

Meeting of:	Cabinet
Date of Meeting:	Monday, 05 October 2020
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Housing Development Programme - Hayeswood Road, Barry
Purpose of Report:	To inform Cabinet of a proposal to develop much needed new Council housing on land at Hayeswood Road, Barry (the Scheme).
Report Owner:	Cabinet Member for Housing and Building Services
Responsible Officer:	Miles Punter - Director of Environment and Housing Services
Elected Member and Officer Consultation:	<p>Pam Toms, Operational Manager, Public Housing Services Lorna Cross, Operational Manager, Property Richard Stopgate, Development and Investment Manager Carol Price, Housing Strategy Co-ordinator Nathan Slater, Senior Planner Charlotte Raine, Senior Planner Rachel Boucher, Accountant Lee Howells, Engineering Manager Jocelyn Ham, Senior Lawyer, Legal Services</p>
Policy Framework:	This report is within the policy framework and budget and is a matter for Executive decision by Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> • This Part I report brings to the attention of Cabinet, a proposal to develop 53no. new Council homes in the Castleland Ward, on land at Hayeswood Road, Barry which is in the process of being acquired from Welsh Government. • This part of the report also discusses the detailed planning considerations, provides the current Scheme design, a schedule of accommodation and relevant background information to enable Cabinet to reach a decision. 	

Recommendation

1. *That Cabinet note this report and consider it in connection with the Part II report later in the agenda.*

Reason for Recommendation

1. *To allow Part I and II reports to be considered together.*

1. Background

- 1.1 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.
- 1.2 The development proposes 53no. much needed new general needs Council homes on the land at Hayeswood Road, Barry which is in the process of being acquired from Welsh Government.
- 1.3 At its meeting on the 26th March 2018 (Resolution C278), Cabinet gave approval to acquire the site from Welsh Government and the Operational Manager - Property is currently concluding the purchase.
- 1.4 The site at Hayeswood Road, Barry is included in the current Local Development Plan 2011 – 2026 (the "LDP") and is registered as MG2(16), with a housing allocation of 55 units.
- 1.5 At its meeting on the 7th February 2020, the Strategic Housing Board approved the submission of a report to Cabinet, recommending the agreed Scheme be granted approval to proceed to a detailed planning application stage and procurement of the main works.

2. Key Issues for Consideration

- 2.1 The need to provide additional affordable homes is a high priority for the Council and the new homes will be let at rents in line with 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 ensure that the final Scheme proposals meet objectives of the Council's Local Housing Strategy and Housing Development Strategy.
- 2.2 As stated previously, the proposed development is located on land allocated for housing development in the LDP. Policy MG2 (16) - Hayes Wood, The Bendricks was allocated for 55 residential units in order to meet the housing requirement

of 9460 new residential units up to 2026 as identified under Policy SP3 - Residential Requirement. With regards to the principle of residential development on this site, as the land has been allocated for residential development within the LDP it is considered the location of affordable housing on this site is acceptable in principle for residential development.

- 2.3** The proposed development would be a 100% affordable housing scheme, offering a mixture of different unit dwelling types and sizes to ensure the different needs of potential tenants can be met. The proposed development would be sustainable and well-connected, with access to services, employment, shops, amenities in Barry and Sully, and therefore is considered appropriate for affordable housing.
- 2.4** The need for affordable housing is a material consideration in the planning process as outlined in Planning Policy Wales. National planning policy states that Local Housing Market Assessments (LHMA) should be undertaken by local authorities and referenced to help determine the need for affordable housing. LHMA's are undertaken every 2 years, projecting over a period of 5 years.
- 2.5** The most recent adopted LHMA in the Vale of Glamorgan was undertaken in 2017 (for 2017-2022) and identified the headline annual need for affordable housing in the Vale of Glamorgan as 576 units per annum. The need for general needs social rented accommodation remains at its highest in the 'Barry' and 'Penarth and Llandough' housing market areas. The LHMA identified the housing market area of Barry to have a need of 291 units per annum. However, "it should be noted at this point that an LHMA does not provide a definitive target figure for affordable housing. The assessment should be considered an art and not a science, as the data is only correct at the time the calculation is conducted and should only be used as a periodic review of the housing market." (LHMA, p.7, 2017). The need for social rented accommodation is masked due to the nature of the LHMA calculation. Consequently, even if the headline gross social housing need was delivered every year in the Vale of Glamorgan, this would by no means meet the actual need present in many of the housing market areas.
- 2.6** It should be noted that the Council is preparing the draft LHMA for 2019-2024. The assessment projects that the headline annual need for affordable housing in the Vale of Glamorgan has increased to 890 units per annum, again with the highest need being in the market areas of 'Barry' and 'Penarth and Llandough'. This is despite a number of developments being delivered in recent years. Further, there is also a level of "hidden need" and it is often unidentified until such time as a new development starts on site. This data is not therefore captured in the LHMA.
- 2.7** To give a better understanding of the need for affordable housing, the Council's Housing Department collects data on the Homes4U register which keeps a record of the number of people who need an affordable home in the Vale of Glamorgan. This data is recorded by Ward area rather than housing market area

consequently it gives a more detailed picture of the need in relation to the proposed development. The site is located within the Castleland Ward of Barry which has 434 people on Homes4U waiting list. Table 1 gives a breakdown of the need based upon dwelling size. Based upon the LHMA and the Homes4U waiting list, it is clear there is an evidenced need for affordable housing in the Castleland Ward which the proposed development would significantly help to meet. Additionally, the site is located within close proximity of the Cadoc and Sully Wards. Due to the site location the proposed affordable housing would likely help meet housing need in these areas as well.

Table 1: Homes4u Waiting List

	CASTLELAND	SULLY	CADOC
1 bed	267	32	196
2 bed	120	18	82
3 bed	30	6	28
4 bed	7	1	7
2 bed adapted accommodation	10	2	9
Total	434	59	322

- 2.8** The Housing Development Team has undertaken a detailed Development Viability Appraisal for the Scheme, using the target rent for the property type within the Ward and the standard assumptions contained within the Housing Business Plan 2020/21.
- 2.9** The Housing Development Team considers the Scheme to be viable, meeting the Council's agreed Development Appraisal Criteria, if Social Housing Grant is secured, or failing that, a gap funding contribution is made from the S106 Affordable Housing Contributions.
- 2.10** The Scheme layout is provided at APPENDIX 1, with the perspective views and contextual elevations provided at APPENDIX 2, 3 and 4.
- 2.11** The Schedule of Accommodation is as follows:
- 18 X 1B2PF @ 46 m²
 - 3 X 2B3PF @ 59 m²
 - 2 X 2B3PF adapted @ 98 m²
 - 20 X 2B4PH @ 83 m²
 - 9 X 3B5PH @ 94 m²

1 X 4B7PH @ 114 m2

- 2.12** The Scheme will be constructed to achieve Welsh Government DQR, Lifetime Homes and Secured by Design standards and will utilise Modern Methods of Construction. Potential residents will be offered accommodation from the housing waiting list via the Council's Homes4U scheme.
- 2.13** It is proposed to tender the main works on a single-stage basis competitive basis through the Welsh Procurement Alliance (WPA) Framework Agreement. This will be in accordance with Council's procurement requirements.
- 2.14** Tender evaluations will be in accordance with the Council's Contract Procedure Rules.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1** Looking to the long term - The Housing Business Plan allocates significant resource, some £270 million, towards the development of new Council homes over the next thirty years. The Council plans to complete a minimum of 150 new Council homes by 2022. Further homes will be considered for development where development could be made viable by including other tenure models to cross-subsidise the development of homes at social rent. In this way the Council could further add to the overall numbers of affordable homes in the borough without adversely impacting on the Housing Business Plan.
- 3.2** Taking an integrated approach - In April 2018, Welsh Government announced an independent review of affordable housing supply in Wales. The purpose of which was to examine whether more can be done to increase the supply of affordable housing in Wales, maximising the resources available in order to meet the clear commitment to deliver 20,000 affordable homes during this term of Government. The Council is committed to working with Welsh Government, its housing partners, communities and the private sector in maximising the delivery of affordable housing in the Vale.
- 3.3** Involving the population in decisions - In arriving at a decision to provide new affordable housing, the Council will fully consult with its tenants and residents on development proposals and consider their responses, from the feasibility stage through to the determination of the planning application and when the Scheme is being delivered.
- 3.4** Working in a collaborative way- The Council has strong established links with a number of Housing Associations which make a significant contribution to housing supply in the Vale. It is important that this continues, and it is not the Council's intention to compete with Housing Associations. Therefore, the Council intends

to work alongside our partners and envisages a complimentary approach to the delivery of affordable homes.

- 3.5** Understanding the root causes of issues and preventing them - The adopted 2017 LHMA and draft 2019 Local Housing Market Assessment (LHMA) highlighted a chronic shortage of affordable housing in the Vale of Glamorgan, which is increasing year on year, despite an increase in supply. In assessing the housing market as a whole, the LHMA calculates the net need for affordable housing, including social rented housing, intermediate rented housing and low-cost home ownership housing products, over the coming years. This assessment projects the headline annual need for affordable housing in the Vale of Glamorgan to be 890 units per annum between the years 2019 to 2024. The LHMA identified an overwhelming need for all types and tenures of affordable housing in the Vale. The Council has recognised this and is acting to invest significantly in new council homes and enable housing association development.
- 3.6** This proposal:
Meets the relevant Strategic Objective 2 of the Corporate Plan 2016-20
Meets the Objectives 1-5 of the Well Being Plan 2018-23
Meets all the Strategic Aims 1-4 of the Local Housing Strategy 2015-20
Meets Strategic Objectives 1-4 of the Housing Development Strategy 2019-24

4. Resources and Legal Considerations

Financial

- 4.1** Full financial details will be addressed in the Part II Report included on the Agenda.

Employment

- 4.2** There are no other resource issues to report at this time.

Legal (Including Equalities)

- 4.3** The Housing Development Team will continue to liaise with Legal Services on all legal matters concerning the Scheme.
- 4.4** It will be necessary for the Council to enter into the appropriate forms of contract with the successful tenderers for the works and services required to progress this Scheme together with other forms of agreement with statutory undertakers etc.
- 4.5** The Scheme will also have to be satisfy all relevant and appropriate statutory planning, procurement and property regulations together with the Council's internal procedures.

- 4.6** In terms of equalities, there will be training opportunities offered as part of the main works contract and in accordance with the Welsh Governments 'Value Wales' Toolkit.

5. Background Papers

None.

Revisions	
A	23.06.2020 Layout & mix updated
B	24.06.2020 Paving spec updated. Infiltration basin repositioned
C	30.06.2020 Updated survey added
D	13.07.2020 Updated to accommodate highways requirements. Drainage strategy updated
E	13.07.2020 Updated following comments from engineer



Hard & Soft landscaping key

- Formpave aquasett permeable block paving to adopted road (exact colour to be agreed) with kerb edgings
- Formpave aquasett permeable block paving to private courtyard (exact colour to be agreed) with kerb edgings
- Forterra ecogranite chartres block paving (exact colour to be agreed)
- Forterra ecogranite chartres block paving (exact colour to be agreed)
- Tarmac roads to adoptable standards
- Pavements to adoptable standards
- Indicates grassed areas - Provide topsoil and turfing as section Q30 and D20

- Indicates areas of chippings with low maintenance planting
Species to be agreed

- Proposed trees;**
Various species - to be agreed with landscape architect

NB: Landscape design / planting schedules to be agreed with landscape architect

- 1.8m High Brickwork boundary wall (This to be agreed)
- 1.8m High Timber fence
- 0.45m High Brickwork dwarf wall with hedgerow behind
- 1.1m High PCC metal railings

Refer to engineers layout for locations of retaining walls. Fence to sit on top of retaining walls where they form part of the boundary

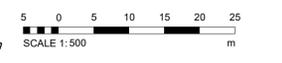
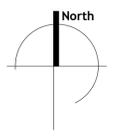
Retaining walls to be formed using facing brickwork with brick on edge coping (subject to wall thickness)

Schedule of accommodation

- 20no. 2b4p Houses
- 9no. 3b5p Houses
- 1no. 4b7p Houses

- 18no. 1b2p Flats
- 3no. 2b3p Flats
- 2no. 2b4p Adapted flats

Total 53 Homes



Notes

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Project	Hayes Wood, Sully
Project number	L727 / P
Client	Vale of Glamorgan Council
Title	Site layout
Drawing number	A002
Scale	1 : 500 at A1
Revision	E
Status	P A C
Drawn	MM
Date	10.06.2020



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Project	Hayes Wood, Sully
Project number	L727 / P
Client	Vale of Glamorgan Council
Title	Perspective view 1
Drawing number	A020
Scale	at A3
Revision	
Status	P A C
Drawn	MM
Date	10.06.2020



View looking North East along Hayes Wood Road

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Project	Hayes Wood, Sully
Project number	L727 / P
Client	Vale of Glamorgan Council
Title	Perspective view 2
Drawing number	A021
Scale	at A3
Revision	
Status	P A C
Drawn	MM
Date	10.06.2020



View looking into site from Hayes Wood Road

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Project	Hayes Wood, Sully
Project number	L727 / P
Client	Vale of Glamorgan Council
Title	Perspective view 7
Drawing number	A026
Scale	at A3
Revision	
Status	P A C
Drawn	MM
Date	10.06.2020