



## Report of the Cabinet Member for Service Transformation

Special Cabinet – 29 September 2022

# Retrospective Approval for Transitional Accommodation Capital Funding and Welsh Building Safety Funding from the Welsh Government

<b>Purpose:</b>	This report is being submitted to comply with Financial Procedure Rule No 7 (Capital Programming and Appraisals) to commit and authorise schemes in the Capital programme and seeks retrospective approval for two Welsh Government grant applications. The Transitional Accommodation Capital Programme (TACP) funding has been announced by Welsh Government to address the pressures in temporary accommodation and the Ukraine crisis. The scheme will fund works to bring void properties back into use more quickly, as well as the conversion of 3 buildings to residential accommodation for social rent. The Welsh Building Safety Funding was secured to provide sprinkler systems to the two high rise blocks of flats at Griffith John Street. This will commit the schemes to the capital programme in line with the Council's Financial Procedure Rules.
<b>Policy Framework:</b>	More Homes Strategy
<b>Consultation:</b>	Access to Services, Finance, Legal.
<b>Recommendation(s):</b>	It is recommended that Cabinet:  1) Approves the TACP bids set out in 2.0  2) Approves the Welsh Building Safety Fund set out in Section 3.0.  3) Delegates authority to the Interim Director of Place, the Chief Legal Officer and Chief Finance Officer to enter into any agreements necessary to ensure the delivery of the projects and to protect the Council's interests.

- 4) Delegates authority to the Interim Director of Place and the Chief Finance Officer to recover all expenditure associated with the delivery of the projects from Welsh Government.
- 5) Any further decisions relating to the funding above will be delegated to the Interim Director of Place and the Cabinet Member for Service Transformation, and schemes are detailed and approved via the annual HRA Capital Budget report.

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## **1. Introduction**

- 1.1 2 bids have been submitted to the Welsh Government for funding to support work as part of the Council's More Homes Strategy and to fund works to install sprinklers to 2 high rise tower blocks. Given the short timescales involved, it was not practical to inform Cabinet of the bids before the bid submission dates so this report seeks retrospective approval for the 2 bids.

## **2.0 Transitional Accommodation Capital Programme (TACP)**

- 2.1 The Transitional Accommodation Capital Programme (TACP) funding has been announced by Welsh Government to address the pressures in temporary accommodation and the Ukraine crisis. The scheme will fund works to bring void properties back into use more quickly, as well as the conversion of 3 buildings to residential accommodation for social rent.
- 2.2 The bid included a proposal to fund kitchen and bathroom works to 34 void properties. Using this TACP fund to employ an external contractor to undertake this work, will allow the in-house team to focus on normal voids. In addition to increasing the overall number of properties being prepared for letting over the next 6 months, this approach would also lead to normal voids being turned around more quickly; as the in-house team would not be undertaking major capital work.
- 2.3 The bid also included a request to fund the remodelling and conversion of 2 now vacant ex District Housing Offices into flats. These are - Penlan DHO and Eastside DHO. Penlan DHO will be converted into 6 x 2 bedroom flats, with 2 ground floor flats will be wheelchair accessible. Eastside DHO will be converted into 4 x 1 bed flats, and again the 2 ground floor flats will be accessible. The former Sparks Centre in Blaenymaes is a part demolition and new build of an ex community centre into 1 x 3 bedroom house and 2 x 1 bedroom wheelchair

accessible flats. The properties will be built to WDQR standard. Ward Members have been consulted regarding the conversion plans.

- 2.4 A further concept to explore HMO conversion to self-contained flats was included. With the introduction of the Renting Homes Act and the increase in provision of new purpose built student accommodation in Swansea there is a rise in the number of private rental properties and HMO properties coming to market. The bids looks at targeting the purchase of ex HMO properties to remodel to self-contained 1 bedroom if feasible.

### 3. Welsh Building Safety Fund

- 3.1 The Welsh Government established the Social Sector, Medium and High Rise Residential Building Remedial Capital Grant Fund in response to the Grenfell Tower disaster. The fund is designed to help social landlords with the cost of installing enhanced fire safety measures in medium and high rise tower blocks.
- 3.2 In recent years the Authority has developed a programme of installing sprinkler systems in its residential tower blocks. A bid was recently submitted to the Welsh Government to fund the installation of sprinkler systems in the 2 high rise tower blocks at Griffith John St.

### 4. Financial Implications

#### 4.1 TACP Funding

The amount of funding is applied for each scheme is set out in the tables below.

<b>Scheme name</b>	<b>Estimated scheme cost (£)</b>	<b>TACP (£)</b>	<b>Estimated HRA contribution (£)</b>
Voids	294,774	229,108	65,666
Eastide DHO Conversion	520,123	285,277	234,846
Penlan DHO Conversion	895,830	483,332	412,498
Sparks Centre Development	723,000	311,895	411,105
<b>Total</b>	<b>2,433,727</b>	<b>1,309,612</b>	<b>1,124,115</b>

- 4.2 The total estimated cost of the scheme is £2,433,727. The TACP element of this would be £1,309,612. The estimated HRA contribution would be £1,124,115. The bidding process was divided into 2 number of phases. The Authority has now been informed that both phases of the bid were successful.

## 5. Welsh Building Safety Fund

5.1 The amount of funding is applied for is set out in the table below.

<b>Scheme</b>	<b>Amount requested/awarded (£)</b>
Griffith John Street Block 1	505,000
Griffith John Street Block 2	416,000
<b>Total</b>	<b>921,000</b>

5.2 The Authority has recently been informed that this bid has been successful. No matched funding is required with the resources needing to be spent in the 2022/23 financial year.

## 6. Integrated Assessment Implications

- 6.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the Socio-economic Duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
  - Advance equality of opportunity between people who share a protected characteristic and those who do not.
  - Foster good relations between people who share a protected characteristic and those who do not.
  - Deliver better outcomes for those people who experience socio-economic disadvantage
  - Consider opportunities for people to use the Welsh language
  - Treat the Welsh language no less favourably than English.
  - Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 6.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.
- 6.3 Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.
- 6.4 An IIA Screening Form has been completed and a full IIA report is not required at this stage. Each site will need to be considered in detail once the development proposals are known. This will be subject to a further report.

- 6.5 Delivery of affordable homes, and decarbonisation of existing homes is a good example of the 5 Ways of Working promoted by the Well-being of Future Generations (Wales) Act 2015 and will make a significant contribution to the 7 well-being goals. It is an example of collaborative working between the public and private sector in a sustainable way resulting in a long term partnership with the objectives of developing homes within the city for the benefit of future generations.
- 6.6 Increasing the supply of affordable housing, and improving existing housing stock will assist in the regeneration of areas, and stimulating economic growth, addressing issues such as fuel poverty, inequality, jobs and skills which directly contributes to the council's obligations to act in a sustainable way pursuant to the Well-being of Future Generations (Wales) Act 2015.

## **7. Legal Implications**

- 7.1 The Council will need to ensure that it complies with any terms and conditions attached to this Welsh Government grant funding. Any procurement activities in relation to the projects in this report will follow the Council's Contract Procedure Rules.

**Background Papers** – None

**Appendices** - Appendix 1 - IIA Screening form