

The Vale of Glamorgan Council

Cabinet Meeting: 19 February, 2018

Report of the Cabinet Member for Housing and Building Services

Housing Development Programme - Brecon Court, Barry

Purpose of the Report

1. To seek Cabinet approval to submit a detailed planning application and to tender the Housing development scheme known as Brecon Court, Barry (the Scheme).

Recommendations

1. That approval is granted to submit a detailed planning application and to tender the Scheme in parallel, on the site of Brecon Court, Barry (the Site).
2. Following planning approval and tender receipt, a further report will be presented to Cabinet regarding award of contract.

Reasons for the Recommendations

1. To allow the progression of public consultation, formal planning application and procurement arrangements to enable works to commence at the former Brecon Court site early in the new financial year.
2. To comply with the Council's Contract Standing Orders, which require contracts with a value in excess of £300k to be agreed by Cabinet.

Background

2. The Council is seeking to expand its housing stock and satisfy local housing need through the commissioning of new properties as a new development initiative. The principle of developing new homes was established by the Council following a Cabinet meeting on 11 August 2014 (Cabinet Minute C2439) and sites across the Vale of Glamorgan were considered for development.
3. Brecon Court was the subject of a previous report to Cabinet on 28 November 2016 (minute number C3379) approving the demolition works.
4. Permission to progress with an option appraisal was obtained on 06 February 2017 (Cabinet Minute C3453) with a recommendation to be presented to Cabinet following the completion of the appraisal.

5. A local resident consultation event was held on 8 March 2017 and was attended by interested residents. The event was well received by local residents and the feedback and views obtained from this event have been incorporated into the final scheme.

Relevant Issues and Options

6. Further to the provisional designs presented to Cabinet on 6 February 2017, the Site density has been amended to achieve 28 no units within an apartment block being arranged over three floors. Pre-application planning advice has been supportive of the Scheme.
7. The Scheme will provide a sustainable community which will comprise of older persons accommodation together with family homes.
8. The Scheme will comprise the following mix:
 - 13 no 1 bed - 2 person apartments
 - 2no 2 bed - 3 person apartments
 - 9no 2 bed - 4 person houses
 - 4no 3 bed - 5 person houses
9. The Scheme layout is provided at [Appendix 1](#) with the street view being provided at [Appendix 2](#).
10. The apartment block within the Scheme has been designated as an "older person's Scheme" and will therefore be let to residents over the age of 55's in accordance with the Council's housing allocations policy. Potential residents will be offered accommodation from the housing waiting list and via the Council's Homes4U scheme.
11. The need to provide additional affordable homes is a high priority for the Council, and the new homes will be let at rents within the Council's rent policy, making the homes affordable for those in need. Consultation continues with officers from Social Services, Housing Solutions, Supporting People and Members, to give Officers and Members time to consider and agree the final proposals on development mix to meet priority housing needs in line with the Council's Local Housing Strategy.
12. A formal 'Stopping up Order' will be needed to deal with the alterations to the rear lane and this is in the process of being resolved ahead of the planning process.
13. Further public consultation is now required as part of the PAC (Pre-Application Consultation Report) prior to a formal planning submission; this will involve an additional public consultation event.
14. Due diligence has been completed on the site, including all topographical surveys, site investigations, Land Registry searches and party wall notices. This will enable the Council to finalise tender documentation.
15. Subject to Cabinet approval, a formal planning application to be submitted 28 days after the publication of the PAC report.
16. The Scheme will be part funded by Welsh Government through the Housing Finance Grant 2 for Local Authorities.
17. Housing Finance Grant 2 for Local Authorities is an annual grant that is paid over 30 years with a fixed payment each year (not subject to inflation). This will enable the authority to borrow for the development of the Scheme and the Welsh Government

funding will be used to fund the annual financing cost of the loan. This has been factored into the viability assessment for the Scheme and is within line with the funding allocation within the Housing Business Plan. This funding from the Welsh Government is available from 05 April 2018 and it is Officers intention that the Council will have entered into a construction contract by this time in order that the Council will be able to draw down these capital funds as soon as they are available.

18. The current estimated build cost is £3.5 million. This has been accommodated within the Council's adopted Housing Business Plan.
19. It is proposed to tender the Scheme in parallel with the planning process on a single stage tender basis, through the Sell2Wales portal, in accordance with Council's procurement requirements. Tender evaluation will be in accordance with the Council's financial regulations.
20. The Scheme will be let through a JCT Standard Form of Contract with Contractors Design to ensure a guaranteed fixed price. In addition, the contractor will manage all aspects of the build process and ensure compliance with the regulatory requirements.
21. Additional consultants have been engaged in accordance with the Council's Financial Regulations to support the tender documentation progression for mechanical and electrical and sprinkler design in respect of the apartment block to ensure that the Scheme fully meets current building regulations.

Resource Implications (Financial and Employment)

22. Of the £3.5m build cost, a sum of £3m has been budgeted for the construction costs in 2018/19. There is sufficient capital funding to support this project within the current Housing Business Plan.
23. There are no other resource issues to report.

Sustainability and Climate Change Implications

24. The Scheme will meet Welsh Government Development sign Quality Requirements as a benchmark standard. The Code for Sustainable Homes has now been withdrawn by the Welsh Government and this Scheme will meet Part L of the current Building Regulations as a substituted requirement.
25. No renewable technologies are currently proposed. However, to support addressing fuel poverty, it will be a contractual requirement for the Scheme to exceed current Building Regulations by 10% in terms of thermal performance.

Legal Implications (to Include Human Rights Implications)

26. The Development Team will continue to liaise with the Council's Legal team on all legal matters concerning the project and it will be necessary for appropriate forms of contract to be executed.

Crime and Disorder Implications

27. The Scheme will meet Secure by Design, a standard part of the Welsh Government Development Quality Requirements, which ensures that the design, layout and technical specification reduces crime.

28. The rear and side lane will be upgraded in terms of lighting to ensure that those areas become safe from a Secure By Design (SBD) perspective and public protection (though SBD will not consider these areas as part of the Scheme).
29. The rear lane will become controlled access to reduce pedestrian flow through this area and make it a safe environment for the local residents. Local residents will have the code for access.
30. A formal 'Stopping up Order' will be needed to deal with these alterations and this is in the process of being resolved ahead of planning determination.

Equal Opportunities Implications (to include Welsh Language issues)

31. There will be training opportunities offered as part of the build contract through targeted training and recruitment (as part of the First Job Opportunities Programme). In addition, using the Value Wales Toolkit, local supply chains and investment can be monitored formally and reported.

Corporate/Service Objectives

32. An inclusive and Safe Vale:
Objective 2: Providing decent homes and safe communities.
Action: Increase the number of sustainable, affordable homes. (2019/20)

Policy Framework and Budget

33. This is a matter for Executive decision by Cabinet.

Consultation (including Ward Member Consultation)

34. Ward Member consultation for the proposed development has been undertaken ahead of a local information event with the local community. This is currently being organised.

Relevant Scrutiny Committee

35. Homes and Safe Communities

Background Papers

Brecon Court Options Appraisal Report

Contact Officer

Helen Galsworthy- Development Officer

Officers Consulted

Karen Lane/James Doherty- legal team

Ian Robinson- Principal Planner

Lee Howells- Principal Engineer

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Responsible Officer:

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