

## **The Vale of Glamorgan Council**

### **Cabinet Meeting: 19 November, 2018**

### **Report of the Cabinet Member for Housing and Building Services**

### **Housing Development Programme - Maes y Ffynnon, Bonvilston**

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

1. To seek Cabinet approval to submit a detailed planning application and to tender the housing development scheme known as Maes y Ffynnon, Bonvilston (the Scheme).

#### **Recommendations**

1. That approval is granted to submit a detailed planning application for the development scheme known as Maes y Ffynnon, Bonvilston
2. The Cabinet authorises the Director of Environment and Housing Services to commence tendering procedures for the services outlined in this report, subject to receiving the requisite planning consent.
3. That, on receipt of the requisite planning consent, Cabinet grants delegated authority to the Director of Environment and Housing Services in consultation with the Cabinet Member for Housing and Building Services and the Head of Finance to accept and award tenders for these services in accordance with the Council's Contract Procedure Rules in conjunction with partners.
4. That Cabinet authorises the Monitoring Officer / Head of Legal and Democratic Services to agree the terms of and execute contracts with successful providers.

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

1. To allow the progression of public consultation and the formal planning application at the former garage area at Maes y Ffynnon, Bonvilston.
- 2-4. To procure the works required to develop the site in accordance with Council's Contract Procedure Rules.

#### **Background**

2. The Council is seeking to expand its housing stock and satisfy local housing need through the commissioning of new properties as a new development initiative. The principle of developing new homes was established by the Council following a

Cabinet meeting on 11 August 2014 (C2439) and sites across the Vale were considered for development.

3. This scheme sits on a former garage site and as part of the Housing Garage Site Review it has been identified as no longer suitable for local demand.
4. The Housing Development Team have reviewed the site's potential and found it suitable for a development of 10 new homes, subject to obtaining necessary planning permission.

### **Relevant Issues and Options**

5. The scheme will provide a small sustainable community, which will comprise of much needed family homes, along with apartments for smaller family units and older persons.
6. The scheme will comprise the following mix:
  - 2no. 1 bed - 2 person apartments for people aged over 55 years;
  - 4no. 1 bed - 2 person apartments;
  - 4no. 2 bed - 4 person houses
7. The scheme layout is provided at Appendix 1, with the street view being provided at Appendix 2 and the contextual elevations depicted in Appendix 3.
8. The detached apartment block within the scheme has been designated to accommodate older persons and will therefore be let to residents over the age of 55 in accordance with the Council's Housing Allocations Policy. Potential residents will be offered accommodation from the housing waiting list and via the Council's Homes4U scheme.
9. The need to provide additional affordable homes is a high priority for the Council, and the new homes will be let at rents within the Council's rent policy, making the homes affordable for those in need. Consultation continues with officers from Housing Solutions, Highways and Planning, to give officers and Members time to consider and agree the final proposals for development mix to meet priority housing needs in line with the Council's Local Housing Strategy.
10. Further public consultation is now needed as part of the PAC (Pre-Application Consultation Report) prior to a formal planning submission; this will involve a public consultation event for existing local residents.
11. To improve access, it is proposed to widen the entrance to the Site to accommodate refuse and emergency vehicles. Also, to ease current on road congestion, it is proposed to offer additional off road parking opposite the existing homes at 17 to 24 Maes y Ffynnon. Two options which will be considered are included in Appendix 4 and Appendix 5.
12. Due diligence has been completed on the site, with all topographical surveys, site investigations, Land Registry searches and party wall notices. This enables the Development Team to finalise tender documentation.
13. Subject to Cabinet approval, a formal planning application would be submitted 28 days after the publication of the PAC report.
14. The current estimated construction and on-costs is £1.3 million. The Development Forward Plan identifies the Scheme for scheduled commencement during the financial year 2019/20.

15. It is proposed to fund the scheme through S106 Affordable Housing contributions, which have been received from house builders undertaking new private development in the Wenvoe ward. The total S106 Affordable Housing Contributions either received or committed to the Wenvoe ward is currently £3.4 million and is more than sufficient to fully support this development.
16. However, the Scheme also has reserve status within the Council's Delivery Programme 2018 - 2020 and a notional allocation of £730,000 of Affordable Housing Grant during 2019/20. A request may be submitted to Welsh Government for additional funding support should there be any slippage in the Welsh Government's programme during this financial year. This would reduce the amount of S106 Affordable Housing Contribution required by 58%.
17. The availability of S106 Affordable Housing contribution to fund the Scheme has been discussed and agreed in principle by the Council's Senior Planner responsible for S106 Affordable Housing contributions.
18. It is proposed to tender the Scheme on a two stage tender basis, through the Sell2Wales portal, in accordance with Council's procurement requirements. Tender evaluation will be in accordance with the Council's financial regulations.
19. The scheme will be let through a JCT Standard Form of Contract with Contractors Design to ensure a guaranteed fixed price. In addition, the Contractor will manage all aspects of the build process and ensure compliance with the regulatory requirements.
20. Additional consultants have been engaged to support the tender documentation progression for mechanical and electrical, sprinkler design and energy performance, to ensure that the scheme fully meets current Building Regulations.

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

21. The total scheme costs of £1.3 million can be accommodated from the S106 Affordable Housing contributions available for the Wenvoe ward, 58% less would be required should the Scheme attract Affordable Housing Grant.
22. There are no other resource issues to report.

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

23. The Scheme will meet Welsh Government Development Quality Requirements and Lifetime Homes as a benchmark standard. The Code for Sustainable Homes has now been withdrawn by the Welsh Government, but there is an expectation for all new schemes subsidised by Welsh Government will meet Part L of the current Building Regulations as a substituted requirement.
24. No renewable technologies are currently proposed. However, to assist in addressing fuel poverty, there will be a contractual requirement for the Scheme to meet or exceed current Building Regulations in terms of thermal performance.

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

25. The Development Team 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 executed.

## **Crime and Disorder Implications**

26. The Scheme will meet Secure by Design, a standard part of the Welsh Government Development Quality Requirements, which ensures that the layout and technical specification designs out crime as far reasonably practical.

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

27. 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). In addition, using the Value Wales Toolkit, local supply chains and investment can be monitored formally and reported.

## **Corporate/Service Objectives**

28. 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**

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

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

30. Ward Member consultation for the proposed development has been undertaken ahead of a local information event with the local community. The Ward Member has also approved in principle, the commitment of S106 Affordable Housing contributions available for the Wenvoe ward to the Scheme.
31. A community consultation event is currently being organised.

## **Relevant Scrutiny Committee**

32. Homes and Safe Communities

## **Background Papers**

None

## **Contact Officer**

Andrew Freegard, Development manager

## **Officers Consulted**

Karen Lane / James Doherty - Legal team  
Stephen Butler - Principal Planner  
Lee Howells - Engineering Manager  
Pam Toms - Operational Manager, Public Housing Services  
Charlotte Pugh - Senior Planner  
Elinor Hughes - Accountant

**Responsible Officer:**

Miles Punter - Director of Environment and Housing Services







① Context elevation  
1 : 100

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Notes:  
Do not scale this drawing. Check all dimensions on site. Any discrepancies to be reported back to the Architect for clarity.



Project:  
Maec-Y-Ffynon | Bonvliston

Job Number: L525

Date: 30.08.2018

Drawn by: Author

Dwg No: A007

Context elevation

Revision:

Scale: 1 : 100 @ A1

Drawing Status: P A C



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Appendix 4



Appendix 5