

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Monday, 02 November 2020</b>
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	<b>COVID-19 Homelessness and Housing Related Support Services Phase 2 Project – former Civic Amenity Site, Court Road, Barry</b>
Purpose of Report:	To seek Cabinet approval to deliver a development of temporary accommodation, in response to the Homelessness crisis caused by the COVID-19 pandemic, at the former Civic Amenity site adjacent to the Court Road Depot, Barry (the Scheme).
Report Owner:	Cabinet Member for Housing and Building Services
Responsible Officer:	Miles Punter - Director of Environment and Housing
Elected Member and Officer Consultation:	Officers consulted: Alison Clements, Housing Solutions & Supporting People Team Leader Nathan Slater, Senior Planner Clive Moon, Engineering Manager Rachel Boucher, Accountant Chris Keepins, Principal Building Control Officer
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"> <li>• This Part I report brings to the attention of Cabinet, a proposal to develop an 11-unit development of temporary accommodation at the former Civic Amenity Site at Court Road, Barry, which is the Council's response to the COVID-19 Homelessness and Housing Related Support Services Phase 2 Funding Initiative launched by Welsh Government.</li> <li>• This part of the report also discusses the relevant background; scheme proposals in terms of design, construction and layout; planning considerations; procurements process and legal issues to enable Cabinet to reach a decision.</li> </ul>	

## **Recommendations**

1. That Cabinet notes this report and considers it in connection with the Part II report later in the agenda.
2. That Cabinet note that the urgency procedure set out at Section 14.14 of the Council's Constitution be used in respect of recommendations contained within the Part II report.

## **Reasons for Recommendations**

1. To allow the Part I and II reports to be considered together.
2. To ensure that Council can enter into a contractual relationship with the nominated contractor to achieve delivery of the Scheme and full grant expenditure by the 31st March 2021.

## **1. Background**

- 1.1 In June 2020, Welsh Government launched its COVID-19 Homelessness and Housing Related Support Services Phase 2 Funding Initiative, committing £20 million to tackle Homelessness, which has been exacerbated by the pandemic.
- 1.2 A proportion of the funding has been dedicated to improving the quality and reducing the dependency on emergency/ temporary accommodation solutions and Welsh Government has encouraged local authorities and housing associations to submit bids to deliver self-contained temporary accommodation Modular accommodation, utilising Modern Methods of Construction (MMC).
- 1.3 The Council submitted a bid and has received an indicative funding allocation for the delivery of a small development of 11 units, high quality, temporary accommodation on the site of the former Civic Amenity site adjacent to the Court Road Depot, Barry which is in the Council's ownership (APPENDIX A).

## **2. Key Issues for Consideration**

- 2.1 The Scheme involves the off-site manufacture of a panelised housing system (Structurally Insulated Panels) for the delivery on-site of the temporary homes to accommodate homeless persons.
- 2.2 The units, which are fully demountable, are self-contained and include a lounge/diner/kitchen with a separate bedroom (single or double) and an en-suite shower room.
- 2.3 The units themselves are single storey, mounted on a robust adjustable metal framed base, having a small private wooden decked area to the front. The roofs

will either be flat or shallow pitched, with a light weight steel roof covering. The external façade will a combination of vertical timber battens and render over mineral wool insulation, applied directly to the SIPS, to provide a rainscreen and enhance the thermal performance of the units. UPVC windows, door and rain water goods complete the external elements of the units.

- 2.4** The Scheme layout is provided at APPENDIX B, with the contextual elevation and layouts provided at APPENDIX C, D and E.
- 2.5** Domestic hot water will be provided an energy efficient electric Logisor 'In Line Hot Water System' with space heating provided by the Logisor 'Clear Heater System', a low energy infrared electric heating panel. Additionally, mechanical ventilation and heat recovery units can be installed to further improve the energy performance of the units.
- 2.6** The site will be sympathetically landscaped with an additional public amenity space, accessed by a secure controlled gated entry to the site. Car parking is provided outside the perimeter with an area for a secure bin store and cycle store.
- 2.7** In order to deliver the Scheme by the 31st March 2021 to meet Welsh Government funding requirements, in the first instance, the Council will exercise its Permitted Development Rights by submitting a Prior Notification Application in relation to the demolition of the existing vacant building.
- 2.8** Following, the approval of this application the proposal would be considered permitted development under Part 12A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2020. The Council can submit a Lawful Development Certificate application to have formal recognition that the proposal is permitted development, but there is no obligation to apply for this application.
- 2.9** It is considered a Covering Letter outlining the proposal with finalised plans would be sufficient to inform the Local Planning Authority of the proposed development in accordance with Part 12A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2020.
- 2.10** The permitted development rights would have a duration of 12 months, during which time the Council can seek to formalise the development by submitting a full planning application, having regard to the considerations of both national and local planning policy.
- 2.11** The Sustainable Drainage (Approval and Adoption) (Wales) (Amendment) Order 2020 which came into force on the 9th June 2020, excluded general permitted development rights or permissions granted in accordance with development orders or local development orders, from the definition of 'planning permission', for the purposes of SuDS.

- 2.12** Also, in response to the COVID-19 pandemic, the 2020 Order also inserts a new subsection (3) in article 4 of the 2018 Order which provides that emergency permitted developments by NHS bodies, local authorities and the Crown do not require approval by a SuDS Approving Body (SAB) under paragraph 7(1) of Schedule 3 to the 2010 Act.
- 2.13** Having discussed the project with the Council's SuDS Approving Body (SAB), they have also confirmed that the site would not be subject SuDS Approval. However, they have requested that any permitted development have regard to localised surface water flooding issues, immediately outside the site boundary and consider some form of on-site surface water attenuation and interception.

### **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 a 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 Local Housing Market Assessment and the draft 2019 Local Housing Market Assessment (LHMA) highlighted the chronic shortage of affordable housing in the Vale of Glamorgan. 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 and 2024. The LMHA 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 aspects and matters concerning the Scheme.
- 4.4** Procurement Policy Note PPN 01/20 – Responding to COVID-19 issued by the UK Government Cabinet Office in March 2020, advises contracting authorities - such as Councils – of the lawful process by which it can procure goods, services and works without the need for competition and prior publication, as an urgent response to the COVID-19 crisis.
- 4.5** The need to procure temporary housing to respond to the COVID-19 crisis is considered an extreme emergency and is therefore permissible under current public procurement regulations, using regulation 32(2)(c) of the Public Contract Regulations 2015, by way of direct award due to reasons of extreme urgency.

**4.6** Regulation 32(2) sets out the following:

The negotiated procedure without prior publication may be used for public works contracts, public supply contracts and public service contracts in any of the following cases: ....

(c) insofar as is strictly necessary where, for reasons of extreme urgency brought about by events unforeseeable by the contracting authority, the time limits for the open or restricted procedures or competitive procedures with negotiation cannot be complied with.

.... the circumstances invoked to justify extreme urgency must not in any event be attributable to the contracting authority.

**4.7** It is therefore proposed to directly award, subject to Cabinet approval, the contract to provide the COVID-19 Homelessness and Housing Related Support Services Phase 2 project.

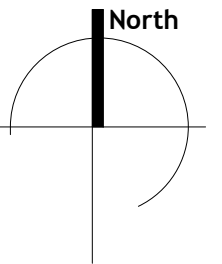
**5. Background Papers**

None.



**Site location plan**

1 : 1250



Notes

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Project	Land off Court Road   Barry
Project number	N253
Client	Vale of Glamorgan Council
Title	Site location plan
Drawing number	A001
Scale	1 : 1250 at A3
Revision	
Status	CONCEPT
Drawn	
Date	07.08.2020





**Hard & Soft landscaping key**

200x100mm Tobermore pedestra concrete herringbone paviors

Indicates external decking to each dwelling

Indicates grassed areas - Provide topsoil and turfing as section Q30 and D20  
Refer to landscaping layout for planting strategy

**Proposed trees;**  
Refer to landscaping layout for species

Refer to landscaping drawing for detail of all planting plus design of communal gardens.

**Boundary key**

600m High brickwork wall with piers, surmounted by 600mm hedgerow

1.8m High high & miss timber fence - to be agreed subject to condition of existing boundary treatments

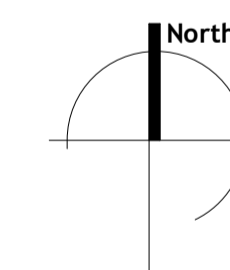
Refer to engineers layout for locations of retaining walls.

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

**Schedule of accomodation**

9no. 1bed units  
2no. 2bed units

Total 11 plots



**Proposed site layout**  
1 : 250

**Notes**

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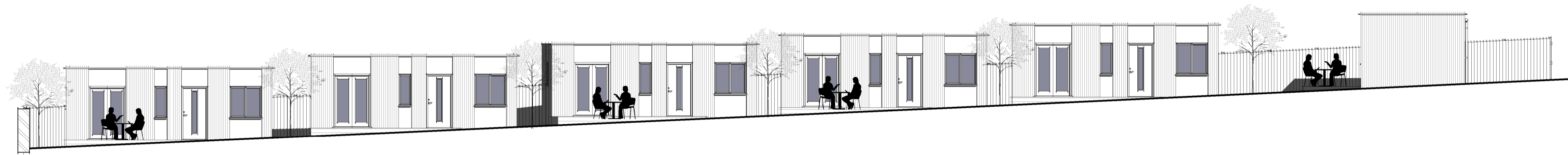
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Project	Land off Court Road   Barry
Project number	N253
Client	Vale of Glamorgan Council
Title	Site layout
Drawing number	A002
Scale	1 : 250 at A1
Revision	
Status	CONCEPT
Drawn	
Date	07.08.2020



**Site section1**

1 : 100

NB. Site section is subject to full topographical survey

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Project	Land off Court Road   Barry
Project number	N253
Client	Vale of Glamorgan Council
Title	Site section
Drawing number	A005
Scale	1 : 100 at A1
Revision	
Status	CONCEPT
Drawn	
Date	07.08.2020



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Project	Land off Court Road   Barry
Project number	N253
Client	Vale of Glamorgan Council
Title	CGI
Drawing number	A006
Scale	at A3
Revision	
Status	CONCEPT
Drawn	
Date	07.08.2020





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Project	Land off Court Road   Barry
Project number	N253
Client	Vale of Glamorgan Council
Title	Aerial view of site
Drawing number	A007
Scale	at A3
Revision	
Status	CONCEPT
Drawn	
Date	07.08.2020