

COMMUNITY & HOUSING OVERVIEW AND SCRUTINY COMMITTEE

Date of Meeting	Wednesday 13 th December 2023
Report Subject	Progress report on the Strategic Housing and Regeneration Programme 2 (SHARP2) and the Transitional Accommodation Capital Programme (TACP)
Cabinet Member	Cabinet Member for Housing and Regeneration
Report Author	Chief Officer (Housing and Communities)
Type of Report	Operational

EXECUTIVE SUMMARY

The report provides an update on:

- Delivery of the Council's Strategic Housing and Regeneration Programme 2 (SHARP2) programme.
- Changes to the Social Housing Grant (SHG) programme since the report to Overview and Scrutiny (September 2023) and Cabinet (October 2023).
- Welsh Government Transitional Accommodation Capital Programme (TACP) allocation of £1.6 million.
- Progress on the acquisition of additional homes.

RECOMMENDATIONS

1.	To note the progress on delivery of SHARP2, SHG, TACP and 'Buy Backs'
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REPORT DETAILS

1.00	Background
1.01	<p>Strategic Housing and Regeneration Programme 2 (SHARP2)</p> <p>In the current financial year thirty-six new Council homes have been completed. There had been delays due to contractual matters and inclement weather and the projects slipped from the last financial year into this year. This consisted of the following:</p> <ul style="list-style-type: none">• 30 new homes at Ffordd Hiraethog and Ffordd Pandarus, Mostyn (16 x 1 bed flats, 6 x 2 bed flats and 8 x 2 bed houses) completed by Wates.• 6 new homeless units at Duke Street, Flint (2 x 1 bed flats) and Park Lane, Holywell (4 x 1 bed flats) completed by Claytons.
1.03	<p><u>Nant y Gro</u> (properties: 41)</p> <p>Update: This scheme was originally due to be built by Wates around 5 years ago. Costs at that time were just over £5 million.</p> <p>Subsequently Wates re-costed the scheme at £7.9 million to cover increases in contractors and materials, together with additional extensive abnormal works which had highlighted significant lead contamination.</p> <p>At this point the scheme was still deemed to be viable. However, as considerable site preparation (muck shift) was required, we deferred start on site in winter.</p> <p>The contractor then advised the following year the costs had increased to £10.5 million. This made the scheme unviable by over £2 million additional costs. In addition, this was before the new grant regime and the standards relating to DQR / WHQS were in place.</p> <p>The original planning application has now expired. We shall be reviewing the need element scope of any future housing provision taking into account site levelling and contamination issues.</p> <p>Additional funding is required but grant would be based on current requirements rather than those of 5 years ago. Hence there is a possibility this scheme will be redundant; however, nothing is decided at this time.</p> <p>The scheme is not financially viable in its current form and will be reviewed.</p>
1.04	<p>The current developments in progress are as follows:</p> <p><u>Borough Grove</u> (properties and mix: 4 x 4 person, 2 bedroom houses) Architect: Lovelock Mitchell Engineer: Cadarn Consulting Engineers</p>

Update: All architects and engineers designs have been received. Currently awaiting landscaping designs for inclusion in the technical scrutiny documents which are due imminently. Technical scrutiny will be submitted by November 23 followed by pre-app planning advice.

Awaiting results of ecologist survey and will obtain quotations for the demolition and repair asbestos survey.

Alltami Road, Buckley (properties and Mix: 5 x 4 person, 2 bedroom and 5 x 5 person, 3 bed houses, 4 x 2 person, 1 bedroom flats).

Architect: Lovelock Mitchell

Engineer: Cadarn Consulting Engineers

Update: All architects and engineers designs have been received. Currently awaiting landscaping designs for inclusion in the technical scrutiny documents which are due imminently. Technical scrutiny will be submitted following a meeting with the local Councillors to outline the scheme.

An ecology survey has been undertaken and results are awaited. Consultation with Local Members to be undertaken.

Fford Llanarth (properties and Mix: 7 x 4 person, 2 bedroom houses, 4 x 3 person, 2 bed flats, 4 x 2 person, 1 bedroom flats, 3 x 6 Person, 4 Bed Houses and 2 x 5 Person, 3 Bed Houses).

Architect: Lovelock Mitchell

Engineer: Cadarn Consulting Engineers

Update: Lovelock Mitchell is now progressing with the scheme design and documentation for the public consultation and pre-application advice. Target for submission is 6th January 2023 for pre-application advice. Technical review has been completed by Welsh Government and the scheme has been approved.

A topographical survey has been ordered via KGB Infrastructure with completion expected by 30th November 2023.

SABS design has commenced with KGB Infrastructure with targeted submission date of 6th January 2024.

Rider Levett Bucknall have been appointed to provide detailed project costs.

Ecology survey has been completed and results are awaited.

Wirral View Hawarden (properties and mix: 4 x 4-person, 2 bedroom houses).

Architect: Halliday Clark

Engineer: KGB Infrastructure

Update: Halliday Clark are now progressing for secure by design approval by North Wales Police. We are currently awaiting feedback.

Technical review submission is targeted for 5th December 2023.

The topographical survey has been ordered via KGB Infrastructure with completion expected by mid-December 2023.

SABS design has commenced with KGB Infrastructure with targeted submission beginning of February 2024.

Rider Levett Bucknall have been appointed via the Welsh Procurement Alliance to provide detailed project costs.

We need to review the legal position regarding the access with the new build property erected on the boundary line.

An ecology survey is required due to the land adjoining.

School Road, Greenfield (properties and mix: 2 x 4 person, 2 bedroom and 1 x 5 person, 3 bed houses).

Architect: Lovelock Mitchell

Engineer: Cadarn Consulting Engineers

Update: All architects and engineers designs have been received. Currently awaiting landscaping designs for inclusion in the technical scrutiny documents. Technical scrutiny will be submitted once consultation has been undertaken with the local Councillors, Holywell Town Council and the Chief Executive following the meeting last week. There is a potential issue regarding an agreement with Holywell Town Council fifteen years ago stating the land would remain as green space.

An ecology survey and topographical survey has been carried out and the results of the ecology survey are waited.

Alyn Road Buckley (properties and mix: 4 x 4 person, 3-bedroom houses)

Architect: Halliday Clark

Engineer: To be appointed

Update: Halliday Clark is now progressing for secure by design approval by North Wales Police. We are currently awaiting feedback. Technical review submission is targeted for December 2023. Topographical Survey is to be ordered with the appointment of the engineer.

Rider Levett Bucknall have been appointed via the Welsh Procurement Alliance to provide detailed project costs.

We now need to review the legal position regarding the garages and taking occupation to allow demolition to be carried out.

Multiple properties have access to the rear via site and we are reviewing how we can maintain this access for the occupiers without further costs for FCC.

Station Road Queensferry (properties and mix: 4 x 4 person, 2 bedroom flats).

Architect: Lovelock Mitchell

Engineer: To be appointed

Update: Lovelock Mitchell is currently reviewing the best layout options and density for the site. The site provides challenges with parking limited within the area and the site being used by local residents for parking. Multiple properties have access to the rear and park vehicles at the back, we are reviewing how we can maintain this access for the occupiers without further costs for FCC. This will require engagement with the local residents.

Technical review submission is targeted for January 2024.
The topographical survey is to be ordered with the appointment of the engineer.

The ecology survey has been ordered via Lovelock Mitchell and we are awaiting the report.

Rider Levett Bucknall have been appointed via the Welsh Procurement Alliance to provide detailed project costs.

There is a need to review the legal position regarding the garages and taking occupation to allow demolition to be carried out.

A demolition contractor will be required for the demolition of the garages and the toilet block.

Hebron Church, Mostyn (properties and mix: 4 x 4 person, 2-bedroom houses).

Architect: Lovelock Mitchell

Engineer: Cadarn Consulting Engineers

Update: All architects, engineers' designs have been received. We are currently awaiting landscaping designs for inclusion in the technical scrutiny documents which are due imminently. Technical scrutiny will be submitted by 3rd November 2023.

We are currently awaiting results of ecologist survey and we will obtain quotations for the demolition and repair asbestos survey.

If we are looking to demolish the existing Church building prior to the new build contract, we will need to arrange for the services to be disconnected and submit a planning application for the demolition along with a section 80 notice to Building Control. A tender process for the demolition works will also be required.

Following a meeting w/c 13th November 2023 and comments from our Planning and Highways colleagues there is potential in expanding the scheme to incorporate the shops and former surgery.

At present we need to obtain planning permission for the Church site so that we can continue with the purchase of the site.

Ty Mair, Mold (properties and mix: 36 dwellings in current scheme – mix to be determined).

Architect: Lawrey Architects

Update: Currently awaiting a meeting with three parties regarding the heads of terms which have been amended by Diocese. Following a meeting w/c 13th November 2023 and comments from our Planning and Highways colleagues the proposals for accessing the site should be acceptable with some work required for separating the children from the access road and providing some access for car parking for the school staff.

Penyffordd Junior School

Demolition Phase

The contractor, Total Demolition Ltd, has had a delay with engaging an asbestos contractor to remove the asbestos from the building. Confirmation has been received this week the price has now been agreed and should be ready to start on site within the next 3-4 weeks. They are currently putting the license notification into the HSE to be able to commence the works and progressing the Health and Safety Plan and Method Statements.

The contract documents need to be finalised and this will be progressed by the team. The team also need to employ a Health and Safety Advisor (potentially Rider Levett Bucknall who are on the WPA framework) to assess the Contractors Health and Safety Plan and Method Statements prior to work commencing.

Housing Development

A meeting took place on site with the Parish Council on the 4th October 2023 to discuss the options for the scheme, the split of the site (options of dividing it either North/ South or East/West) and the issue regarding the location of the main access road into the new housing development (whether it should be from Penymynydd Road or from Chester Road). The Parish Council and local community do not have a clear idea for the potential use of their portion of the site land and details have been provided of a Welsh Government Asset Collaboration Programme funding stream which could be accessed by the Parish Council for development of the site which could provide between £10,000 and £75,000 (revenue) and of up to £250,000 for capital projects.

A topographical survey is to be carried out on the site alongside an arboriculture survey for all the existing trees on the site before instructing architects for a design on an east / west split of the site.

Canton Depot (properties and mix: Subject to drainage design).

Architect: Halliday Clark

Engineer: Halliday Clark

Update: Canton Depot provides some unique challenges in relation to the site. The site has complex drainage issues and potential for being designated as a flood zone under TAN 15. Access to the site is also challenging with one access road owned by FCC and the other by an adjoining business. The adjoining land also presents challenges / problems with the retaining walls and a detailed structural assessment will be required.

Halliday Clark are now working with their engineers to review the drainage issues and the current open and closed culvert which runs through the

	<p>site. Once a suitable method of resolution for this project has been found we will be seeking the cost outline from Ridder Levett Bucknall.</p> <p>Timescales are complicated for the scheme due to the issues associated with the drainage and access. If these challenges can be resolved, then it is anticipated it will be c.6 months before technical review will be sought from the WG.</p> <p>High Steet, Connahs Quay (Old Music Shop) (properties and mix: 6 x 2-person, 1 bed flats) This is still with Planning. We are aware that there are other possible offers on the table to purchase this site.</p>
1.05	<p>Social Housing Grant (SHG)</p> <p>The Programme Delivery / Development Plan (PDP) containing the allocation of 3 years of SHG funding was reported to Overview and Scrutiny and Cabinet in September and October. There was a deliberate over subscription of the PDP to ensure full spend of our £13+ million allocation and to be a position to soak up any underspends elsewhere. Unfortunately, other LAs used the same approach.</p> <p>WG feedback indicated that they were pleased to note Years 1, 2 and 3 are fully allocated. However, they expressed concern that the main schemes grant remaining was circa £19.2m which was above our annual allocation. After review across Wales, they have advised that the Grant remaining must not exceed the annual allocation i.e., £13,352,142 and we have been asked to adjust our programme accordingly for Quarter 3.</p> <p>Due to circumstances beyond the control of both the LA and RSL's, including contractors going into administration, withdrawing due to increased costs, the cost-of-living crisis, rising interest rates together with wage and material inflation, there are three schemes where additional funding of circa £10.3m is now required together with a recently proposed scheme where circa £1.3m is required.</p> <p>There have been variations to the PDP including the removal of Highmere Drive, Connah's Quay.</p> <p>There has also been some slippage in relation to the Wern Farm and Well Street schemes, as a result of which we have been obliged to adjust this year's allocation of funding.</p>
1.07	<p>Transitional Accommodation Capital Programme (TACP)</p> <p>In July 2023 the Minister for Climate Change announced a new round of Transitional Accommodation Capital Programme (TACP) in the 2023-24 financial year.</p> <p>TACP was established in 2022 to bring forward good quality, longer term accommodation for people who are currently living in temporary accommodation. FCC were awarded over £500k in 2022/2023 which was utilised to bring back voids into use.</p>

The programme was intended to run in a similar way to last year – that is, consider applications for funding on a ‘first come, first served’ basis. All proposed schemes must meet housing needs in the relevant LA area/areas and must be used to support people from temporary accommodation into longer term accommodation. They also needed to meet TACP standards (please see attached Appendix 1).

A full list of scheme types supported by the programme is provided in the attached TACP standards document (Appendix 2). In summary, the programme will continue to fund voids and remodelling, demolition and newbuild, and conversion. These scheme types apply to LA / RSL existing stock.

TACP will also support Modern Methods of Construction (MMC), including for ‘meanwhile use’, acquisitions i.e., existing dwellings and off the shelf purchases as well as ‘acquire to convert’. In some cases, TACP can support the acquisition of tenanted properties from private sector landlords where the tenant will be made homeless. For existing dwellings and acquisition of ‘off the shelf’ properties, the standards and maximum grant rate will be aligned under TACP and the Social Housing Grant (SHG). RSLs and LA development teams were obliged to confirm that they had discussed their schemes with the LA and that they would help to meet housing pressures in the area. In particular all TACP-funded homes would be allocated to tenants who are currently living in temporary accommodation. This includes everyone in housing need including people experiencing homelessness, and those being resettled from Syria, Afghanistan and Ukraine.

Funding allocated is for 2023-24 financial year only, so any slippage is a pressure for next financial year which the WG do not have a budget for. However, WG are not ruling out longer term projects, such as demolish and rebuild etc.

A proportional approach to the allocation of funding was taken by the WG based on the numbers of individuals that each LA area had in temporary accommodation (TA) and was based on a six-month average for each LA area (latest available data between Dec 22 – March 23).

WG advised Flintshire had been allocated a nominal sum of £1,598,251 but would allow a tolerance of up to £50k over if required.

As the funding was oversubscribed WG requested a review and prioritisation of the schemes using various parameters including how well the scheme meets local housing needs to reduce numbers in temporary accommodation and/or have a positive impact on those living in temporary accommodation – particularly B&B and hotels, where children and young people are housed and any other matters that are of particular importance to a local area.

The team prioritised the schemes in consultation with RSLs and FCC Homeless Prevention team.

1.09	<p>The TACP allocation for FCC for this financial year includes delivery of 28 units. This is made up of the following:</p> <ul style="list-style-type: none"> • 8 acquisitions plus 2 internal transfers from General Fund to HRA (9 x FCC & 1 x RSL) • 18 long term voids brought back into use (16 x FCC & 2 x RSL). <p>Please see appendix 3 for Welsh Government: TACP 2023-2024 Flintshire Priority Schemes Confirmation email advice dated 13th October 2023 and appendix 3A for details of all schemes within Flintshire approved for TACP funding.</p>
1.10	<p>Progress to date relating to buy backs is as follows:</p> <ul style="list-style-type: none"> • Four purchases completed • Seventeen purchases are in the pipeline

2.00	RESOURCE IMPLICATIONS
2.01	<p>Schemes are funded through SHG and TACP. In addition, all schemes must comply with the WG Standard Viability Model (SVM) in order to access SHG and TACP funding.</p>

3.00	CONSULTATIONS REQUIRED/CARRIED OUT
3.01	None.

4.00	APPENDICES
4.01	<p>Appendix 1 - Standards for Homes Delivered under the Transitional Accommodation Capital Programme (TACP), TACP Objectives.</p> <p>Appendix 2 - How SHG, RCG and TACP can be used.</p> <p>Appendix 3 - Welsh Government: TACP 2023-2024 - Flintshire Priority Schemes Confirmation email advice dated 13.10.23.</p> <p>Appendix 3A - Details of schemes approved for TACP funding.</p>

5.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
5.01	N/A.

6.00	CONTACT OFFICER DETAILS
6.01	Contact Officer: Paul Calland Strategic Housing and Development Programme Manager Telephone: 07825 377623 E-mail: paul.calland@flintshire.gov.uk

7.00	GLOSSARY OF TERMS
7.01	N/A.