

## **The Vale of Glamorgan Council**

### **Cabinet Meeting: 18 September, 2017**

### **Report of the Cabinet Member for Regeneration and Planning**

### **Private Sector Housing Renewal Policy 2014 - Addition of Windsor Road Housing Regeneration Scheme**

#### **Purpose of the Report**

1. To seek agreement to include the Windsor Road, Penarth Housing Regeneration scheme into the Private Sector Housing Renewal Policy 2014.

#### **Recommendations**

1. That Cabinet agrees to the Housing Regeneration scheme at Windsor Road, Penarth as detailed in [Appendix 1](#).
2. That Cabinet approves the inclusion of section 7.1.9 as detailed in [Appendix 1](#) of this report into the Private Sector Housing Renewal Policy 2014.
3. That Cabinet agrees the Council agency service fee to manage Housing Regeneration Schemes is set at 15% of the cost of the works.

#### **Reasons for the Recommendations**

1. To agree on the proposed housing regeneration scheme at Windsor Road, Penarth as detailed in [Appendix 1](#),
2. To provide clear policy on what financial assistance the Council will offer to private sector owners in the housing regeneration scheme at Windsor Road, Penarth as detailed in [Appendix 1](#).
3. To provide a policy on the level of fee the Council will charge to manage the works within a housing regeneration scheme.

#### **Background**

2. The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 requires the Council to have a Housing Renewal Policy in place in order that it can provide housing grants and housing loans to private homeowners.
3. The Council's current policy in is set out in the Private Sector Housing Renewal Policy 2014.

## Relevant Issues and Options

4. The Capital Programme includes funds to continue the council's successful housing renewal/ regeneration programme over the next three years.
5. For the Financial years 2017/18 and 2018/19, it is proposed this funding is used to facilitate a housing regeneration area in Windsor Road, Penarth.
6. Rationale for the intervention is based on a shift towards a Housing Regeneration approach to Private Sector Housing. In previous schemes investment has been supported by Welsh Government grant thus allowing larger areas of housing to be included in programmes for investment. With a reduced budget for housing renewal/regeneration it means smaller geographic areas need to be targeted for investment.
7. It is recommended that an approach is undertaken to link with other sources of funding as a basis for selection of specific streets and to maximise the impact of the investment. A key area of funding is Section 106 payments that are currently being reinvested including the Sustainable Transport monies from the Section 106 receipts for the Penarth Heights Development. Within this funding a series of improvements are being proposed for the surrounding area, including improvements to green spaces and improvements relating to pedestrian/traffic management. Combined with the above the Windsor Road Housing Regeneration scheme would maximise the spatial impact of the proposed improvements.
8. It should also be noted that a key aspect in establishing this Housing Regeneration investment approach is the benefit to the wider area as this section of Windsor Road is the main gateway to Penarth. In 2013 Soltys Brewster Consulting produced a strategy in collaboration with Penarth Tourism and Visitor Association entitled Gateway to Penarth- Windsor Road. This section of Windsor Road was identified as being the most in need of enhancement to ensure the gateway to Penarth provides the best possible impression which will contribute towards Penarth in terms of tourism, town centre and business development.
9. Within the locality of the Penarth Heights scheme, the lower section of Windsor Road has been identified as an area that could most benefit from housing regeneration investment and together with Section 106 funded projects achieve wider regeneration objectives.
10. The establishment of the regeneration area will continue with the success of housing renewal in Castleland Renewal Area and Main Street, Barry, and offer home owners a face-lifting grant to improve the front of their properties. The details of the grant are set out in [Appendix 1](#).
11. The scheme will be run in the same way as the Castleland Renewal Area scheme, with the Council managing the work for homeowners and charging a 15% fee to the capital budget.
12. To ensure the Council has the legal power to offer the grant funding in the proposed Windsor Road, Penarth Housing Regeneration Area, the Private Sector Housing Renewal Policy 2014 needs to be amended. This amendment requires the insertion of [Appendix 1](#) in to the policy.

## Resource Implications (Financial and Employment)

13. There is an identified Capital Budget in the Capital Programme to enable the approval and processing of financial assistance set out in [Appendix 1](#). Funding has

been committed for the following financial years: £150,000 in 2017/18, £300,000 in 2018/19 and £300,000 in 2019/20.

14. There are staffing resources in place to deliver the proposed Windsor Road, Penarth Housing Regeneration Scheme

### **Sustainability and Climate Change Implications**

15. The Housing Regeneration Scheme will offer replacement double glazing for properties with single glazed wooden frame windows which will contribute to reducing heat loss from homes.

### **Legal Implications (to Include Human Rights Implications)**

16. The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 requires the Council to have a Housing Renewal Policy in place in order that it can provide grants and loans to private owners to repair, improve or adapt their property. The attached amendment to the current policy meets this requirement.

### **Crime and Disorder Implications**

17. It is widely recognised that improvements to the overall environment contributes towards the reduction of crime.

### **Equal Opportunities Implications (to include Welsh Language issues)**

18. All communications to residents will be conducted bilingually. Grants will be provided to all eligible property owners.

### **Corporate/Service Objectives**

19. The Housing Regeneration scheme will contribute to improving housing standards on Windsor Road and improve the gateway to Penarth contributing to improved sense of arrival at one of our key towns which will help towards-
  - Corporate Plan Well-being Outcome 1, 'An inclusive and safe Vale' through Objective 2 'Providing decent homes and safe communities'.
  - Corporate Plan Well-being Outcome 2, 'An environmentally responsible and prosperous Vale' through Objective 3, 'Promoting regeneration, economic growth and employment'.

### **Policy Framework and Budget**

20. Capital budget for this work has already been committed for the following financial years £150,000 for 2017/18, £300,000 for 2018/19 and £300,000 for 2019/20. The Windsor Road, Penarth Grant Programme will as a result of this Cabinet report be an amendment to Section 7, Policy Tools of the Private Sector Housing Policy 2014.

### **Consultation (including Ward Member Consultation)**

21. Ward Members have been consulted on the proposal.

### **Relevant Scrutiny Committee**

22. Environment and Regeneration Scrutiny Committee.

## **Background Papers**

Private Sector Housing Policy 2014

## **Contact Officer**

Rebecca Haves/Elen Probert, Team Leader Neighbourhood and Housing Renewal.

## **Officers Consulted**

Head of Regeneration and Planning  
Legal Services, Committee Reports  
Operational Manger, Highways and Engineering  
Operational Manager, Accountancy  
Senior Planner Section 106, Planning

## **Responsible Officer:**

Rob Thomas, Managing Director