

The Vale of Glamorgan Council

Cabinet Meeting: 7 January 2019

Report of the Cabinet Member for Housing and Building Services

Housing Development Programme - Site of the Former Master Mariner Public House, Gibbonsdown, Barry

Purpose of the Report

1. To seek Cabinet approval to accept the surrender of the lease of the land and buildings forming the former Master Mariner Public House, currently held by S.A. Brain Ltd, for the purpose of demolishing and clearing the site for redevelopment
2. To seek Cabinet approval for the Housing Development Team to explore options for the redevelopment of the site with a view to providing a further report to Cabinet on the preferred option for redevelopment of the site once that has been endorsed by the Housing Development Strategic Project Board.

Recommendations

1. That Cabinet note the contents of the report, with a view to taking a decision to accept the surrender of the lease of the former Master Mariner Public House.
2. That Cabinet, following the surrender of the lease, approves the demolition and clearance of the site in order to provide an affordable housing scheme for the Gibbonsdown area, detailed within the Part II report later on the agenda.

Reasons for the Recommendations

1. To advise Cabinet.
2. To advise of the current position with this particular scheme.

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. An opportunity has arisen to re-acquire the lease for the Master Mariner Public House on Skomer Road, Gibbonsdown, Barry
5. Over the last few years, S.A. Brain Ltd has found it increasingly difficult to make their business at the Master Mariner Public House sustainable. The public house was closed for several months, only re-opening in the summer of 2018 to provide a limited hours service, under a temporary Steward.
6. S.A. Brain Ltd approached the Council in early 2018 and enquired if it was possible for them to negotiate the early surrender of their lease. Consequently, the Council's Estates team has agreed, in principle, the Heads of Terms that would underpin the surrender of the lease.
7. Should Cabinet approve the recommendations contained within this report, the Housing Development Team will propose a redevelopment of the site that could deliver up to 20 no. one and two bedroom affordable apartments.
8. Alternatively, senior Housing colleagues are currently in discussion with the local pharmacy and GP surgery, about their future accommodation needs and the possibility of co-locating both services on a new site. Potentially, the pharmacy and GP surgery could be located on the ground floor of the proposed scheme, with 10 or 12 no. one and two bedroom affordable apartments situated above.

Relevant Issues and Options

9. As referred to above, the Council's Estate team has agreed Heads of Terms with S.A Brain Ltd for the early surrender of the lease. Once the lease is surrendered, the site will be demolished and cleared in readiness for redevelopment.
10. A proposed option for the redevelopment of the site is a scheme providing 20 no. one and two bedroom affordable apartments. A scheme layout is provided at Appendix 1. Further options, including the co-location of the pharmacy and GP surgery will be provided to the Housing Development Strategic Project Board for their consideration.
11. The Housing Development Team has undertaken an initial Viability Appraisal for a scheme of 20 no. 1/2 bedroom apartments, using the target rents for the Ward, the standard Business Plan assumptions and also assumes that Welsh Government grant is available.
12. The Housing Development Team considers the scheme to be viable, meeting the Council's agreed Development Appraisal Parameters, subject to the availability of Affordable Housing Grant.
13. Subject to the Housing Development Strategic Project Board's endorsing the final scheme design, a further report will be submitted to Cabinet recommending the agreed scheme be granted approval to proceed to a detailed planning application stage and procurement of the main works.
14. 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 will continue 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.

15. A number of due diligence exercises on the site are underway but this is limited to surveys relating to the acquisition and demolition of the site, which includes asbestos inspection, a desk top site investigation report and Land Registry searches.
16. The surrender of the lease shall only be accepted if the results of the due diligence investigations are satisfactory. This is conditioned within the agreed Heads of Terms.
17. Additional site due diligence reports will be commissioned on receipt of the Cabinet's authority to accept the early surrender of the lease.
18. Consultants need to be engaged to provide the tender documentation in relation to the demolition and site clearance works. It is proposed to tender the site demolition works on a single stage tender basis, through the Sell2Wales portal, in accordance with Council's procurement requirements.
19. Tender evaluation will be in accordance with the Council's Contract Procedure Rules.

Resource Implications (Financial and Employment)

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

Sustainability and Climate Change Implications

21. The demolition of the site will comply with current Environment Agency Pollution Prevention Guidance PPG6, which details best practice for mitigating the risks to the environment, during demolition projects.

Legal Implications (to Include Human Rights Implications)

22. The Housing Development Team will continue to liaise with Legal Services on all legal matters concerning the scheme.
23. It will be necessary for the Council to enter into the appropriate forms of contract with the successful tenderers for the works and services referred to in this report.

Crime and Disorder Implications

24. The site will be secured and monitored in line with current Health and Safety Executive best practice and guidance, to deter crime and disorder as far reasonably practicable.

Equal Opportunities Implications (to include Welsh Language issues)

25. There will be limited training opportunities offered as part of the demolition project.

Corporate/Service Objectives

26. 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

27. This report is within the policy framework and budget and is a matter for Executive decision by Cabinet

Consultation (including Ward Member Consultation)

28. Ward Member consultation for the proposed development is in process of being undertaken.
29. Further community consultation will be required during the PAC process, at such time as a Scheme option has been approved by Cabinet.

Relevant Scrutiny Committee

30. Homes and Safe Communities.

Background Papers

None

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Officers Consulted

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Responsible Officer:

Miles Punter - Director of Environment and Housing

