

Matter which the Chairman has decided is urgent by virtue of the need to ensure timely information is provided regarding the developments at the Bryneithin site.

Bryneithin Update 6th June 2013

1. At the Cabinet meeting of 8th April 2013 (Cabinet Minute C1293 refers) members were informed of the closure of Bryneithin Residential Care Home and that a corporate project group will be established to consider future use options for the Bryneithin site that assist the Council in meeting the social care needs of older people. It was also emphasised at the said Cabinet meeting this options appraisal exercise will be conducted in the context of there being no funds available from the Council's capital programme. It was also reported that the project group will seek to engage with relevant stakeholders, including the Cardiff and Vale University Health Board.
2. In this respect Cabinet Minute C1293(2) resolved "That the arrangements to generate possible options for the Bryneithin site to assist in meeting older people's need for care and support, once it has been vacated be approved" and Cabinet Minute C1293(7) resolved "That a Cabinet working group be established, led by the Cabinet Member for Adult Services to oversee and be involved in all future options for the Bryneithin site and any consultation with the relevant stakeholders."
3. In accordance with Cabinet Minute C1293(7) a Cabinet Working Group is established comprising the Leader, Deputy Leader and Cabinet Member for Adult Services and senior Council officers including the Head of Adult Services supported by a Major Projects Manager from the Project Management Unit coordinating a multi disciplined team of officers.
4. The Cabinet Working Group has met and considered the site and identified a number of potential options (listed in no particular order below) for the future use of the Bryneithin site all of which would satisfy Cabinet Minute C1293(2) by potentially meeting older people's need for care and support:

Private Residential Development For Older People;

Registered Social Landlord Residential Development For Older People;

Private Extra Care Facility;

Registered Social Landlord Extra Care Facility;

5. As part of the appraisal exercise it is intended to consult key stakeholders and the local community on the above options and as part of this consultation invite any other ideas for development options for the site that would assist in meeting older people's need for care and support. Following this exercise and along with other due diligence by the Cabinet Working Group a final list of options will be reported for the consideration of a future Cabinet. Initial discussions have already been held with the

Cardiff and Vale University Health Board and further discussions will be held as may be required.

6. Along with consulting key stakeholders, a key issue will also be the suitability of the site for these options. Of the site's 2.75 acres of land 1.3 acres to the north of the existing home is situated outside the Residential Settlement Boundary of which 0.9 acres is dense sloping woodland. Planning policy would presume against development outside the Residential Settlement Boundary and any proposal to develop this 1.3 acre part of the site will need to demonstrate why an exception should be made to the policy position. The remaining 1.45 acres of the site within the Residential Settlement Boundary includes a narrow tree lined access lane measuring 0.45 acres where it runs from the public highway (St Andrews Major Road) to the edge of the front lawns of the exiting home.
7. As reported to the Cabinet meeting of 8th April and in accordance with Cabinet Minute C1293 (5) authority was granted for the Director of Social Services to make arrangements for securing the Bryneithin site, including the demolition of the buildings if necessary, in consultation with the Leader, the Cabinet Member for Adult Services and the Managing Director. As reported previously to Cabinet extensive security arrangements are in place but these are expensive and a drain on the Council's limited resources.
8. It is also intended to commission specialist contractors/consultants to undertake ground/site investigations and topographic surveys of the site. This survey information will be required to assist with securing an end use for the site.
9. As stated the priority is to secure a use option for the site that meets older people's need for care and support. However, should it transpire that it is not viable to redevelop the site in this way the Cabinet Working Group has tentatively considered the potential fall back option of marketing and disposing the site for residential development. This would be a last resort but could raise a capital receipt for Social Services that may be invested in the Vale to again meet older people's need for care and support.

#### APPENDIX A - BRYNEITHIN SITE BOUNDARY



