

The Vale of Glamorgan Council

Cabinet Meeting: 19 February, 2018

Report of the Cabinet Member for Housing and Building Services

Housing Development Programme - Holm View, Phase 1

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 11 new homes at Holm View, Gibbonsdown, Barry.

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 Head of Housing and Building Services was authorised to commence feasibility work to establish suitable development sites to contribute to addressing housing need (Cabinet Minute No C2439) within the Vale of Glamorgan.
3. A further Cabinet report was presented on 11 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. A further report was presented on 09 January 2017 (Cabinet minute C3417), seeking authority to re-appropriate land at Holm View, to enable the proposed development to progress.

Relevant Issues and Options

5. The scheme for the development of 11 new Council Homes was formally tendered through the Sell2Wales portal. Advertisements were lodged originally on 04 May 2017 and 9 expressions of interest were received during this open tender period.
6. The closing date for the tender return was 12 July 2017 and three tenders were received on 12 July 2017 as submitted through the Sell2Wales portal. These were opened in accordance with the Council's Procurement Policy.
7. Following tender evaluation and due diligence tests, the Council failed to successfully appoint a contractor. On 5 September 2017, the scheme was re-advertised through the Sell2Wales portal with 20 expressions of interest being received this time during the open tender period. The closing date for this round of tenders was 16 October 2017 and five tenders were received. These were subsequently opened in accordance with the Council's Procurement Policy. The tender results are addressed in the Part II report later on the agenda.
8. Subject to Cabinet approval, the Council and Contractor will formally enter into the JCT Design and Build contract under deed ensuring the limitation period is 12 years. 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. The scheme will be registered with and regularly monitored by Considerate Constructors, a formal requirement of the contract, which will ensure there are excellent relations with the local community.
9. Formal progress meetings will be held every month and relevant officers will attend to record progress, quality and monitor cost, and to ensure an effective relationship is developed and maintained between all parties.

Resource Implications (Financial and Employment)

10. Full financial details will be addressed in the Part II Report included on the Agenda. The cost of the scheme fits within the development profile costs identified in the Housing Business Plan.

Sustainability and Climate Change Implications

11. The scheme will meet Welsh Government Development Quality Requirements as a benchmark standard. All properties will exceed building regulation requirements on energy efficiency by 10% helping to make the homes affordable to run and thereby addressing fuel poverty. No renewable technologies are currently proposed.

Legal Implications (to Include Human Rights Implications)

12. The Development Manager will continue to liaise with the Council's Legal team on all legal matters concerning the project and it will be necessary for appropriate forms of contract to be formally executed.
13. The Development Manager will also continue to liaise with the Council's Legal and Estate teams on all necessary matters through the continuation of Project Team meetings on a monthly basis.

Crime and Disorder Implications

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

Equal Opportunities Implications (to include Welsh Language issues)

15. 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). This will be administered by internal resources of the Council.
16. 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

17. 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 by cabinet

Consultation (including Ward Member Consultation)

19. Consultation continues with officers from Occupational Therapy Services, Housing Management, to ensure that the scheme will meet their requirements. Local ward Members have also been consulted and any issues arising from this consultation will be tabled at this meeting for consideration by Cabinet.

Relevant Scrutiny Committee

20. Homes and Safe Communities.

Background Papers

Cabinet Paper 11 July, 2016

Contact Officer

Helen Galsworthy - Development Officer

Officers Consulted

Pam Toms - Operational Manager, Public Housing Services
Debbie Marles - Head of Legal Services
Caroline Michael - Operational Manager Accountancy

Responsible Officer:

Miles Punter - Director of Environment and Housing Services