

## **The Vale of Glamorgan Council**

### **Cabinet Meeting: 9 January, 2017**

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

#### **Housing Development Programme - Francis Road Update and Appropriation and Development of Land at Holm View, Skomer Road, Gibbonsdown, Barry**

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

1. To provide Cabinet with an update on the progression of the Council's Housing Development Programme.
2. To request authority to proceed with the appropriation of Leisure Services land to the side of Holm View Leisure Centre, Skomer Road, Barry, to the control of Housing Services, to enable the development of new homes which meet the specific needs of families in gold status on the housing register.

##### **Recommendations**

1. That Cabinet notes the progress made to date in relation to the Council Housing Development Programme.
2. That the Head of Legal Services be authorised to advertise, by way of public notice, the appropriation of the Leisure Services land to Housing Services in respect of that part of the land referred to in Recommendation 3 that consists of open space.
3. That subject to Recommendation 2 above (and no objections being received to the public notice) Cabinet authorises the appropriation of the areas of land identified by blue outline on the plan at the [Appendix A](#), from Leisure Services purposes to the Housing Services (HRA) purposes.
4. That subject to no objections received to the public notice referenced in Recommendation 2 the combined Housing Services and former Leisure Services land (referred to in Recommendation 3 above) be developed for a specialist housing scheme and that delegated authority be given to the Director of Environment and Housing Services to progress the planning application for this scheme.
5. That Cabinet agrees to the progression of the development scheme to formal tender stage.

## Reasons for the Recommendations

1. To update Cabinet on the Council Housing Development Programme.
2. To comply with the requirements of the Section 122(2A) of Local Government Act 1972.
3. To comply with the requirements of the Section 122 of Local Government Act 1972 and to allow the formal appropriation of the Leisure Services land to housing purposes to take place.
4. To progress the planning application for the development scheme.
5. To allow the progression of formal tendering arrangements for the development scheme in order that construction works may commence at the earliest opportunity during 2017.

## Background

3. The original principle of developing new local authority homes was established by the Council following a Cabinet report in 2014 when the Head of Housing and Building Services was authorised to commence feasibility work to establish suitable development sites which contribute to addressing housing need (see Cabinet Minute No. C2439).
4. A further Cabinet report was presented on 4 July 2016, regarding the Housing Development Programme (Cabinet minute C3243) which identified land adjacent to Holm View Leisure Centre, and Francis Road, Barry as proposed development sites. Approval was also given to submit the planning applications for both sites and to proceed to pre-construction works at Francis Road, subject to planning permission.
5. The Francis Road site has now received detailed planning permission and tenders for the Design and Build phase of the development scheme for this site are in the final stages of evaluation. A separate report will be presented to Cabinet detailing the findings of the tender evaluation and seeking authority to make an award in respect of the Design and Build contract for this site.
6. With regard to the Holm View development site, suitable Housing Services land has been identified for development to the east of Holm View Leisure Centre off Skomer Road, and work has progressed to develop the options for this site. Preliminary work with regard to this site has included a feasibility study, layout exercises (including obtaining Occupational Therapist assessments) and associated cost appraisals.
7. It was found on completion of the feasibility studies, that a mixed housing development for this site presented the best option, which includes a number of specifically adapted homes meeting the individual needs of the prospective tenants. To accommodate the findings of the Occupational Therapist Assessments, it was necessary to increase the footprint of the proposed specially adapted bungalows, which resulted in a number of changes to the layout of the scheme.
8. In response to meeting the revised scheme layout, in particular the larger bungalow footprints, the proposed development has encroached onto the adjacent Leisure Service's land to the north of Holm View Leisure Centre. Additionally, improvements have been made to the development scheme to include a revised entrance to the development site, which will also accommodate access to the Leisure Centre. To accommodate the larger development site footprint and revised site entrance, it is

necessary to appropriate the two areas of land shown on the plan at the [Appendix A](#) from Leisure Services to Housing Services.

9. Discussions have been ongoing between Housing and Leisure Services regarding the respective sites. Leisure Services have agreed in principle for the land identified in the [Appendix A](#) to be appropriated into housing control, subject to Cabinet approval.
10. The development of these sites combined will greatly assist in meeting the housing needs of families on the gold priority waiting list status.

### **Relevant Issues and Options**

11. The proposed development site adjacent to Holm View Leisure Centre, Skomer Road requires the appropriation of two small areas of land, which are currently under the control and management of Leisure Services (see the supporting plan at [Appendix A](#)).
12. Cabinet approval is required to appropriate the Leisure Services land to Housing Services. Part of the Leisure Services land has the characteristic of open space/amenity land and therefore a notice of appropriation will need to be publicised prior to transfer and consideration given to any objections received. The formal appropriation process can run in tandem with the planning process and this is the proposed basis upon which the scheme will progress in order to reduce 'lead in' time, however this should not be construed as the Council having pre-determined the appropriation of the public open space as full consideration would be given to any objection received.
13. New planning legislation has now come into force which requires major developments over 10 units, to undertake public consultation one month prior to submission of a formal planning application. To meet this consultation requirement a site notice board will be erected informing local residents of the proposal, a leaflet drop will also be undertaken informing local residents of the development proposal and the plans will be made available for inspection at key public buildings. In order to commence the build in spring 2017, it is necessary to submit the planning application and tender the Design and Build contract for the scheme in January 2017.
14. The development scheme will be procured as a JCT Design and Build contract and will be advertised through Sell2Wales. The procurement process will be undertaken in accordance with the Council's Contract Procedure Rules and Procurement Code of Practice.

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

15. A due diligence exercise has been undertaken and completed by officers including obtaining external valuation advice from Ingram's Evans Care, 'Chartered Valuation Surveyors'. The Leisure Services land proposed for appropriation for housing purposes has been valued at £50,000.
16. The appropriation of the Leisure Services land to Housing Services will be actioned as an account adjustment from the Council's general fund to the Housing Revenue Account. This will require an adjustment of the Capital Financing Requirement (CFR) resulting in reduced debt to the Council Fund but increased debt to the HRA. The transfer of debt into the HRA will mean the available development budget will be reduced by £50,000 to accommodate the transfer into housing. There is no impact upon the business plan.

17. The proposed 11 dwellings have a pre-tender estimate of £2.1million; this estimate has been provided by external cost consultants. The cost parameters of the scheme have been confirmed to finance and can be accommodated within the overall business plan. The financial viability of the scheme has been factored into the business plan and the scheme can be managed overall within the plan. On receipt of tenders for the project, a further report will be submitted to Cabinet for award of contract.

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

18. Both the schemes at Holm View and Francis Road will meet Welsh Government Design Quality Requirements as a benchmark standard. All properties will meet 'Code for Sustainable Homes' Level 3+, helping to make the homes affordable to run and addressing fuel poverty.

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

19. The Council has the power to appropriate land from one purpose to another under Section 122 of the Local Government Act 1972. Where the land is open space/amenity land the Council must advertise the appropriation under Section 122 (2A) and consider any objections received.
20. The Development Manager will continue to liaise with the Council's legal and Estates teams on all necessary matters.

### **Crime and Disorder Implications**

21. The scheme will meet 'Secure by Design' standards as part of Welsh Government Design Quality Requirements.
22. Discussions continue with the Community Investment and Involvement team over targeted training and recruitment as part of the contract and to develop a specific Council initiative, linking in with key local partners. Early discussions have commenced regarding the land at 'Treetops', which is close to Holm View, to be included as a Community Benefit (Community Benefits are a requirement of Welsh Government for public sector projects over £1m) as part of the contract. This project seeks to bring a piece of scrubland into community use for local residents.

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

23. There will be training opportunities offered as part of the build contract through targeted training and recruitment; utilising both Y Prentis and also the First Job Opportunities Programme.

### **Corporate/Service Objectives**

24. 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**

25. The report is a matter for Executive decision

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

26. Local Ward Members have been consulted.

### **Relevant Scrutiny Committee**

27. Homes and Safe Communities.

### **Background Papers**

Cabinet paper 04 July 2016

### **Contact Officer**

Andrew Treweek - Operational Manager - Building

### **Officers Consulted**

Angela Bailey- Estates Officer

Lee Howells- Principal Engineer

Ian Robinson- Principal Planner

Carolyn Michael- Operational Manager Accountancy

Rachel Gadd- Occupational Therapist

Ian Jones- Housing Solutions Manager

Dave Knevett- Operational Manager, Leisure

Lorna Cross - Operational Manager Property

Jocelyn Ham - Senior Lawyer

### **Responsible Officer:**

Miles Punter - Director of Environment and Housing Services