

## **The Vale of Glamorgan Council**

### **Cabinet Meeting: 6 February, 2017**

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

### **Brecon Court, Barry, Option Appraisal for Redevelopment Scheme**

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

1. To seek Cabinet approval to proceed with an options appraisal and public consultation exercise for land at Brecon Court, Barry.

#### **Recommendations**

1. That delegated authority is granted to the Director of Environment and Housing Services, in consultation with the Cabinet Member for Housing and Social Care & Health, to undertake an options appraisal exercise, including public consultation, to help determine suitable housing options on the site of Brecon Court, Barry.
2. That a further report be provided for the consideration of Cabinet on the conclusion of the options appraisal and consultation exercise.

#### **Reasons for the Recommendations**

1. To assist in determining the most appropriate housing development for this site.
2. To ensure that Cabinet has all the necessary information to take a final decision on the future development of the land at Brecon Court, Barry.

#### **Background**

2. At its meeting of 28th November 2016, Cabinet agreed the demolition of Brecon Court, Barry.
3. A contract for the demolition work, to the former deck access flats at this site, has been let and demolition of the existing building is scheduled for completion by the end of April 2017.
4. On completion of the demolition project, the site will be made secure to reduce the opportunity of any further anti-social behaviour. However, it is very much recognised that the demolition of the site will increase local anxiety regarding the site's future.

5. At its meeting of 11th July 2016, Cabinet approved the development of new Council housing at Francis Road and Holm View. In addition to these initial two development sites, further consideration is now being given to the development opportunities presented by the land at Brecon Court.
6. Officers are seeking to conduct a full options appraisal exercise on the potential replacement of housing at this location to meet the local housing need as an extension of the Council's current housing development plan.

### **Relevant Issues and Options**

7. The provisional scheme proposals provided at appendix [A](#) and [B](#) illustrate the potential for developing this site. Further work is however necessary to assess the current housing need within the locality and to develop suitable accommodation in response to this need. Within the existing indicative layout there is opportunity to increase density on the site should the local demand be identified.
8. Officers in the Housing Development team will work with the Housing Solutions team to ensure the best mix of housing is provided suitable to the site.
9. In determining the type of accommodation, appropriate mix and design of the site, officers will conduct a local consultation exercise with residents to establish their views and to help inform the final scheme layout.
10. As part of the design process, cost estimates will be sought to establish budgetary costs which will then be used to inform the cost options for the development to ensure that any scheme can be delivered within the resources available in the Housing Business Plan.
11. On completion of the full options appraisal exercise, a future report will be presented to Cabinet for consideration.

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

12. The development programme currently identifies sufficient capital funding to support this project within the current Housing Business Plan.

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

13. The proposed scheme will meet Welsh Government Design Quality Requirements as a benchmark standard. Design considerations will meet Code Level 3+ for Sustainable Homes, helping to make homes affordable to run and addressing fuel poverty.

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

14. The development Manager will continue to liaise with the Council's legal team on any legal matters identified during the options appraisal exercise.

### **Crime and Disorder Implications**

15. Secure by design principles will be given due regard during the options appraisal exercise.

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

16. No equal opportunity implications have been identified at this stage.

## **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 report is within the policy framework and budget and is a matter for Executive Decision.

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

19. The local ward Members will be consulted as part of the options appraisal process.

## **Relevant Scrutiny Committee**

20. Homes and Safe Communities

## **Background Papers**

None.

## **Contact Officer**

Andrew Treweek – Operational Manager - Building

## **Officers Consulted**

Housing Solutions and Supporting People Team Leader  
Operational Manager Accountancy  
Principle Planner  
Building Control  
Committee report

## **Responsible Officer:**

Miles Punter - Director of Environment and Housing Services