

## **The Vale of Glamorgan Council**

### **Cabinet Meeting: 28 November, 2016**

### **Report of the Cabinet Member for Housing, Social Care and Health**

#### **Brecon Court Demolition**

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

1. To seek Cabinet approval to proceed with the demolition of 32 flats and bedsits which provided housing for older people at Brecon Court following the successful relocation of all Housing tenants to alternative accommodation within the Vale of Glamorgan.

##### **Recommendation**

1. That Cabinet approve the demolition of Brecon Court, Barry.

##### **Reason for the Recommendation**

1. To reduce the risk of anti-social behaviour within the area and to prepare the site for any future development.

##### **Background**

2. Brecon Court is a block of 32 flats and bedsits which provided housing for older people. The complex was constructed in 1965 on a sloping site formally occupied by allotment gardens. In 2006, repairs to the drainage system and structural underpinning works were undertaken. However, despite this work cracking to the main structure continued.
3. Evidence of continued settlement at certain parts of the main structure in the building, indicated the foundations still presented a significant problem, with further complications to the drainage system which continued to settle and crack
4. A report was presented to Cabinet on 2 December 2013 by the then, 'Cabinet Member for Housing, Building Maintenance and Community Safety', setting out the issues and options available. It was resolved that officers be authorised to commence formal consultation with Brecon Court residents on their individual housing needs and preferences and to ensure that appropriate priority was given to residents wishing to relocate to other social housing on the Homes4U register.

5. Over the past 3 years all former residents of Brecon Court have been rehomed in suitable alternative accommodation and the 32 flats and bedsits are now all empty. Housing and Building Services have disconnected all mains services to the block to reduce the risks this building poses by being empty; with all the doors and windows being sealed to prevent unauthorised entry. However, the size and layout of this site does attract a degree of anti-social behaviour and there have been incidents of anti-social behaviour reported with numbers of youths congregating to the rear of the block and vandalising the building. The demolition of the block would reduce the risk of any accidents and lessen the likelihood of anti-social behaviour in the area.
6. In recognition of the proposed demolition of Brecon Court, £245,000 was provided in the capital programme this year for its demolition. This was to reduce the opportunity for Anti-Social Behaviour on the site and prepare the site ready for a future development scheme.
7. The initial report provided on 2 December 2013, set out recommendations for this site to be disposed to a Registered Social Landlord (RSL) for future development.

### **Relevant Issues and Options**

8. Housing and Building Services initiated a single stage tendering process via the Sell2Wales procurement site, and have received competitive tenders from competent contractors for the demolition of Brecon Court.
9. Tender submissions were received on 22 September 2016, from four Contractors and a tender analysis has identified a successful tender bid. Acceptance of this tender falls within the delegated powers for the director and portfolio holder. This will be reported through the capital monitoring process to a later committee.

### **Resource Implications (Financial and Employment)**

10. The tender submissions received are within the identified budget within the capital programme.

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

11. As part of the procurement and demolition process all work undertaken will comply with current environmental legislative requirements.

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

12. Planning approval is currently being sought for the demolition of this building and will be in place before work commences on site.
13. There is pedestrian and vehicular access to the perimeter of this site which will be maintained during the demolition and will be considered further during the redevelopment of the site.
14. As part of the demolition process, the perimeter of the site will be made secure, with the road to the rear of the site being kept open to ensure residents in the surrounding area have safe access to and from their properties.

### **Crime and Disorder Implications**

15. Demolishing the Brecon Court block will reduce the opportunity for anti-social behaviour in the area.

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

16. No implications.

## **Corporate/Service Objectives**

17. Wellbeing outcome 1: 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**

18. This is a matter for Executive decision.

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

19. The local ward Members have been consulted on the content of this report.

## **Relevant Scrutiny Committee**

20. Homes and Safe Communities

## **Background Papers**

No papers provided.

## **Contact Officer**

Richard Stopgate - Housing Development & Investment Manager

## **Officers Consulted**

Corporate Health & Safety

Housing Solutions and Supporting People Team Leader

Principal Planner

Property Services

Building Control

Operational Manager Accountancy

## **Responsible Officer:**

Miles Punter - Director of Environment and Housing Services