



Case Study

TUDNO & EMRYS ESTATE

Client: Powell Dobson/Swansea Council

Value:	£26M
Procurement:	TBC
Sector:	Social Residential
Role:	Cost Consultant

Description

The Project remit is the development of a Masterplan to enable informed decision making as to whether the Tudno and Emrys estates should be refurbished, redesigned or redeveloped. RPA developed a cost plan estimate setting out high level detail on the costs of the options available to the Council. The feasibility study sets out to address the challenges of the estate including poor connectivity, poor perception of security and is difficult to navigate.

Large areas are poorly observed and not overlooked, with isolated walkways and properties facing away from the centre of the development. This adds to the sense of low security and poor design that will not be addressed by WHQS refurbishment alone. The current layout has also caused issues around Anti-social Behaviour and crime levels.

The design team are currently investigating all options, ensuring any proposals are deliverable. We've developed 6 options ranging from complete refurbishment through to complete new build with a mixture of both in between, where one end of the scale has a higher proportion of refurb and the other a higher proportion of new build.

The options include energy efficient and Zero Carbon PassivHaus Options. Challenges include having to factor in units that have been sold via Right to Buy. To maximise the regeneration opportunity Privately owned units are being considered for CPO. This project includes working with Council residents via consultation and engagement events. Heol Emrys and Tudno Place in Penlan comprises of 231 properties in total. 189 are HRA properties, 5 Leasehold and 37 Freehold. The total site area is approximately 17 acres, 7 hectares. Current proposals value the project at circa £26m.

The Council may select a development partner for final detailed master planning and delivery. A partnership approach with a developer or partner will allow the Council to benefit from full development cycle expertise, shared risk and provide an opportunity for investment and cross subsidy. The masterplan will take into account the most appropriate phasing of the scheme based on a detailed design and technical analysis construction and re-provision of affordable homes and also the timing of any sales receipts.

