



RECORD OF DELEGATED OFFICER DECISION

Key Decision ✓

SUBJECT: FACILITATING HOUSING PROJECT

PURPOSE OF REPORT:

In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director of Regeneration & Planning to engage with the owners of a sample of sites outlined in the following report with a view to establishing an in principle dialogue around the potential for sourcing financial support to unlock their stalled development sites.

DELEGATED DECISION: (DATE)

It was **AGREED:**

- A. That the sample list of 'pilot' sites be progressed; and
- B. Officer's engage with the owners of the sample sites with a view to establishing an in principle dialogue around the potential for sourcing financial support to unlock their stalled development sites.

Chief Officer Signature

JANE COOK

Print Name

23.11.2017

Date

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution.



If deemed urgent - signature of Mayor or Deputy Mayor or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:

.....
(Mayor)

.....
(Dated)

NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.

FOR CABINET OFFICE USE ONLY

PUBLICATION & IMPLEMENTATION DATES

PUBLICATION

Publication on the Councils Website:- 23.11.17

DATE

IMPLEMENTATION OF THE DECISION

Note: This decision will not come into force and may not be implemented until the expiry of 5 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

Subject to Call In the implementation date will be 1.12.17

DATE

Chief Executive

C. BEADSHAW

Print Name

23/11/17.

Date

DELEGATED DECISION

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

REPORT TO ACCOMPANY A DECISION OF THE DIRECTOR OF REGENERATION & PLANNING

NOVEMBER 2017

FACILITATING HOUSING PROJECT

AUTHOR(s): SIMON GALE – SERVICE DIRECTOR PLANNING

1. PURPOSE OF THE REPORT

- 1.1 In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director of Regeneration & Planning which seeks authorisation to engage with the owners of a sample of sites outlined in the report with a view to establishing an in principle dialogue around the potential for sourcing financial support to unlock their stalled development sites.

2. RECOMMENDATIONS

- 2.1 It is recommended that the contents of the report are noted and:
- A. The sample list of 'pilot' sites (attached at Appendix A) is agreed; and
 - B. To engage with the owners of the sample sites with a view to establishing an in principle dialogue around the potential for sourcing financial support to unlock their stalled development sites.

3. REASONS FOR RECOMMENDATIONS

- 3.1 The creation of new homes has significant economic, regeneration and social benefits for the County Borough. The Facilitating Housing project seeks to maximise the delivery of new homes in RCT and the benefits that are associated with it. Furthermore, the prudent use of the Council's resources in enabling house building has the potential to deliver a financial return to the Council.



4. BACKGROUND

4.1 At its meeting of 9 March 2017, Cabinet received an update report on the work undertaken so far on the Facilitating Housing initiative and in particular were appraised of two pieces of work that were commissioned to support the initiative around financial viability of housing development sites and financial levers that can be used to unlock them.

4.2 In response to this report, Cabinet resolved:

1. *To note the contents of the report and approve the work completed to date.*
2. *That officers prepare a programme of interventions and explore funding opportunities to present to Cabinet in due course.*
3. *That officers share this work regionally and work to develop wider initiatives.*

4.3 The report suggested that the work on the programme of interventions includes:

- *Prioritising sites and investment by developing criteria.*
- *Reviewing the level potential Council and external funding opportunities.*
- *Reviewing financial and non-financial constraints the programme would operate within (such as state aid);*
- *Reviewing alternative options to achieve these objectives.*
- *Engaging with landowners and developers to test the potential interventions.*

4.4 Since the resolution (and in addition to a range of other work both local and regional aimed at facilitating housing) officers from Regeneration & Planning and Finance have been developing a methodology that has produced a sample list of pilot sites that could benefit from intervention.

4.5 The majority of these sites are LDP housing allocations that have not yet come forwarded ('stalled') and range from sites as small as one for 9 houses in the Cynon valley to nearly 2000 new homes at Llanilid. Given the very different nature of these sites, the group considered it appropriate to treat them in tranches of small, medium, large and strategic sites as a logical approach to targeting specific types of intervention and funding sources. This will also enable the initiative to target some quick wins through the smaller sites but recognising that the significant housing delivery will come from the large and strategic sites which will have much longer lead in times. Strategic Sites will be dealt with outside of this specific project. In addition to these 'size based' tranches there is also a list that deals solely with Council owned sites. (The Pilot sites are attached at Appendix A and the full list of 'stalled' sites considered is attached at Appendix B)

4.6 In order to understand the exact nature and quantum of intervention that will be necessary to unlock a site then detailed discussions are needed with each individual landowner to understand their current financial position and the level of investment they can bring from other sources.



- 4.7 As such, authorisation is sought to carry out these discussions with landowners, on a without prejudice basis in order to finalise a prioritised list of detailed interventions.

5. EQUALITY AND DIVERSITY IMPLICATIONS

- 5.1 An Equality Impact Assessment (EqIA) screening form has been prepared for the purpose of this report. It has been found that a full report is not required at this time. The screening form can be accessed by contacting the author of the report or the Cabinet Business officer.

6. CONSULTATION

- 6.1 The next stage of this project will involve detailed consultation with the owners of the sites that have the potential to benefit from intervention

7. FINANCIAL IMPLICATION(S)

- 7.1 The next stage of this project has no financial commitments for the Council. However, the overall project could have significant financial implications if a solution to unlock a stalled site involved the use of loans and grants from the Council to unlock stalled sites. The next stage of this project (for which authorisation is sought in this report) will establish a more detailed picture, and allow funding options to be reviewed.

8. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

- 8.1 Treasury Management advice is being sought to develop a proposed intervention model and associated governance arrangements that would enable the Council to offer loan or grant finance, sourced by the Council, to eligible applicants. As part of formulating proposals that will provide finance to facilitate financially viable development projects, key principles will need to include due diligence of applicants, legality of arrangements (including State Aid considerations) and the level and type of acceptable security for the Council.

9. LINKS TO THE COUNCILS CORPORATE PLAN / OTHER CORPORATE PRIORITIES/ SIP.

- 9.1 The project specifically supports the Economy priority of the Corporate Plan by seeking to increase the number of dwellings built in the year. It also supports a strong economy by supporting the local supply chain, increase



spending in local centres and supporting local businesses (including SME builders). The scheme is also linked to the place priority as house building can improve the environment and increase pride in an area and increase community cohesion and indeed keep communities together.

10. CONCLUSION

- 10.1 House building has significant benefits, both to the economy and also to our communities. The work completed on the project so far provides a clear understanding of why some housing sites in Rhondda Cynon Taf are not coming forward.
- 10.2 The next stage of engagement with landowners will give a detailed picture of the exact nature and quantum of intervention that will be realistically required to unlock the prioritised stalled sites.



APPENDIX A – List of Pilot Sites

Large Sites		
Address	Dwelling Numbers	Acres (Net)
Land at Nant-y-Wenallt, Abernant Road (x2), Abernant, Aberdare	150	10.71
Hospital site, Llwynypia, Tonypany	150	10.71
Remainder of Ynyscynon Farm, Cwmbach, Aberdare	77	5.5
The Link Site, Pen-yr-eglwys, Church Village	140	10
Medium Sites		
Address	Dwelling Numbers	Acres (Net)
Land bordered by Cefnpennar Road and Phillip Row, Cwmbach, Aberdare	40	2.86
Old Hospital Site and School Playground, Treherbert, Treorchy	33	3.07
Site of the former Hillside Club, Capel Hill, Tonyrefail	40	2.86
Collenna Farm, Tonyrefail	25	1.75
Small Sites		
Address	Dwelling Numbers	Acres (Net)
Penygawsi, Llantrisant	20	1.43
Dyffryn Row, Cwmbach, Aberdare	9	0.42
Land at Catherine Crescent, Cymmer, Porth	15	1.07
Land South of Rhigos Road, Hirwaun	9	0.64
Council Owned Sites		
Address	Dwelling Numbers	Acres (Net)
Tegfan Farm, Potters Field, Trecynon, Aberdare	140	10
Site off Cemetery Road, Treorchy	34	2.43
Cefn Lane, Glyncoch, Pontypridd	30	2.14
Land South East of Llwydcoed Community Centre, Llwydcoed, Aberdare	15	1.07



APPENDIX B – List of Stalled Sites

Address
Former Fernhill Colliery Site, Blaenrhondda, Treherbert, Treorchy
Former Phurnacite Plant Site, Abercwmbol, Aberdare
Former Aberdare Hospital Site/ Roberstown, Abernant, Aberdare
Land South of Hirwaun (x2)
Former Cwm Colliery and Coking Works, Tyn-y-Nant, Pontypridd
Mwyndy / Talbot Green Area (2 areas of residential), Llantrisant
Former OCC Site Llanilid, Llanharan
Land South of Rhigos Road, Hirwaun
Land East of Trenant, Penywaun, Hirwaun
Land South East of Llwydcoed Community Centre, Llwydcoed, Aberdare
Tegfan Farm, Potters Field, Trecynon, Aberdare
Land at Nant-y-Wenallt, Abernant Road (x2), Abernant, Aberdare
Land bordered by Cefnpennar Road and Phillip Row, Cwmbach, Aberdare
Dyffryn Row, Cwmbach, Aberdare
Remainder of Ynyscynon Farm, Cwmbach, Aberdare
Land to the end of Godreaman St, Godreaman, Aberaman, Aberdare
Land rear of Maerdy Road, north of Junior school. / adj Maerdy Junior School
Land at Gwernllwyn Terrace (x2), Tylorstown, Rhondda Fach
Site off Fenwick Street (x2), Pontygwaith, Rhondda Fach
Old Hospital Site and School Playground, Treherbert, Treorchy
Site at the end of Mace Lane, Ynyswen, Treorchy
Site off Cemetery Road, Treorchy
Hospital site, Llwynypia, Tonypany
Land at Park Street, Clydach Vale, Tonypany
Land at Dinas Road / Graig Ddu Road, Dinas, Porth
Land at Catherine Crescent, Cymmer, Porth
Cefn Lane, Glyncoch, Pontypridd
Trane Farm / Bryngolau, Tonyrefail
Collenna Farm, Tonyrefail
Site of the former Hillside Club, Capel Hill, Tonyrefail
Land east of Mill Street, Tonyrefail
Land rear of Tylcha Wen Terrace, Tonyrefail
Land Part of Tylcha Ganol Farm, south of Mill St, Tonyrefail
Land East of Hafod Wen and North of Concorde Drive, Tonyrefail
Land south of Brynna Road, Brynna, Llanharan
Penygawsi, Llantrisant
The Link Site, Pen-yr-eglwys, Church Village
Penyderyn Lane, Hirwaun
Hirwaun Road, Penywaun, Hirwaun
Former Nidum Factory, Hirwaun
Lower River Level Tips, Abernant, Aberdare



Relevant Scrutiny Committee

Public Service Delivery, Communities & Prosperity

Background Papers

Cabinet July 2015

Cabinet 9 March 2017

Contact Officer

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LOCAL GOVERNMENT ACT 1972

AS AMENDED BY

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

REPORT TO ACCOMPANY A DECISION OF Director of Regeneration &
Planning

FACILITATING HOUSING PROJECT

Background Papers: Cabinet July 2015
Cabinet 9 March 2017

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