

The Vale of Glamorgan Council

Cabinet Meeting: 17 December 2018

Report of the Cabinet Member for Housing and Building Services

Housing Development Programme - The Colcot Health Clinic, Winston Road, Barry

Purpose of the Report

1. To seek Cabinet approval to proceed with the acquisition of the Colcot Health Clinic from the Cardiff & Vale University Health Board (C&VUHB), utilising the public sector Land Transfer Protocol, for the purpose of redevelopment into affordable housing (the Site).
2. To seek Cabinet approval to submit a detailed planning application for the development of the Site and authority to tender for the provision of 9 No. one bedroom apartments (the Scheme).

Recommendations

1. That Cabinet authorises the acquisition of the Colcot Clinic Site from the C&VUHB, for the purpose of redevelopment of the site to provide much needed new affordable homes.
2. That delegated authority is granted to the Head of Finance to finalise terms and conditions for the acquisition of the site in consultation with the Director of Environment and Housing Services and the Monitoring Officer / Head of Legal and Democratic Services
3. That Cabinet authorises the Director of Environment and Housing to submit a planning application for the Scheme as a detailed application for the provision of 9 no. one bedroom apartments.
4. That 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.
5. That, on receipt of the requisite planning consent, Cabinet grants delegated authority for 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.

6. That delegated authority is granted to the Monitoring Officer / Head of Legal and Democratic Services to agree the terms of and execute contracts with successful providers and to enter into any legal agreement required to effect the acquisition of the site

Reasons for the Recommendations

1. To allow the conclusion of negotiations to acquire the Site, from the C&VUHB, for the provision of much needed one bedroom affordable apartments in the Colcot area of Barry.
2. To allow the terms and conditions of the acquisition to be finalised and legal colleagues to be instructed
3. To allow the progression of the detailed design, public consultation and the submission of a formal planning application for the Scheme.
4. To allow the Housing Development Team to progress with the appointment of additional consultants, in order to produce a detailed suite of tender documents.
5. To procure the works required to develop the site in accordance with Council's Contract Procedure Rules.
6. To allow the acquisition of the site to be completed.

Background

3. 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 of Glamorgan were considered for development.
4. This Site (as shown on the plan at Appendix 1) is a Health Clinic that has been deemed surplus by the C&VUHB and is due for closure in December 2018.
5. Under the Public Sector Land Transfer Protocol, the C&VUHB offered the Council the option of acquiring the Site, providing that they could receive a capital receipt by the end of the 2018/19 financial year.
6. The Public Sector Land Transfer Protocol is a best practice guide set out by the National Asset Working Group for the transfer of land and property assets between public bodies in Wales
7. The Housing Development Team has reviewed the Site's potential and found it suitable for a development of 9 no. new affordable apartments, subject to obtaining the required planning permission.

Relevant Issues and Options

8. Demand for the Colcot area is included in the Gibbonsdown Ward and is summarised by bedroom size in the table below:

GIBBONSDOWN	
1 BED	83
2 BED	62
3 BED	24
4 BED	7
	176

9. A more detailed analysis of demand reveals that of the 176 applicants in total, 25 applicants are of mixed family type and require an adapted home and a further 13 applicants require sheltered accommodation. Another 20 of the total applicants on the list are older people, with 9 of these also on the accessible register, 6 requiring an adapted home and 3 others requiring sheltered accommodation.
10. Having considered demand, the Housing Development team propose that the Site would support a small sustainable community, comprising much needed one bedroom apartments for smaller family units or, older persons.
11. An initial Scheme layout is provided at Appendix 1.
12. A joint valuation was commissioned by Council's Corporate Estates section and the C&VUHB and was undertaken by GVA Grimley Limited.
13. The Corporate Estates section will act for the Housing Development Team during the acquisition of the site, in accordance with the Council's Acquisitions Protocol.
14. The C&VUHB Disposal Policy does not allow for the conditional disposal of their assets and they have rejected the Council's request to secure planning consent prior to completing the purchase.
15. In normal circumstances the absence of a planning consent, either full or outline, on completing the purchase, would be considered a significant development risk and unlikely to receive executive approval. However, given the positive commentary received from the Council's Planning Policy team, the scheme is considered low risk, subject to a successful Planning consultation and determination process.
16. 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.
17. Further public consultation will be 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.
18. Due diligence on the site is underway but is limited to surveys relating to the acquisition and demolition of the Site which include; asbestos, demolition, desk top site investigation report and Land Registry searches. Additional site due diligence reports will be commissioned on receipt of the Cabinet's authority to acquire the site.
19. 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.
20. 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.

21. Additional consultants will be 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)

22. Full financial details will be addressed in the Part II Report included on the Agenda.

Sustainability and Climate Change Implications

23. The proposed 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 Scheme is underway.
- 31. A community consultation event will be organised as part of the PAC process.

Relevant Scrutiny Committee

- 32. Homes and Safe Communities

Background Papers

None

Contact Officer

Andrew Freegard, Development Manager - Tel no 02920 673291

Officers Consulted

Lorna Cross, Operational Manager (Property)
Mike Walsh, Principal Lawyer
Nathan Slater, Senior Planner
Lee Howells - Engineering Manager
Pam Toms - Operational Manager, Public Housing Services
Elinor Hughes - Accountant

Responsible Officer:

Miles Punter - Director of Environment and Housing

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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.

Schedule of accommodation

5no. 1b2p Flats (46m²)

nb. All flats are single aspect to suit site

KEY

-  Flat
-  Lobby
-  Stairwell



Client: 

Project: **Coloet Clinic, Barry**

Job Number: **L753**

Date: **18 01 2018**

Drawn by: **MM**

Draw No: **A001**

Indicative site layout

Revisions:
Scale: **1 : 200 @ A1**

Drawing Status: **CONCEPT**



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