

Meeting of:	Cabinet
Date of Meeting:	Monday, 11 October 2021
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Housing Development Programme - Holm View Phase 2, Skomer Road, Barry
Purpose of Report:	To advise Cabinet of a report later on this agenda to seek approval to submit a detailed planning application tender and enter into contract for the housing development scheme known as Holm View Phase 2, Barry (the Scheme).
Report Owner:	Cabinet Member for Housing and Building Services
Responsible Officer:	Miles Punter - Director of Environment and Housing
Elected Member and Officer Consultation:	Officers consulted: Nick Jones, Operational Manager, Public Housing Services Carol Price, Housing Strategy Co-ordinator Nathan Slater, Senior Planner Carolyn Michael, Operational Manager, Accountancy Lee Howells, Engineering Manager Jocelyn Ham, Senior Lawyer, Legal Services
Policy Framework:	This report is within the policy framework and budget and is a matter for Executive decision by Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> • This report brings to the attention of Cabinet, a proposal to develop 31no. new Council homes on land recently appropriated to the Housing Revenue Account (HRA) at Holm View, Skomer Road, Barry. • This Scheme represents the second phase of new Council house provision, with the Phase 1 scheme of 11no. new homes being successfully completed on the 10th May 2021. • The report further discusses the financial viability of the Scheme and evidences the demand for this type of housing in Gibbonsdown, Barry. • The report then makes the recommendation that Cabinet approves the Scheme and delegates authority to Officers, in order that the Scheme can progress to the submission of a detailed Planning Application and procurement in accordance with the Council's Contract Procurement Rules. 	

Recommendations

1. That Cabinet notes the proposal to provide a new Council housing development of 31no. homes, including apartments, family housing and adapted bungalows.
2. That Cabinet notes the requirement to take formal decisions on the progression of the above proposal, as part of the wider considerations detailed in the Part II report later in the agenda.

Reasons for Recommendations

1. To advise Cabinet of the intention to increase the supply of new Council owned homes.
2. To ensure decisions are made to progress this proposed development of new Council owned homes.

1. Background

- 1.1 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 (C2439) and sites across the Vale of Glamorgan were considered for development.
- 1.2 The development proposes 31no. new Council homes comprising:
 - 8no. one bedroom walk up apartments;
 - 18no. two bedroom houses;
 - 3no. three bedroom houses;
 - 2no. three bedroom adapted bungalows.
- 1.3 The land had previously been in the ownership of Leisure Services and was appropriated to the HRA on the 24th June 2021, in accordance with S122 (2A) of the Local Government Act 1972, having been approved by way of an Emergency Powers decision taken on the 29th March 2021.
- 1.4 At its meeting on the 5th February 2021, the Strategic Housing Board approved the appointment of consultants and the commencement of site investigative works and due diligence surveys and the appropriation of the land to the HRA. The Board also approved submission of a report to Cabinet, recommending the agreed Scheme be granted approval to proceed to a detailed planning application stage and, subject to the outcome, the procurement of the main works.

2. Key Issues for Consideration

- 2.1** The need to provide additional affordable homes is a high priority for the Council and there is a Welsh Government expectation that the Council will increase the scale and pace of its housing development programme. The new homes will be let at rents in line with the Council's rent policy, making the homes affordable for those in need. Consultation will continue with officers from Housing Solutions, Highways, SUDS Approval Body and Planning to ensure that the final Scheme proposals meet objectives of the Council's Local Housing Strategy and Housing Development Strategy.
- 2.2** The Housing Development Team has undertaken an initial Development Viability Appraisal for the Scheme, using the target rent for the property type within the Ward, the standard Housing Business Plan 2021/22 assumptions and the investment of Social Housing Grant (SHG).
- 2.3** The Housing Development Team considers the Scheme to be viable, meeting the Council's agreed Development Appraisal Criteria, subject to the Scheme achieving Concept and Pre-Planning Technical Approval from Welsh Government, which will confirm that the Scheme will be eligible to receive SHG.
- 2.4** The Scheme layout is provided at APPENDIX 1, with the contextual elevation and Architectural CGI provided at APPENDIX 2 and 3.
- 2.5** The proposed unit types are compliant with the space standards mandated by the new Welsh Development Quality Requirements (WDQR) 2021 and will be offered to applicants from the housing waiting list via the Council's Homes4U scheme.
- 2.6** As previously stated, the Strategic Housing Board approved the appointment of consultants and the commencement of site investigative works and due diligence surveys. In order to progress the Scheme, additional consultants will need to be engaged to prepare separate tender documentation for the design and main works. It is proposed to tender the main works on a single-stage basis competitive basis through a Welsh Procurement Alliance (WPA) Framework Agreement. This will be in accordance with Council's procurement requirements.
- 2.7** Tender Evaluation will be in accordance with the Council's Contract Procedure Rules.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1** Looking to the long term - The Housing Business Plan allocates significant resource, some £234 million, towards the development of new Council homes over the next thirty years. The Council plans to complete a minimum of 500 new Council homes by 2026. Further homes will be considered for development

where development could be made viable by including other tenure models to cross-subsidise the development of homes at social rent. In this way the Council could further add to the overall numbers of affordable homes in the borough without adversely impacting on the Housing Business Plan.

- 3.2** Taking an integrated approach - In April 2018, Welsh Government announced an independent review of affordable housing supply in Wales. The purpose of which was to examine whether more can be done to increase the supply of affordable housing in Wales, maximising the resources available in order to meet the clear commitment to deliver 20,000 affordable homes during this term of Government. The Council is committed to working with Welsh Government, its housing partners, communities and the private sector in maximising the delivery of affordable housing in the Vale.
- 3.3** Involving the population in decisions - In arriving at a decision to provide new affordable housing, the Council will fully consult with its tenants and residents on development proposals and consider their responses, from the feasibility stage through to the determination of the planning application and when the Scheme is being delivered.
- 3.4** Working in a collaborative way- The Council has strong established links with a number of Housing Associations which make a significant contribution to housing supply in the Vale. It is important that this continues, and it is not the Council's intention to compete with Housing Associations. Therefore, the Council intends to work alongside our partners and envisages a complimentary approach to the delivery of affordable homes.
- 3.5** Understanding the root causes of issues and preventing them - The Local Housing Market Assessment (LMHA) 2019 highlighted the chronic shortage of affordable housing in the Vale of Glamorgan. In assessing the housing market as a whole, the LMHA calculates the net need for affordable housing, including social rented housing, intermediate rented housing and low-cost home ownership housing products, over the coming years. This assessment projects the headline annual need for affordable housing in the Vale of Glamorgan to be 890 units per annum between the years 2019 to 2024. The LMHA identified an overwhelming need for all types and tenures of affordable housing in the Vale. The Council has recognised this and is acting to invest significantly in new Council homes and enable housing association development.
- 3.6** This proposal:
Meets the relevant Strategic Objective 3 of the Corporate Plan 2020-25
Meets the Objectives 1-5 of the Well Being Plan 2018-23
Meets all the Strategic Aims 1-4 of the Local Housing Strategy 2015-20
Meets Strategic Objectives 1-4 of the Housing Development Strategy 2019-24

4. Resources and Legal Considerations

Financial

- 4.1** Full financial details will be addressed in the Part II Report included on the Agenda.

Employment

- 4.2** There are no other resource issues to report at this time.

Legal (Including Equalities)

- 4.3** The Housing Development Team will continue to liaise with Legal Services on all legal matters concerning the Scheme.
- 4.4** It will be necessary for the Council to enter into the appropriate form of contract with the successful tenderer for the works and services required to progress this Scheme together with other forms of agreement with statutory undertakers etc.
- 4.5** The Scheme will also have to satisfy all relevant and appropriate statutory planning, procurement and property regulations together with the Council's internal procedures.
- 4.6** In terms of equalities, there will be training opportunities offered as part of the main works contract and in accordance with the Welsh Government's 'Value Wales' Toolkit.

5. Background Papers

None.

Revisions	
A	28.09.2016 Layout updated following comments from clients
B	04.10.2016 Path into playing fields shown
C	26.04.2017 Incoming road & layout amended
D	22.06.2021 Updated following comments from highways
E	14.07.2021 Updated to PAC stage



Approx 450-600mm retaining wall along Northern boundary to engineers design

Layout subject to tree survey along Northern Boundary

Maintain 2m wide access into playing fields to North of site

Hard & Soft landscaping key

- Pavements to adoptable standards - finish TBC.
- Formpave aquasett permeable block paving to adopted road (exact colour to be agreed) with kerb edgings
- Formpave aquasett permeable block paving to private courtyard (exact colour to be agreed) with kerb edgings
- Forterra block paving to paths / gardens (exact colour to be agreed)
- Indicates grassed areas - Provide topsoil and turfing as section Q30 and D20
- Indicates areas of bio-retention / swales as per SUDs strategy (See engineering layout for full details)

Indicates proposed trees; Species to be agreed

See landscaping layout for detail of all planting / species

Boundary treatments

- Brick wall surmounted with timber fence
- 1.8m / 2.1m High Timber fence
- 900mm Post & rail fence (to Northern boundary)

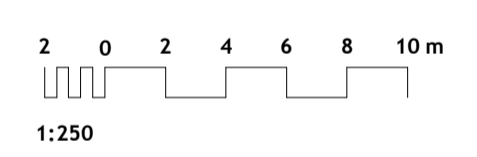
Refer to engineers layout for locations of retaining walls. Fence to sit on top of retaining walls where they form part of the boundary

Retaining walls to be formed using facing brickwork with brick on edge coping (subject to wall thickness)

Schedule of accommodation

- 18no. 2b4p Houses
- 3no. 3b5p Houses
- 8no. 1b2p Apartments
- 2no. 3b5P Bungalows

Total 31 Units



Notes

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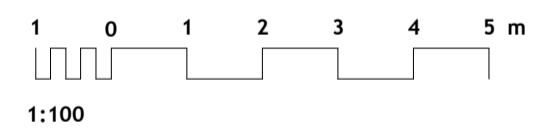
Project	Holm View, Barry - Phase 2
Project number	L585
Client	Owner
Title	Site layout
Drawing number	A002
Scale	1 : 250 at A1
Revision	E
Status	PLANNING
Drawn	MM
Date	20.07.2016



Site section 1
1 : 100



Site section 2
1 : 100



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Project	Holm View, Barry - Phase 2
Project number	L585
Client	Owner
Title	Site sections
Drawing number	A003
Scale	1 : 100 at A1
Revision	
Status	PLANNING
Drawn	MM
Date	20 07 2016



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Project **Holm View, Barry - Phase 2**

Project number **L585**

Client **Owner**

Title **CGIs**

Drawing number **A010**

Scale **at A3**

Revision

Status **PLANNING**

Drawn **MM**

Date **20 07 2016**