

**CYNGOR SIR POWYS COUNTY COUNCIL****REPORT FOR DELEGATED DECISION****By****County Councillor Rosemarie Harris  
Portfolio Holder for Property, Buildings & Housing  
January 2017****REPORT AUTHOR: Head of Housing****SUBJECT: Closure Demolition and Rebuild of 5 Conway Street,  
Brecon**

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**REPORT FOR: Decision**

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**1. Summary**

- 1.1. This report seeks the approval of the Portfolio Holder for Property, Buildings and Housing to the closure of 5 Conway Street, Brecon and the payment of relevant compensatory payments to the two existing secure tenants.

**2. Proposal**

- 2.1. 5 Conway Street is reasonably large house built around 1900 and converted into four bedsits. The property has been used to house single person households and fulfils a significant need in the local housing market.
- 2.2. The property is in significant disrepair to both the external envelope and to the interior. The accommodation it provides is small and cramped and no longer suitable for our needs. The level of disrepair is such that two of the units are no longer lettable.
- 2.3. The property together with the garden/parking areas for a good sized plot that makes an excellent development opportunity. The Housing team have developed proposals with local architects to demolish the building and replace with a sympathetic development of four general needs flats. Conway Street is in the Brecon Beacons National Parks and pre-planning guidance has been sought and gained from that body.
- 2.4. The next stage is for the block to be cleared of residents and demolished to allow the new development to start. Before any such investment can be made, Portfolio Holder approval is required to close the block.
- 2.5. The Housing Service have engaged with both residents and explained that we will require them to move to enable the redevelopment work. Both accept the need to move. The Housing team will find them suitable alternative accommodation.
- 2.6. In moving the residents out, Powys County Council will be required to provide a compensation payment, as set out in the Land Compensation Act 1973. This compensation is made up of:
- a statutory Home Loss payment of £4,700 per household.

- a disturbance allowance to cover the cost of any expenses they may incur in the move from to their new accommodation.

2.7. There is provision in the 30 year business plan for this capital investment.

### 3. **One Powys Plan**

3.1. This initiative will help us to deliver Stronger Safer and Economically Viable Communities by ensuring that we provide better quality new accommodation.

### 4. **Options Considered/Available**

4.1. Alternative options are:

4.2. **Refurbishment** – This option is prohibitively expensive and we will not improve the size of the small bedsit accommodation currently provided.

4.3. **Sale** – We could receive a one-off capital receipt from the sale of the property. However, we will lose the ability to develop much needed good quality social housing in Brecon.

### 5. **Preferred Choice and Reasons**

5.1 The size and location of this site lends itself to an excellent new housing development scheme. This is our preferred option and it is affordable in our current business plan.

### 6. **Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc**

6.1. The provision of better housing in Brecon will support sustainability and environmental issues.

### 7. **Children and Young People's Impact Statement - Safeguarding and Wellbeing**

7.1. There are no issues in respect of safeguarding children in regards to this proposal.

### 8. **Local Member(s)**

8.1. The local member for Brecon has been fully briefed on our proposals and is in full support of the proposed approach.

### 9. **Other Front Line Services**

9.1. This matter will not have an effect on other frontline Services

**10. Support Services (Legal, Finance, HR, ICT, BPU)**

- 10.1. Legal: The Professional Lead-Legal assumes that the financial case for demolition and redevelopment stack up and on that basis confirms that the Legal services will assist where and when required to support the recommendation in this report.
- 10.2. Finance: The Finance Business Partner can confirm that the accommodation at 5 Conway Street is small and cramped and the level of disrepair is such that two of the units are no longer lettable. The Council is required under statute to provide home loss and disturbance compensation payments to the two existing secure tenants. This will be a minimum cost of £9.4k and will need to be funded from the Housing Revenue Account (HRA) maintenance budget. This will then allow for redevelopment but prior to any decisions being made further financial information will need to be gathered to ensure funding and viability of the site.

**11. Local Service Board/Partnerships/Stakeholders etc**

- 11.1 This is a specific Housing Management matter

**12. Communications**

- 12.1. The Housing Service has already consulted with the County Councillor for this area and consultation will commence with residents following portfolio holder approval. The consultation will be undertaken face to face and in letter form.

**13. Statutory Officers**

- 13.1 The Solicitor to the Council (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report".
- 13.2 The Strategic Director Resources (S151 Officer) notes the comments made by finance.

**14. Members' Interests**

- 14.1. The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If the Portfolio Holder has an interest he should declare it, complete the relevant notification form and refer the matter to the cabinet for decision.

<b>Recommendation:</b>	<b>Reason for Recommendation:</b>
<b>1. That approval is given to formally close 5 Conway Street pending demolition.</b>	<b>1. To allow for the redevelopment of the site.</b>

2. That approval is given to compensate the two secure tenants who reside in the block.	2 We are required under statute to provide home loss and disturbance compensation to the existing secure tenants.
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<b>Relevant Policy (ies):</b>			
<b>Within Policy:</b>	Y	<b>Within Budget:</b>	Y

<b>Relevant Local Member(s):</b>	All members
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<b>Person(s) To Implement Decision:</b>	Head of Housing		
<b>Date By When Decision To Be Implemented:</b>	30 <sup>th</sup> June 2015		

<b>Contact Officer Name:</b>	<b>Tel:</b>	<b>Fax:</b>	<b>Email:</b>
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