

The Vale of Glamorgan Council

Cabinet Meeting: 26 March, 2018

Report of the Cabinet Member for Housing and Building Services

Acquisition of Site at Hayes Road, Sully

Purpose of the Report

1. To seek Cabinet approval to progress the purchase of land at Hayes Road, Sully, including the completion of appropriate site investigations, surveys and scheme options/layout in preparation for the development of this site.

Recommendations

1. That site investigation, site surveys, options appraisal and site layout drawings are undertaken in preparation of submission of a planning application for the above site and a further report is presented to Cabinet detailing layouts and results of the options appraisal.
2. That delegated authority is granted to the Director of Environment and Housing Services, in consultation with the Cabinet Member for Housing and Building Services and Head of Finance, to progress the purchase of this site.
3. That delegated authority is granted to the Head of Legal Services to execute all necessary legal documentation in order to facilitate and complete the acquisition, including any licences required to enable site investigations.
4. That the development costs are included within the Capital Programme following award of any Welsh Government grant funding for the site.

Reasons for the Recommendations

1. To allow due diligence to be completed regarding the purchase of this site to ensure it meets the identified accommodation needs of the Community.
2. To allow the site acquisition to proceed.
3. To enable Legal officers to agree the terms of and complete all documents necessary to complete the purchase of the land.
4. To clearly identify capital provision for this scheme within the Council's Capital Programme.

Background

2. The land at Hayes Road, Sully (identified at [Appendix A](#)), is currently owned by the Welsh Government and has been declared surplus to their requirements under the 'Affordable Housing Land Protocol'. The Welsh Government approached the Vale of Glamorgan Council to ascertain whether the Council had any interest in the land prior to it being openly marketed. Discussions have progressed in line with the National Assets Working Group (NAWG) Land Transfer Protocol (A Best Practice Guide for the disposal, transfer, shared use and co-occupation of land and property assets between publicly funded bodies in Wales).
3. The Council is seeking to expand its housing provision and satisfy local housing need through the commissioning of new properties. This site provides opportunity to meet specific housing need within the Vale of Glamorgan.
4. Welsh Government funding is available for the purchase of this site, with access to this capital funding only being made available during the next financial year (2018/19). In order to qualify for this grant funding, the Welsh Government requires the Vale of Glamorgan Council to have a fully developed scheme, which has received planning approval in order to demonstrate sufficient progress on delivery and enable the Council to access this funding stream.

Relevant Issues and Options

5. Following preliminary conversations with Welsh Government regarding the sale of this land to the Council, the District Valuer has been commissioned jointly by Welsh Government and the Council to provide a valuation report in line with the Land Transfer Protocol highlighted above. A due diligence exercise is now required in order to support the viability assessment for the site.
6. An initial options appraisal is on-going for the site to determine the most appropriate layout and housing mix for the site. The site is allocated for housing development in the Adopted Vale of Glamorgan Local Development Plan (LDP) under Policy MG2 (16).
7. Initial desk-top investigations have been undertaken on the site to determine service availability and also ground conditions. However, further site surveying works are now required to inform foundation design, foul and surface water drainage and other service connections.
8. It is intended to progress the scheme to a planning application as soon as possible in order to qualify for the Welsh Government funding. Therefore, once site surveys have been completed and the scheme is further developed, a further report will be presented to Cabinet in preparation for the public consultation where local residents will be invited to present their views. Under new planning legislation, the size of this scheme requires a formal public consultation one month before any planning application is submitted. Feedback from the public consultation will then be considered and incorporated into the scheme where practicable and appropriate.
9. Consultation is on-going with officers from Housing Solutions and Supporting People, Housing Management, Highways and Planning to outline the development mix.

Resource Implications (Financial and Employment)

10. £4.5m has been identified within the 2018 Housing Revenue Account 30 Year Business Plan (HRABP) for the acquisition and construction of this site over the next

two years. Currently the capital provision within the HRABP allocated £2.25m in 2018/19 and the remaining £2.25m in 2019/20. This excludes any additional grant funding available through the Welsh Governments funding stream, which will increase the funds available for the site's development.

11. Each party will be responsible for meeting their own legal and other costs associated with the purchase of this land.

Sustainability and Climate Change Implications

12. The scheme will meet Welsh Government Development Quality Requirements as a benchmark standard. The Code for Sustainable Homes has now been withdrawn by the Welsh Government and this scheme will exceed Part L of the current Building Regulations (Conservation of Fuel and Power) by 10% in terms of thermal performance as a substituted requirement.
13. 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.

Legal Implications (to Include Human Rights Implications)

14. The Development Team will continue to liaise with the Council's Legal team on all legal matters concerning the project.
15. It will be necessary for the Head of Legal Services to execute all documents necessary to complete the acquisition of the land.

Crime and Disorder Implications

16. The schemes 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.

Equal Opportunities Implications (to include Welsh Language issues)

17. There will be training opportunities offered as part of the build contract through targeting training and recruitment working in partnership with Cardiff and the Vale College. In addition, using the Value Wales Toolkit, local supply chains and investment can be monitored formally and reported.

Corporate/Service Objectives

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

Policy Framework and Budget

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

Consultation (including Ward Member Consultation)

20. Ward Member consultation for the proposed development has been undertaken.

Relevant Scrutiny Committee

21. Homes and Safe Communities.

Background Papers

None.

Contact Officer

Andrew Treweek - Operational Manager - Building Services

Officers Consulted

Mike Walsh - Principal Lawyer

Lorna Cross - Operational Manager (Property)

Carolyn Michael - Operational Manager Accountancy

Victoria Robinson - Operational Manager for Planning and Building Control

Lee Howells - Principal Engineer

Pam Toms - Operational Manager, Public Housing Services

Responsible Officer:

Miles Punter - Director of Environment and Housing Services