farm

The first phase of Ringland is at Cot Farm. The scheme, delivered with Lovell Homes, started on site in January 2019. Residents moved into the first of the 55 new homes in February 2020 with all homes expected to be complete by autumn 2020.



Mountbatten

The next phase of regeneration will begin in October 2020. It will include 12 one and two-bedroom flats and 12 two and three-bedroom semi-detached houses. This replaces 12 existing properties at Mountbatten Close. The residents of these existing properties have been offered the opportunity to move into one of the new properties at the nearby Cot Farm development.

Transforming the existing shopping centre

We have worked with local residents, businesses and the wider community to develop, shape and finalise this phase of the Ringland masterplan. Subject to receiving detailed planning approval, the existing shopping centre will be demolished and replaced with a new, more accessible centre. This will consist of 11 commercial properties and 163 new homes to create a well-designed neighbourhood. Work is expected to begin from summer 2021.

CASE STUDY

Supporting residents in Newport

Elaina, a Ringland resident, joined one of our contractors as a labourer in 2019 and has been a huge success!

Elaina first came to an apprenticeship information session, where she was keen to take part in a work experience placement. After impressing the team at Lovell Homes with her hard work, she was offered a position as a labourer on our Cot Farm development in Ringland. Elaina works flexible hours to fit her work around her two young children.



"I went to the apprenticeship information event in April 2019 and was invited to complete two weeks work experience.

I'm still here and looking forward to developing my skills further!

I love working with the team at Cot Farm – they've made me feel really welcome."



Pillgwenlly

Pillgwenlly

Work is progressing on our £7.9m Pillgwenlly regeneration scheme. Nine flats and two new houses were built by contractor, United Living, and completed in February 2020.

As part of our work, we built a community hub, 'The Bigger Picture', which is run by a group of residents. The Bigger Picture is a positive group in the community providing support to over 70 families.

We will complete the remaining works through new partnerships in line with planning permission, which includes highway works, and external landscaping works.

Longmeadow Court

Longmeadow Court is a former sheltered housing scheme which was not fit for purpose and proved difficult to let due to the type of accommodation.

We have been working closely with the local community on our plans and received overwhelming support to transform the older, unsuitable buildings into brand new sustainable homes that are fit for the future.

We will be building 35 new homes on the site, with a mix of houses and apartments to meet the needs of the local community. Following the recent approval of planning permission, work is expected to start later this year on this £5m scheme.

Our new homes

The demand for affordable housing through rental or ownership in Newport continues to increase and we are committed to maximising the supply of new homes. The homes we develop are well designed, energy efficient and connected to their wider surroundings.

By continuing to take a place making approach to the planning and design of our developments, we are maximising the wider benefits to people's wellbeing, the environment and local economy. This includes promoting sustainable and active travel to give greater access to a range of employment and educational opportunities.

Glen Court

Our Glen Court development was completed in Spring 2018, marking our first new build properties since our inception in 2009.

Local contractor P&P Buildings helped us to deliver the £1.5m scheme in Bettws, which created 11 new family homes and a bungalow equipped for people with disabilities.

The project marked a landmark moment for Newport City Homes – the start of delivering our ambition of helping to tackle the housing need in the city.



Somerton Road, Lliswerry

Somerton Road

Based on the former Kings Hotel site, we provided 25 new homes in this £3.3m scheme with P&P Builders. Work was completed a month earlier than anticipated in December 2019, which meant residents could move in before Christmas.

"We're so pleased to see our new residents move into Somerton Road. The local community has been involved from the beginning, and we've had regular site visits from Lliswerry Primary School as part of their on-going construction project, so there's a real sense of pride and community spirit watching new residents move in."

Laura Palfrey, Development Partnership Co-ordinator

The Centurion

We are providing new affordable homes including a block of six 2-bedroom flats, two 2-bedroom houses and two 3-bedroom houses. On the site of the former Centurion Inn, the derelict building had become an eyesore for the local community, particularly after it suffered significant fire damage earlier in the year. Despite delays caused by the Covid-19 pandemic, we aim to complete the £1.6m scheme in autumn 2020 with P&P Builders.



Coverack Road

We are delivering 76 new homes, near the George Street Bridge, which is a £10.6m scheme being built by Jehu Project Services. These will provide much needed one and two-bedroom apartments for the area near to the city centre.

As well as apartments for social rent, there will also be a mix of tenures including private rent as well as affordable home ownership opportunities such as Rent to Own and Shared Ownership. These exciting home ownership schemes are supported by Welsh Government and will help first time buyers to get on the housing ladder sooner.

All homes will be fitted throughout with an all-electric system to improve their energy efficiency. Photo-voltaic panels will also be used to help heat the communal areas and improve the development's overall environmental sustainability.

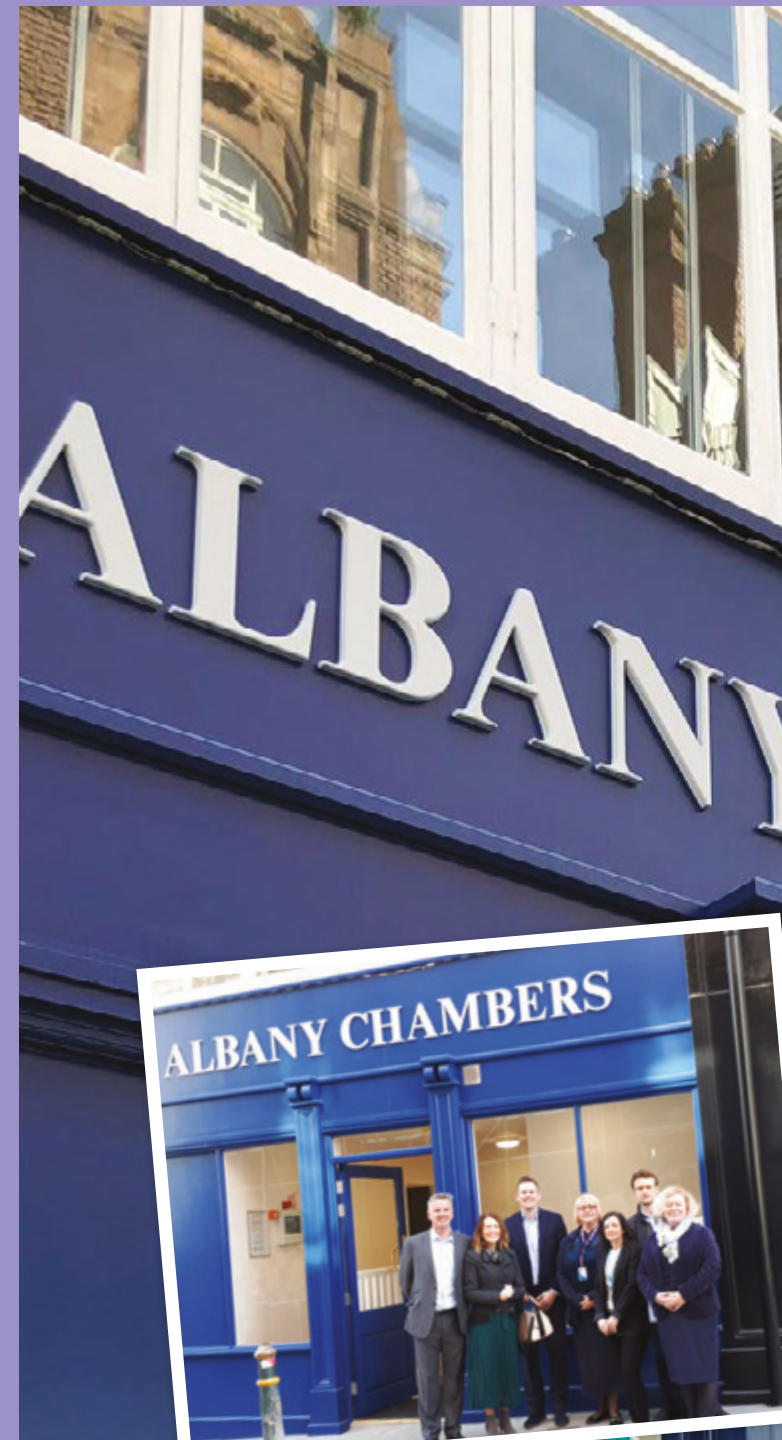


The city centre

We recognise the importance of a vibrant city centre as a key element in supporting Newport to fulfil its ambition to be a key regional centre for employment, retail and entertainment. We are working with the local authority and other partners to achieve this shared vision.

Albany Chambers

In April 2019, we opened our first city centre scheme, which saw £1.9m invested in providing nine high-quality affordable apartments, delivered by MVR solutions. These are designed for those who have a need to be located within the city centre, for work, education or support.



Charles Street

This beautiful building and former arts college will create a space for city centre living. Through our work with local contractor MVR Solutions, the building will be converted into 15 new one and two-bedroom flats, while respecting its architecture. This £2.7m scheme is due to be completed in autumn 2020, subject to Covid-19 government guidance, as part of our second scheme with this Newport-based contractor.



Caerau Road

In another conversion scheme, we are working with Cardiff-based designer and builder Your Space Projects to convert a former office block into apartments.

The refurbished building will provide six apartments made up of four 2-bedroom and two 1-bedroom apartments, along with off road parking. The scheme is expected to be completed in summer 2020.

Olympia House

Following the purchase of the former Passport Office in Newport city centre in early 2020, Olympia House will become our first mixed tenure scheme. It consists of 62 new properties for social and private rent, as well as home ownership through rent to own and shared ownership schemes. It also includes 10 retail units on the ground floor.

The one and two-bedroom apartments will provide much needed accommodation in the heart of the city centre, on Upper Dock Street near to Newport's main transport links. These new homes are expected to be available later in 2020 and will be marketed through our partner agents Peter Alan.

A pipeline for the future

To achieve our ambition of providing at least 250 new homes every year, it is important that we seek out opportunities to develop new homes. Our plans involve multiple developments across the city, where we have purchased land to build sustainable and connected new homes with enhanced energy efficiency and high design standards. Our plans include a further commitment to work with the local authority and other key partners to redefine the city centre as a great place to live, work and socialise.



Old Town Dock

We are working through early stage designs for our Old Town Dock development, which are expected to include 170 new homes with a mix of tenures. With planning permission due to be submitted later this year and work on-site will begin from summer 2021.

We are considering options for off-site manufacturing (OSM), a modern method of construction. OSM offers a range of benefits including improved efficiency and quality construction, reducing our environmental impact and minimising disruption for the local community.

The site will also include a coffee shop to complement the overall plans for the development. Building work is expected to start towards the end of 2020. Not only is this our first purpose built commercial development, but it will be our first zero-energy build. The eco-friendly shell design will help to greatly reduce the building's energy needs and carbon footprint.



Cot Farm, Ringland

Our summary

As part of our 2020 Vision, we set out our ambitions to help tackle the housing crisis across Wales and to build affordable homes that are fit for communities now, and in the future. We are proud of how much we have achieved in establishing our ambitious development programme.

We have an experienced and skilled Development and Regeneration team that is committed to building quality new homes and to regenerate homes in Newport's much-loved existing communities. Our team recognises that great homes are about more than bricks and mortar and is passionate about creating well designed and energy efficient homes and communities.

Our stronger financial position has enabled us to put in place the funding, through refinancing, to deliver on this ambition and support the development of over 250 new, and much needed, homes for every year of our NCH Strategy 2025.

A land acquisition and development pipeline has also been established, with further opportunities being sought.

The substantial grant support received from Welsh Government is also welcomed and appreciated and contributes significantly to the provision of new affordable housing in Newport.

Our rating



GREEN

We are satisfied and proud of our progress and the role we are playing in providing much needed affordable housing in Newport.



What next?

We will:

- Continue to maximise the supply of new homes within mixed tenure developments in areas where housing is needed and market conditions are strong.
- Ensure that our new homes are well designed, high quality and energy efficient.
- Continue to invest in the whole built environment to provide connected, sustainable and desirable places to live.
- Understand the potential of modern construction methods to enable fast delivery of high-quality products.
- Deliver mixed tenure developments to meet housing need and aspirations at a range of market options and affordable price points.
- Consider establishing a private rental portfolio and enhance our commercial property portfolio to meet market demand, support business growth and to provide community facilities that people want and need.
- Engage with residents and communities on options to replace homes that fall short of modern requirements.