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For all enquiries relating to this agenda please contact Andrea Jones
(Tel: 01443 864420 Email: jonesa23@caerphilly.gov.uk)

Date: 13th September 2023

To Whom It May Concern,

A multi-locational meeting of the **Housing and Environment Scrutiny Committee** will be held in Penallta House, and via Microsoft Teams on **Tuesday, 19th September, 2023 at 5.30 pm** to consider the matters contained in the following agenda. Councillors and the public wishing to speak on any item can do so by making a request to the Chair. You are also welcome to use Welsh at the meeting, both these requests require a minimum notice period of 3 working days. A simultaneous translation will be provided on request.

Members of the public or Press may attend in person at Penallta House or may view the meeting live via the following link: <https://civico.net/caerphilly>

This meeting will be live-streamed and a recording made available to view via the Council's website, except for discussions involving confidential or exempt items. Therefore the images/audio of those individuals speaking will be publicly available to all via the recording on the Council's website at www.caerphilly.gov.uk

Yours faithfully,

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

Christina HARRY
CHIEF EXECUTIVE

AGENDA

- 1 To receive apologies for absence.

Pages

A greener place Man gwyrddach



Correspondence may be in any language or format | Gallwch ohebu mewn unrhyw iaith neu fformat

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 this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

3 Consideration of any matter referred to this committee in accordance with the call-in procedure.

4 Housing and Environment Scrutiny Committee Forward Work Programme.

1 - 14

5 To receive and consider the following Cabinet reports*:-

1. Court House Car Park, Blackwood – Variation of Parking Charges – 12th July 2023;
2. Caerphilly Interchange Funding – 12th July 2023;
3. Proposed Mineral Working and Restoration of Bedwas Tips – Extension of Exclusivity – 12th July 2023;
4. Caerphilly County Borough Council Speed Limits Traffic Regulation Order 2023 – 26th July 2023;
5. A routemap to Inform Our Resource and Waste Strategy – 26th July 2023;
6. Covid 19, Economic Recovery Framework – Monitoring Report – 26th July 2023.

*If a member of the Scrutiny Committee wishes for any of the above Cabinet reports to be brought forward for review at the meeting please contact Andrea Jones, 01443 864421, by 10.00am on Monday, 18th September 2023.

To receive and consider the following Scrutiny reports:-

6 Redevelopment of the Former Oakdale Comprehensive School Site by Caerphilly Homes.

15 - 24

7 Caerphilly Homes - Ty Darran Redevelopment.

25 - 30

Circulation:

Councillors C. Bishop, M. Chacon-Dawson, R. Chapman, D. Cushing, C.J. Cuss, D.T. Davies, T. Heron, A. Hussey, M.P. James, D. Ingram-Jones, A. McConnell, B. Owen, L. Phipps, H. Pritchard, J.A. Pritchard, J. Rao, A. Whitcombe (Chair) and S. Williams (Vice Chair)

And Appropriate Officers

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HOUSING AND ENVIRONMENT SCRUTINY COMMITTEE – 19TH SEPTEMBER 2023

**SUBJECT: HOUSING AND ENVIRONMENT SCRUTINY COMMITTEE
FORWARD WORK PROGRAMME**

**REPORT BY: CORPORATE DIRECTOR FOR EDUCATION AND
CORPORATE SERVICES**

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1. PURPOSE OF REPORT

- 1.1 To report the Housing and Environment Scrutiny Committee Forward Work Programme.

2. SUMMARY

- 2.1 Forward Work Programmes are essential to ensure that Scrutiny Committee agendas reflect the strategic issues facing the Council and other priorities raised by Members, the public or stakeholder.

3. RECOMMENDATIONS

- 3.1 That Members consider any changes and agree the final forward work programme prior to publication.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To improve the operation of scrutiny.

5. THE REPORT

- 5.1 The Housing and Environment Scrutiny Committee forward work programme includes all reports that were identified at the Housing and Regeneration Scrutiny Committee meeting on Tuesday 18th July 2023, and the Environment and Sustainability Scrutiny Committee on Wednesday 19th July 2023. The work programme outlines the reports planned for the period September 2023 until March 2024.

5.2 The forward Work Programme is made up of reports identified by officers and members. Members are asked to consider the work programme alongside the cabinet work programme and suggest any changes before it is published on the council website. The Scrutiny committee will review this work programme at every meeting going forward alongside any changes to the cabinet work programme or report requests.

5.3 The Housing and Environment Scrutiny Committee Forward Work Programme is attached at Appendix 1, which presents the current status as at 29th August 2023. The Cabinet Work Programme is attached at Appendix 2. A copy of the prioritisation flowchart is attached at appendix 3 to assist the scrutiny committee to determine what items should be added to the forward work programme.

5.4 **Conclusion**

The work programme is for consideration and amendment by the scrutiny committee prior to publication on the council website.

6. ASSUMPTIONS

6.1 No assumptions are necessary.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

7.1 As this report is for information only an Integrated Impact Assessment is not necessary.

8. FINANCIAL IMPLICATIONS

8.1 There are no specific financial implications arising as a result of this report.

9. PERSONNEL IMPLICATIONS

9.1 There are no specific personnel implications arising as a result of this report.

10. CONSULTATIONS

10.1 There are no consultation responses that have not been included in this report.

11. STATUTORY POWER

11.1 The Local Government Act 2000.

Author: Mark Jacques, Scrutiny Officer jacqu@carphilly.gov.uk

Consultees: Dave Street, Deputy Chief Executive
Mark S. Williams, Corporate Director for Economy and Environment
Gareth Jenkins, Assistant Director – Children’s Services
Nick Taylor-Williams – Head of Housing
Robert Tranter, Head of Legal Services/ Monitoring Officer
Lisa Lane, Head of Democratic Services and Deputy Monitoring Officer,
Legal Services
Councillor Andrew Whitcombe, Chair of Housing and Environment
Scrutiny Committee
Councillor Shane Williams, Vice Chair of Housing and Environment
Scrutiny Committee

Appendices:
Appendix 1 Housing and Environment Scrutiny Committee Forward Work Programme
Appendix 2 Cabinet Forward Work Programme
Appendix 3 Forward Work Programme Prioritisation Flowchart

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Forward Work Programme - Housing and Environment - Appendix 1

Date	Title	Key Issues	Author	Cabinet Member
19/09/23 17:30	Caerphilly Homes – Re-development of the Former Ty Darran Care Home, Risca	To seek approval for the signing of a delivery agreement (DA) via SCAPE with Willmott Dixon to deliver a 46 new, affordable home later living scheme which will set the ambition for the future of later living accommodation in the county borough together with approval of the cost plan and social value plan.	Taylor-Williams, Nick;	Cllr. Cook, Shayne;
19/09/23 17:30	Caerphilly Homes – Re-development of the Former Oakdale Comprehensive School	To seek approval for the signing of a delivery agreement (DA) via SCAPE with Willmott Dixon to deliver an 85 new home mixed tenure scheme together with approval of the cost plan, sales and marketing strategy (for market sale homes) and social value plan.	Taylor-Williams, Nick;	Cllr. Cook, Shayne;
31/10/23 17:30	Review of Sport & Active Recreation Strategy Implementation		Hartshorn, Rob;	Cllr. Morgan, Chris
31/10/23 17:30	Information Item - HRA Outturn Report		Taylor-Williams, Nick;	Cllr. Cook, Shayne;
21/11/23 17:30	Housing Offices Rationalisation Report		Taylor-Williams, Nick;	Cllr. Cook, Shayne;
21/11/23 17:30	Housing Revenue Account Charges – 2024/2025 (Rent increase report)		Allen, Lesley	Cllr. Cook, Shayne;
12/12/23 17:30	Grass Cutting Regimes – 2024 Season		Williams, Mark S;	Cllr. Morgan, Chris
12/12/23 17:30	Residential Parking Permit Inquiry – Final Report		Jacques, Mark;	
12/12/23 17:30	Caerphilly Leisure and well being hub UPDATE		Williams, Mark S;	Cllr. Morgan, Chris
13/02/24 17:30	LHMA (Local Housing Market Assessment) and the Welsh Government Prospectus	To discuss and approve the LHMA and the Prospectus. Welsh Government requires all Local Authorities to undertake a Local Housing Market Assessment and a Prospectus. The documents set out the requirement for housing within the county borough and is utilised to inform the LDP, the allocation of Social Housing Grant and the Council's own Caerphilly Homes development programme.	Roberts-Waite, Jane;	Cllr. Cook, Shayne;
13/02/24 17:30	Private Sector Housing Renewal Policy		Davies, Claire;	Cllr Cook, Shayne;
26/03/24 17:30				

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Cabinet Forward Work Programme – 13th September 2023

Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
20/09/2023 13:00 p.m.	Development and Governance Strategy - Housing	For Cabinet to consider the establishment of the development strategy which details the principles, practices and governance arrangements which are needed to facilitate, enable and support the new build objectives of Caerphilly Homes now and in the future.	Nick Taylor-Williams/Jane Roberts-Waite	Cllr Shayne Cook
20/09/2023	Winter Service Plan Update	To provide an update to Cabinet on key winter service activities and priorities in relation to winter maintenance and flooding and to seek Cabinet endorsement of the updated Winter Service Plan.	Marcus Lloyd	Cllr Nigel George
20/09/2023	Corporate Performance Assessment	For Cabinet to agree the Corporate Performance Assessment for the year end 2022/23.	Sue Richards/Ros Roberts	Cllr Eluned Stenner
20/09/2023	Public Protection Enforcement Annual Report for 2022/23	For Cabinet to agree progress and performance.	Rob Hartshorn	Cllr. Philippa Leonard
20/09/2023	Proposal for the closure of Cwm Glas Infants School	For Cabinet to give approval to consult on the closure of Cwm Glas Infants School from September 2024 as outlined in the Welsh Government School Organisation Code 2018.	Sue Richards/Andrea West	Cllr. Carol Andrews
20/09/2023	Shared Prosperity Fund – SPF Programme Board and Terms of Reference	This report seeks Cabinet approval for the up to date Terms of Reference for the SPF Programme Board; and seeks	Rhian Kyte/Paul Hudson/Allan Dallimore/ Sue Richards	Cllr James Pritchard/ Cllr Eluned Stenner

Cabinet Forward Work Programme – 13th September 2023

Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
		appropriate delegation for the Board to make timely decisions on virement of funding within the Programme in recognition of the extremely tight time constraints associated with the delivery of the SPF Programme by March 2025.		
18/10/2023 13:00 p.m.	Support for pupils unable to attend school (formerly "Tuition" report).	To seek Cabinet approval for proposals for revising the model of support for pupils accessing tuition.	Keri Cole	Cllr Carol Andrews
18/10/2023	NRW CCBC Collaboration Agreement - Cwmcarn Forest Drive	To allow Cabinet to review the outcome of the 2-year pilot in respect of the CCBC management of the Cwmcarn Forest Drive and consider whether or not to extend the collaboration agreement for the continued management of the drive with Natural Resources Wales for a further 5 year period.	Antony Bolter/Allan Dallimore	Cllr James Pritchard
18/10/2023	Caerphilly Homes – Re-development of the Former Oakdale Comprehensive School	To seek Cabinet approval for the signing of a delivery agreement (DA) via SCAPE with Willmott Dixon to deliver an 85 new home mixed tenure scheme.	Jane Roberts-Waite/Mark Noakes/Steve Wilcox and colleagues from Willmott Dixon	Cllr Shayne Cook
18/10/2023	Caerphilly Homes – Re-development of the Former Ty Darran Care Home, Risca	To seek Cabinet approval for the signing of a delivery agreement (DA) via SCAPE with Willmott Dixon to deliver a	Jane Roberts-Waite/Mark Noakes/Steve Wilcox	Cllr Shayne Cook

Cabinet Forward Work Programme – 13th September 2023

Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
		46 new, affordable home later living scheme which will set the ambition for the future of later living accommodation in the county borough.	and colleagues from Wilmott Dixon	
18/10/2023	Additional highway safety works - B4251 Gelligroes to Ynysddu	To seek cabinet approval for additional highway safety related works on the B4251, Gelligroes to Ynysddu	Chris Adams/Marcus Lloyd	Cllr Nigel George
18/10/2023	Corporate Plan (including Well-Being Objectives) 2023 to 2028	To consider the Councils Corporate Plan and Well-being Objectives 2023 to 2028	Christina Harrhy/Sue Richards/ Kath Peters	Leader/Cllr Eluned Stenner
18/10/2023	Exempt item - Ness Tar	Exempt item subject to Public Interest Test	Rhian Kyte	Cllr James Pritchard
15/11/2023 13:00 p.m.	Annual Report for Corporate Complaints 1st April 2022 to 31st March 2023	To review and assess the effectiveness of complaints handling in respect of the annual data for 1st April 2022 to 31st March 2023 under the Corporate Complaints Policy.	Lisa Lane	Cllr Nigel George
15/11/2023	Revised Town Centre Management Model	For Cabinet to consider the outcomes of the trial of an alternative town centre management model and determine the preferred way forward.	Rhian Kyte/Jo Hillier Raikes	Cllr James Pritchard
13/12/2023 13:00 p.m.	Sustainable Communities for Learning Band B Proposal – Ysgol Y Lawnt / Upper Rhymney Primary	For Cabinet to consider the Consultation Report and approve the publication of a Statutory Notice	Sue Richards/Andrea West	Cllr Carol Andrews
13/12/2023	Proposal for the closure of Cwm Glas Infants School	For Cabinet to consider the Consultation Report and	Sue Richards/Andrea West	Cllr Carol Andrews

Cabinet Forward Work Programme – 13th September 2023

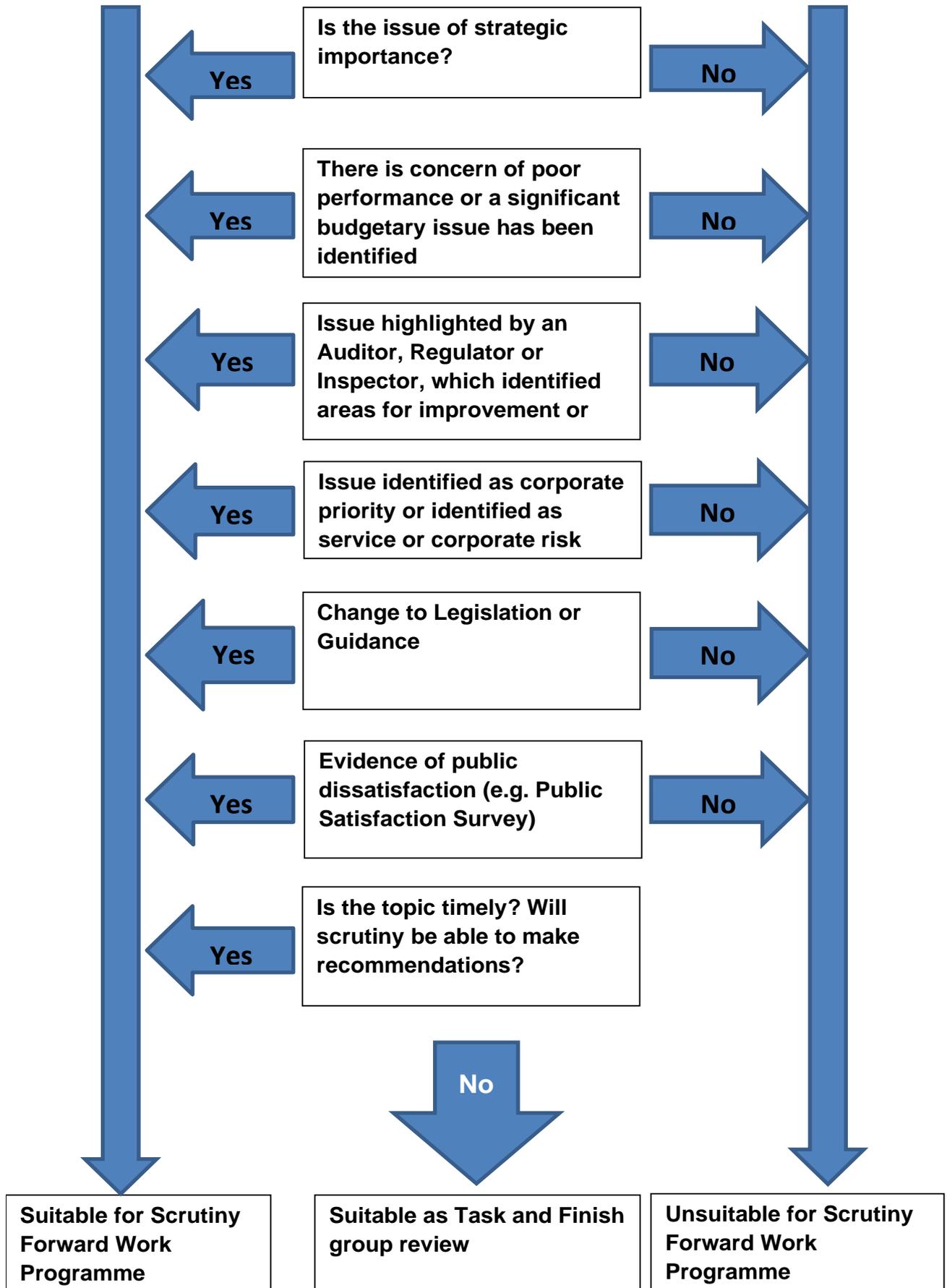
Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
		approve the publication of a Statutory Notice		
13/12/2023	Corporate Self Assessment	For Cabinet to consider the Council Self-Assessment report 2022/23	Sue Richards	Cllr Eluned Stenner
13/12/2023	HRA Budget Outturn Report 2023	For Cabinet to consider the HRA Budget Outturn Report for 2022/2023	Lesley Allen	Cllr Shayne Cook
13/12/2023	Housing Offices Rationalisation Report	As part of a review of how we provide housing services to our customers and communities, and following a comprehensive customer consultation exercise, we are seeking approval to permanently close all existing Housing Offices, replacing them with a centralised Housing Office in Penallta House. This will facilitate service modernisation and improvements by reducing the need for customers to travel to a housing office to receive services, making housing officers more available to our customers through working agilely within our communities, thereby increasing opportunities for access and engagement and building better relationships with our customers.	Fiona Wilkins/Julie Reynolds/Nick Taylor-Williams	Cllr Shayne Cook

Cabinet Forward Work Programme – 13th September 2023

Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
13/12/2023	Greater Blackwood Masterplan	For Members to consider the Draft Greater Blackwood Masterplan. The report will seek the views 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.	Rhian Kyte	Cllr James Pritchard
13/12/2023	Cwm Ifor Solar Farm final business case	Consideration of updated financial information and options for Cwm Ifor Solar Farm to inform whether to proceed with granting additional funding for the grid connection followed by progression of the final business case.	Anna Lewis/Paul Cooke/Sue Richards	Cllr James Pritchard

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Scrutiny Committee Forward Work Programme Prioritisation



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HOUSING AND ENVIRONMENT SCRUTINY COMMITTEE - 19TH SEPTEMBER 2023

**SUBJECT: REDEVELOPMENT OF THE FORMER OAKDALE
COMPREHENSIVE SCHOOL SITE BY CAERPHILLY HOMES**

REPORT BY: DEPUTY CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 To seek approval from Members to sign the Delivery Agreement with Willmott Dixon to enable the construction of the first Caerphilly Homes mixed tenure development to start in Autumn 2023.
- 1.2 Approve the inclusion of a later living scheme within the Oakdale development which is designed specifically to replace the sheltered housing scheme (scheduled for decommissioning) at Ty Melin.
- 1.3 Approve the signing of a PCSA (Pre-Construction Delivery Agreement) to further progress the design and development of the newly proposed later living element of the scheme.
- 1.4 Approve the signing of a PCSA to undertake the investigatory site investigation works and design development of the Ty Melin site which will be brought forward for inclusion in the Caerphilly Homes development programme. It is proposed that due to the proximity and relationship of the existing Ty Melin site to the former Oakdale School site, the development of the site be added to the Oakdale development programme in order to ensure the continuity of the scheme through a 2.5-3 year development period.

2. SUMMARY

- 2.1 In 2021 Caerphilly Homes signed a Pre-Construction Services Agreement (PCSA) with Willmott Dixon via the public sector compliant SCAPE Framework.
- 2.2 The signing of the agreement signalled a desire by Caerphilly Homes to bring forward the former Oakdale Comprehensive School site for its first flagship mixed tenure scheme.
- 2.3 Since the signing of the PCSA a significant amount of work has been undertaken to develop a scheme that has placed placemaking at the heart of the proposal. The

design team have ensured that they have worked with the topography and biodiversity of the site retaining a number of category A and B trees and not over densifying the site. Outline planning permission was secured in 2022 and a reserved matters application is under consideration.

- 2.4 Subject to members agreeing to sign the Delivery Agreement with Willmott Dixon at Cabinet on the 18th October 2023, work will start on site on 30 October 2023. The timeline for practical completion is October 2025.
- 2.5 Subject to members agreeing the inclusion of a replacement later living scheme for Ty Melin and agreeing the signing of a PCSA, the scheme will include 30 later living apartments.
- 2.6 If members approve the inclusion of a later living scheme into the current proposal as a replacement for Ty Melin, it is further proposed that Caerphilly Homes sign a PCSA agreement with Willmott Dixon to begin the exploratory site investigation and design work to bring forward the Ty Melin site following the move by existing residents from Ty Melin into the new scheme on the Oakdale site. The Ty Melin site already lies within the HRA and subject to receipt of positive site investigations will be brought forward for affordable housing as part of the Caerphilly Homes development programme.

3. RECOMMENDATIONS

- 3.1 Scrutiny recommend that Cabinet approve the inclusion of the later living element of the scheme which will result in the residents of Ty Melin, Croespenmaen relocating into the new accommodation on the former Oakdale Comprehensive School site and the existing Ty Melin site being redeveloped post 2025.
- 3.2 Scrutiny recommend that Cabinet approve the signing of the Delivery Agreement with Willmott Dixon which will allow the development to start on site in October 2023.
- 3.3 Scrutiny recommend that Cabinet approve the signing of a PCSA with Willmott Dixon to undertake the design work necessary to include the later living scheme into the wider site and also approve the signing of a separate PCSA to undertake the site investigatory and design work necessary to bring forward the Ty Melin site into the Caerphilly Homes development programme.
- 3.4 Members endorse the proposal to develop a Social Value Plan which will relate to all developments undertaken by Willmott Dixon in the county borough. Under the SCAPE Framework arrangement 20% of the contract value will be attributed to the delivery of social value including an extensive construction related employment programme.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To deliver the ambitions contained within the Caerphilly Homes Governance and Development Strategy (Cabinet 20th September 2023).
- 4.2 To bring back the former Oakdale Comprehensive School site into beneficial use and provide an alternative later living scheme to the one in existence at Ty Melin (Croespenmaen).
- 4.3 Bring forward the existing Ty Melin site following decommission into the Caerphilly Homes development programme to deliver additional affordable homes.

- 4.4 To provide high quality, low carbon, energy efficient homes for current residents of Ty Melin.
- 4.5 Ensure that Caerphilly Homes' investment in new homes delivers wider social, economic and environmental outcomes for residents, communities and businesses throughout the county borough.

5. THE REPORT

- 5.1.1 The site of the former Oakdale Comprehensive School was vacated in 2016 and cleared as a result of demolition in 2019.
- 5.1.2 In 2019, following the creation of a dedicated Strategy and Development team, Caerphilly Homes began the process of exploring the potential viability of the site for residential development. Willmott Dixon were procured as development partner and carried out an initial feasibility study.
- 5.1.3 On the 9th September 2020, Cabinet made a decision to sign a Pre-Construction Services Agreement (PCSA) with Willmott Dixon to move to the next phase of development, in order to undertake detailed site investigation work and a detailed development appraisal. With over 100 development appraisals undertaken and a significant number of design iterations, this work is now almost concluded, and the design and development proposal has been submitted to Planning as a reserved matters application. Outline planning was approved in March 2022.
- 5.1.4 The site is particularly challenging, not least because of the significant difference in levels on the site and the number of constraints including the need to retain trees and provide ecological enhancements.
- 5.1.5 The site originally fell within the general fund portfolio and was appropriated to the HRA in March 2022.
- 5.1.6 The proposed mixed tenure development comprises 99 homes. This is not only the Council's first flagship development but also the first mixed tenure site that the Council will deliver.
- 5.1.7 The Caerphilly Homes Occupational Therapist has been engaged in the scheme and two accessible bungalows will be provided within the development to meet the specific needs of two families who are currently on the Common Housing Register.
- 5.1.8 In order to ensure the site is as attractive and marketable as possible and due regard is given to placemaking and facilitating the creation of a cohesive community which sits neatly within an existing, well-established community. The design team have been very sensitive to the immediate surroundings, existing ecology and habitats that exist within the site. Every effort has been made to ensure that 'quality' runs throughout the design, the materials, and the environment. It sets the bar high for future Caerphilly Homes developments.
- 5.1.9 Caerphilly Homes will build to Building Regulations 2025 across the site regardless of tenure and to WDQR (Welsh Design Quality Requirements). This will result in a larger floor space across the market sale homes than those provided by competitors and hopefully result in people seeking to purchase plots off plan. It will also mean higher costs per square metre however, if plots fail to sell, Caerphilly Homes will look

to absorb those homes back into the affordable element of the scheme thereby mitigating the financial risk resulting from any unsold market sale homes.

- 5.1.10 Willmott Dixon have undertaken a commercial assessment of the local market on behalf of Caerphilly Homes which has involved undertaking comparisons of house types, floor space etc offered by competitors. Our homes have been designed and priced to sell.
- 5.1.11 Building to Building Regulations 2025 across the site also means that all homes will offer occupants the highest level of energy efficiency and comfort thereby lowering energy costs for occupants, (both Caerphilly Homes customers and those which are owner occupied).
- 5.1.12 Caerphilly Homes has commissioned a significant amount of research into the sourcing and supply of photovoltaics and battery storage and the benefits of their use on the site. Both were considered as options on this scheme in order to achieve the EPC A rating requested by Welsh Government. However, the research (undertaken by Mark Morant Consulting) suggested that on a site of this size, the use of photovoltaics would offer very little benefit. The ethics behind the sourcing of the materials contained in photovoltaics and battery storage were of concern as was the ongoing liability relating to maintenance and the fact that they are currently unable to be recycled at end of life. Caerphilly Homes intends to keep a close eye on this market as the technology is evolving and Welsh Government direction re EPC ratings as these solutions may be appropriate for other Caerphilly Homes sites in the future.
- 5.1.13 Caerphilly Homes have discussed the fabric first approach and the Mechanical and Electrical strategy that will be adopted on site with the Welsh Government's Technical Scrutiny team who are content that the solution proposed (which is based on the IHP funded pilot sites and delivery to Building Regulations 2025) will deliver new, energy efficient low carbon homes as per the Welsh Government's WDQR standards. From an EPC perspective they will have an EPC rating of B. Welsh Government acknowledge that EPC ratings are not the best method by which to evaluate the energy efficiency and air tightness of a home. It is likely that the EPC measurement will be reviewed shortly and will take in account the use of electric heating systems. The focus on fabric first, air tightness and ventilation will result in the creation of 99 new, low carbon, low energy cost, healthy homes.
- 5.1.14 Part F of the 2025 Building Regulations include new standards for ventilation whilst Part L sets out minimum energy performance targets, air tightness and improved insulation.
- 5.1.15 The high-level specification to which all new, Caerphilly Homes will conform is set out in the Development and Governance Strategy Report that will be considered by Cabinet on 20 September 2023. All Caerphilly Homes developments will seek to meet Building Regulations 2025 as a minimum.

Ty Melin / Agile Aging Proposal

- 5.1.16 In a report that was discussed and approved by Cabinet in 2018 approval was given to consider remodelling the Ty Melin sheltered housing scheme at Croespenmaen in accordance with WHQS. It has since become apparent that the costs to remodel the scheme to ensure compliance with WHQS23 would be unachievable. As a result, the project team (including Caerphilly Homes, Architects Holder Mathias, Engineers Cambria and Willmott Dixon) were asked in April 2023 whether it would be possible

to incorporate a new, low carbon, contemporary sheltered housing scheme within the parameters of the former Oakdale Comprehensive School site.

- 5.1.17 The site is hugely challenging in relation to the topography and levels of the site. In exploring the art of the possible, the Architects and Engineers have advised that a new, low carbon, agile aging scheme could be accommodated within the area of the site that is currently occupied by the existing MUGA. This would enable the existing residents of Ty Melin to move into a new modern, energy efficient scheme which is situated in sustainable location opposite the post office, public house, shop and on a main transport route. It would also provide a light and open area for communal events and facilitate and encourage greater interaction with the wider community. The vacant Ty Melin site would then be incorporated into the Caerphilly Homes development programme for delivery of a new residential scheme post 2025.
- 5.1.18 The inclusion of an agile aging scheme within the former Oakdale Comprehensive School site has helped to improve the design in an area of the proposed development that is quite challenging. It has also increased the financial viability of the scheme as Caerphilly Homes can draw down SHG grant on an increased proportion of affordable homes.
- 5.1.19 Following receipt of approval from Cabinet, an engagement and involvement strategy will be drafted to ensure that prospective residents remain apprised of the scheme and have the opportunity to input into the emerging design. There are current 14 households (16 residents in total) based in Ty Melin. An initial conversation has taken place with ward members and residents to outline the new proposals. Existing residents living at Ty Melin were supportive of the proposals and are excited to be involved in the design of the scheme and to move into the new accommodation.

Contract Arrangements

- 5.1.20 Willmott Dixon will be procured via the Public Sector Compliant SCAPE Framework to deliver 99 new homes on the former Oakdale Comprehensive School site. The Pre Construction Services Agreement (PCSA) for the new later living scheme will also be procured via the Framework and Ty Melin, which is a separate arrangement appended to the Oakdale development, via the SCAPE Framework.
- 5.1.21 The SCAPE National Construction Framework is a fully compliant public sector Framework developed by a partnership including Derby City Council, Derbyshire County Council, Nottingham City Council, Nottinghamshire County Council, Gateshead Council, Warwickshire County Council which has delivered over 1200 public sector led schemes across the UK. The Framework permits the direct award of projects to Willmott Dixon worth between £7.5m - £75m. The Framework expires in September 2025.
- 5.1.22 Working with a Tier 1 contractor that has a regional base and employs a significant number of people from within the region, assists in supporting the circular economy and helps mitigate risk to the Council.
- 5.1.23 Caerphilly Homes has utilised the Framework on the IHP funded schemes in Treceyndd and Trethomas and also via a PCSA on Ty Darran.
- 5.1.24 As per the IHP funded schemes in Treceyndd and Trethomas, Willmott Dixon continue to work closely with Caledan Ltd, a light-weight steel frame manufacturer based on Penallta Industrial Estate. The delivery of this project together with the

flagship later living scheme at Ty Darran, will result in the creation of 8 new employment opportunities at Caledan who will be part of a new, social value programme that will be informed and influenced by Caerphilly Cares and be delivered by Willmott Dixon and its wider supply chain. As per the requirements of the SCAPE public sector compliant Framework, 20% of the total contract value will be committed to delivering social value obligations that will be set out in a specific social value plan (which will include Oakdale, Ty Darran and Ty Melin) which is currently under development.

- 5.1.25 A social value plan containing employment, education, community and environmental targets is under development together with a specific employment workstream for veterans which links directly to the Council being a signatory to the Armed Forces Covenant. This element or workstream will seek to engage ex-armed forces personnel / veterans directly in the project to provide them with training and skills to obtain secure employment but also a home. Caerphilly Homes have started the process of scoping out how the project would be organised and financed and have engaged with a national charity Alabare (who support ex-veterans), the Regional Armed Forces Covenant Officer, Caerphilly Cares and Willmott Dixon (who have an affiliation with the British Army) to discuss how the project may work. A project team have visited a similar project that is underway in Wilshire. Further details will be provided as part of the finalised social value plan.
- 5.1.26 The contract value for the redevelopment of the former Oakdale Comprehensive School site is estimated to be circa £38m. The exact figure will be confirmed by the time the final report is presented to Cabinet on the 18th October 2023. Caerphilly Homes will seek Social Housing Grant finance to part fund the delivery of the affordable element of the scheme. The market sale homes will need, as a minimum, to break even as the HRA cannot subsidise private sales.
- 5.1.27 Willmott Dixon have been working closely with local estate agents and mortgage providers to understand the local market for new build homes for sale. A showhome will be erected on site so that people interested in both the affordable offer and the market sale homes can engage in a customer experience thereby receiving an insight into the look, quality and feel of Caerphilly Homes and the surrounding community.
- 5.1.28 A Sales and Marketing Strategy is under preparation and the commercial element of the project will be led in partnership with Willmott Dixon. A commercial group comprising officers from the Council's Legal and Communications team will be established to oversee this element of the scheme.
- 5.1.29 This report seeks approval for the Council to enter into the next phase of the development process with Willmott Dixon via the signing of a Delivery Agreement that will see 99 new homes delivered on the former Oakdale Comprehensive School site at a cost of circa £38m (excluding any Welsh Social Housing Grant contribution). Excitingly it will be the first mixed tenure Caerphilly Homes development and will set the standard and the bar for future developments.
- 5.1.30 The report also seeks approval for Caerphilly Homes to enter into a PCSA agreement to undertake the design work necessary to include the later living scheme and a PCSA to undertake the site investigatory work and design work necessary to bring forward the Ty Melin site for development.
- 5.1.31 It is anticipated that, subject to approval, work will start on site in Oakdale on 30th October 2023 and be complete by October 2025 (104 calendar weeks). A second

phased reserved matters application will be submitted for the new later living scheme following the satisfactory conclusion of the PCSA and the design work.

5.2 Conclusion

- 5.2.1 There is no doubt that the development of the former Oakdale Comprehensive School site represents an exciting opportunity for Caerphilly Homes' first, flagship, mixed tenure, development however it is not without its challenges.
- 5.2.2 Financial viability on this site is a challenge despite it being in a well-located, attractive and sustainable location. Viability has been tracked throughout the scheme development and an updated appraisal will be presented to Cabinet on the 18th October 2023.
- 5.2.3 The mortgage market is volatile, and the Bank of England are increasing rates further which could present a significant challenge to selling homes on the site. In the event that market sale homes are not purchased then Caerphilly Homes will give consideration to changing the designation of those homes thereby mitigating financial risk to the Council and the HRA.
- 5.2.4 The inclusion of a new later living scheme to replace the accommodation at Ty Melin is an exciting addition to the scheme and presents a unique opportunity to create a diverse, mixed tenure community which is already in part, integrated within the wider Penmaen / Crumlin ward area.
- 5.2.5 If, exploratory site investigations on the existing Ty Melin site are deemed positive, the site will be brought forward for inclusion into the Caerphilly Homes development programme.

6. ASSUMPTIONS

- 6.1 That the site will be seen as an attractive and vibrant place to live that is accessible and well located in a sustainable location.
- 6.2 Ground conditions are as assessed and there are no unforeseen challenges on the site.
- 6.3 Caerphilly Homes will be seen as a developer that delivers quality homes.
- 6.4 That prospective purchasers will be willing to purchase off plan and be able to secure appropriate mortgage products.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

- 7.1 The Integrated Impact Assessment suggests that the Redevelopment of the former Oakdale Comprehensive School site to deliver 99 new homes, which includes 30 units of later living accommodation, will have a positive impact upon all persons seeking all types of homes within the Penmaen and adjacent wards.
- 7.2 Hyperlink to the Integrated Impact Assessment:
[Link to IIA](#)

8. FINANCIAL IMPLICATIONS

- 8.1 The total cost of the scheme based on 99 units is estimated to be £38m. The affordable element of the scheme will be part funded by Social Housing Grant. The exact amount of grant that will be drawn to help deliver the scheme has yet to be determined.
- 8.2 The PCSA agreement to further the design and delivery of the later living scheme is estimated to be circa. £400,000. The PCSA agreement to bring forward the Ty Melin site is estimated to be circa. £650,000.
- 8.3 The exact cost of the Delivery Agreement and the PCSA's will be determined by the time the report is presented to Cabinet on the 18th October 2023.
- 8.4 The development of the former Oakdale Comprehensive School Site is included in the HRA Business Plan over the next 3 years, along with an element of assumed SHG funding, together with an expectation of capital receipts at the end of the development for the sale of the non-affordable properties. Capital receipts at this stage are only assumed to recover the initial development costs of the non-affordable properties, but any surplus that may arise will be reinvested back into future development schemes.
- 8.5 The current Business Plan also assumes that borrowing will be necessary to progress schemes of this nature and the level of borrowing remains viable within the plan. The HRA has an agreed borrowing cap of £100m which has not yet been reached. The financial viability model has been calculated over a 50 year period.

9. PERSONNEL IMPLICATIONS

- 9.1 Caerphilly Homes are in the process of recruiting a Construction Manager to oversee the delivery of the scheme. The Construction Manager will be supported by a Project Manager and a Clerk of Works.
- 9.2 The resources allocated to the project will be continually reviewed. Should additional resources be required, the need will be discussed with the Head of Service.

10. CONSULTATIONS

- 10.1 The ward members for Penmaen have been consulted and engaged in the development of the former Oakdale Comprehensive School site since the scheme inception.
- 10.2 Consultation has also been undertaken with the local community as part of the statutory PAC process. Following approval of the delivery agreement, the cost plan, the social value plan and the sales and marketing strategy a community engagement and involvement plan will be formulated.
- 10.3 Following discussion by PDM the following teams will have sight of a draft Delivery Agreement prior to its consideration at Cabinet on the 18th October 2023.
 - Legal
 - Building Consultancy
 - Insurance

- Information Unit
 - Procurement
 - Caerphilly Homes (landlord services and repairs and maintenance)
- 10.4 Elected Members for the Crumlin ward were appraised of the proposal to decommission Ty Melin and to move the existing residents into a new later living scheme on the former Oakdale Comprehensive School site during a meeting on 27 July 2023. Both ward members were keen to understand how the residents of Ty Melin would feel about the move and could appreciate the benefits that new, more efficient accommodation would bring.
- 10.5 Existing residents at Ty Melin were engaged in a session on 31 July 2023 during which the plans were explained and some initial drawings shared. All residents were excited by the proposals and expressed their desire to be involved in discussions as the design of the new scheme evolves.

11. STATUTORY POWER

11.1 Local Government Act 1972, Housing Wales Act 2014

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HOUSING AND ENVIRONMENT SCRUTINY – 19TH SEPTEMBER 2023

SUBJECT: CAERPHILLY HOMES - TY DARRAN REDEVELOPMENT

REPORT BY: DEPUTY CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 To seek approval from members to sign the Delivery Agreement with Willmott Dixon to progress the scheme through to construction and completion by Autumn 2025.
- 1.2 To endorse the creation of a social value plan which will encompass the Ty Darran, former Oakdale Comprehensive School and Ty Melin development schemes.

2. SUMMARY

- 2.1 Following a feasibility study that was commissioned in 2015, Cabinet determined that the St Mary's, Castle Court and Waunfawr House sheltered housing schemes would be removed from the WHQS programme and remodelled post 2020. Further investigations determined that the cost of upgrading the schemes would be prohibitive and residents were advised that the schemes would not be remodelled. They were subsequently advised that upon completion of a new later living scheme at Ty Darran, they would transfer into the new scheme.
- 2.2 Caerphilly Homes have been working with Wilmott Dixon and Architects Pentan for over 18 months, to bring forward a 45 unit later living scheme on the site of the former care home at Ty Darran, Risca.
- 2.3 During this time Caerphilly Homes delivered two Passivhaus schemes (Trecenydd and Trethomas) in collaboration with Willmott Dixon, funded by the Welsh Government's Innovative Housing Programme (IHP). The aim of the IHP was to pilot new construction methods and materials to mitigate the impact of climate change, lower energy costs and increase the energy efficiency of homes. The programme then encouraged grant recipients to learn from the pilot projects and apply the positive lessons learnt to other developments at scale and pace. Caerphilly Homes partnered with construction expert Willmott Dixon and Caledan Ltd to develop a fabric first, steel frame construction solution; manufactured in Caerphilly, for Caerphilly. The benefit of having a local manufacturer involved in the development of the solution has resulted in benefits to the circular economy and ensuring that the investment in new homes delivers wider benefits for the local population and community.

- 2.4 As a result of the climate emergency declared by the Cabinet in 2019 and the ambition to create a net zero carbon borough by 2030, it was the aim to deliver a net zero carbon later living development at Ty Darran. The delivery of a net zero carbon scheme has been explored in conjunction with sustainability expert Mark Morant however, seeking to calculate whole life costs (both operational and embodied carbon) is challenging and also costly at this point. Caerphilly Homes have therefore opted to build to Building Regulations 2025. The Council's insurance team also advised that for any development 3 storeys and over, a steel frame solution would be most appropriate.
- 2.5 It was recognised that to expedite the Ty Darran development and ensure the most efficient use of resources (time and cost) it would be best to seek to evolve the steel frame fabric first solution developed for the pilot sites and apply an evolution of the solution to Ty Darran. Willmott Dixon continue to partner with local, Penallta based steel frame manufacturer, Caledan Ltd who will be supplying the majority of the lightweight steel frame solution utilised on the scheme.

3. RECOMMENDATIONS

- 3.1 Members note the content of the report and approve the signing of the Delivery Agreement (DA) with Willmott Dixon to deliver a new, low energy, flagship later living scheme by Spring 2025.
- 3.2 Members endorse the formulation of a social value plan which will encompass the Ty Darran, former Oakdale Comprehensive School and Ty Melin development schemes with Willmott Dixon.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To deliver 45 new affordable homes as replacement for the following sheltered housing schemes; Castle Court - Crosskeys, St Mary's Court - Risca and Waunfawr House - Crosskeys.
- 4.2 Deliver the Council's ambition to deliver more affordable, new, low carbon homes and meet the Welsh Government's commitment to deliver 20,000 new homes during the period of the current administration.
- 4.3 Deliver high quality later living accommodation that meets the expectations and needs of current and future occupants.

5. THE REPORT

- 5.1.1 In January 2020 a decision was taken by Cabinet to award a contract to Willmott Dixon to deliver certified Passivhaus schemes in Trecenydd and Trethomas. In total 18 apartments have been constructed using an innovative steel primaframe solution which is manufactured on Penallta Industrial Estate by Caledan Ltd. As a result of the order from Willmott Dixon for the 18 units, they have been able to invest in new technology and employ an additional two team members.
- 5.1.2 The efficiency of the building fabric developed for Trecenydd and Trethomas has been monitored via a sophisticated network of hardware built into the envelope by

The Active Building Centre at Swansea University and provides important intelligence as to the efficiency of the building fabric and energy costs.

- 5.1.3 The Mechanical and Electrical strategy adopted will be an evolution of the solution developed for Trecenydd and Trethomas as the technology that was embedded within the fabric of the building is indicating that the air source heat pump coupled with a hot water cylinder, mechanical heat ventilation recovery system and electric heating is operating at a 30% betterment (coupled with a thermally efficient and air-tight building fabric). Thereby resulting in lower energy costs for customers.
- 5.1.4 Engagement with potential occupants is ongoing. An involvement event was also held in Risca library during Spring 2023 so that the local community could engage in the development of the scheme. The design has evolved as a result of the engagement and involvement events to date. A series of further events will be scheduled during Autumn 2023.
- 5.1.5 The Architects, Pentan and Willmott Dixon have worked hard to ensure that the design develops in accordance with the original mandate which was to create a flagship, later living scheme that sets the bar for future Caerphilly Homes developments and which creates a completely different offer for people over the age of 60 living in the county borough. That offer includes a building that facilitates interaction between residents and the local community; that encourages agile aging through the provision of bright, light and open communal, multi-use spaces and includes apartments that are light, spacious and enable access to the wider environment.
- 5.1.6 The building will be constructed in line with Building Regulations 2025. Part F of the 2025 Building Regulations include new standards for ventilation whilst Part L sets out minimum energy performance targets, air tightness and improved insulation.
- 5.1.7 The high-level specification to which all new, Caerphilly Homes will conform is set out in the Development and Governance Strategy Report that will be considered by Cabinet on 20 September 2023. All Caerphilly Homes developments will seek to meet Building Regulations 2025 as a minimum.
- 5.1.8 The re-development of Ty Darran is an exciting, flagship development that will set the standard of later living accommodation in the borough delivered by Caerphilly Homes. The design team (which involves representatives from Pentan Architects, Willmott Dixon, Mark Morant Associates, SDS, the Caerphilly Homes development team and the Council's Placemaking Officer) have paid special attention to the material choices, landscaping and the outside spaces that envelope the building.
- 5.1.9 The demolition of the former Ty Darran care home was undertaken by Willmott Dixon as part of the Pre-Construction Services Agreement (PCSA) in Spring this year.
- 5.1.10 The sewer diversion has been completed and the SAB solution confirmed.
- 5.1.11 The completion of Ty Darran will also make available three additional development sites that will be included in the Council's development programme (Waunfawr House (Crosskeys), St Mary's Court (Risca) and Castle Court (Crosskeys). Castle Court has already been vacated and site investigation works have already been commissioned. The ward member, Councillor Simmonds has been informed and is engaged in the process).

Procurement

- 5.1.12 Willmott Dixon have been engaged via the SCAPE Framework. The SCAPE National Construction Major Works Framework is a fully compliant public sector Framework developed by a partnership including Derby City Council, Derbyshire County Council, Nottingham City Council, Nottinghamshire County Council, Gateshead Council, Warwickshire County Council which has delivered over 1200 public sector led schemes across the UK. Working with a Tier 1 contractor that has a regional base and employs a significant number of people from within the region, assists in supporting the circular economy and helps to mitigate risk.
- 5.1.13 Caerphilly Homes has utilised the Framework on the IHP funded schemes in Treceynydd and Trethomas and also on Oakdale.
- 5.1.14 The total cost of construction and fit out of the scheme is estimated to be £17 million. Part of the cost will be funded through Social Housing Grant (SHG) however the grant rate has yet to be determined but will be known by the time the report is considered by Cabinet on the 18th October 2023. A detailed cost plan and viability appraisal will also be available.
- 5.1.15 As part of the SCAPE Framework an overall Social Return on Investment (SROI) based on local labour, local spend and social value activities must be delivered. A social value plan is being prepared in collaboration with Caerphilly Cares which will outline how Willmott Dixon and their supply chain will deliver the SROI requirements and how those requirements will help meet the priorities included in the corporate plan. A construction related employment programme will form part of the offer.

5.2 Conclusion

- 5.2.1 The work undertaken in partnership with Willmott Dixon on the pilot sites and the Oakdale development is closely aligned to what the Council are seeking to deliver on the proposed Ty Darran later living scheme using the steel frame primaframe solution developed and manufactured by Caledan Ltd.
- 5.2.2 The evolution of the solution used on the pilot sites to Oakdale and Ty Darran should bring efficiencies in relation to professional services utilised on both schemes and economies of scale in relation to the use of the steel frame and standardised materials and products. It will also bring greater opportunities to deliver improved social value through minimising environmental waste and impact, strengthening the local supply chain, shared apprenticeship and employment opportunities, training and community benefits.
- 5.2.3 The 45-apartment scheme will be the first of its kind built by Caerphilly Homes and will set the standard and the quality of future Caerphilly Homes' later living / agile aging accommodation.
- 5.2.4 Approval is therefore sought from Members to sign the Delivery Agreement with Willmott Dixon in order to deliver a new, flagship later living scheme at the site of the former Ty Darran care home, Risca by Spring 2025.

6. ASSUMPTIONS

- 6.1 Construction will start on 30 October 2023. The site will be complete by Spring 2025.
- 6.2 The reserved matters application will be approved. Outline planning permission was approved by Planning Committee on 23rd March 2022.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

- 7.1 The Integrated Impact Assessment suggests that this proposal will have a positive impact on individuals and couples aged 60 and over (those over 55 years of age with particular needs will also be considered). It will also have a positive impact upon those people aged 60 and over who would benefit from accessible accommodation.
- 7.2 Link to Integrated Impact Assessment:
[Link to IIA](#)

8. FINANCIAL IMPLICATIONS

- 8.1 The total cost of the scheme is estimated to be £17m. The exact amount of grant that will be drawn to help deliver the scheme has yet to be determined. A confirmed figure will be available in time for Cabinet on the 18th October 2023.
- 8.2 The development of the former Ty Darran care home site is included in the HRA Business Plan over the next 3 years.
- 8.3 The current Business Plan also assumes that borrowing will be necessary to progress schemes of this nature and the level of borrowing remains viable within the plan. The HRA has an agreed borrowing cap of £100m which has not yet been reached.

9. PERSONNEL IMPLICATIONS

- 9.1 Caerphilly Homes are in the process of recruiting a Construction / Contract Manager to oversee the delivery of the scheme. The Construction / Contract Manager will be supported by a Project Manager and a Clerk of Works.
- 9.2 The resources allocated to the project will be continually reviewed. Should additional resources be required, the need will be discussed with the Head of Service.

10. CONSULTATIONS

- 10.1 Ward members have been engaged throughout the development of the project together with residents who are scheduled to move into the new scheme from Waunfawr House, St Mary's Court and formerly Castle Court (now decommissioned). An engagement event was held in Risca Library during Spring 2023 which invited the local community to engage in the design proposals.
- 10.2 Further engagement with ward members and residents is scheduled to take place during Autumn 2023.

10.3 The following teams will have been consulted upon the draft Delivery Agreement (DA) prior to the discussion at Cabinet on 18th October 2023.

- Legal
- Building Consultancy
- Insurance
- Information Unit
- Caerphilly Homes – Repairs and Maintenance, Landlord Services.
- Procurement

11. STATUTORY POWER

11.1 Local Government Act 1972, Housing Wales Act 2014

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