

Meeting of:	Cabinet
Date of Meeting:	Monday, 08 March 2021
Relevant Scrutiny Committee:	Environment and Regeneration
Report Title:	Hood Road Goods Sheds Regeneration Project (Innovation Quarter, Barry Waterfront)
Purpose of Report:	To report a proposed lease for land alongside the Goods Shed building.
Report Owner:	Deputy Leader and Cabinet Member Education and Regeneration
Responsible Officer:	Rob Thomas, Managing Director
Elected Member and Officer Consultation:	<p>Leader</p> <p>Cabinet Member for Regeneration and Education</p> <p>Local Ward Members</p> <p>Managing Director</p> <p>Head of Regeneration and Planning</p> <p>Head of Finance</p> <p>Operational Manager, Property</p> <p>Operational Manager, Accountancy</p> <p>Senior Lawyer</p>
Policy Framework:	This is a matter for Executive Decision

Executive Summary:

The Hood Road Goods Sheds development is located at the Innovation Quarter (in Barry Waterfront) within the land edged red and edged blue in Appendix A, which is detailed in a separate Part II report submitted to this Cabinet meeting. Despite the challenges of the ongoing pandemic, the developer (DS Properties (Goods Shed) Limited) has delivered a multi-million pounds award winning mixed-use development in collaboration with the Council, Welsh Government and Newydd Housing Association.

Within the land edged red the developer has converted the Goods Shed building into a mix of commercial units and live-work/residential apartments; constructed a Ship Containers village accommodating restaurants/street food outlets, commercial/office units; and in collaboration with Newydd Housing Association facilitated a new block of affordable and private market apartments (Junction House). Within the adjoining land edged blue, DS Properties (Goods Shed) Limited has also facilitated the delivery of enhanced external areas and converted railway carriages into commercial units.

The purpose of this report is to advise of a separate Part II Report submitted to this Cabinet meeting outlining the proposed long-term disposal of the land edged blue to the developer.

Recommendations

1. That Cabinet notes the successful delivery of the Hood Road Goods Shed regeneration project.
2. That Cabinet notes the proposed long-term disposal of the land edged blue in Appendix A, detailed in a separate Part II report submitted to this Cabinet meeting.

Reasons for Recommendations

1. To advise Cabinet of the successful delivery of the Goods Sheds regeneration project.
2. To inform Cabinet of the Part II Report regarding the proposed long-term disposal of the land edged blue in Appendix A.

1. Background

- 1.1** The Hood Road Goods Sheds development is a flagship regeneration project located at the Innovation Quarter in the heart of Barry Waterfront. The developer, DS Properties (Goods Shed) Limited, has successfully redeveloped the Goods Shed site, creatively converting the local historic former railway goods shed property, building a ship container village and facilitating with Newydd Housing Association a new block of 42 apartments (called Junction House). These have been combined to deliver a vibrant mix of commercial units, restaurants, live-work and private and affordable residential apartments.
- 1.2** Recently the Goods Shed development received two awards at the Welsh Government Ystadau Cymru conference during December 2020. The

development won the best project for Creating Economic Growth and the award for overall winner from a number of categories.

2. Key Issues for Consideration

- 2.1** As part of the Goods Sheds development the adjoining land edged blue has also been regenerated by the developer, who has facilitated the delivery of enhanced external areas and converted railway carriages into commercial units e.g. for a florist, delicatessen and space for artists/crafts-persons along with a small cinema. The conversion of the railway carriages in this creative way is generating additional jobs, an enhanced visitor destination, providing for a strong sense of place respecting the towns industrial heritage and it also complements the tourist railway.
- 2.2** A separate Part II Report submitted to this Cabinet meeting outlines the proposed long-term disposal of the land edged blue to the developer.

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

- 3.1** The project accords with the Five Ways of Working and our Well-being objectives as follows:
- a) Involvement - the community was consulted as part of the statutory planning process for the Goods Shed development;
 - b) Collaboration - The Goods Shed development has been facilitated by a collaboration between DS Properties (Goods Shed) Limited, the Council, Welsh Government and Newydd Housing Association. In addition, DS Properties (Goods Shed) Limited and Cambrian Transport Limited have collaborated to ensure the Goods Sheds and the tourist railway complement each other;
 - c) Integration - An aim of the Goods Shed development has been to encourage the purchaser/developer of the site to sensitively integrate their development proposals within the master plan for the Innovation Quarter and wider Waterfront;
 - d) Prevention - An aim of the Goods Shed development has been to prevent the previous underutilisation of the local historic Goods Shed building and its site, by sensitively converting the property into a vibrant sustainable mixed-use development;
 - e) Long Term - An aim of the Goods Shed project is to improve Barry as great place to live, work and play and in so doing provide long term economic benefits for the town and its surrounding area.

4. Resources and Legal Considerations

Financial

- 4.1** The capital receipt or income generated from the land transaction associated with this development will be shared with the Welsh Government in accordance with the legal joint venture for the Innovation Quarter.

Employment

- 4.2** The Goods Shed development and this proposed long lease of the land edged blue will create and safeguard jobs.

Legal (Including Equalities)

- 4.3** The Vale of Glamorgan Council owns the freehold interest in the land edged red and blue in Appendix A.
- 4.4** Under section 123 of the Local Government Act, the Council may dispose of land or property held by it in any manner it wishes. However, the Council has a statutory and fiduciary duty pursuant to section 123 to secure the best consideration possible for any property disposal.
- 4.5** The land edged blue forms part of the Innovation Quarter. The Innovation Quarter is 19-acres of land in Barry Waterfront that is the subject of a legal joint venture between the Vale of Glamorgan Council and the Welsh Government. The proposed land transaction is therefore subject to Welsh Government consent.

5. Background Papers

None.