



Social housing and timber construction

Powys County Council – Housing Service

Dafydd Evans
Service Manager Housing Solutions



“Powys County Council is determined to address the loss of young economically active households from our communities by creating jobs in the growth, harvesting, processing and manufacture of homes from natural timber resources grown in our rural communities.”

Simon Inkson, Head of Housing, Powys CC

Catrefi o bren lleol – Home Grown Homes

USING MORE TIMBER | CREATING BETTER HOMES
DEVELOPING LOCAL SOLUTIONS

Welsh House Building Projects



OUTPUTS

Case studies
Design tools
Procurement tools
Evidence
Guidance
Training & skills

Measuring and proving:

- The economic benefits
- The environmental benefits
- The social benefits

An all-Wales construction and forest sector development project

Led by

Powys County Council

Delivered by

Woodknowledge Wales with consortium partners Cardiff Met, Coed Cymru & TRADA

Advised by

The Home-Grown Homes Partnership

Funded by

Welsh Government & EU



Work packages

- **Construction Exemplars** – to research projects based in reality and to support the design, delivery and post completion performance measurement of advanced timber construction.
- **More and better homes from wood** – to develop the client case for procuring timber homes (focused mainly upon RSL and LA clients)
- **More and Better Local Manufacturing** – To develop the offer from Welsh timber product manufacturers to clients.
- **More and Better Home-Grown Timber** – To develop and prove the economic case for land-owners to plant trees on marginal land in Wales.
- **Demonstrator Pilots Advanced OSM intelligent Timber Buildings** – To design and deliver 2# advanced off-site timber buildings to prove the benefits.
- **Stakeholder Engagement Dissemination and Management** – to communicate the project outcomes and influence future procurement.



Wood Encouragement Policy

- Recognises the importance of forest and wood products industry to rural and regional employment and economic development.

Policy seeks to:

- Stimulate sustainable economic development
- Encourage services to consider wood
- Encourage developers
- Recognise benefits that make wood a smart choice



Wood Encouragement policy cont

- Encourage education, best practice, knowledge transfer and careers in the timber supply chain.
- Encourage the use of wood in demonstration projects
- Demonstrate local and national leadership



PCC Development Programme

- 250 homes by 2023
- Bowling green Newtown – 26 flats
- Sarn – 4 bungalows, 3 houses
- Cradoc Close – 40 (flats and houses)
- Clyro – 25 units
- Smithfield Llanidloes – 22 units
- Red Dragon /Youth Cent Newtown – 40 -50 units



Bowling Green - Newtown

- 26 flats £3.5million scheme £2.6 IHP
- Timber Frame construction, home grown.
- Woodfibre insulation.
- Cladding – Fibre board, 70% natural fibres, which are sourced from sustainable forests , which is FSC (Forest Stewardship Council) accredited.
- Timber internal Doors.
- Windows - Wood composite.
- Timber staircase.

