



Homelessness Phase 2 Project – Court Road, Barry



Presentation to the Homes and Safe Communities Scrutiny Committee

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Background 1



- **Pre-COVID Homelessness Priority Need**
 - ❖ **Definition under the Housing (Wales) Act 2014**

- **Impact of COVID-19 – increased need**
 - ❖ **April 2020 Housing Minister announces change in legislation because of COVID-19**
 - ❖ **Increase in presentations**
 - ❖ **147 temporary accommodation units held at time**
 - ❖ **116 rooms in 3 hotels block booked**
 - ❖ **So far housed 401 people with 90 still in residence**

Background 2



➤ Phase 2 Homelessness Funding from Welsh Government

- ❖ June 2020 Welsh Government launched its' COVID-19 Homelessness and Housing Related Support Services Phase 2 Funding Initiative
- ❖ £20 million committed to tackle Homelessness
- ❖ Capital and revenue bids encouraged
- ❖ The Council submitted a bid to deliver 11 units of temporary accommodation, built using Modern Methods of Construction (MMC) and Off-Site Manufacturing techniques (OSM) at Court Road.

Background 3



➤ Cost and funding of Modular Units

- ❖ Scheme costs of £921,984 to be met from the Housing Business Plan
- ❖ Capital grant of £197,212 to support delivery
- ❖ Revenue grant of £74,413 to fund three posts including a Housing Solutions Officer and 2 X Clerk of Works
- ❖ Scheme to be completed by 31st March 2021

Background 4

➤ On-going management and support

- ❖ Housing people until more permanent homes can be found
- ❖ Units to be furnished
- ❖ Extensive housing management support
- ❖ Wrap around and tailored support from third sector organisation
- ❖ Community integration



Planning

- **Permitted Development Rights (PDR)**
 - ❖ **Part 12A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2020**
 - ❖ **Ensured delivery by 31st March 2021**
 - ❖ **PDR has a duration of 12 months**
 - ❖ **Allows a full Planning application to be submitted**



Procurement



- **Procurement Policy Note PPN 01/20 – Responding to COVID-19 issued by the UK Government Cabinet Office in March 2020**
 - ❖ **Lawful to procure works without the need for competition and prior notification as an urgent response to COVID-19**
 - ❖ **Regulation 32 (2) (c) of the Public Contract Regulations 2015 direct award due to reason of extreme urgency**

Contract Award



- Dialogue and VFM exercise commenced with two providers in the late summer
- Cabinet approved contract award 2nd November 2020
- Holbrook Homes appointed in partnership with First Start Homes
- Started on site 14th December 2020
 - ❖ Enabling works commenced
 - ❖ Site boundary secured
 - ❖ Foundations and slab formation
 - ❖ Demolition of existing structure 04.01.21

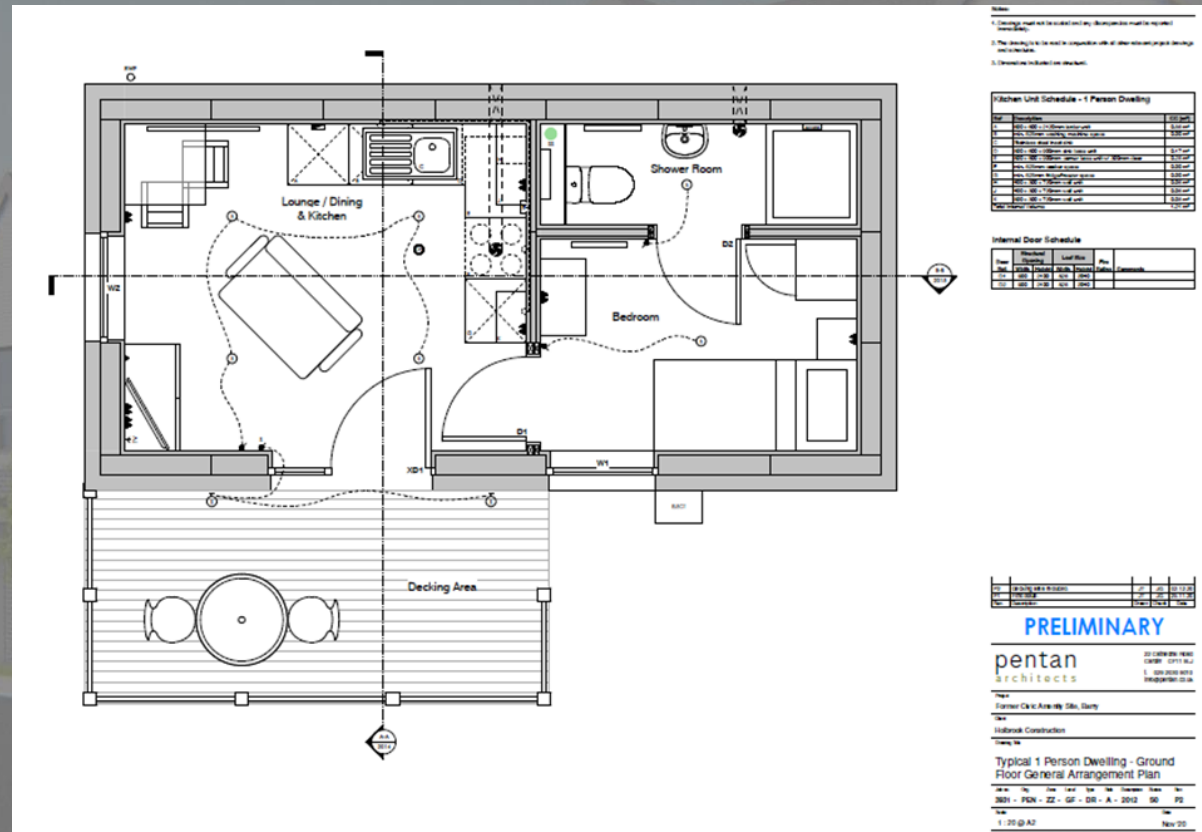
Site Layout

- 9 X 1 person units at 24m²
- 2 X 2 person units at 32m²
- Single storey
- Screened perimeter
- Secure gated entrance
- On site CCTV
- Public amenity space
- Fully landscaped
- Private decking area
- Emergency vehicular access
- Off-road parking to front



Unit Type

- Highly insulated fabric of Structurally Insulated Panels (SIPs)
- Energy efficient electric heating and hot water systems
- Target EPC 'A'
- Fitted kitchen
- En-suite shower



Progress



Completion

- On course for handover by the 31.03.21



