



County Hall
Cardiff
CF10 4UW
Tel: (029) 2087 2000

Neuadd y Sir
Caerdydd
CF10 4UW
Ffôn: (029) 2087 2000

SUPPLEMENTARY PAPERS

Committee	COMMUNITY & ADULT SERVICES SCRUTINY COMMITTEE
Date and Time of Meeting	WEDNESDAY, 7 JULY 2021, 4.30 PM
Venue	REMOTE MEETING
Membership	Councillor Jenkins (Chair) Councillors Ahmed, Carter, Gibson, Philippa Hill-John, Lent, Lister, McGarry and Mackie

The following papers are updated to those on the agenda circulated previously

- 7 **Housing Development New Build Schemes - Authority to Proceed** (*Pages 3 - 44*)
Pre-decision Scrutiny

Appendices 1 and 2 of the report are not for publication as they contain exempt information of the description in paragraph 14 of part 4 and paragraph 21 of Part 5 of schedule 12A of the Local Government Act 1972.

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 1 July 2021

Contact: Andrea Redmond, 02920 872434, a.redmond@cardiff.gov.uk

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CYNGOR CAERDYDD
CARDIFF COUNCIL

COMMUNITY & ADULT SERVICES SCRUTINY COMMITTEE

7 July 2021

HOUSING DEVELOPMENT NEW BUILD SCHEMES – AUTHORITY TO PROCEED.

Appendices 1 and 2 of the Report are not for publication as they contain exempt information of the description in paragraph 14 of part 4 and paragraph 21 of part 5 schedule 12a of the Local Government Act 1972.

Purpose of Report

1. To enable Members pre-decision scrutiny of the Report to Cabinet which proposes the Council enter into a collaboration agreement with Hafod Housing Association at the former Lansdowne Hospital site, and an acquisition contract with Linc Housing Association for the freehold interest of the former Michaelston Pub site.
2. The draft Cabinet Report, attached at **Appendix A** (*and its subsequent Appendices*) are due to be considered by Cabinet at its meeting on 15 July 2021.
3. Members should note that Appendices of the Cabinet report are exempt from publication. Members are requested to keep this information confidential, in line with their responsibilities as set out in the Members Code of Conduct and the Cardiff Undertaking for Councillors.

Purpose of the Report

4. Members are to note that there are two key decisions contained within the draft Report to Cabinet which are:

- To approve and enter into a Collaboration Agreement with Hafod Housing Association to jointly deliver 106 new affordable homes (38 council) at the former Lansdowne Hospital site and adjoining Housing Revenue Account (HRA) land.
- To approve the Council entering into an acquisition contract with Linc Housing Association for the freehold interest of the former Michaelston Pub site, Drope Road to allow the site to be included with the wider Michaelston College development scheme.

Background

5. Currently, there are just under 8,000 people on the housing waiting list. A Local Housing Market Assessment indicated that 2,024 new affordable homes are required each year to meet the demand. However, on average over the last 5 years the social housing sector has only delivered around 250 new homes each year.
6. The Administration's 'Capital Ambition: Our Continuing Commitments for Cardiff' policy statement contains a commitment to deliver at least 2,000 new Council homes, of which 1,000 will be completed by 2022, and to work with developers and partners to deliver 6,500 affordable homes across the city by 2026.
7. In order to achieve this, the Council has established a number of development delivery routes as follows:
 - Cardiff Living Development (300 target)
 - Additional New Build Programme (outside of Cardiff Living) (400 target)
 - Open Market Buy-Backs (100 target)
 - Developer Package Deals (100 target)
 - Convert buildings to Council Homes (50 target)
 - Meanwhile Use of Land (50 target)

(N.B The targets listed above relate to the 1,000 properties aimed to be complete by December 2022).

8. Members are to note that the Welsh Government, liaise with local authorities in order to understand barriers they may face in their build programme; offering authorities relevant guidance and support.
9. One of the recommendations made by Welsh Government has been to encourage local authorities to collaborate with Housing Associations (*where feasible*) in order to share resources and maximise the delivery of affordable homes. This includes given consideration to jointly develop, where HRA land and adjoining council owned land can be brought together into one scheme.

Lansdowne Hospital Site

10. Hafod Housing completed the acquisition of the former Lansdowne Hospital site in 2019. In 2020, the Council's Housing Revenue Account appropriated an area of land between Ysgol Treganna and the former Lansdowne hospital site with consideration being given to develop the two sites in collaboration to jointly deliver an affordable housing scheme, sharing resources and delivering new affordable homes in a more cost-effective way.
11. The development would provide full social housing, totalling 106 new homes. The proposed split between the Council homes and the homes to be built for Hafod HA at the site is detailed as a 40/60% split. Members are to note the proposed mix for of property types delivered by the Council at the site would include:
 - 12 x 3 bed townhouses
 - 3 x 4 bed townhouses
 - 23 x 1 & 2 bed flats
12. Point 12-20 of the draft Cabinet Report sets out the proposed collaboration agreement between the Council and Hafod which would be reviewed and agreed by the Council's legal team.

Michaelston College & Pub Site

13. Point 8-9 of the draft Cabinet Report details that the Council has achieved an in-principal agreement with Linc Housing Association to acquire the former Michaelston College site into the Housing Revenue Account for the purpose of delivering a Council led development.
14. Members are to note that as part of this agreement the package deal previously being considered by the Council for the delivery of 28 flats on the former Morrisons Local site in Pentwyn with Willis Construction, will be instead offered to Linc Housing Association.
15. As part of a wider masterplan for the Michaelston College site, approval is also being sought to acquire the freehold interest of the former Michaelston Pub site from its current owners Linc Housing Association. Members are to note that the valuation details are contained in confidential **Appendix 1**.
16. The Michaelston College Pub site is located adjacent to the former Michaelston College site which the Council is already proposing to redevelop through The Cardiff Living Programme.
17. Point 14 of the Cabinet Report states that prior to Cabinet approving this acquisition, the Council would agree Heads of Terms with Linc Housing Association, obtain a valuation of the site and undertake the necessary due diligence associated with a land purchase.

Scope of Scrutiny

18. During this scrutiny, Members have the opportunity to review the draft Cabinet Report and explore:
 - I. The key factors shaping the proposed acquisition and collaboration
 - II. Financial implications
 - III. Risks to the Council
 - IV. Next Steps and timelines

Following their consideration, Members will then be able to decide what comments, observations or recommendations they wish to pass on to the Cabinet for their consideration.

Structure of the meeting

19. This item will be considered in two parts: an open session, where Members will receive a verbal overview of the contents of the Report published in the public domain by officers. This will be followed by an opportunity for Committee Members questions. Should Members wish to ask any questions on the confidential Appendices the Chair will move to close the meeting where members of the public will be excluded.
20. Councillor Lynda Thorne (Cabinet Member – Housing & Communities), Sarah McGill (Corporate Director – People & Communities) and Dave Jaques (Operational Manager – Development & Regeneration) will be available to answer Members questions.
21. Following this item, Members will then be able to decide what comments, observations or recommendations they wish to pass on to the Cabinet for their consideration prior to making their decisions.

Structure of the Papers

22. To facilitate the scrutiny, the following appendices are attached to this report:

- **Appendix A** – Draft Cabinet report
- **Appendix 3** – Proposed Lansdowne Site Layout
- **Appendix 4** – Equality Impact Assessment Form

The following confidential Appendices are attached to Appendix A:

- **Appendix 1** – Valuation for Michaelston Inn
- **Appendix 2** – Draft Cost Plan for Lansdowne Site

Legal Implications

The Scrutiny Committee is empowered to enquire, consider, review and Recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct legal implications. However, legal implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any legal implications arising from those recommendations. All decisions taken by or on behalf of the Council must (a) be within the legal powers of the Council; (b) comply with any procedural requirement imposed by law; (c) be within the powers of the body or person exercising powers on behalf of the Council; (d) be undertaken in accordance with the procedural requirements imposed by the Council e.g. Scrutiny Procedure Rules; (e) be fully and properly informed; (f) be properly motivated; (g) be taken having regard to the Council's fiduciary duty to its taxpayers; and (h) be reasonable and proper in all the circumstances.

Financial Implications

The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct financial implications at this stage in relation to any of the work programme. However, financial implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any financial implications arising from those recommendations.

RECOMMENDATIONS

The Committee is recommended to:

- i. Consider the information provided in this report, its Appendices and information received at the meeting;
- ii. Decide whether it wishes to relay any comments or observations to the Cabinet.

DAVINA FIORE

Director of Governance and Legal Services

6 July 2021

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BY SUBMITTING THIS REPORT TO THE CABINET OFFICE, I, SARAH MCGILL, CORPORATE DIRECTOR FOR PEOPLE AND COMMUNITIES AM CONFIRMING THAT THE RELEVANT CABINET MEMBER(S) ARE BRIEFED ON THIS REPORT

Appendices 1 and 2 of the report are not for publication as they contain exempt information of the description in paragraph 14 of part 4 and paragraph 21 of Part 5 of schedule 12A of the Local Government Act 1972

**CARDIFF COUNCIL
CYNGOR CAERDYDD**

CABINET MEETING: CABINET DATE: JULY

**HOUSING DEVELOPMENT NEW BUILD SCHEMES –
AUTHORITY TO PROCEED.**

HOUSING AND COMMUNITIES – CLLR LYNDA THORNE

AGENDA ITEM:

Reasons for this Report

1. To approve the Council entering into a legal agreement with Linc Housing Association to purchase the former Michaelston Pub site off Drope Road, Ely to deliver new council housing.
2. To approve the Council entering into a Collaboration Agreement with Hafod Housing Association to jointly develop the former Lansdown Hospital site and adjoining council (HRA) owned land to deliver a total of 106 new affordable homes of which 38 (40%) will be council homes. The estimated build costs for the council homes is provided in appendix 2.
3. To provide strategic support to Linc Housing Association with regards to the allocation of Social Housing Grant for the delivery of new social housing units with Willis Construction Ltd on the former Morrisons Local site, Pentwyn.

Background

4. Through Capital Ambition the Council has set a target of delivering at least 1,000 new council homes by 2022 and to have a development programme capable of delivering over 2,000 new council homes in the longer term. These targets have been set in direct response to the increasing demand we face for affordable housing in our city.
5. A Cabinet report approved in November 2020 gave an update on the development programme and detailed the delivery routes being utilised in order to meet our targets and deliver new council homes. These routes included the continuation of the Cardiff Living programme, entering into developer lead Package Deals, the development of new homes through the Additional Build programme and the purchase of property from the open market.
6. More recently Welsh Government have been meeting with the stock retaining local authorities with build programmes in order to better understand the barriers to council housing development and to provide support and guidance to enable local authorities to build new council homes at scale & pace. One of the recommendations of Welsh Government has been to encourage Local Authorities to collaborate with Housing Associations where it is feasible to do so, in order to share resources and maximise the delivery of affordable homes and also to consider jointly developing where HRA land and adjoining RSL owned land can be brought together into one scheme.
7. Hafod Housing completed the acquisition of the former Lansdown Hospital site in 2019. The HRA appropriated an area of land between Ysgol Treganna and the former Lansdowne hospital site in 2020 and we have been exploring the potential to develop the two sites as a collaboration in order to jointly deliver an affordable housing scheme, sharing resources and delivering new affordable homes in a more cost-effective way.
8. The Council has achieved an in principle agreement with Linc Housing Association to acquire the former Michaelston College site into the HRA for the purpose of delivering a Council led development. This would directly link with the Council's proposals for the adjoining Michaelston College site – focused on delivering affordable older person housing and a range of facilities for the wider community.
9. As part of this agreement the package deal previously being considered by the Council for the delivery of 28 flats on the former Morrisons Local site in Pentwyn with Willis Construction will be instead offered to Linc Housing Association and strategic support for the scheme given. This will allow the scheme to be considered as part of the Social Housing Grant Programme to be eligible for WG grant.

Issues – Land purchase

10. Due to the likely site value, approval is being sought to acquire the freehold interest of the former Michaelston Pub site from its current owners Linc Housing Association. The valuation details are provide in Appendix 1.
11. The site is well located on the corner of Drope Road and Michaelston Road and is adjacent to the former Michaelston College site which the Council is already proposing to redevelop through The Cardiff Living Programme.
12. The acquisition of this site will enable the former pub site to be included in the wider masterplan for the Michaelston college site which is focused on delivering mix of affordable older person housing, family housing and a wide range of facilities for the local community. By including this site within the masterplan for the college site a more holistic development proposal can be brought forward for consultation with the wider community. Redeveloping both sites in a more efficient way, making a positive impact for the local community.
13. A range of site surveys and design work has already been undertaken by Linc HA including public Pre-Application Consultation (PAC) and pre-application discussions with the planning department. The Council would benefit from these surveys as part of the acquisition and this also gives us the reassurances that the risks associated with developing this site are known and can be mitigated against.
14. Subject to the Cabinet approving this acquisition the Council will agree Heads of Terms with Linc Housing Association for the acquisition, obtain a valuation of the site and undertake the necessary due diligence associated with a land purchase.
15. The purchase and development of this site will be contained within the funding envelope of the current HRA business plan.

Issues – Collaboration Agreement

16. The Council has been working with Hafod Housing association in order to bring forward a joint development of the former Lansdown Hospital site and an adjoining parcel of HRA land. The development will provide 100% social housing and currently proposes 106 new homes across the site delivering a mix of flats and houses. the proposed mix for the council is:
 - 12 x 3 bed townhouses
 - 3 x 4 bed townhouses
 - 23 x 1 & 2 bed flats
17. The proposed scheme plans are provided in appendix 3.
18. An estimate of costs for the scheme has been produced and is provided in appendix 2. This report identifies the full mix of units and the proposed spilt between the council homes and the homes to be built for Hafod HA. There is roughly a 40/60% split of homes between Cardiff Council & Hafod HA.

19. A draft Collaboration Agreement has been drawn up by Hugh James solicitors on behalf of Hafod HA and will be reviewed and approved by the Council's Legal team.
20. The draft agreement provides full details of how a collaboration between Cardiff Council Hafod HA but essentially sets out the following;
- Hafod HA will lead the development and provide project management to Cardiff Council at nil cost.
 - All pre-development costs are split between Cardiff CC and Hafod in line with the % allocation of units (40/60%)
 - The HRA land will be transferred to Hafod HA at a value to be agreed by the councils Valuer.
 - Hafod HA will appoint an Employers Agent
 - Hafod will appoint a developer through an agreed procurement route – likely to be an open procedure through sell to wales using a 2 stage tender process.
 - Hafod will enter into a JCT 2016 Design & Build contract with the developer.
 - Cardiff Council will pay certified monthly certificates for its share of the construction costs associated with the 38 new council homes.
 - The infrastructure costs will be split on a 40/60% basis in line with the overall split of units.
 - Once completed Cardiff Council will be freeholder owners of the new council homes.
 - Cardiff Council will agree all documents including the specification and Employers Requirements
21. A full review of the Legal & Procurement issues associated with this proposal will need to be undertaken prior to the council entering into the final agreement.
22. A full assessment of the scheme viability will be required ahead of the Council entering into the collaboration agreement to ensure the scheme is affordable for the council within the approved viability parameters.
23. The scheme is accounted for within the current HRA Business Plan and within the current HRA development programme.
24. It is felt that working in a collaborate manner for the development of adjoining sites will ensure that a more holistic scheme is delivered with shared objectives and requirements resulting in efficiencies for both parties. Furthermore, the council will benefit from Hafod's Development Teams expertise & experience and the development will require a limited resource input from the council ensuring the councils own development resources are not stretched.

Local Member consultation (where appropriate)

25. Local Member consultation for the scheme at Lansdowne Hospital site has taken place through the Pre Application Consultation process and Ward Members have been consulted on the Michaelston proposal.

Reason for Recommendations

26. To enable the Council to deliver against its new build housing targets and to ensure a more aligned and holistic development proposal is brought forward for the Michaelston Pub & College sites.

Financial Implications

27. The report proposes the acquisition of land to develop new affordable council housing to let at social rent levels. Any decision to acquire a site should be based on a valuation demonstrating best value for the site to be acquired as well as an indication of the total costs of both the site acquisition (including any taxes) and an estimate of total development costs. Housing viability assessments to support decision making will need to be part of final due diligence and in actioning in any delegation to enter into land or construction agreements. Funding to acquire and develop the site can be re-prioritised from within the overall 5 year capital programme approved as part of the HRA budget setting proposals in March 2021. On acquiring any land, the Council will be responsible for the holding costs of the site until development proceeds. Where the Council is making payment for external advice in relation to the site, these should be novated to the council to ensure that the Council can rely on that advice, any loan payment compensation will need to be met from HRA revenue budgets.
28. Funding is included within the overall 5 year capital programme approved as part of the HRA budget setting proposals in March 2021, towards the development and construction of units at the Lansdown Hospital site. The report sets out the additional due diligence to be undertaken prior to entering into any contractual arrangements including legal, procurement and housing viability. Any approach to entering into contracts should also set out the process for maintenance of the development once the properties are completed. The due diligence should also confirm the VAT implications arising from any land transfer including advice on the valuations agreed.
29. Subject to the agreed valuation being that outlined in Appendix 1 or lower, to approve the Council entering into an acquisition contract with Linc Housing Association for the freehold interest of the former Michaelston Pub site, Drope Road to enable the site to be included with the wider Michaelston College development scheme.
30. To delegate authority to the Corporate Director for People & Communities and the Corporate Director Resources (S151 Officer) , in consultation with the Cabinet Member for People & Communities and the Cabinet Member for Finance and Modernisation to approve and enter into a Collaboration Agreement with Hafod Housing Association to jointly deliver 106 new affordable homes (38 council) at the former Lansdown Hospital site and adjoining HRA land in accordance with the terms set out in the body of this report.

Legal Implications (including Equality Impact Assessment where

31. The Council has powers under part II of the Housing Act 1985 to acquire land and provide houses for the purpose of providing housing accommodation. The Council is required to ensure value for money for its property transactions and the provision of any works and will need to take into account advice from a qualified valuer, and where appropriate, external costs consultants. In relation to the provision of works and services in collaboration with its development partner, the Council should ensure that any contracts are awarded in line with the public procurement requirement and the Council's own standing orders for contracts.

Equalities and Socio -Economic Duty

32. In considering this matter, the Council must have regard to its public sector equality duties under the Equality Act 2010 (including specific Welsh public sector duties). This means the Council must give due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of protected characteristics. The protected characteristics are: age, gender reassignment, sex, race – including ethnic or national origin, colour or nationality, disability, pregnancy and maternity, marriage and civil partnership, sexual orientation, religion or belief – including lack of belief.

33. When taking strategic decisions, the Council also has a statutory duty to have due regard to the need to reduce inequalities of outcome resulting from socio-economic disadvantage ('the Socio-Economic Duty' imposed under section 1 of the Equality Act 2010). In considering this, the Council must take into account the statutory guidance issued by the Welsh Ministers ([WG42004 A More Equal Wales The Socio-economic Duty Equality Act 2010 \(gov.wales\)](#)) and must be able to demonstrate how it has discharged its duty.

34. An Equalities Impact Assessment aims to identify the equalities implications of the proposed decision, including inequalities arising from socio-economic disadvantage, and due regard should be given to the outcomes of the Equalities Impact Assessment (Appendix 3).

The Well-being of Future Generations (Wales) Act 2015

35. The Well-Being of Future Generations (Wales) Act 2015 ('the Act') places a 'well-being duty' on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible. In discharging its duties under the Act, the Council has set and published well being objectives designed to maximise its contribution to achieving the national well being goals. The well being objectives are set out in Cardiff's Corporate Plan 2020 -23

36. When exercising its functions, the Council is required to take all reasonable steps to meet its well being objectives. This means that the decision makers should consider how the proposed decision will contribute towards meeting

the well being objectives and must be satisfied that all reasonable steps have been taken to meet those objectives.

37. The well being duty also requires the Council to act in accordance with a 'sustainable development principle'. This principle requires the Council to act in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Put simply, this means that Council decision makers must take account of the impact of their decisions on people living their lives in Wales in the future. In doing so, the Council must:

- Look to the long term
- Focus on prevention by understanding the root causes of problems
- Deliver an integrated approach to achieving the 7 national well-being goals
- Work in collaboration with others to find shared sustainable solutions
- Involve people from all sections of the community in the decisions which affect them

The decision maker must be satisfied that the proposed decision accords with the principles above; and due regard must be given to the Statutory Guidance issued by the Welsh Ministers, which is accessible on line using the link below: <http://gov.wales/topics/people-and-communities/people/future-generations-act/statutory-guidance/?lang=en>

Welsh Language

38. The decision maker should be mindful of the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards.

Policy and Budget Framework

39. The decision maker must be satisfied that the proposal is within the Policy and Budget Framework, if it is not then the matter must be referred to Council.

HR Implications

40. There are no direct HR implications for this report.

Property Implications

41. Strategic Estates have assisted People and Communities to secure the land adjoining the former Lansdown Hospital to provide the wider site to enable a collaboration agreement to move forward. We have also worked closely on Michaelstone College to ensure this forms part of the target outlined in the Capital Ambition for new homes.

42. An opportunity has arisen to incorporate the Michaelstone Inn/Pub which is located opposite Michaelstone College and Strategic Estates will support the HRA in securing an acquisition price commensurate with Section 123 within the parameters of the valuation attached as Appendix 1 which will require updating at an appropriate time.

RECOMMENDATIONS

Cabinet is recommend to

1. To approve the Council entering into an acquisition contract with Linc Housing Association for the freehold interest of the former Michaelston Pub site, Drope Road to enable the site to be included with the wider Michaelston College development scheme.
2. To delegate authority to the Corporate Director for People & Communities, in consultation with the Cabinet Member for People & Communities to approve and enter into a Collaboration Agreement with Hafod Housing Association to jointly deliver 106 new affordable homes (38 council) at the former Lansdown Hospital site and adjoining HRA land in accordance with the terms set out in the body of this report.

SENIOR RESPONSIBLE OFFICER	Sarah McGill Corporate Director People & Communities
	Date submitted to Cabinet office

The following appendices are attached:

1. *Valuation for Michaelston Inn*
2. *Cost Plan (draft), Lansdowne site*
3. *Site layout plan Lansdowne site*
4. *EIA (new build)*

The following background papers have been taken into account

By virtue of paragraph(s) 14, 21 of Part(s) 4 and 5 of Schedule 12A of the Local Government Act 1972.

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By virtue of paragraph(s) 14, 21 of Part(s) 4 and 5 of Schedule 12A of the Local Government Act 1972.

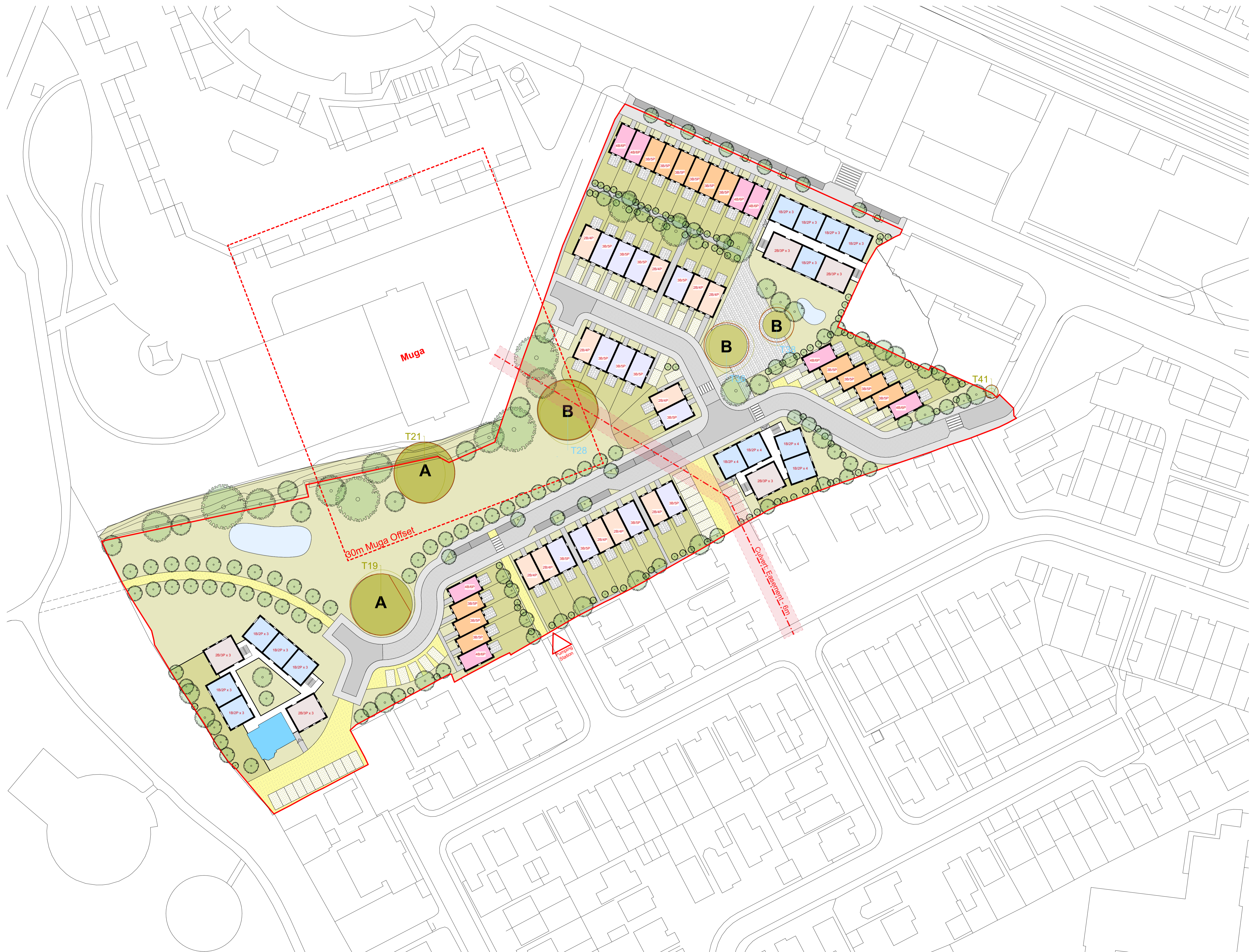
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Unit Type	Unit N°
1 Bed Apt 1B/2P	46
2 Bed Apt 2B/3P	15
2 Bed House 2B/4P (2s)	11
3 Bed House 3B/5P (2s)	12
3 Bed House 3B/5P (3s)	13
4 Bed House 4B/6P (3s)	8
Total	105
Car Park Spaces	70

Site area = 20,066 m²

Legend

[Yellow]	Resin bound
[Green]	Grass grid parking
[Grey]	Tarmac Road
[Light Grey]	Pavement
[Blue]	Patio areas
[Dark Grey]	Concrete Paving Blocks
[Light Green]	Private Gardens
[Light Green]	Public Grassed areas
[Dark Grey]	On street parking



Scale @ A1
1:500

Client
Dennis Hellyar Architects
105 The
Lansdowne Hospital Regeneration
Lansdowne Hospital, Lansdowne Rd, Cardiff CF11 8LL

Drawing Title
Site 1 & 2 Feasibility Study

File:
150718_Lansdowne_Road.rvt

Rev. Description
A Updated Plans
B Post meeting with M. Bidolph
C New red boundary and Flat Layout

Date By
08/07/2019 JRM
22/07/2019 JRM
18/09/2019 JRM
08/10/2019

Unit 15, 15C
Head Road
Valley Road
Cardiff
CF24 5GN

Date: 08/10/2019

t: +44 (0)1446 500720
e: info@dennis-hellyar-architects.com
w: www.dennis-hellyar-architects.com

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PRELIMINARY ISSUE FOR DISCUSSION ONLY

Drawing No SK_05 Rev C

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Equality Impact Assessment
Corporate Assessment Template

Policy/Strategy/Project/Procedure/Service/Function Title: Housing Development Programme
New/Existing/Updating/Amending: New

Who is responsible for developing and implementing the Policy/Strategy/Project/Procedure/Service/Function?	
Name: David Jaques	Job Title: Operational Manager, Development & Regeneration
Service Team: Housing Development	Service Area: Development & Regeneration
Assessment Date: 12 th August 2020	

1. What are the objectives of the Policy/Strategy/Project/ Procedure/ Service/Function?

To form and agree a Procurement Plan for the Council's house building programme on how we source goods and services in line with Council protocol and any applicable regulatory or legislative framework.

2. Please provide background information on the Policy/Strategy/Project/Procedure/Service/Function and any research done [e.g. service users data against demographic statistics, similar EIAs done etc.]

Cardiff Council have committed to delivering 3,000 new affordable Council homes, with 1,000 new homes to be completed by December 2022. The new build targets have been set in direct response to the increasing demand we face for affordable housing in our city.

The Council intend that by increasing housing supply, we will be directly targeting accessibility issues and downsizing by delivering larger family homes, specialist properties or adapted properties that are not currently being delivered in volume through more traditional delivery routes. The Council's aim is to build in volume and at pace to match the levels of demand as evidenced by the Council's housing waiting list.

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Equality Impact Assessment Corporate Assessment Template

The Council have a multifaceted approach to increasing the number of Council homes; we have the Cardiff Living programme, the enabling work with developers on LCHO homes and also the additional build programme.

Whereas the Cardiff Living programme is a Development Agreement direct with Wates, the Additional Build Programme will see the Council forming project teams, commissioning surveys and technical advice and progressing tender opportunities for works and services in order that we are able to deliver on our ambitious Additional Build Programme.

Our overarching Procurement Plan sets out the approach to procurement for these goods and services, which are fully in accordance with the Council's own policies, regulations and governance.

3 Assess Impact on the Protected Characteristics

3.1 Age

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative/]** on younger/older people?

	Yes	No	N/A
Up to 18 years		X	
18 - 65 years		X	
Over 65 years		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No impact regarding the Procurement Plan. The Council's house building programme intends to have a positive impact on all ages providing new homes for those in general need as well as specific homes such as adapted/accessible properties, older persons accommodation and hostel and temporary homes. Our build programme will also include homes for sale as well as LCHO.

What action(s) can you take to address the differential impact?

No action required.

3.2 Disability

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on disabled people?

	Yes	No	N/A
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CARDIFF COUNCIL

**Equality Impact Assessment
Corporate Assessment Template**

Hearing Impairment		X	
Physical Impairment		X	
Visual Impairment		X	
Learning Disability		X	
Long-Standing Illness or Health Condition		X	
Mental Health		X	
Substance Misuse		X	
Other		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No impact regarding the Procurement Plan. The Council’s house building programme intends to have a positive impact on any household with disabilities by ensuring that our new homes are in accordance with Welsh Government’s Design Quality Requirements, including also Lifetime Homes. Where there is specific housing need, this will be considered and incorporated into new homes in the form of accessible or adapted properties.

What action(s) can you take to address the differential impact?

No action required.

3.3 Gender Reassignment

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on transgender people?

	Yes	No	N/A
Transgender People (People who are proposing to undergo, are undergoing, or have undergone a process [or part of a process] to reassign their sex by changing physiological or other attributes of sex)		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No impact.

What action(s) can you take to address the differential impact?

No action required.

CARDIFF COUNCIL

**Equality Impact Assessment
Corporate Assessment Template**

3.4. Marriage and Civil Partnership

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on marriage and civil partnership?

	Yes	No	N/A
Marriage		X	
Civil Partnership		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No Impact.

What action(s) can you take to address the differential impact?

No action required.

3.5 Pregnancy and Maternity

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on pregnancy and maternity?

	Yes	No	N/A
Pregnancy		X	
Maternity		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No impact.

What action(s) can you take to address the differential impact?

No action required.

3.6 Race

Will this Policy/Strategy/Project//Procedure/Service/Function have a **differential impact [positive/negative]** on the following groups?

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	Yes	No	N/A
White		X	
Mixed / Multiple Ethnic Groups		X	
Asian / Asian British		X	
Black / African / Caribbean / Black British		X	
Other Ethnic Groups		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No impact.

What action(s) can you take to address the differential impact?

No action required. We would however point out that as part of any consultation on delivering new homes, we liaise fully with the local community and will provide translation services for any consultation literature if this is requested.

3.7 Religion, Belief or Non-Belief

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on people with different religions, beliefs or non-beliefs?

	Yes	No	N/A
Buddhist		X	
Christian		X	
Hindu		X	
Humanist		X	
Jewish		X	
Muslim		X	
Sikh		X	
Other		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No impact.

What action(s) can you take to address the differential impact?

No action required.

3.8 Sex

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Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on men and/or women?

	Yes	No	N/A
Men		X	
Women		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No impact.

What action(s) can you take to address the differential impact?

No action required.

3.9 Sexual Orientation

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on the following groups?

	Yes	No	N/A
Bisexual		X	
Gay Men		X	
Gay Women/Lesbians		X	
Heterosexual/Straight		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No impact.

What action(s) can you take to address the differential impact?

No action required.

3.10 Socio-economic Duty

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on the Socio-economic Duty?

	Yes	No	N/A
	X		

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Please give details/consequences of the differential impact, and provide supporting evidence, if any.

There will be a positive impact to socio-economic duty as the driving factor behind the Council's housebuilding programme is to increase the number of affordable, sustainable and energy efficient homes across the city. Our developments will have positive impacts and enhance the communities in which they are situated and the new homes will be built to Welsh Government's DQR standards as a minimum whilst also embodying sustainable infrastructure and highly energy efficient homes that will help reduce fuel poverty.

What action(s) can you take to address the differential impact?

We will adhere to the Socio Economic Duty guidance and:

- Take account of evidence and potential impact
- Consult and engage
- Understand the views and needs of those impacted by the decision, particularly those who suffer socio-economic disadvantage
- Welcome challenge and scrutiny
- Drive a change in the way that decisions are made and the way that decision makers operate

Our processes and procedures already embody these principles and we will continue to monitor and review the same.

3.11 Welsh Language

Will this Policy/ Strategy/Project/Procedure/Service/Function have a **differential impact (positive/negative)** on the Welsh Language?

	Yes	No	N/A
		X	

Please give details/ consequences of the differential impact, and provide supporting evidence, if any.

No impact.

What action(s) can you take to address the differential impact?

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We will ensure that all literature produced for consultation events and signboards have both English and Welsh text.

4. Consultation and Engagement

What arrangements have been made to consult/engage with the various Equalities Groups?

Consultation has and will continue to take place on:

- Adult Service and Physiotherapy on design of adaption properties
- Planning Consultancy
- Civil, Structural and Drainage Engineer
- Architect
- Mechanical and Electrical (M&E) Engineer
- Cost Consultant / Employer's Agent
- CDM Principal Designer
- Acoustic Consultant
- Arboriculturalist
- Ecologist
- Drainage and utilities services
- Legal services
- Specialist technical advice

5. Summary of Actions [Listed in the Sections above]

Groups	Actions
Age	None
Disability	None
Gender Reassignment	None
Marriage & Civil Partnership	None
Pregnancy & Maternity	None
Race	None
Religion/Belief	None
Sex	None
Sexual Orientation	None
Socio-economic Duty	None
Welsh Language	None
Generic Over-Arching [applicable to all the above groups]	None

6. Further Action

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Any recommendations for action that you plan to take as a result of this Equality Impact Assessment (listed in Summary of Actions) should be included as part of your Service Area's Business Plan to be monitored on a regular basis.

7. Authorisation

The Template should be completed by the Lead Officer of the identified Policy/Strategy/Project/Function and approved by the appropriate Manager in each Service Area.

Completed By : Elise Coalter	Date: 12 th August 2020
Designation: Operational Manager Development	
Approved By: David Jaques	
Designation: Operational Manager Development & Regeneration	
Service Area: Development & Regeneration	

- 7.1 On completion of this Assessment, please ensure that the Form is posted on your Directorate's Page on CIS - *Council Wide/Management Systems/Equality Impact Assessments* - so that there is a record of all assessments undertaken in the Council.

For further information or assistance, please contact the Citizen Focus Team on 029 2087 2536 / 3262 or email equalityteam@cardiff.gov.uk

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