

Jayne Bryant MS  
Cabinet Secretary for Housing and Local Government  
Welsh Government

17 March 2025

Dear Jayne,

### Cornerstone Place

On Thursday 13 March 2025 I met with David Ball and Richard Kennedy, co-founders of Cornerstone Place. Cornerstone Place is a social enterprise that focuses on transforming unused land and buildings into affordable homes for local authorities, registered providers and charities. They explained that they have done a lot of work recently with local authorities in England unlocking their infill sites and shared examples of this work including Net Zero homes.

As you know, in our report on [Social Housing Supply](#) we recommended that the Welsh Government work with local authorities on unlocking the potential of smaller sites within existing communities. During our inquiry we heard that smaller sites are sometimes overlooked, because they are not always seen as viable by housing providers or developers, and that the Local Development Plan process may favour larger sites. We also heard that the Local Housing Market Assessments are returning high levels of one-bed need. We therefore recommended that the Welsh Government proactively works with local authorities and housing associations to address the need for one-bed homes, and that this approach should make the most of acquisitions, remodelling and infill sites to provide homes within existing mixed communities as much as possible.

Given the Welsh Government's target of 20,000 low carbon homes for rent and the need to explore all options to increase suitable supply, Cornerstone Place's work may be of interest to you.

I am copying this letter to Lee Waters MS as Chair of the Affordable Homes Task Force.

Yours sincerely,

John

John Griffiths MS  
Chair

Croesewir gohebiaeth yn Gymraeg neu Saesneg. We welcome correspondence in Welsh or English.



**Senedd Cymru**  
**Welsh Parliament**

Jayne Bryant AS/MS  
Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai  
Cabinet Secretary for Housing and Local Government



Llywodraeth Cymru  
Welsh Government

Ein cyf/Our ref: LG&HC - Cornerstone Place

John Griffiths MS  
Chair, Local Government and Housing Committee  
[SeneddHousing@senedd.wales](mailto:SeneddHousing@senedd.wales)

3 April 2025

Dear John,

Thank you for your letter of 17 March highlighting the social enterprise Cornerstone Place.

You will note that in my response to the Local Government and Housing Committee's inquiry into social housing, I accepted the recommendation to unlock the potential of smaller sites within existing communities.

The Welsh Government has sought to increase the use of small sites, as very often they are previously developed land and they assist in broadening housing delivery options, especially for SME builders. Planning Policy Wales is clear in that planning authorities should set a locally determined target for the delivery of housing on small sites.

To facilitate this, planning authorities should maintain a register of suitable sites which fall below the threshold for allocation in their development plan. Planning authorities should also work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

I am committed to exploring all opportunities for building homes quicker and have committed to using every lever possible to deliver more homes.

I have asked my officials to contact David Ball and/ or Richard Kennedy, co-founders of Cornerstone Place to arrange a meeting to discuss the potential of using smaller sites within existing communities.

Yours sincerely,

**Jayne Bryant AS/MS**  
Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai  
Cabinet Secretary for Housing and Local Government

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.