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**Date: 23rd October 2019**

Dear Sir/Madam,

A meeting of the **Cabinet** will be held in the **Sirhowy Room, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 30th October, 2019** at **10.30 am** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided if requested.

All Committee meetings are open to the Press and Public, observers and participants are asked to conduct themselves with respect and consideration for others. Please note that failure to do so will result in you being asked to leave the meeting and you may be escorted from the premises.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'CHARRY'.

**Christina HARRY**  
INTERIM CHIEF EXECUTIVE

## A G E N D A

- 1 To receive apologies for absence.
- 2 Declarations of Interest.

Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on the agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

A greener place Man gwyrddach



To approve and sign the following minutes: -

3 Cabinet held on 16th October 2019. 1 - 8

To receive and consider the following reports on which executive decisions are required: -

4 Chartist Gardens Development, Pontllanfraith. 9 - 16

5 Cabinet Forward Work Programme - To Note. 17 - 20

**Circulation:**

Councillors C.J. Cuss, N. George, C.J. Gordon, Mrs B. A. Jones, P.A. Marsden, S. Morgan, L. Phipps and Mrs E. Stenner,

And Appropriate Officers.

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# Agenda Item 3



## CABINET

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, TREDOMEN ON WEDNESDAY, 16TH OCTOBER 2019 AT 10.30 A.M.

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#### PRESENT:

Councillor B. Jones - Chair

#### Councillors:

C. Cuss (Social Services and Well Being), N. George (Neighbourhood Services), C.J. Gordon (Corporate Services), P. Marsden (Education and Achievement), S. Morgan (Economy, Infrastructure and Sustainability), L. Phipps (Homes and Places) and E. Stenner (Environment and Public Protection).

#### Together with:

C. Harry (Interim Chief Executive), R. Edmunds (Corporate Director – Education and Corporate Services), D. Street (Corporate Director – Social Services and Housing), M. S. Williams (Interim Corporate Director - Communities), S. Harris (Interim Head of Business Improvement Services and Interim S. 151 Officer).

#### Also in Attendance:

C. Edwards (Environmental Health Manager), R. Roberts (Business Improvement Manager), J. Reynolds (Sports and Leisure Facilities Manager), J. Lougher (Sport and Leisure Development Manager), S. Jones (Area Team Leader – Newbridge Leisure Centre), M. Williams (Interim Head of Property Services), D. Lucas (Team Leader, Strategic Planning), R. Tranter (head of Legal Services and Monitoring Officer) and C. Evans (Committee Services Officer).

N. Jenkins (Wales Audit Office)

#### 1. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

#### 2. DECLARATIONS OF INTEREST

There were no declarations made at the beginning or during the course of the meeting.

A Member queried the declarations of interest within the report at Agenda Item 8 – Land for Sale at Pontymister Industrial Estate, in noting that a Member declared a personal and prejudicial interest, but was able to speak at the meeting. The Monitoring Officer advised that the Code of Conduct allows Members to remain following a declaration of a personal and prejudicial interest if a member of the public is also speaking on the item, but the member would have to leave the meeting immediately following making their representation.

### 3. CABINET – 2ND OCTOBER 2019

RESOLVED that the minutes of the meeting held on 2nd October 2019 were approved as a correct record.

### MATTERS ON WHICH EXECUTIVE DECISIONS WERE REQUIRED

#### 4. ANNUAL IMPROVEMENT REPORT 2018/19

The Annual Improvement Report (AIR) as appended to the report at Appendix A; was presented to the Audit Committee on 15th October 2019 and provided details of the key messages from the Wales Audit Office (WAO) Annual Improvement Report (AIR). The AIR makes a judgement as to whether we have and whether we are likely to comply with our statutory duty in compliance with the Local Government (Wales) Measure 2009 to 'make arrangements to secure continuous improvement'.

Cabinet noted that the AIR is two-fold. It summarises the work carried out by the Wales Audit Office (WAO) during the year 2018/19 and provides the regulators judgement as to whether we will comply with the Local Government (Wales) Measure 2009. For 2018/19 the WAO judgement was:

**“The Council is meeting its statutory requirements in relation to continuous improvement and is at a crucial pivotal point in its ambition to transform”**

Based on, and limited to, the work carried out by the Wales Audit Office and relevant regulators, the Auditor General believes that the Council is likely to comply with the requirements of the Local Government Measure (2009) during 2019-20.”

It was noted that the Council is now at a crucial pivotal point in its ambition to transform, and it has significant opportunities to quickly grasp through its transformation programme, Team Caerphilly to ground its ambitions and turn into action and improved outcomes for its citizens by 2022.

Cabinet considered each of the issues identified within the report at Exhibit 1: audit, regulatory and inspection work reported during 2018-19, noting areas of development where identified and any recommendations in order to meet National Recommendations.

Cabinet thanked the Officer for the report and noted that the Audit Committee had agreed and endorsed the report at its meeting on 15th October 2019.

In discussing the local risk-based performance audit information and WHQS follow-up, it was noted that significant progress had been made in the WHQS Programme and the programme is on track for full compliance in June 2020.

Financial Sustainability was discussed and a Member queried whether discussions had taken place with WLGA. Officers explained that a number of councils are developing transformation strategies, as a result of austerity measures and budget pressures and therefore, discussions have taken place both with WLGA and S151 groups, to look at ways of working together and supporting where possible.

Members raised concerns around the Local Government Services to Rural Communities recommendation in relation to supporting community asset transfers and the challenges this could pose due to shrinking budgets and resilience of Town and Community Councils to maintain key assets. Members were assured that this was part of a National Report across Wales, in which some recommendations may be more relevant to other Local Authorities, and each recommendation is to be considered for relevance and fit.

Discussions took place around Waste Management and it was noted that Caerphilly, having conducted a review of services, will not be following the 'blue print', and Members queried what implications this would have, as the current process is producing excellent performance and response from residents. The Officer explained that the recommendations in the report are made on the work undertaken and a focus on increasing participation, and not on assumptions of the 'blue print'.

Cabinet thanked the Officer for the extensive work undertaken and were keen to see progress reports in due course.

Following consideration and discussion, it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's Report the Annual Improvement Report (AIR) 2018/19 be approved.

## **5. ANNUAL PERFORMANCE REPORT 2018/19**

The report presented Cabinet with the Authority's annual self-assessment of its performance, the Annual Performance Report for 2018/19, and sought the views and approval of Cabinet prior to its presentation to Council on 23rd October and subsequent publication on the internet by 31st October 2019.

The Annual Performance Report is a statutory requirement under the Local Government (Wales) Measure 2009, it forms an important part of the Council's performance framework. The Council is required to assess its own performance and provide the public with a balanced picture of that performance. In addition, the Council must also report progress on the six Well-being Objectives it set for itself within the Corporate Plan 2018-2023. The annual report represents the first year's progress on the five- year plan.

In addition, it was noted that the Wales Audit Office is required to check whether an authority has complied with the statutory duty and to issue a 'certificate of compliance' in response. The Annual Performance Report demonstrates to the Wales Audit Office how we have met our duty.

Cabinet were provided with a presentation, which outlined each of the six Well-Being Objectives and progress against each Objective.

It was noted that some of the key achievements under Well-Being Objective 1 (Improve Education Opportunities for all) included; Inspire to Work has supported 160 young people (aged 16-24), 95 of which have gained qualifications, 40 have gained employment and 9 had progressed to further learning opportunities; funding has been successfully obtained to provide additional childcare by 2021 totally £5.1m investment; the successful delivery of the £56.5m 21st Century Schools Band A Programme and the project launched to tackle Period Poverty has successfully been implemented in Schools, Period Dignity provides free products to girls and young women across schools within the Borough and the project also aims to go Plastic free.

Under Well-Being Objective 2 (Enabling Employment), it was noted that Communities for Work Programmes have supported 246 people into employment across the borough; The City Deal unveiled a 5-year plan for South East Wales, with the overarching economic objective to create 250,000 new jobs; extensive work has been undertaken with a focus on interaction with the Business Community and the Regeneration Department have undergone a restructure, as a result of changes in funding and uncertainty for EU funding post Brexit.

In considering Well-Being Objective 3 (address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help

improve peoples well-being), it was noted that 6,166 homes have been completed under the Wales Housing Quality Standard (WHQS) programme; Home visits have resulted in an extra £628,000 additional income for tenants; loans and Grants totalling approx. £794,000 to improve owner/ occupier homes and the successful prevention of 471 households from becoming homeless in 2018/19. In addition, Cabinet noted that the WHQS works are on target to complete by June 2020, however post 2020, additional works could be required under Energy Efficiency agendas. Work is also underway to increase the number of affordable homes across the borough, as well as reducing the number of empty properties, and bringing them back into circulation and fit for purpose.

Well-Being Objective 4 (Promote a modern, integrated and sustainable transport system that increased opportunity, promotes prosperity and minimises the adverse impacts on the Environment) demonstrated that the Authority continue to play a leading role in shaping and delivering the ambitious City Deal programme, which will deliver a far reaching package of benefits of the region totalling £1.2 billion in investment; we are among the first in Wales to have our Active Travel Routes and Integrated Network Maps approved by Welsh Government and the Caerphilly Interchange will be a transport hub located at the top of Caerphilly Town to provide access to bus, coach, rail and other transport links to other areas/ regions. Officers explained that these are long-term investments, including a number of partner agencies to improve transport links and accessibility across the Borough, as well as meeting environmental needs, such as the implementation of Electric vehicle charging points.

In discussing Well-Being 5 (Creating a County Borough that supports a healthy lifestyle) it was noted that there were 1.5m visits to parks and countryside, this is the highest level recorded to date, the most popular activity being walking; 40% girls now participating in sport and physical activity at least 3 times a week and 71% of girls are confident of trying new activities; The adoption of the Caerphilly Sport and Active Recreation Strategy (2019-29) in November 2018 is a significant milestone and there are 84,000 participants that took part in Sport Caerphilly activities.

Officers referred to Well-Being Objective 6 (Support citizens to remain independent and improve their wellbeing) and it was noted that key outcomes have been supporting people to help themselves by providing advice and information including signposting to other services; having meaningful conversations to help people identify 'what matters' to them to inform 'their choices'; we have invested in the DEWIS Cymru web base system, this is an online support resource that can help you think about what matters to you, and gives information about the people and services in their area.

Cabinet discussed the Public Accountability Measures Comparison 2019/20 and it was noted that there are 35 Public Accountability Measures in the total set, 19 of which can currently be compared across Wales, with the ranked position. Of those we can compare 14 year on year against our performance in the previous year. As many of the 35 measures are taken from other national data sets, which have their own timeframes, many wont be available to the PAM set until the end of 2019.

Cabinet thanked the Officers for the report and presentation and discussion ensued.

In discussion Well-Being Objective 2, Members raised concerns around the grant funding process and security of staff, who provide excellent support to Communities but are left uncertain year on year about funding and job security as a result of grant funding. Officers expressed their own frustration, and assured Members that representations have been made to the WLGA and at S151 Officer meetings, with the aim to lobby central government.

Members discussed the Public Accountability Measures Comparison 2019/20 data and sought further information on the actions that would be taken to improve performance on some of the data and whether this information could be provided as an assurance in future reports and before presentation to Council. Officers noted and agreed to update where possible.

Cabinet were pleased to note the progress within the report and the actions which underpin the transformation programme and expressed their thanks to all staff involved in the production of the report and data within.

Following consideration and discussion, it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's Report the Annual Performance Report 2018/19 be approved.

## **6. APPROACH TO THE DELIVERY OF THE WELSH GOVERNMENT FUNDED FREE SWIMMING INITIATIVE FOR OLDER ADULTS**

The report advised Cabinet of forthcoming changes that will be introduced as part of the Welsh Government funded Free Swimming Initiative, that is delivered across the Council's portfolio of leisure centres, and sought Cabinet approval for the introduction of a pricing structure for older adults (60+) that off-sets the reduction in Welsh Government funding, applied to the Council as part of the changes to the delivery of the Free Swim Initiative.

Following an independent review of the Welsh Government funded Free Swimming Initiative (FSI), a new scheme has been developed that changes the focus of the existing scheme and places a new emphasis upon the provision of free swimming for children aged under 16 from areas of deprivation and away from the provision of free swimming of older adults, classified through the current scheme as those ages over sixty (60).

It was noted that the new scheme has been introduced with a significant reduction and amendment in the way funding allocation is provided in support of the scheme's delivery.

The total funding previously allocated to Caerphilly to deliver the FSI was £213,300. Under the provisions of the new scheme, each local authority was provided with 100% funding for the period April to September 2019, with 50% allocation applied for the period October 2019 – March 2020. This change equates to funding reduction of circa £53,325.

From April 2020 the total budget allocation to support the delivery of the new FSI scheme will be £106,650, a budget reduction of 50%.

Cabinet noted that a further change to the funding allocation has been introduced to support each local authority to deliver the new scheme through the provision of a capital budget for a period of 18 months from October 2019. The one off capital allocation to CCBC is circa £71,100. This funding is to support facility improvements, developments and the purchase of appropriate equipment.

The change in focus of the new scheme, along with reduction in funding to support the scheme delivery requires Sport and Leisure Services to develop a new pricing structure that supports continued subsidised access to swimming for older adults (60+).

In support of the change in focus of the new scheme, each local authority was required to submit a delivery proposal that outlined how the scheme would be delivered, what provision would be in place to support the schemes key objectives and how this would be communicated to each stakeholder. The delivery plan for Caerphilly was attached at Appendix 1 of the report.

Cabinet thanked the Officers for the report and discussion ensued.

Cabinet Members, whilst acknowledging that the scheme for young people under 16 will provide benefits and opportunities to children in areas of deprivation, expressed their disappointment that Welsh Government had removed the 60+ provision, and sought further

information on numbers of users of the scheme. Officers explained that whilst the number of regular 60+ users is low (591 equating to 1.4% of the CCBC population aged 60+ and only 6% across Wales), they are loyal users relying on the free swim provision. Members were assured however that the proposed pricing structures may suit individuals.

Discussions took place around the proposed options within the report, and Members queried whether there would be options for users to either take up Direct Debit or Pay as You Go options. Officers explained that Option 4 is the preferred option, providing a high level of subsidy to older adult users, and would enable users to pay via Direct Debit or Pay as You Go.

The Cabinet Member for Social Care and Wellbeing expressed their disappointment that the Initiative would change, as the Free Swim Initiative for Older Adults helps promote independence, health and wellbeing and assists to reduce the number of older people in need of Adult Service provisions. Discussions took place around the promotion of the Initiative and whether the appropriate Health Practitioners were supporting the scheme. Officers explained that posters were made available to hospitals and GP Surgeries across the borough, however there is now a dedicated Marketing, Engagement and Communications Officer, who will work to promote the new schemes to the target audience. In addition, it was requested the communications are clear to the residents of the Borough that the funding has not been cut by the Local Authority.

A Member queried whether these changes will have implications on the Aqua-fit provision across the Borough. Officers explained that the provision was free under the Initiative, and will continue to remain so for those using the provision following A GP Health Referral, however, non-referral users would be required to pay the subsidised cost for classes should they not take up the monthly membership option.

Cabinet discussed each of the options within the report and were keen to support Option 4.

The Chief Executive wished an amendment be made to the recommendation at 3.1 ii) within the report that the new pricing structure be in accordance with the Council's agreed processes for introducing Fees and Charges.

Following consideration and discussion, and in noting the amendment to the recommendation ii) it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officers Report, in supporting Option 4 in the report and subject to the amendment to recommendation (ii) as outlined at the meeting:

- i) the changes to delivery of the Welsh Government Funded Free Swimming Initiative across the portfolio of swimming pools in the county borough be noted;
- ii) the introduction of a new pricing structure (*subject to it being in accordance with the Council's agreed processes for introducing Fees and Charges*) that continues to support subsidised access to swimming for older adults (60+) and addresses the funding gap associated with the continued delivery of the free swimming initiative scheme be approved;
- iii) the Corporate Director – Social Services and Housing and the Cabinet Member for Social Care and Wellbeing liaise with Public Health Wales regarding additional opportunities for promoting physical activity amongst older people.

## **7. HAFOD-YR-YNYS AIR QUALITY PROJECT – PROPERTY ACQUISITION AND COMPENSATION FUNDING**

The report informed Cabinet of the financial arrangements associated with the voluntary acquisition or compulsory purchase of properties at Hafod-Yr-Ynys for demolition in order to achieve compliance with the Ambient Air Quality Directive, in accordance with the Air Quality Direction issued to the Authority by Welsh Government.

In addition, the report sought Cabinet agreement that funding be set aside in an earmarked reserve from the Environmental Health revenue budget projected underspend for the 2019/20 financial year, to assist with the acquisition of properties and compensation package to residents and property owners at Hafod-Yr-Ynys.

Cabinet were reminded that the national nitrogen dioxide air quality objectives are being exceeded at receptor locations on Hafod-Yr-Ynys Road. In February 2018 Welsh Government issued an Air Quality Direction to Caerphilly CBC to undertake a feasibility study for the area and to determine a preferred option or basket of options which will achieve compliance with the Ambient Air Quality Directive air quality objectives in the 'shortest possible time'.

As a result, on the 31st July 2019, Welsh Government issued a new Direction to Caerphilly County Borough Council, 'Environment Act 1995 (Feasibility Study for Nitrogen Dioxide Compliance) Air Quality Direction 2019'. The Direction states that the demolition option should proceed immediately and without delay. Cabinet proposed that to minimise the risk of residents suffering financial detriment and hardship; the properties would be purchased at 150% of the market value with a home loss payment set at 10% of the original valuation.

Valuations undertaken indicate that the cost of purchasing all the properties in question at 150% of market value, with a 10% home loss payment (where appropriate) will amount to circa £2.770m. However, Welsh Government has now advised that to demonstrate reasonable public expenditure within financial guidelines their funding should be in accordance with the Compensation Code. Whilst it is acceptable to use values reflecting a no scheme scenario i.e. prior to the identification of the pollution issue, this increases values to 130% of the market value rather than 150%; together with a Home Loss Payment which is 10% of the elevated value (130%). This approach would result in a shortfall of Welsh Government funding to purchase the properties of circa £268k. Welsh Government has been requested to consider funding a discretionary well-being top-up payment to make up the shortfall.

Section 2(1) of the Local Government Act 2000 gives a local authority a wide ranging discretionary power to do anything that it considers is likely to promote or improve the environmental, economic and social well-being of their area and persons within that area, or either of those. The Environmental Health Service is currently projecting a net revenue budget underspend of £296k for the current financial year. It is therefore proposed that £268k of this projected underspend is set aside in an earmarked reserve to fund the discretionary well-being top-up payment to residents in the event that the Welsh Government does not agree to fund the shortfall.

Cabinet thanked the Officer for the report and discussion ensued.

Cabinet Members expressed their disappointment that the original 150% of market value was not supported by Welsh Government, and Members reiterated that their priority is to ensure that residents are not left in any financial hardship as a result.

Following consideration and discussion, it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officers Report that £268k of the

projected 2019/20 Environmental Health revenue budget underspend of £296k be set aside in an earmarked reserve to meet any shortfall in Welsh Government funding to fund the discretionary well-being top-up payments under section 2(1) of the Local Government Act 2000.

## **8. LAND FOR SALE AT PONTYMISTER INDUSTRIAL ESTATE**

The report, which was considered by Environment and Sustainability Scrutiny Committee on 17th September 2019 outlined proposals to sell a plot of surplus Council-owned land at Pontymister Industrial Estate to M Seven Real Estate (the owner of the adjacent Pontymister Industrial Estate). M Seven Real Estate wish to buy the land in order to construct a 'drive-thru' for Costa Coffee.

Cabinet were advised that that selling of land is usually agreed by the Head of Property under delegated powers. However, in this instance, because two local ward members raised objections during the consultation process, the report is presented for Cabinet consideration and decision on whether the sale should proceed. The Environment and Sustainability Scrutiny Committee were asked to consider the proposal, and following consideration and discussion by the majority present, the recommendations were endorsed.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officers Report:

- i) the sale of the land to the owners of the adjoining Pontymister Industrial Estate be agreed, subject to planning consent and "stopping up" the highway and otherwise on terms to be agreed to enable the construction of a 'drive thru' for Costa Coffee;
- ii) that the approval of terms of sale of the land be delegated to the Interim Head of Property Services in consultation with the Cabinet Member for Homes and Places.

The meeting closed at 12.03pm.

Approved and signed as a correct record subject to any corrections made at the meeting held on 30th October 2019.

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CHAIR



## CABINET – 30TH OCTOBER 2019

**SUBJECT: CHARTIST GARDENS DEVELOPMENT, PONTLLANFRAITH**

**REPORT BY: INTERIM CORPORATE DIRECTOR - COMMUNITIES**

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### **1 PURPOSE OF REPORT**

- 1.1 To update Cabinet on the Chartist Gardens scheme proposed on the site of the former Pontllanfraith House and to seek approval to progress contract formalities if and when the developer secures planning consent.

### **2 SUMMARY**

- 2.1 Cabinet previously considered (in October 2018) a strategy for the disposal of selected land with residential development potential and at the time agreed to develop a proposal with a Registered Social Landlord (RSL) for the site of the former Pontllanfraith House.
- 2.2 The report sets out in more detail the proposal that has been developed for the site in partnership with Pobl and which will result in a significant level of affordable homes provision, resultant benefits for the Common Housing Register and a capital sum being received by the Council for the sale of the site.
- 2.3 The report therefore seeks Cabinet approval for the proposed development and authorisation to conclude contractual and commercial formalities with Pobl.

### **3 RECOMMENDATIONS**

- 3.1 Cabinet are asked to agree the proposed scheme outlined in Section 5 below and to authorise the Interim Head of Property Services in consultation with the Cabinet Member for Homes & Places and the Interim Corporate Director (Communities) to conclude contractual and commercial formalities with the RSL (Pobl).

### **4 REASONS FOR THE RECOMMENDATIONS**

- 4.1 To ensure that the level of affordable housing is maximised on the former Pontllanfraith House site and that the Authority's partnership with Pobl will deliver accommodation for people registered on the Common Housing Register which is administered by the Council.

### **5 THE REPORT**

- 5.1 A report entitled The Strategy for the Disposal of Selected Land with Residential Development Potential report was considered by Cabinet on 3<sup>rd</sup> October 2018. At the time Cabinet confirmed its commitment to facilitating the residential redevelopment of surplus Authority land using the most appropriate delivery model. For the former Pontllanfraith House site it was

determined that development in collaboration with a Registered Social Landlord (RSL) would result in maximum benefit and an aspiration to deliver broadly equal proportions of social rented, shared ownership and market sale dwellings was confirmed. Cabinet required that commercial terms be established for both outright sale and the Lease models for further consideration and approval by Cabinet.

- 5.2 A scheme has been developed by Pobl in collaboration and consultation with the Authority and the current layout, which is draft and subject to planning approval, is attached to this report. The development philosophy follows the Garden Village concept, similar to that developed by Pobl at Loftus Gardens, Newport, with enhanced landscaping and external features and arts and crafts style homes designed to enhanced space standards.
- 5.3 An Almshouse style development of apartments is arranged around the Cenotaph and the axis from the Cenotaph, along the main avenue and into a recreation area, will form the centre piece of the scheme.
- 5.4 The footpath adjacent to the existing pond to the northern boundary will form an attractive link between the development and the parkland to the north.
- 5.5 All homes with driveways will feature pre-installed cabling for electric vehicle (EV) charging and two public EV charging points will also be provided if sufficient network capacity is available.
- 5.6 The drainage will be designed to the latest 2019 Sustainable Drainage Regulations.
- 5.7 Welsh Assembly Government Technical Advice Note 2 defines affordable housing as housing provided to those whose needs are not met by the open market. Affordable housing therefore includes social rented housing provided by local authorities or registered social landlords and intermediate housing where prices or rents are above those of social rented housing but below market housing prices or rents, including equity sharing schemes. The Local Development Plan stipulates an affordable housing target of 25% (of the total number of units) for Pontllanfraith subject to viability and need but in reality cost viability issues and arguments often mean this target is not achieved on private sector developments.
- 5.8 This flagship collaboration between the Authority and Pobl will result in an attractive scheme comprising 125 homes of which 83 homes, or two thirds of the development, will be affordable. Specifically 42 of the homes will be for market sale, 41 homes will be available for low cost ownership (rent to buy or shared ownership) and 42 will be social rented homes with the size and type mix developed in collaboration with Caerphilly Homes and matched to local need. This is far in excess of the local target and the development will thus go some way to address the current shortage of new affordable homes in the Pontllanfraith area. The scheme also aligns fully with the Placemaking Agenda currently being developed by the Authority.
- 5.9 The 42 social rented homes will be allocated to people registered on the Common Housing Register (CHR). The CHR is operated in partnership with the six registered social landlords who have housing stock within the county borough including Pobl and is administered by the Council. The number of applications on the CHR currently stands at approximately 4,300. The proposed development offers significantly more affordable homes than required by the Local Development Plan and will make a significant contribution towards the Council's priority of meeting those needs identified in the 2018 Local Housing Market Assessment. Those on the CHR will be made offers of accommodation based on the preferences stated on their housing application form and in accordance with the criteria set out in the Common Allocations Policy (CAP), which has been developed in collaboration with our partner RSL's. Similarly applicants and residents can register interest in the other affordable housing on the site (comprising 41 rent to buy and shared ownership homes) via the Authority.
- 5.10 The Lease model, where a rent is collected rather than a capital receipt, is a potential alternative to land sale for intermediate rental properties. However, the mix of tenure

proposed for the site, which has been developed in collaboration and reflects the local need, includes no intermediate rental properties and therefore the Lease model cannot be considered further.

- 5.11 The District Valuer was instructed to value the site if sold for residential redevelopment and the ensuing report indicates a value of £1.5m. This aligns with expectations based on previous market testing.
- 5.12 Pobl anticipate that a capital receipt of circa £1.5m could be realised for the scheme as currently proposed but the figure cannot be finalised and confirmed until the planning process has concluded. A significant variable is the commuted sums required in connection with the maintenance of the drainage under the Sustainable Drainage Regulations introduced in January 2019. The current scheme cost model includes an allowance of £500,000 for this which is considered prudent at this stage. Any increase in the commuted sum required (by the planning process) could affect the level of capital receipt.
- 5.13 Cabinet are asked to endorse the progress to date and the scheme proposals and give approval to the Interim Head of Property Services, in consultation with the Cabinet Member for Homes and Places and Interim Corporate Director (Communities) to progress and conclude contractual and commercial formalities with Pobl.
- 5.14 Assuming Cabinet give the support and approval requested in 5.13 it is anticipated that a planning application will be submitted before the end of 2019 and work could commence on site in Autumn 2020.

## 6 ASSUMPTIONS

- 6.1 The assumptions made in the report include the accommodation mix outlined in paragraph 5.7 above and the draft site layout appended to this report but these matters will obviously be subject to planning permission.
- 6.2 The capital receipt of £1.5m and commuted sums linked to sustainable drainage regulations are assumed to be prudent at this stage but again the planning process may influence these projected sums.

## 7 LINKS TO RELEVANT COUNCIL POLICIES

- 7.1 The report links to the Asset Management Strategy - Property & Land, as well as both the Corporate Plan 2018-2023, the Caerphilly Council Borough Local Development Plan up to 2021 and the Council's Regeneration Strategy a Foundation for Success 2018 - 2023.

### **Corporate Plan 2018-2023.**

The report contributes towards or impacts the Corporate Well-being Objectives as follows:

Objective 2 Enabling employment.

**The proposal will lead to the construction of 125 additional homes and the construction phase will create considerable employment opportunities. Similarly the additional homes will give people greater flexibility to base themselves near to employment and/or commuter routes.**

Objective 3 Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being.

**The proposal directly supports this objective by providing 125 homes of which 83 will be *affordable***

- Objective 4 Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment  
**Most of the proposed homes will include infrastructure for electric vehicle charging**
- Objective 5 Creating a county borough that supports a healthy lifestyle in accordance with the sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015. **The proposal includes recreational space, adjoins public accessible parkland and is within walking distance of a town centre and a leisure centre**
- Objective 6 Support citizens to remain independent and improve their well-being  
**The proposal includes accessible accommodation in a garden village setting**

## 8 WELL-BEING OF FUTURE GENERATIONS

- 8.1 This report links directly to the Well-being goals within the Well-being of Future Generations Act (Wales) 2015:
- A prosperous Wales – **employment opportunities**
  - A healthier Wales\* - **the proposal includes recreational space, adjoins public accessible parkland and is within walking distance of a town centre and a leisure centre**
  - A more equal Wales\* - **the proposal includes 83 affordable homes allowing more people to rent and buy modern efficient homes**
  - A Wales of cohesive communities\* - **the proposed development is within walking distance of public accessible parkland , a town centre, a leisure centre and schools**
  - A globally responsible Wales\* **Most of the proposed homes will include infrastructure for electric vehicle charging**
- 8.2 The proposal supports the five ways of working as defined within the sustainable development principle in the Act as follows:
- Long Term **The proposal will provide modern and affordable homes for current and future generations**
  - Prevention **The proposed development is based on the garden village concept which promotes community living and responsibility**
  - Integration **There proposed development will be embedded within an existing community**
  - Collaboration **The proposal is the result of a successful collaboration between the Authority and Pobl, a Registered Social Landlord.**

## 9 EQUALITIES IMPLICATIONS

- 9.1 An EIA screening has been completed in accordance with the council's strategic equality plan and supplementary guidance. No potential for unlawful discrimination and/or low level or minor negative impact has been identified, therefore a full EIA has not been carried out.

## 10 FINANCIAL IMPLICATIONS

- 10.1 The financial implications are outlined in the main body of the report at Section 5.
- 10.2 In summary the Authority will receive a capital receipt of £1.5m for sale of the site to Pobl (subject to planning requirements).

## **11 PERSONNEL IMPLICATIONS**

11.1 There are no personnel implications associated with this report.

## **12 CONSULTATIONS**

12.1 The consultees listed below have been consulted on the report and any comments received have been included in the report.

## **13 STATUTORY POWER**

13.1 Local Government Act 1972, and the Local Government Act 1972: General Disposal Consent (Wales) 2003. This is a Cabinet Function.

Author: Mark Williams, Interim Head of Property Services  
Consultees: Christina Harrhy, Interim Chief Executive  
Mark S. Williams, Interim Corporate Director – Communities  
Robert J. Tranter, Head of Legal Services/ Monitoring Officer  
Steve Harris, Acting Head of Finance. S.151 Officers  
Rhian Kyte, Head of Regeneration and Planning  
Anwen Cullinane, Senior Policy Officer – Equalities and Welsh Language  
Shaun Couzens, Chief Housing Officer  
Cllr Lisa Phipps, Cabinet Member for Homes and Places  
Cllr Colin Gordon, Cabinet Member for Corporate Services  
Cllr Gez Kirby, Local Ward Member  
Cllr Mike Adams, Local Ward Member  
Cllr John Ridgewell, Chair of Housing and Regeneration Scrutiny Committee  
Cllr Christine Forehead, Vice Chair of Housing and Regeneration Scrutiny Committee

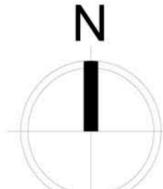
### Background Papers:

Report to Cabinet 3<sup>rd</sup> October 2018 “The Strategy for the Disposal of Selected Land with Residential Development Potential

### Appendices:

Appendix 1 Current Layout Plan

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House Type Schedule					
Type	HT Code	HT Name	Number of Bedrooms	HT Area (ft <sup>2</sup> )	Total Area of Each Unit (ft <sup>2</sup> )
Social Rent	APT1	1 Bed Flat	1	544	8
	APT2	2 Bed Flat	2	862	12
	APT3	2 Bed Flat	2	822	3
	SP55	3 Bed SP	3	999	1
	SP56	4 Bed SP	4	1211	2
	SP58	3 Bed SP	3	942	1
	ALM	18-2P	1	555	6
	ALM	28-2P	2	888	3
	ELV2	2 Bed	2	406	2
	ELV2	2 Bed	2	800	2
At LCHO 4.7 Market Sale	BEA2	2 Bed	2	804	10
	BEA3	2 Bed	2	847	8
	HOW	Howard	3	884	15
	OS5	Osborne	3	847	8
	LET1	Letchworth	3	874	5
	LET2	Letchworth	3	874	1
	LET3	Letchworth	3	874	2
	LET4	Letchworth	3	874	12
	OAK	Oakdale	3	870	17
	HAMP	Hampstead	4	1163	7
HUMB	Humberstone	4	1533	4	
Total Number of Units and Coverage (ft <sup>2</sup> )			125	102703	

- Site Key**
- ..... 1.8m high timber close board fence
  - 1.2m high timber close board fence used on intermediate boundaries with 3m long 1.8m high cft privacy screen off back of plot
  - 1.1m high vertical railings
  - 1.8m high brick screen wall
  - 0.45m high stone wall
  - 1.8m high timber personnel gate
  - ☐ Chimney locations
  - ☐ Patios
  - ☐ Bin collection points (size depending on number of units served)
  - ☐ Parking space
  - ☐ Block paving
  - ☐ Rain Gardens
  - ☐ Detention Basin
  - ☐ Existing Watercourse
  - ☐ Swale
  - ☐ Front Garden
  - ☐ Rear Garden
  - ☐ Public Open Space
  - ☐ Existing trees
  - Affordable Units**
  - ☐ Affordable units (42)
  - Garden Equipment**
  - ☐ Garden refuse area
  - ☐ Rotary washing line
  - ☐ Water butt
  - Softscaping**
  - Refer to Landscape Architects drawings for soft landscaping details.



REV.	DESCRIPTION	DATE
CLIENT	Pobl Development Ltd	
JOB TITLE	Chartist Garden Village	
DRAWING TITLE	Site Layout	
SCALE @ A1	DATE	DRAWN BY
1:500	May '19	PC
JOB NO.	DRAWING NO.	REVISION
1854	TP-01	-



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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.

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## Forward Work Programme - Cabinet

Date	Title	Key Issues	Author	Cabinet Member
30/10/19	Chartist Gardens - Development Options	To seek approval of the development proposal and associated financial model prior to submitting scheme for planning approval.	Couzens, Shaun; Williams, Mark	Cllr. Phipps, Lisa
13/11/19	20/21 Draft Budget Proposals	To discuss the draft budget proposals	Harris, Stephen R	Cllr. Jones, Barbara
13/11/19	Funding Formula for Cwm Rhymni	To consider proposals to change the current funding arrangements for YGG Cwm Rhymni and the possible funding sources.	Richards, Sue	Cllr. Marsden, Philippa
13/11/19	European Social Fund Operation - Inspire to Achieve (ISA)	To seek approval from CMT to deliver Inspire to achieve as part of a regional operation lead by Blaenau Gwent CBC	Richards, Sue	Cllr. Marsden, Philippa
13/11/19	Integrated Wellbeing Hubs	To provide an update to Cabinet	Street, Dave	Cllr. Cuss, Carl J.
13/11/19	(9) Structured programme of service reviews to be agreed	Strategic Action Plan - item to be agreed.	Harris, Stephen R	Cllr. Jones, Barbara
13/11/19	(11) Commercial and Investment Strategy to be drafted and approved by Cabinet	Strategic Plan - item to be approved	Harrhy, Christina	Cllr. Jones, Barbara

27/11/19	Renewable Energy Generation - Tredomen Campus	To present a basket of options to Cabinet for achieving carbon neutrality at the Tredomen Campus	Williams, Mark	Cllr. Morgan, Sean
27/11/19	Waste and Recycling Collection Systems	To advise Cabinet of the findings of the Regeneration and Environment Scrutiny Waste Review Working Group and to seek Cabinet approval for recommendations relating to the Authority's waste and recycling services.	Hartshorn, Robert	Cllr. George, Nigel
27/11/19	Regeneration Board - Project Proposals	To recommend the allocation of £370k Regeneration Project Board Development Funds towards two previously endorsed and re-evaluated projects, namely Llanbradach and Ystrad Mynach Park & Ride schemes	Kyte, Rhian	Cllr. Morgan, Sean
27/11/19	Making of a Compulsory Purchase Order - Land and buildings at Woodside Terrace, Hafod-yr-ynys	For Cabinet to authorise the making of a Compulsory purchase Order to acquire land and buildings known as 1-20 Woodside Terrace, 1 & 2 Woodside Shops and Yr Adfa at Hafod-yr-ynys Road together with ancillary rights to achieve compliance with the Air Quality Direction 2019 and the EU Ambient Air Quality Directive (2008/50/EC) in the shortest possible time.	Godfrey, Maria	Cllr. Stenner, Eluned
27/11/19	Cabinet Forward Work Programme	For discussion and update	Tranter, Robert J.	Cllr. Jones, Barbara
11/12/19	cancelled			

15/01/20	Community Asset Transfer Policy to be finalised and approved by Cabinet (16- #Team Caerphilly Strategic Action Plan)	Approval by Cabinet of Community Asset Transfer Policy	Harris, Stephen R	Cllr. Phipps, Lisa
15/01/20	Community Sport - Regional agenda	To consider future delivery options for community sport on a regional (pan "Gwent") basis.	Lougher, Jared	Cllr. George, Nigel
15/01/20	Develop a Consultation and Engagement Framework to support empowered communities to come on this journey with us. - (17- #Team Caerphilly Strategic Action Plan)	To approve the consultation and engagement framework	Harrhy, Christina; Peters, Kathryn;	Cllr. Jones, Barbara
15/01/20	Corporate Volunteering	To consider our options for the establishment of a Corporate Volunteering Scheme on a Directorate or Whole Organisation basis.	Peters, Kathryn; Street, Dave	Cllr. Cuss, Carl J.
29/01/20	Caerphilly County Borough Council's Strategic Equality Plan 2020-2024	To seek approval of the Strategic Equality Plan 2020-2024 to be formally adopted as Council Policy.	Cullinane, Anwen	Cllr. Jones, Barbara
29/01/20	Proposed Use of Reserves	To consider proposals for the use of reserves.	Harris, Stephen R	Cllr. Jones, Barbara

12/02/20	Heads of the Valleys Masterplan	The report is seeking the view of members prior to its presentation to Cabinet, where Cabinet will be asked to endorse the Draft Masterplan as the basis for a public consultation exercise.	Kyte, Rhian	Cllr. Stenner, Eluned
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