

The Vale of Glamorgan Council

Cabinet Meeting: 9 January, 2017

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

Housing Development Programme

Purpose of the Report

1. To provide Cabinet with an update on the Council Housing Development Programme and seek authority to appoint a suitable contractor for the construction of 3 bungalows at Francis Road, Gibbonsdown.

Recommendations

1. That Cabinet notes the current position with the Housing Development Programme.
2. That Cabinet note the contents of the report, with a view to taking decisions on the award of contract detailed within the Part II report later on the agenda.

Reasons for the Recommendations

1. To advise Cabinet.
2. To enable the contract documentation to be finalised and for works to start on site.

Background

2. The original principle of developing new local authority homes was established by the Council following a Cabinet Report in 2014 when the then Head of Housing and Building Services was authorised to commence feasibility work to establish suitable development sites to contribute to addressing housing needs (See Cabinet Minute No. C2439).
3. A further Cabinet Report was presented on 4 July, 2016, concerning the Housing Development Programme (Cabinet Minute No. C3243) which identified land adjacent to Holm View Leisure Centre, Skomer Road and Francis Road, Barry as potential development sites.
4. Francis Road was granted planning permission in September 2016 with no onerous conditions. Pre commencement conditions in relation to materials have already been formally discharged. There are no other pre commencement conditions. This report and the subsequent Part II report later on the agenda seeks to progress construction of the first new properties as part of the Council's Housing Development Programme.

Relevant Issues and Options

5. The scheme was formally tendered through the Sell2Wales portal. Advertisements were lodged on 5 September, 2016 and 11 expressions of interest received during the open tender period.
6. The closing date for the tender to 20 October 2016. Five tenders were received on 20 October, 2016 as postbox submissions on the Sell2Wales portal, and were opened in accordance with the Council's Procurement Policy.
7. The contractor and the Council will formally enter into the JCT Design and Build contract under deed ensuring that the limitation period is 12 years.
8. The scheme will be formally administrated by Richard Parfitt Associates (RPA) as appointed Employers Agent, who will agree and certify all contract matters including valuations. Formal progress meetings will be held every month with relevant officers.

Resource Implications (Financial and Employment)

9. The value of the tender proposed to be accepted is within the budget figure of £500k identified for this scheme within the Housing Business Plan.

Sustainability and Climate Change Implications

10. The schemes will meet Welsh Government Design Quality Requirements as a benchmark standard. All properties will meet Code Level 3+ for Sustainable Homes helping to make the homes affordable to run and addressing fuel poverty.
11. No renewable technologies are currently proposed.

Legal Implications (to Include Human Rights Implications)

12. Addressed in the Part II Report later on the agenda.

Crime and Disorder Implications

13. The scheme will meet Secure by Design, a standard part of the Welsh Government Design Quality Requirements, which ensures that the design and layout and technical specification reduces crime.

Equal Opportunities Implications (to include Welsh Language issues)

14. There will be training opportunities offered as part of the build contract through targeted training and recruitment (as part of the First Job Opportunities Programme) and Y Prentis.
15. In addition, using the Value Wales Toolkit, local supply chains and investment can be monitored and formally reported back to Welsh Government.

Corporate/Service Objectives

16. 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

17. This report is a matter for Executive decision by Cabinet.

Consultation (including Ward Member Consultation)

18. Consultation continued with officers from Occupational Therapy Services, Housing Management, to ensure that the scheme will meet their requirements.

Relevant Scrutiny Committee

19. Homes and Safe Communities.

Background Papers

Cabinet Paper 4 July, 2016

Contact Officer

Helen Galsworthy - Development Officer

Officers Consulted

Committee Reports
Estates
Operational Manager Accountancy

Responsible Officer:

Miles Punter - Director of Environment and Housing Services