

To: Members of the Cabinet

Date: 9 March 2022

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Dear Councillor

You are invited to attend a meeting of the **CABINET** to be held at **10.00 am** on **TUESDAY, 15 MARCH 2022 BY VIDEO CONFERENCE.**

Yours sincerely

G. Williams  
Head of Legal, HR and Democratic Services

## **AGENDA**

### **1 APOLOGIES**

### **2 DECLARATION OF INTERESTS**

Members to declare any personal or prejudicial interests in any business identified to be considered at this meeting.

### **3 URGENT MATTERS**

Notice of items which, in the opinion of the Chair, should be considered at the meeting as a matter of urgency pursuant to Section 100B(4) of the Local Government Act 1972.

### **4 MINUTES (Pages 5 - 14)**

To receive the minutes of the Cabinet meeting held on 15 February 2022 (copy enclosed).

**5 ITEM FROM SCRUTINY COMMITTEE - ERADICATION OF NON-RECYCLABLE GOODS IN SCHOOL CATERING SERVICES** (Pages 15 - 32)

To consider a report by Councillor Arwel Roberts, Chair of Performance Scrutiny Committee (copy enclosed) recommending that Cabinet, on behalf of the Council, lobby Welsh Government to provide sufficient financial support to local authorities to help them eliminate the use of non-recyclable goods and facilitate carbon reduction measures in School Catering Services.

**6 QUEENS BUILDINGS PHASE 1 - CONSTRUCTION CONTRACT AWARD** (Pages 33 - 58)

To consider a joint report by Councillors Hugh Evans, Leader and Lead Member for Economy and Corporate Governance and Julian Thompson-Hill, Deputy Leader and Lead Member for Finance, Performance and Strategic Assets (copy enclosed) regarding the second stage of the process to award a contract for the construction of the Queen's Buildings development in Rhyl and seeking Cabinet approval to award a contract to the preferred contractor via delegated decision.

**7 RENOVATION OF TERRACED HOUSES AT 2 - 16 AQUARIUM STREET, RHYL - CONTRACT AWARD** (Pages 59 - 78)

To consider a report **(which includes a confidential appendix)** by Councillor Tony Thomas, Lead Member for Housing and Communities (copy enclosed) seeking Cabinet approval to award a contract to appoint a Principal Contractor to renovate the terraced houses at 2 – 16 Aquarium Street, Rhyl.

**8 CABINET FORWARD WORK PROGRAMME** (Pages 79 - 82)

To receive the enclosed Cabinet Forward Work Programme and note the contents.

**MEMBERSHIP**

Councillor Hugh Evans  
Councillor Bobby Feeley  
Councillor Huw Hilditch-Roberts  
Councillor Richard Mainon

Councillor Tony Thomas  
Councillor Julian Thompson-Hill  
Councillor Brian Jones  
Councillor Mark Young

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## LOCAL GOVERNMENT ACT 2000

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### Code of Conduct for Members

### DISCLOSURE AND REGISTRATION OF INTERESTS

I, *(name)*

a \*member/co-opted member of  
*(\*please delete as appropriate)*

**Denbighshire County Council**

**CONFIRM** that I have declared a \***personal / personal and prejudicial** interest not previously declared in accordance with the provisions of Part III of the Council's Code of Conduct for Members, in respect of the following:-  
*(\*please delete as appropriate)*

Date of Disclosure:

Committee *(please specify)*:

Agenda Item No.

Subject Matter:

Nature of Interest:

*(See the note below)\**

Signed

Date

\*Note: Please provide sufficient detail e.g. 'I am the owner of land adjacent to the application for planning permission made by Mr Jones', or 'My husband / wife is an employee of the company which has made an application for financial assistance'.

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## **CABINET**

Minutes of a meeting of the Cabinet held by video conference on Tuesday, 15 February 2022 at 10.00 am.

## **PRESENT**

Councillors Hugh Evans, Leader and Lead Member for the Economy and Corporate Governance; Bobby Feeley, Lead Member for Well-being and Independence; Huw Hilditch-Roberts, Lead Member for Education, Children's Services and Public Engagement; Brian Jones, Lead Member for Waste, Transport and the Environment; Richard Mainon, Lead Member for Strategic Direction and Transition; Tony Thomas, Lead Member for Housing and Communities; Julian Thompson-Hill, Deputy Leader and Lead Member for Finance, Performance and Strategic Assets, and Mark Young, Lead Member for Planning, Public Protection and Safer Communities

**Observers:** Councillors Joan Butterfield, Meirick Davies, Gwyneth Ellis, Hugh Irving, Alan James, Gwyneth Kensler, Barry Mellor, Rhys Thomas and Emrys Wynne

## **ALSO PRESENT**

Chief Executive (GB); Corporate Director: Communities (NS); Heads of Service: Legal, HR and Democratic Services (GW), Finance and Property (SG), and Business Improvement and Modernisation (AS); Interim Head of Service, Business Support Service (AL); Programme Lead – Housing Support Grant (CO); Operational Manager Community Equipment Service (NJ); Regional Business Manager (CP); Climate Change Project Manager (JH); Climate Change Project Manager (LWJ); Lead Officer – Corporate Property and Housing Stock (DL); Project Manager (RV) and Committee Administrators (KEJ & SJ [Webcaster])

### **1 APOLOGIES**

There were no apologies.

### **2 DECLARATION OF INTERESTS**

The following members declared a personal interest in agenda item 7 –

Councillor Hugh Evans, Leader declared a personal interest because he sold some stock via one of the estate agents/auctioneers involved in the consultation process.

Councillor Meirick Davies declared a personal interest because he would be asking the Climate Change Team for assistance with carbon reduction in Trefnant Ward (Cefn Meiriadog).

### **3 URGENT MATTERS**

No urgent matters had been raised.

## 4 MINUTES

The minutes of the Cabinet meeting held on 18 January 2022 were submitted.

**Accuracy** – Page 9 – Item 6 – Extension of Leisure Services Contract – Councillor Meirick Davies clarified that his point regarding flood damage to the Rhyl Pavilion Theatre and Restaurant had been in relation to the circumstances around the burst water tank and whether it had been inspected prior to transfer to Denbighshire Leisure Limited. As Lead Member Councillor Bobby Feeley confirmed she would provide a response to Councillor Davies directly outside of the meeting.

**RESOLVED** that, subject to the above, the minutes of the meeting held on 18 January 2022 be received and confirmed as a correct record.

## 5 HOUSING SUPPORT PROGRAMME STRATEGY

Councillor Bobby Feeley presented the report seeking Cabinet agreement to the vision and approach to addressing homelessness and housing related support services in the Housing Support Programme Strategy and its publication.

There was a requirement by the Welsh Government to develop a Housing Support Programme (HSP) Strategy 2022 – 2026, with a mid-point review. The HSP Strategy was required to be the Council's single strategic document on housing support and homelessness prevention, and it had been aligned to the existing Housing and Homelessness Strategy monitored by the Strategic Housing and Homelessness Group. In developing the HSP Strategy a thorough needs assessment had been undertaken with a range of stakeholders and providers and seven priorities agreed, which largely mirrored the actions in the Housing and Homelessness Strategic Action Plan. A draft action plan had been included to support delivery of the HSP Strategy but it required additional longer term actions and timeframes before publication.

Councillor Feeley stated that the Strategy represented another step in the right direction to address homelessness and thanked officers for the comprehensive report. The Interim Head of Service, Business Support Service added that the Council had made good progress in working towards a rapid rehousing model.

The Lead Member and Interim Head of Service responded to questions as follows –

- the action plan would need to be finalised in time for the launch of the HSP Strategy at the end of March. However, the plan would be fluid and continually reviewed in order to respond to changing circumstances
- much progress had been made in terms of ensuring timely intervention, engagement and access into services and working with partners in a coordinated approach to support individuals and families as appropriate
- a substance misuse and mental health coordinator had recently been employed to help individuals affected by those issues to maintain their tenancies
- the Scrutiny Committee had discussed much of the work in the HSP Strategy and action plan and also received an annual report on homelessness, and the Strategic Housing and Homelessness Group also had oversight of those issues;

given the tight timescales for publication of the HSP Strategy, approval of the document had been sought from Cabinet

- highlighted challenges in rural areas to provide the level of housing needed with provision in Llangollen and Denbigh and limited provision in Ruthin together with short term leased accommodation which was dependent on community housing and registered social landlords having property available – best efforts were made to keep people presenting as homeless close to their communities
- steps were being taken to establish an early intervention and prevention service to reduce the number of people becoming homeless and the recent focus and funding provided by the Welsh Government over the last two years had been on prevention: that approach had also been reflected in the HSP Strategy.

**RESOLVED** that Cabinet agree with Denbighshire’s vision and strategic direction outlined within the Housing Support Programme Strategy and approve publication of the document.

## **6 REGIONAL MEMORY ASSESSMENT SUPPORT SERVICE INVITATION TO TENDER (ITT) - AWARD OF CONTRACTS**

The Head of Legal, HR and Democratic Services referred to two confidential appendices to the report for reasons of commercial sensitivity and advised that any detailed questioning on those elements should be carried out in private session.

Councillor Bobby Feeley presented the report seeking Cabinet approval to award three contracts following completion of an Invitation to Tender (ITT) for the Regional Memory Assessment Support Service. [Cabinet had previously agreed at its meeting on 23 November 2021 that the Council act as the Lead Commissioner for the Service ITT on behalf of the Regional Collaboration Service (six local authorities and Betsi Cadwaladr University Health Board (BCUHB) partners in North Wales)].

The three contracts combined had a potential total value of up to £3.36m (£672k per annum over a potential 5-year period). Details of the tender process had been provided in the report including the number of bidders for each of the three lots offered as part of the ITT together with the evaluation of the tender submissions and recommended contract awards against each lot. External funding for the costs of the regional activity had been confirmed by Welsh Government.

**RESOLVED** that Cabinet –

- approve the acceptance of the tenders submitted by the three suppliers and to reject the tender submitted by one supplier for the reasons detailed within the ‘Contract Award Recommendation Report’ (Appendix 1 to the report), and*
- confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 2 to the report) as part of its consideration.*

## **7 PROPOSED SCHEME OF DELEGATED DECISION MAKING FOR LAND ACQUISITION (FREEHOLD AND LEASEHOLD) FOR CARBON SEQUESTRATION AND ECOLOGICAL IMPROVEMENT PURPOSES**

Councillors Brian Jones, Tony Thomas and Julian Thompson-Hill presented a joint report seeking Cabinet approval of a new scheme of delegated decision making for land acquisition for carbon sequestration and ecological improvement purposes.

The proposed changes to the scheme of delegation would effectively expedite the process of land acquisition to enable the Council to deliver on its Climate Change and Ecological Emergency Declaration and targets within its Climate and Ecological Change Strategy (2021/22 – 2029/30). Reference was made to the consultation and engagement undertaken and assurances were provided that the open communication with communities and stakeholders would continue in the future. The point was also made that there was no intention to purchase prime agricultural land. In terms of finance, part of the budget allocated for the net carbon zero target programme of work was for this type of land purchase and individual projects over £1m would still require Cabinet approval. Safeguards around the decision making process were also highlighted with a clear scoring matrix on land assessment and the extensive involvement of both elected members and officers in that process.

The Leader highlighted the sensitivities relating to land acquisition in order to offset carbon emissions and the impact on rural communities nationally. However, the report referred only to proposals to amend the delegation process and it was clear in the site assessment process that land for food production would not be acquired. He had also been assured with regard to the continuing consultation going forward.

During consideration of the report debate focused on the following areas –

- in accordance with the Council's land disposal policy internal services were consulted to ascertain whether there was any requirement for the land prior to disposal which also included the suitability of land for environmental use
- improved access to land for visitors would be a key consideration
- there was sufficient resource currently within Countryside Services for land maintenance and there was a mechanism via the Budget Board to bid annually for both capital and revenue funding in the event more resources were required to manage future land acquisition which would be a consideration going forward
- the Council was committed to reducing its carbon emissions as much as possible and a range of targets had been set in that regard, which included buildings and fleet; land acquisition for carbon sequestration was another means of contributing to that process and offset emissions which could not be removed
- there was some discussion on the practice of private companies buying Welsh farmland for the purpose of planting trees to offset their own carbon emissions which was an emotive issue and a particular problem in mid/South Wales
- in response to concerns raised by Councillor Gwyneth Ellis and the contentious nature of the issue, the Leader accepted it was a sensitive issue but was assured regarding the criteria for land acquisition (which did not include agricultural/food producing land) and that the approach was part of a programme of carbon reduction measures which would contribute to the Council's environmental agenda
- the sustainability score (31 / 36) in the Wellbeing Impact Assessment was explained, given that it was a wide measure and included integration with other activities and partnership working and was sustainable long term

- the report related to the decision making process and ensuring it was effective and the key decision makers were the lead members and therefore assurance could be taken that it was a political decision for members to make
- regular information on the Council's carbon reduction achievements was provided and the Climate Change and Ecological Emergency Working Group would continue into the new Council with an open invitation to all members
- there were currently sufficient resources within the Climate Change Team with much of their role focusing on coordination and planning with collaborative working with staff across the Council to promote and implement the programme, but the situation may need to be reviewed as the Strategy progressed.

**RESOLVED** that Cabinet –

- (a) *approve the introduction of the new scheme of delegated decision making for land acquisition (freehold/leasehold) for carbon sequestration and ecological improvement purposes as proposed in Appendix 1 to the report, and*
- (b) *confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 2 to the report) as part of its consideration.*

## **8 QUEEN'S BUILDINGS RHYL - REQUEST FOR ADDITIONAL FUNDING**

Prior to presenting the report the Leader recorded his disappointment that a Denbighshire County Councillor had made a statement in the press which could damage the reputation of the Council, the project and Rhyl in order to enhance their own standing. Denbighshire was an open, transparent authority and there was always opportunity for members to question and scrutinise beyond the Cabinet. It had taken years of hard work to create confidence amongst the residents of Rhyl and potential investors to help change the face of Rhyl which had not been helped by the misinformation in the press. He suggested if the member was present they listen to the debate, read the report and note the facts of the matter. [During the course of debate other members also expressed their views on the issue and the Leader directed the focus of the debate to the report and its recommendation.]

The Leader presented the joint report with Councillor Julian Thompson-Hill updating Cabinet on the Queen's Buildings Rhyl Project and seeking approval of the updated business case and for additional funding to deliver Phase 1 of the project.

The project was critical to the regeneration of Rhyl and future economic success of the area and would provide a key link in joining up investment on the promenade and the proposals through the Levelling Up Fund bid for improvements on the high street. The success of the Council's wider regeneration programme with partners was also highlighted, and the project was a key part of that programme of work to provide trading places and jobs in the town and future phases to provide new homes and further employment. Welsh Government also recognised the importance of the project and remained committed to the development. The financial elements and reasoning behind the project cost increases had been set out in the report and further elaborated on at the meeting, which had been due to factors beyond the Council's control and which could not have been foreseen, which included raising the finished floor level of the building to meet planning

conditions and increased costs associated with construction materials and demolition/asbestos removal. Whilst all possible funding avenues were being pursued to cover the funding shortfall to deliver Phase 1, at this stage the Council would need to fund the full amount required. It was noted that failure to complete the project would likely involve significant grant claw back.

Cabinet discussed the report at length and support was voiced as follows –

- Councillor Brian Jones considered that progressing the project was the right thing to do for Rhyl and he had been pleased to note the support from the Welsh Government and potential for Levelling Up Funding to benefit the area; he also acknowledged the hard work of the Lead Members and officers on the project
- Councillor Bobby Feeley had been disappointed to note the cost increase but recognised the global rise in construction costs; she accepted the need for regeneration in Rhyl and reported upon the improvements over recent years and also paid tribute to the role of Denbighshire Leisure Limited in that regard
- Councillor Mark Young was clear that the cost increases could not have been foreseen, referencing construction material cost increases of between 23% - 78%, and he noted that it would be more cost effective to progress the project to completion than lose the investment. He commended the officers for the work undertaken and looked forward to delivery of the scheme. In response to Councillor Young's question as to whether the additional funding requested was sufficient, Councillor Julian Thompson-Hill advised that the amount represented a fair assessment based on best assumption at the present time
- Councillor Huw Hilditch-Roberts also drew attention to the significant increase in construction costs which had impacted on a number of school projects and he commended the work of the Council and its commitment to regeneration in Rhyl, highlighting key projects and a focus on investment in the high street. He fully supported the recommendation noting that the project would generate jobs and create a better standard of living for the residents of Rhyl
- Councillor Richard Mainon paid tribute to all those involved in progressing the project which was a key part of Rhyl's redevelopment and would connect the promenade to the town centre, and pivotal in offering aspiration and opportunity in the town. He highlighted the hard work undertaken on the project with good controls on costs and fully supported the scheme.

The Leader invited questions from non-Cabinet members.

Rhyl Members Councillors Joan Butterfield, Alan James and Barry Mellor took the opportunity to highlight the Queen's Building Project as pivotal to the regeneration of Rhyl and thanked the Council for prioritising the regeneration programme which had resulted in significant improvements both on the promenade and other areas in the town and had been much appreciated by the residents of Rhyl. The project would be a catalyst for investment with significant economic benefits for Rhyl and the wider area. The support of both the Cabinet and all councillors across the authority in those regeneration efforts were recognised and much appreciated as was the continued support of the Welsh Government.

As the Scrutiny Committee representative on the Queen's Building Project Board, Councillor Hugh Irving confirmed he had been happy with the information presented

to the Board which he had kept under close review, and from a scrutiny perspective he had no issues with any actions to date. In response to a question from Councillor Meirick Davies, Councillor Julian Thompson-Hill clarified that the Levelling Up Fund bid included an element for enhancement at the Queen's Buildings to improve the visual appearance such as landscaping.

The Chief Executive acknowledged members' thanks and support of officers, particularly when undertaking difficult projects, and he had pride in the regeneration work carried out in Rhyl. He extended an open invitation to all members to discuss the approach to regeneration in Rhyl and highlighted other projects in the process of being planned or developed together with work to tackle deprivation in the town.

***RESOLVED*** that Cabinet approves the updated business case and the allocation of additional funding to the project as detailed in section 6 and 9 of the report.

At this point (11.50 am) the meeting adjourned for a short break.

## **9 RECOMMENDATIONS OF THE STRATEGIC INVESTMENT GROUP**

Councillor Julian Thompson-Hill presented the report seeking Cabinet's support of projects identified for inclusion in the 2022/23 Capital Plan as recommended by the Strategic Investment Group (SIG) and detailed in Appendix 1 to the report.

Councillor Thompson-Hill guided members through the report and explained the funding available for block allocations for on-going programmes of work. Reference was made to the work of the SIG in reviewing the bids for allocations and a summary of their recommendations had been provided and elaborated upon further at the meeting, which included the recommended funding source for each project together with the reasoning for supporting those specific projects and allocations.

As an aside the Head of Finance referred to recent Welsh Government capital funding announcements advising that work would be ongoing to maximise those income streams with a future report back to Cabinet thereon following the elections.

Cabinet considered the recommendations contained within the report. There was some debate on the funding allocations for structural and other repair works relating to bridges and it was noted that, following a condition survey of bridges, a specific funding allocation and ten year plan had been produced on works required. Given that the original survey had been carried out some six years ago, Councillor Brian Jones felt there would be merit in reviewing that work to ensure the latest position was known to safeguard against future issues and enable work to be prioritised as appropriate, particularly in light of the impact and loss of Llannerch Bridge. The Leader asked that Councillor Thompson-Hill relay that message back to officers.

***RESOLVED*** that the projects detailed in Appendix 1 to the report for inclusion in the 2022/23 Capital Plan be supported and recommended to full Council.

## **10 FINANCE REPORT**

Councillor Julian Thompson-Hill presented the report detailing the latest financial position and progress against the agreed budget strategy as outlined below –

- the net revenue budget for 2021/22 was £216.818m (£208.302m in 2020/21)
- an overspend of £1.553m was forecast for service and corporate budgets
- detailed agreed savings and efficiencies worth £2.666m relating to fees and charges, operational efficiencies, changes in service provision and schools
- highlighted current risks and assumptions relating to individual service areas, corporate budgets and schools together with the impact of coronavirus and position on funding claims to the Welsh Government, and
- a general update on the Housing Revenue Account and Housing Capital Plan, Treasury Management and Capital Plan with an update on major projects.

The Head of Finance highlighted other Welsh Government funding streams being made available late in the financial year which would impact positively on finances. Due to the timing of the next Cabinet meeting in March a finance report would not be submitted but a summary of the financial developments over the coming months would be contained within the final outturn report to Cabinet and members would be kept informed of those developments as the situation progressed.

The following matters were raised during the ensuing debate –

- Councillor Mark Young sought assurances regarding the prompt roll out of the £150k rebate announced by the Welsh Government for council tax bands A to D and recipients of the council tax reduction scheme. The Head of Finance advised that once the detail of the scheme was known steps would be taken to facilitate its delivery as soon as possible and he outlined the likely arrangements in that regard. Members would be kept informed as the situation developed
- Councillor Brian Jones reported on the success of the East Rhyl Flood Defence Scheme which had been completed ahead of time and within budget, protecting 1600 homes and businesses from coastal flooding. He also referred to an extra £700-750k for highway spend in the current financial year and it was clarified that confirmation of the amount was awaited from the Welsh Government and given the late availability of the funding in the current financial year, it was likely that the funding would be allocated against work already undertaken with the Council's own budget being carried forward into the next financial year
- in response to a question from Councillor Bobby Feeley, the Corporate Director Communities reported upon the £1000 retention payment for those registered as social care workers who would also be beneficiaries of the real living wage from April. The payment was being made by the Welsh Government but the local authority would be facilitating delivery of the payment to eligible staff.

In response to questions from Councillor Meirick Davies, the Leader reported upon plans for the future use of the former school site relating to Ysgol Llanfair DC with discussions ongoing with a local community group in that regard, he also agreed to ascertain whether ownership of the land had been transferred from the Diocese to the Council. With regard to planning income, Councillor Mark Young confirmed that activity had increased and officers were working collaboratively to increase income and ensure the service was more sustainable going forward.

**RESOLVED** that Cabinet note the budgets set for 2021/22 and progress against the agreed budget strategy.

## **11 CABINET FORWARD WORK PROGRAMME**

The Cabinet forward work programme was presented for consideration and members noted the following amendments –

- the next scheduled meeting had been brought forward to 15 March in order to take place before the pre-election period which commenced 18 March
- North Wales Consultancy Framework – item rescheduled from March to July
- Items from Scrutiny Committees: Eradication of Non-recyclable Goods in School Catering Services – March

**RESOLVED** that Cabinet's forward work programme be noted.

The meeting concluded at 12.30 hrs.

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<b>Report to</b>	<b>Cabinet</b>
<b>Date of meeting</b>	<b>15 March 2022</b>
<b>Chair of Scrutiny</b>	<b>Councillor Arwel Roberts, Chair of Performance Scrutiny Committee</b>
<b>Report author</b>	<b>Rhian Evans, Scrutiny Co-ordinator</b>
<b>Title</b>	<b>Eradication of Non-Recyclable Goods in School Catering Services</b>

## **1. What is the report about?**

- 1.1. An aim to eliminate the use of non-recyclable goods in School Catering Services with a view to supporting the Council's ambition of becoming Net Carbon Zero and Ecologically Positive by 2030.

## **2. What is the reason for making this report?**

- 2.1 To formally present a recommendation from Performance Scrutiny Committee to Cabinet.
- 2.2 To seek Cabinet to lobby Welsh Government to provide sufficient financial support to local authorities to help them eliminate the use of non-recyclable goods and facilitate carbon reduction measures in School Catering Services, without compromising their ability to deliver a viable and sustainable school meals service.

## **3. What are the Recommendations?**

That Cabinet on behalf of the Council writes to the Welsh Government seeking it to –

- 3.1 work with local authorities across Wales in a bid to reduce and eradicate the practice of using single use plastics and non-recyclable goods in the supply, preparation and serving of school meals, and

- 3.2 provide sufficient financial resources to all local authorities to enable them to realise the above objectives and facilitate carbon reduction measures within their School Catering Services whilst securing the delivery of a sustainable school meals service.

## 4. Report details

### Background

- 4.1 County Council in July 2018 in response to a Notice of Motion resolved to support the principle that the Authority reduced its use of plastics. With a view to progressing this objective a members Task and Finish Group was established. That Task and Finish Group reported its findings to Performance Scrutiny Committee, who in turn presented its recommendations to County Council in January 2020.
- 4.2 County Council on 28 January 2020 approved the Task and Finish Group's recommendations for reducing the use of plastics in Council offices. It also supported the Task and Finish Group's request to continue its work for a further 12 months with a view to developing proposals for further actions to reduce the Council's use of plastic in the areas of school catering and procurement.
- 4.3 Within weeks of the above decision being taken the COVID-19 pandemic struck and schools were closed for an extended period of time for the majority of pupils. During the lockdown periods and upon re-opening the Schools Catering Service was required to put in place additional food safety measures in order to minimise the risk of infection when serving food to the county's pupils. Unfortunately, this could only be achieved by using single-use plastic containers etc. It soon became clear that the Task and Finish Group could not deliver the second phase of its work within the timescale it had been given. Performance Scrutiny Committee in December 2020 and subsequently County Council on 23 February 2021 agreed that:  
*"...any future work on the avoidance and reduction of plastics in Denbighshire County Council... be co-ordinated under the proposed Climate and Ecological Change Strategy..."*

### Current position

- 4.4 With schools now having resumed some semblance of normality the Climate and Ecological Change Working Group requested Scrutiny to examine whether the

Council's School Catering Service was making progress on lowering its carbon footprint and reducing its usage and dependency on single use plastics.

- 4.5 Consequently, Performance Scrutiny Committee at its meeting on 27 January 2022 considered a report on 'Reduction of single use plastics and carbon reduction in the School Meals Service'. A copy of that report is attached at Appendix 1 for information.
- 4.6 Representatives from Ysgol Dinas Bran, Llangollen requested to address the Committee during the above meeting and ask questions on this topic. Ysgol Dinas Bran has taken a keen interest in climate change and environmental matters over a number of years and has itself introduced a number of innovative measures to try and combat the effects of climate change.
- 4.7 The school's representatives constructively contributed towards the discussion and members' valued their input and passion for the subject under discussion. Attached at Appendix 2 is the draft minute of the discussion. From reading the draft minutes or viewing the [webcast](#) of the proceedings the depth of feeling and passion for the subject is evident, as is the need for urgent action to address the matter.
- 4.8 During the course of the discussion Scrutiny Committee members recognised the challenges faced in terms of balancing the needs of the School Catering Service and school meal provision against climate and ecological priorities, not least the financial implications and necessary behaviour changes to meet those ambitions. The pilot undertaken at Ysgol Glan Clwyd (see paragraphs 4.3 to 4.7 of Appendix 1) clearly illustrates these challenges.
- 4.9 Having regard to the additional pressures the new requirement to offer a free school meal to all primary school pupils from September 2023 onwards will have on all local authorities, along with the national and global commitment given to addressing climate change, the Committee felt that the Council should lobby the Welsh Government seeking it to work with local authorities across Wales to address these matters and provide the necessary funding to effect a step change, particularly given the financial challenges already facing local government and pressures across schools and other service areas. Hence the presentation of this report to Cabinet.

## **5. How does the decision contribute to the Corporate Priorities?**

5.1. The recommendations contained within this report support the delivery of the Council's environment corporate priority. It would also have a positive impact on the Council's ambition to become Net Carbon Zero and Ecologically Positive by 2030.

## **6. What will it cost and how will it affect other services?**

6.1. There are no cost implications associated with the recommendations made in this report. However, the cost and budgetary implications for the Council of ceasing the current practice of selling drinks in schools and implementing other 'environmentally friendly' practices are outlined in the report presented to Performance Scrutiny Committee (see Appendix 1).

## **7. What are the main conclusions of the Well-being Impact Assessment?**

7.1. Not applicable at this stage as this report only seeks Cabinet's support for the principle of a financial and ecological school meals service and to write to WG to seek sufficient funding to help it and other authorities realise this ambition.

## **8. What consultations have been carried out with Scrutiny and others?**

8.1. The recommendations included in this report are the direct result of Performance Scrutiny Committee's discussion and deliberations on the subject of 'Reduction of single use plastics and carbon reduction in the School Meals Service' and the contributions of student representatives from Ysgol Dinas Bran, Llangollen to that discussion.

## **9. Chief Finance Officer Statement**

9.1 The proposed approach to lobby Welsh Government to provide sufficient financial support to local authorities to help them eliminate the use of non-recyclable goods and facilitate carbon reduction measures in School Catering Services is fully supported. Any additional budget implications for DCC would need to go through the agreed annual budget process.

## **10. What risks are there and is there anything we can do to reduce them?**

10.1. The risks associated with the future financial sustainability and the potential increase in the Schools Catering Service's carbon footprint due to the expansion of the free school meals offer to all primary school pupils is outlined in paragraph 10 of the report attached at Appendix 1.

10.2. The lack of availability of sufficient funding to meet the additional costs associated with the new legislative requirements and to support the Service to provide school meals and drinks in non-disposable re-useable containers can hinder the Council's aim of becoming Net Carbon Zero and Ecologically Positive by 2030, which could damage its reputation.

## **11. Power to make the decision**

11.1. Section 21 of the Local Government Act 2000.

11.2. Sections 7.4.2(d), 7.20 and 7.21 of the Council's Constitution.

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<b>Report to</b>	<b>Performance Scrutiny Committee</b>
<b>Date of meeting</b>	<b>27<sup>th</sup> January 2022</b>
<b>Lead Member / Officer</b>	<b>Cllr Huw Hilditch-Roberts, Lead Member for Education, Children's Services and Public Engagement / Cllr Brian Jones, Lead Member for Waste, Transport and the Environment / Tony Ward, Head of Highways and Environmental Services</b>
<b>Report author</b>	<b>Hayley Jones, Principal Catering and Cleaning Manager</b>
<b>Title</b>	<b>Reduction of single use plastics and carbon reduction in the School Meals Service</b>

## **1. What is the report about?**

- 1.1 This report is about progress/challenges with reducing single use plastic and carbon in School Catering, in line with the Council's aim to become net carbon zero by 2030.

## **2. What is the reason for making this report?**

- 2.1 To provide Members with an update on progress, and the challenges, in relation to reducing single use plastic and reducing carbon within the School Catering Service.

## **3. What are the Recommendations?**

- 3.1 That Members consider the report, and provide feedback as deemed appropriate.

## **4. Report details**

### **The current business model for the Catering Service**

- 4.1 The current business model for School Catering in Denbighshire relies on the income generated from the sales of drinks in secondary schools. The average annual (net) income generated from the sale of drinks is around £220,000.
- 4.2 Drinks are generally sold in single-use plastic containers, although cans and tetra pack drinks are also available. An average of almost 500,000 drinks are sold each year, which clearly generates a lot of single-use plastic. There are two main ways in which the sale of drinks in single-use containers could be eradicated:
- 4.2.1 By not selling drinks in our schools, with pupils bringing their own drinks to school, resulting in a c.£220,000 revenue pressure for the service; or
- 4.2.2 By selling drinks that are decanted into re-usable containers (as per the trial, discussed below).

### **Reduction of single use plastic: trial at Ysgol Glan Clwyd (YGC)**

- 4.3 The Service trialled a new method of selling drinks in reusable cups in YGC from 1<sup>st</sup> September 2021 to 22<sup>nd</sup> December 2021. The service stopped selling drinks in single use plastic bottles during the trial.
- 4.4 Net income from the sale of drinks at YGC reduced by approximately £506 per week, (c.£20,000 pro rata) during the period of the trial, compared to the same period in 2019. We can therefore assume that rolling this system out across all secondary schools (if this were possible) may result in a net income loss of c.£129,000 per year.
- 4.5 To facilitate the trial, YGC purchased 1,000 reusable drink cups. As cups were not being returned, YGC purchased a further 1,000 cups in October 2021. The total cost to the school was £2,160, with only 250 of the 2,000 cups remaining at end of the 14-week trial period. The estimated cost of reusable cups (if this system was rolled out across all secondary schools) would be c.£37,000 per year.
- 4.6 Furthermore, the trial required an increase in staffing of 1.5 hours per day to decant and set up drinks ready for the lunch time service. This came at a cost of c.£1,652 for the trial and would equate to c.£30,000 per year across all secondary schools.

4.7 The service has concluded that the trial cannot currently be rolled out across all secondary schools. It is too logistically challenging to operate; some schools have insufficient surface space to mount the drinks machines that were used in the trial (which require a water feed); it creates a significant amount of waste in terms of non-recyclable plastic drink cups; and it is not financially viable (given the current business model). The anticipated total cost of rolling out this model across all secondary schools is c.£197,000 per year.

### **Progress made in reducing single-use plastic**

4.8 The Catering service has reviewed all food items that are required to be packaged and reduced the amount of packaging purchased and disposed.

4.9 The service has stopped purchasing single use plastic sandwich wedges and sauce pots and has moved to cardboard sandwich and pasta containers. There is an increase in price for these items, and the service remains concerned that recyclable items are not being recycled by students. There has been a reduction in size and availability of serviettes, and reduction in pre-packing of food items. An alternative for salads and fruit salads that is not price prohibitive to pupils is being sought.

4.10 Where possible, the use of plastic cutlery has been stopped, but this is not always possible due to pupils taking more expensive stainless-steel cutlery from dining areas and disposing of them in a variety of ways.

4.11 The service serves food on plates wherever possible. However, in some schools, the service is serving 550 pupils a wide selection of food and drinks during a 30 to 50-minute lunchtime. Pupils can't be expected to sit in the dining room with a plate, knife and fork as many schools don't have dining room capacity.

### **Carbon reduction in the Catering Service**

4.12 The service has been actively looking at how it can deliver the catering function in a low carbon way in order to contribute to the Council's carbon ambitions. Some of the things that the Catering Service have already done include:

- Energy efficiency of kitchens: we continue to look at equipment efficiency as and when it needs replacing, and staff given guidance to only have equipment switched on when it is required.

- Procurement: food miles have been reduced by receiving orders weekly, and fortnightly where possible.
- All recyclable material (including food) used by the service in the process of producing school meals is recycled.
- Service model: generally, meals are produced within each school, with only two schools currently receiving meals transported daily from a hub kitchen.

4.13 However, there are further issues to be considered. Research, led by the University of Edinburgh, concluded that the priorities for catering managers looking to reduce carbon emissions should be a) switching to low carbon waste disposal methods; and b) reducing the amount of red meat in menus.

4.14 Recycling by pupils needs to improve, with food and packed lunch waste needing to be separated to ensure it is treated in the most carbon-advantageous manner. A whole school approach is required, as this cannot be achieved by the catering service alone. Funding has been secured from the Net Carbon Zero Programme for a Carbon Reduction Officer: Waste (0.4FTE from 1<sup>st</sup> April 2022). The post will promote behaviour change “internally” to optimise waste diversion and reduce waste, and one of the priorities will be to work with the catering service and schools.

4.15 Reducing the amount of red meat in menus is likely to be a sensitive issue, given the significant farming community in the county. Meat free days have been introduced in other local authorities in the region, but this has resulted in adverse publicity.

## **5. How does the decision contribute to the Corporate Priorities?**

5.1. This contributes to the Council’s aim of reducing single use plastic and becoming net carbon zero by 2030.

## **6. What will it cost and how will it affect other services?**

6.1. Stopping the sale of drinks in secondary schools would cost c.£220,000 per annum. Selling/decanting drinks into re-usable cups would cost c.£197,000 per annum. This deficit would need to be covered by an increase in DCC revenue subsidy; an increase in school meal prices; or by passing the costs on to schools. Any further

amendments to our procurement strategy, e.g. to insist that supplies delivery goods using Ultra Low Emission Vehicles, would likely come at an additional cost.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

7.1. No Well-being Impact Assessment has currently been undertaken for this, as no decision is currently being sought.

## **8. What consultations have been carried out with Scrutiny and others?**

8.1. Some discussions have taken place with schools regarding the issue of stopping the sale of drinks in single-use containers, and the cost implications of doing so. Additional consultation would be required before any such changes were made.

## **9. Chief Finance Officer Statement**

9.1. This report provides an update on progress and, as stated in 6.1, the estimated cost associated with reducing single use plastic and reducing carbon within the School Catering Service.

9.2. The Medium Term Financial Plan includes investment for the Carbon Zero Project and recognises that DCC financial budgets will need to align with the Council's climate and ecological priorities when projects and interventions are developed and implemented. Any increased cost from interventions noted in this report would need to be covered by an increase in DCC revenue budget; an increase in school meal prices; or by passing the costs on to schools.

## **10. What risks are there and is there anything we can do to reduce them?**

10.1. The announcement by Welsh Government re. the provision of Free School Meals (FSM) for all primary pupils will have a significant impact on the service. It is estimated that the take up of FSM will increase from 48% to 77% in primary schools. This expansion in service provision will necessarily increase the carbon footprint of the school catering service.

10.2. The current business model for the catering service is a whole system approach, and all schools are treated equally, regardless of size. Unless an individual school wished to take a different approach (and was prepared to fund the budget gap), we would need to retain a consistent model across all Denbighshire schools. It is not clear that schools have a consistent/collective desire to change to a new model.

## **11. Power to make the decision**

11.1. Section 21 of the Local Government Act 2000.

11.2. Section 7.4.1 of the Council's Constitution sets out Scrutiny's powers with respect of policy development and review.

### Extract from the draft minutes of Performance Scrutiny Committee meeting held on 27 January 2022

#### 7 REDUCTION OF SINGLE USE PLASTICS AND CARBON REDUCTION IN THE SCHOOL MEALS SERVICE

The Chair welcomed all present for this item, including Councillors Huw Hilditch-Roberts, Lead Member for Education, Children's Services and Public Engagement and Brian Jones, Lead Member for Waste, Transport and the Environment whose portfolios covered the service area and the environment respectively, together with the Head of Highways and Environmental Services and Principal Catering and Cleaning Manager. A warm welcome was also extended to two pupils from Ysgol Dinas Bran's Student Council who would be invited to ask questions on the item.

Councillor Huw Hilditch-Roberts introduced the report by the Principal Catering and Cleaning Manager which provided an update on progress, and the challenges, in relation to reducing single use plastic and carbon within the School Catering Service together with estimated associated costs. In terms of context he advised that the report had been based on the current service provision situation and that implementation of the Welsh Government's decision to provide free school meals to all primary school children would have a significant impact on the service.

The Committee was guided through the report which referenced the following –

- the current model for school catering relied on income from drink sales in secondary schools with drinks generally sold in single-use plastic containers. Options to eradicate the sale of drinks in single-use containers included (1) not selling drinks with pupils bringing their own drinks to school resulting in a £220k pressure, or (2) selling drinks decanted into re-usable containers
- Option 2 had been trialled at Ysgol Glan Clwyd and the difficulties encountered together with the financial impact had been set out in the report, with the service concluding the trial could not be rolled out to all secondary schools given it was too logistically challenging; lack of space in some schools; waste created from non-recyclable plastic drink cups, and it was not financially viable
- the service had made good progress in other areas to reduce single use plastics and had reduced food item packaging purchased and disposed of. However, there was an increase in price for recyclable alternatives and concerns that those items were not being recycled by students. Where possible the use of plastic cutlery had been stopped and food was served on plates but many schools did not have the dining room capacity to accommodate pupils
- detailed actions taken by the service to deliver the catering function in a low carbon way and future challenges in terms of improving recycling by pupils with a new post to promote behaviour change, and discussions on the potential reduction of red meat on menus which was a sensitive issue.

Councillor Hilditch-Roberts emphasised the commitment of the service to reducing single use plastics and carbon despite the challenges faced with progress in a number of areas. He reiterated the significant financial impact associated with actions identified in the report - £220k per annum for stopping the sale of drinks in secondary schools, and £197k per annum for selling/decanting drinks into reusable cups. That deficit would need to be met by an increase in revenue subsidy, an increase in school meal prices, or by passing the costs on to schools. The expansion of the service to provide free school meals for all primary schools would also increase its carbon footprint. It was noted that the current model treated all schools equally and unless an individual school wished to take a different approach (and fund any budget gap) the consistent model across schools would be retained.

Councillor Brian Jones reported on previous work undertaken with a view to reducing single use plastics leading up to the current report, and he highlighted the need to align financial budgets with climate change priorities and find innovative ways of addressing the issues raised. He welcomed the participation of the two students from Ysgol Dinas Bran and collective working with schools and others to find innovative solutions in order to move the climate change agenda forward.

At this point the Chair invited questions from the Ysgol Dinas Bran students who referred to the Wellbeing of Future Generations (Wales) Act 2015 and sustainable procurement and questioned why the service was not using positive alternatives to single use plastics in line with the Act and how much extra waste had been generated by single use plastics to match student demand. The students also queried the actual cost associated with the current use of plastics in schools in comparison to eco-friendly alternatives, and challenged the reference in paragraph 10.2 of the report regarding schools' desire for change given the ongoing commitment of Student Councils. In response the Lead Members and officers –

- explained the tight timescales for serving meals across the eight secondary schools together with limited space and dining room capacity which significantly impacted on how the service was delivered whilst also trying to accommodate pupils' preferences and ensuring the service was financially viable
- elaborated on steps taken to reduce single use plastic packaging for sandwiches and pasta and the challenges in using stainless-steel cutlery and plates given the time restrictions on the service and lack of dining capacity in schools together with cutlery not being returned and subsequent cost impact, and in using plastic alternatives such as bamboo and affordability for pupils
- waste generated varied between individual schools with some pupils not recycling any single use plastic and the non-return and inappropriate disposal of utensils etc. (including littering) which were issues beyond the service's control, and there was a need to educate and change behaviours in that regard to ensure that waste generated as a result of the service was disposed of in the best way. Funding had been secured for a new post to promote behaviour change and work with the catering service and schools would be prioritised
- explained that the reference in paragraph 10.2 that it was not clear schools had a consistent/collective desire to change to a new model had followed a general discussion at a head teacher cluster meeting regarding the sale of drinks, with concerns regarding the withdrawal of pure fruit juice (given the health benefits) and use of cans as an alternative to plastic (given that cans could not be resealed and

accidents involving shredded cans on the school field). Ysgol Glan Clwyd (YGC) had been keen to undertake the drinks trial but when it had been rolled out the majority of pupils had not wanted to participate

- the sale of drinks in schools had been recognised as the biggest issue for the service in terms of single use plastics and whilst the simplest way of dealing with the issue was to stop selling drinks in schools, there would be significant implications arising from that action, notwithstanding the budget deficit which must be met, but also in terms of health considerations and potentially other hidden factors, and the matter required a political discussion and consultation with all schools to reach an agreement as to the best way forward
- the expansion of the service as a result of the future requirement to provide a free school meal to all primary pupils would necessarily increase the carbon footprint of the service which also represented a significant challenge.

During a lengthy debate members scrutinised the report in detail and took the opportunity to raise questions and discuss with the Lead Members and officers various aspects of the report. The Chair also permitted follow up questions from the Ysgol Dinas Bran students and non-Committee members. The Committee recognised the challenges faced in terms of balancing the needs of the service and school meal provision against climate and ecological priorities, not least the financial implications and necessary behaviour changes to meet those ambitions.

Main points of debate focused on the following –

- ideally stainless steel cutlery would be used but service provision was restricted by the available space, facilities and seating capacity within schools together with the length of lunchtime, and thousands of stainless steel utensils went missing each year with some being inappropriately disposed of; whilst a bamboo alternative was available there was a significant cost element attached in comparison with plastic cutlery with a mark-up of 10p – 15p for each utensil, and the cost increase having to be passed onto the customer
- it was hoped that the Council could do more in future to work together with schools to improve behaviours to ensure all the material produced from school meals was recycled and to address the problem of littering
- the current catering model focused on a whole school approach and therefore a change in one school had a financial impact on all other schools, for example if the selling of drinks was stopped in one school, the budget deficit as a result of that action would need to be absorbed equally across all schools and therefore all schools would need to agree to such an approach
- it had been hoped that the drinks trial at YGC would have proved successful and subsequently rolled out across all secondary schools but unfortunately that had not been the case with other problems created as a result
- assurances were provided that there was an appetite in all schools to try and address the issue of single use plastics and carbon reduction and whilst progress had been made by the service in areas such as packaging and disposal, in reality the challenges in schools were proving difficult to overcome, and the financial implications of those changes difficult to surmount
- there was some debate on the national picture, given the wider global issue of climate change, and whether the Council should look to the Welsh Government to work with local authorities across Wales and provide the necessary funding to

effect a step change, particularly given the financial challenges already facing local government and pressures across schools and other service areas. The Chair proposed an approach to the Welsh Government as a way forward

- the majority of schools staggered dining times and as a result of Covid-19 had also used other areas of the school in addition to the canteen which proved continually challenging
- a refundable deposit for reusable cutlery and drinks containers had been disregarded given the associated administration arising from that process and the potential cross contamination from drinks containers
- some schools did not allow cans and switching from single use plastic containers to cans was still not ideal given that cans were another form of single use container; erecting signage to deter littering etc. did not necessarily stop it
- explained the need to comply with Welsh Government guidance on nutrition and food, and the lack of facilities and counter space in schools to accommodate self-vending together with cross contamination issues arising from reusable containers, and confirmed there had been no difference to income generated from drink sales as a result of school water fountains not being in use
- research had concluded that priorities for catering managers looking to reduce carbon emissions should be switching to low carbon waste disposal methods and reducing the amount of red meat in menus – the latter would require a political discussion as it would have significant implications for the county
- provided assurances that steps had been taken and progress made in reducing single-use plastics and it was agreed that small changes and incremental change could collectively make a significant difference
- the current service model was a whole system approach and treated all schools equally regardless of size, if Ysgol Dinas Bran wished to take a different approach and was prepared to fund the budget gap, it was entitled to do so and the Council would support the school in those endeavours as best it could.

Councillor Graham Timms had been disappointed to hear the Committee's response to look to the Welsh Government and instead felt that the Council should be addressing the issue. He asked whether any work had been carried out to develop and cost a service model which would eradicate single use plastics and reduce carbon which the Council could then fund and implement together with work to educate children in best behaviours. Councillor Hilditch-Roberts cautioned against formulating a service plan at this stage given that the implications arising from the future requirement for the provision of free school meals to all primary pupils was as yet unknown, and he had caveated the report as the current situation which was subject to future uncertainties including potential restructure and investment. The Ysgol Dinas Bran students also recognised the financial reality of the situation but highlighted that climate change was also a reality which need to be addressed. The Chair suggested that the Committee's recommendations to seek support from the Welsh Government could also include the YGC drinks trial as an illustrative example of the difficulties faced, and suggested that Ysgol Dinas Bran may also wish to contact the Welsh Government directly to express their disappointment regarding the lack of funding to progress matters.

Whilst there was no current solution to address the issues raised, the Head of Service confirmed the commitment to continue that work. In light of the new requirements for free school meal provision the service needed to prioritise its resources on delivering

that work over the next eighteen months, and whilst it may take longer to achieve those service goals in reducing carbon and single use plastics, assurances were provided that all were committed to resolving the issue. In bringing the debate to a close the Chair reaffirmed his proposal, seconded by Councillor Ellie Chard and upon being put to the vote the Committee –

**RESOLVED** *that subject to the above comments, concerns and observations to request that the Cabinet on behalf of the Council write to the Welsh Government seeking it to –*

- (a) work with local authorities across Wales in a bid to reduce and eradicate the practice of using single use plastics and non-recyclable goods in the supply, preparation and serving of school meals, and*
- (b) provide sufficient financial resources to all local authorities to enable them to realise the above objectives, facilitate carbon reduction measures within their School Catering Services whilst securing the delivery of a sustainable school meals service.*

The Chair thanked the students from Ysgol Dinas Bran for their input and challenging questions and also to all members for their contribution to debate, with special mention to Councillor Graham Timms, and to officers for bringing the report and answering questions thereon.

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<b>Report to</b>	Cabinet
<b>Date of meeting</b>	15 <sup>th</sup> March 2022
<b>Lead Member / Officer</b>	<p>Cllr Hugh Evans OBE, Leader of the Council and Lead Member for the Economy and Corporate Governance</p> <p>Cllr Julian Thompson-Hill, Deputy Leader of the Council and Lead Member for Finance, Performance and Strategic Assets</p>
<b>Report author</b>	Russell Vaughan
<b>Title</b>	Queens Buildings Phase 1 – construction contract award

## 1. What is the report about?

This report is about the second stage of the process to award a contract for the construction of the Queen's Buildings development in Rhyl.

## 2. What is the reason for making this report?

To seek the approval of Cabinet to award a Contract to the preferred Contractor via Delegated Decision.

## 3. What are the Recommendations?

- 3.1. That Cabinet delegates authority to award a Contract for the construction of Phase I of the Queen's Building development to the preferred Contractor to the Chief Executive in consultation with the Section 151 Officer, Monitoring Officer and relevant Lead Members at the conclusion of the detailed design stage providing the cost plan is within the envelope of affordability for the works;
- 3.2. That Cabinet approves the immediate implementation of the Delegated Decision due to the urgency to award a Contract to allow works to commence on site as soon as possible to meet grant funding deadlines; and
- 3.3. That Cabinet confirms that it has read, understood and taken account of the Well-being Impact Assessment as part of its consideration (Appendix 1).

## 4. Report details

- 4.1 In March 2019, Denbighshire County Council acquired a number of adjacent buildings in Rhyl town centre on the seafront, known collectively as Queen's Buildings. The buildings were in a dilapidated state, with no active uses on upper floors (the seafront buildings are four storeys) and significant areas of vacant floor space at the ground floor level. Towards the end of 2020 the Council developed ambitious plans for a mixed use, phased development of the site. All buildings other than the Queen's Chambers on the Sussex Street frontage have now been demolished and a full Planning approval for Phase 1 and an outline approval for subsequent phases was granted at the Planning Committee in September 2021.
- 4.2 In April 2021, Cabinet approved the procurement strategy to deliver Phase 1 of the Queens Buildings development. This was to appoint a contractor on a two-stage process via Lot 3 of the North Wales Construction Partnership (NWCP) framework. Wynne Construction were successful in this first stage and were appointed to work the scheme up from Planning approved, through detailed design to construction. We will shortly be at a stage where the Contractors Proposals (CP's) have been received and agreed, and are in a position to let the construction contract to Wynne Construction to deliver Phase 1 of the development.
- 4.3 Having secured the budget required to deliver Phase I of the project, the final stages of detailed design work is taking place including preparation of the CP's and the contract specification ready for construction, which is due to start in mid/late April. As the letting of the construction contract will fall after the last Cabinet meeting of this Council, approval to award the contract through a Delegated Decision is required to ensure that the tight timescales for project delivery are achieved. All of the outputs need to be delivered and funding drawn down by 28<sup>th</sup> February 2023 or we would have to return in excess of £5.5m of grant funding received or for which offers are in place.
- 4.4 To ensure that construction can start in time to deliver the outputs in line with the deadlines set by the funding bodies, the principal contractor needs to be able to place orders in advance for some items that have a long lead-in time. These are for steelwork, and for specialist piling and groundwork sub-contractors. The cost of these items will be around £500k and the Council will need to underwrite these costs until a

formal contract is in place, and this will allow the current construction programme to be maintained.

## 5. How does the decision contribute to the Corporate Priorities?

The decision will contribute to the delivery of the Corporate Priority to achieve an attractive and protected environment supporting well-being and economic prosperity by;

- removing partially derelict town centre buildings and returning the site on which they currently stand to a productive use;
- providing premises which will enable the mix of uses in the town centre to be diversified thereby providing it with a sustainable and economically viable future;
- providing opportunities for new employment and business growth;
- delivery a quality development which will stimulate the private sector to undertake further investment; and
- increasing biodiversity in an urban location.

## 6. What will it cost and how will it affect other services?

The current estimated cost to deliver Phase 1 is £12,622,261 and is set out in Appendix 2 although it should be noted that this also includes costs that will enable, and reduce costs for the delivery of future phases. This includes items such as the acquisition, asbestos removal, demolition and groundworks for the entire site within our ownership, and delivery of Phase 1.

The funding secured to date from a number of sources is shown in the table below:

<b>Funding Source</b>	<b>Amount</b>
Denbighshire Capital Plan	£4,900,000
European Regional Development Fund	£3,350,000
Welsh Government - Targeted Match Funding	£2,500,000
Welsh Government - Transforming Towns Fund	£809,261
Welsh Government - Economic Stimulus Grant	£811,000
Denbighshire Asbestos Revenue Budget	£252,000
<b>TOTAL</b>	<b>£12,622,261</b>

## **7. What are the main conclusions of the Well-being Impact Assessment?**

The main conclusions of the assessment are that the proposal will have a positive impact on all of the well-being goals through the provision of a low carbon, fully accessible development which will improve communications and transport infrastructure in a location which will enable residents to access a wider range of services on foot or by cycling. The proposal will have a positive impact on the economy by improving the vitality of the town centre and increasing awareness of employment opportunities in the construction and leisure sectors. It will improve the attractiveness of the area by removing dereliction and improving community safety.

## **8. What consultations have been carried out with Scrutiny and others?**

**Cabinet Briefing** - numerous updates provided to Cabinet Briefing throughout the life of the project, most recently on 7<sup>th</sup> February and 7<sup>th</sup> March 2022.

**Asset Management Group** - approved a report to proceed with the conditional agreement to purchase the site in phases.

**Rhyl Member Area Group** - supported the approach adopted by the Council as regards the acquisition of the properties on 19<sup>th</sup> March 2018. Further support received at their meeting held on 22/10/2018 and 08/04/2019. Special WebEx meetings was held on June 23<sup>rd</sup> and July 6<sup>th</sup> to update the MAG on the latest proposals, demolition and timescales, along with a further MAG meeting held in September 2020. Updates have since been reported to the MAG in July and November 2021, along with February 2022.

**Strategic Investment Group** - consulted on the proposal on the 30<sup>th</sup> October 2018 and recommended its approval to proceed subject to the comments and conditions contained in the Chief Finance Officer statement. A special SIG was held on 9<sup>th</sup> September 2020 and was supportive of the scheme on the proviso that the Rhyl MAG was also in support.

**Economic and Business Development** - consulted throughout the negotiations and in full support for the purchase. This is the key site required to deliver the Rhyl Town Centre Master Plan and the team will continue to be involved in its delivery.

**Queen's Buildings Project Board** - a new project Board was convened in April 2021 to oversee and progress the development of the site. Membership includes senior

representatives from the County Council and Welsh Government and they have met monthly since the inaugural meeting on 14<sup>th</sup> April 2021.

**Funding bodies** - officers continue to meet with Welsh Government officials fortnightly and have held numerous meetings with Welsh Government and Welsh European Funding Office throughout to ensure they are fully up to date with progress and to provide them with confidence about delivery and also to source additional funding as and when available.

## **9. Chief Finance Officer Statement**

As stated elsewhere any failure to complete the project within defined timescales would likely involve significant grant clawback. It is also clear the project will deliver significant regeneration benefits which will hopefully be the catalyst for further investment. The resultant asset will also remain in the ownership of DCC. As such Cabinet approved a revised Business Case on the 15<sup>th</sup> February which included additional funding. The procurement of a contractor for the construction phase will help ensure that this key project remains on track and minimises the risks to the project of grant clawback and as such all the recommendations are fully supported.

## **10. What risks are there and is there anything we can do to reduce them?**

10.1 The key risks are as follows.

10.2 If a decision to approve the award of a Contract to the preferred Contractor via Delegated Decision is not received, then the project cannot be delivered as planned. This would result in the County Council not delivering the outputs required in line with the deadline set out in the grant award letter and the County Council would not receive the £3.350m European Regional Development Fund grant earmarked for the project. There is also a risk that some or all of the funding already received from other Welsh Government funding streams could be clawed back.

10.3 If the cost to the principal contractor of placing orders for items with a long lead time is not underwritten by the County Council then the outputs required by the deadline set by the funding bodies cannot be delivered.

10.4 If the recommendations are approved at today's meeting, then this will provide sufficient time to deliver the scheme and associated benefits by the deadline set by the funding bodies.

## **11. Power to make the decision**

Section 111 of the Local Government Act 1972



## **Queen's Buildings Rhyl- Phase 1: Well-being Impact Assessment Report**

This report summarises the likely impact of the proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

**Assessment Number:** 215

**Brief description:** Acquisition and redevelopment of land and buildings in Rhyl town centre to accommodate a mixed leisure and retail development

**Date Completed:** 31/01/2022 13:48:13 Version: 5

**Completed by:** Russell Vaughan

**Responsible Service:** Facilities, Assets & Housing

**Localities affected by the proposal:** Rhyl,

**Who will be affected by the proposal?** Existing tenants within the buildings acquired

**Was this impact assessment completed as a group?** No

## **Summary and Conclusion**

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

### **Score for the sustainability of the approach**

**3 out of 4 stars**

**Actual score : 33 / 36.**

### **Summary for each Sustainable Development principle**

#### **Long term**

This site has for decades been an eyesore in a very prominent area of the Town Centre, suffering years of neglect. All buildings have been demolished apart from the Queens Chambers on Sussex St which will be retained and refurbished as a key entrance from the high street into the development. Given the interest and memories of the site, a decision was made to keep the name of Queen's within the new development

#### **Prevention**

Developing a space that will contribute to the wider plans to reduce deprivation in Rhyl and promote regeneration. This is a key site in the objectives of the Town Centre masterplan and vision.

#### **Integration**

We are ensuring that there is a coordinated approach to the delivery of the corporate plan with the involvement of a variety of internal departments including Housing, EBD and Finance.

#### **Collaboration**

The Queens Buildings is a phased development which went through a pre-application consultation and Planning process. Phase 1 which we are currently delivering is being delivered by ourselves, with advise from NW Police, Biodiversity Officer etc., but the future phases will all need to be

delivered in collaboration with the College, NHS and Housing Association to name but a few.

## Involvement

The people most heavily involved in the development were those local businesses who were within the properties we purchased. We tried our best to support this businesses with whatever they felt was best, which actually cost us more time, effort and cost. This includes helping some smaller businesses set up from home, a few of them relocating together elsewhere in the town or ceasing trading all together.

## Summary of impact

Well-being Goals	Overall Impact
<a href="#">A prosperous Denbighshire</a>	Positive
<a href="#">A resilient Denbighshire</a>	Positive
<a href="#">A healthier Denbighshire</a>	Positive
<a href="#">A more equal Denbighshire</a>	Positive
<a href="#">A Denbighshire of cohesive communities</a>	Positive
<a href="#">A Denbighshire of vibrant culture and thriving Welsh language</a>	Positive
<a href="#">A globally responsible Denbighshire</a>	Positive

## Main conclusions

The main conclusions of the assessment are that the proposal will have a positive impact on all of the well being goals through the provision of a low carbon, fully accesible development which will improve communications and transport infrastructure in a location which will enable residents to access a

## Queen's Buildings Rhyl- Phase 1

wider range of services on foot or by cycling, it will have a positive impact on the economy by improving the vitality of the town centre and increasing awareness of employment opportunities in the construction and leisure sectors, and it will improve the attractiveness of the area by removing dereliction and improving community safety.

## **The likely impact on Denbighshire, Wales and the world.**

### **A prosperous Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

The overall impact of the proposal is positive for the "prosperous Denbighshire" well being goal because poorly insulated buildings will be replaced with energy efficient new builds thereby contributing to a low carbon society, it will support economic development by increasing footfall in the town centre and as a consequence the viability of adjacent businesses, it will provide raise skill levels through the provision of work tasters in the growing construction and leisure sectors, and it will improve infrastructure by increasing WiFi coverage and will encourage the use of local transport links.

#### **Further actions required**

Aiming to try and utilise local contractors wherever possible. The project utilised Sell2Wales for the demolition phase and the North Wales Construction Partnership for the delivery of Phase 1.

#### **Positive impacts identified:**

##### **A low carbon society**

The proposal will contribute to a low carbon society by replacing poorly insulated buildings with solid wall construction with new energy efficient buildings constructed to the BREEAM Very Good standard.

##### **Quality communications, infrastructure and transport**

The proposal will improve communications infrastructure through the provision of Wi-Fi coverage by the tenant businesses to the open space which will be created in the development.

##### **Economic development**

The proposal will contribute to the vitality of Rhyl town centre by providing premises suited for occupation by businesses which will act as key attractors which will increase footfall and improve the viability of town centre businesses generally.

### **Quality skills for the long term**

The proposal will provide quality skills for the long term by offering work tasters during the demolition and construction phase and subsequently with the tenant businesses once they are in occupation in conjunction with Working Denbighshire.

### **Quality jobs for the long term**

The proposal will improve employment opportunities for the long term by providing accommodation for businesses operating in the leisure sector which is experiencing phenomenal growth locally.

### **Childcare**

[TEXT HERE]

### **Negative impacts identified:**

#### **A low carbon society**

The demolition and construction will inevitably lead to an increase in carbon use during the process

### **Quality communications, infrastructure and transport**

No parking will be including on the site as the team believe there is already ample parking and public transport in close proximity. This includes the 500 space Central car park, bus and train stations.

### **Economic development**

[TEXT HERE]

### **Quality skills for the long term**

[TEXT HERE]

### **Quality jobs for the long term**

[TEXT HERE]

### **Childcare**

[TEXT HERE]

### **A resilient Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

The overall impact of the proposal for the "resilient Denbighshire" well being goal will be positive because biodiversity in the urban environment will be improved through the introduction of soft landscaping to a built up area, the waste generated by the site as a whole will be reduced by decreasing the density of development, and fuel consumption will be reduced by providing facilities which local residents will be able to access without having to travel out of county. The raising of the building will help protect it from potential future flooding by making it floor proof rather than flood resilient.

#### **Further actions required**

The potential negative impact arising from the greater use of vehicles fuelled by hydrocarbons can be mitigated by making provision for the future installation of charging points for electric vehicles in near-by car parks and encouraging the use of the good local public transport links.

#### **Positive impacts identified:**

##### **Biodiversity and the natural environment**

During the design of Phase 1, consideration will be given to include elements that could enhance the biodiversity such as swift boxes and the trees/landscaping we use.

### **Biodiversity in the built environment**

The proposal will improve biodiversity in the built environment by including soft landscaping in the public space in what has hitherto been a completely developed urban area.

### **Reducing waste, reusing and recycling**

The proposal will reduce the production of waste from the site through the construction of a replacement development with a reduced amount of floor space accommodating businesses which will generate less waste. Surplus materials that would usually be removed from site will be kept for the Phase 1 development.

### **Reduced energy/fuel consumption**

The proposal will reduce fuel consumption by accommodating key attractor businesses in the county which will obviate the need for residents to travel outside the county to access the services which they offer.

### **People's awareness of the environment and biodiversity**

[TEXT HERE]

### **Flood risk management**

Following guidance from NRW we will be complying with the Planning approval in place and raising the building by circa 740mm.

### **Negative impacts identified:**

#### **Biodiversity and the natural environment**

[TEXT HERE]

#### **Biodiversity in the built environment**

[TEXT HERE]

#### **Reducing waste, reusing and recycling**

[TEXT HERE]

### **Reduced energy/fuel consumption**

As we are creating a new offer this may encourage visitors from further afield to visit.

### **People's awareness of the environment and biodiversity**

[TEXT HERE]

### **Flood risk management**

[TEXT HERE]

### **A healthier Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

The overall impact of the proposal for the "healthier Denbighshire" well being goal will be positive because it will encourage health and well being by providing facilities which are within walking or cycling distance for local residents, by providing access to good quality healthy food in the businesses which will be accommodated in the development, and it will encourage greater participation in leisure opportunities by increasing the breadth of the leisure offer available in the town.

#### **Further actions required**

Not applicable

#### **Positive impacts identified:**

**A social and physical environment that encourage and support health and well-being**

The proposal will encourage and support health and well being by enhancing the range of facilities available in the town centre which residents can access by walking or cycling.

**Access to good quality, healthy food**

The proposal will improve access to good quality, healthy food by providing premises which can accommodate businesses in the hospitality sector which can provide healthy meals for customers.

**People's emotional and mental well-being**

The proposal will provide a new mixed use facility that local people can easily access in the town centre,

**Access to healthcare**

[TEXT HERE]

**Participation in leisure opportunities**

The proposal will encourage greater participation in leisure opportunities by increasing the breadth of the leisure offer available in the town.

**Negative impacts identified:**

**A social and physical environment that encourage and support health and well-being**

[TEXT HERE]

**Access to good quality, healthy food**

[TEXT HERE]

**People's emotional and mental well-being**

[TEXT HERE]

**Access to healthcare**

[TEXT HERE]

### **Participation in leisure opportunities**

[TEXT HERE]

### **A more equal Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

The proposal will improve the well being of people with protected characteristics by replacing inaccessible buildings by ones which are fully accessible by wheelchair users, and it will tackle poverty by creating jobs in one of the most deprived areas of Wales.

#### **Further actions required**

Not applicable

#### **Positive impacts identified:**

**Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation**

The proposal will improve the well being of people with protected characteristics by replacing buildings with no lift access to upper storeys with ones which are fully accessible, and by providing dedicated car parking areas for Blue Badge holders close to the development.

#### **People who suffer discrimination or disadvantage**

[TEXT HERE]

#### **People affected by socio-economic disadvantage and unequal outcomes**

The proposal will help to tackle poverty by creating jobs at the heart of THE most deprived Lower

Super Output Areas in Wales and by providing work tasters to help residents to access the jobs available.

### **Areas affected by socio-economic disadvantage**

The proposal will help to tackle poverty by creating jobs at the heart of THE most deprived Lower Super Output Areas in Wales and by providing work tasters to help residents to access the jobs available.

### **Negative impacts identified:**

**Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation**

[TEXT HERE]

### **People who suffer discrimination or disadvantage**

[TEXT HERE]

### **People affected by socio-economic disadvantage and unequal outcomes**

[TEXT HERE]

### **Areas affected by socio-economic disadvantage**

[TEXT HERE]

### **A Denbighshire of cohesive communities**

#### **Overall Impact**

Positive

#### **Justification for impact**

The overall impact of the proposal will be positive for the "Denbighshire of cohesive communities"

well being goal because it will improve community safety through the creation of open spaces offering improved security for users, it will encourage community participation by encouraging the engagement of stakeholders in the Planning process for the development, and it will improve the attractiveness of the area by replacing derelict buildings with new builds of contemporary design.

### **Further actions required**

Not applicable

### **Positive impacts identified:**

#### **Safe communities and individuals**

The proposal will improve community safety by replacing an area crossed by a network of unlit alleys with brightly lit open spaces covered by CCTV provided by the tenants of the new units.

#### **Community participation and resilience**

The proposal will encourage community participation by engaging stakeholders in the pre-application consultation process for the outline Planning application for the development.

#### **The attractiveness of the area**

The proposal will help to improve the attractiveness of the area by replacing derelict properties with new buildings of a contemporary design.

#### **Connected communities**

The development will have the best broadband available to the area and is ideally positioned in the town centre close to good local transport links and car parks.

#### **Rural resilience**

[TEXT HERE]

### **Negative impacts identified:**

#### **Safe communities and individuals**

[TEXT HERE]

### **Community participation and resilience**

[TEXT HERE]

### **The attractiveness of the area**

[TEXT HERE]

### **Connected communities**

[TEXT HERE]

### **Rural resilience**

[TEXT HERE]

### **A Denbighshire of vibrant culture and thriving Welsh language**

#### **Overall Impact**

Positive

#### **Justification for impact**

The overall impact of the proposal is positive because it will promote the use of the Welsh language through the use of bilingual signage and advertising materials, and it will help to protect the area's heritage by renovating a building in the Conservation Area. We will also retain the elements that are deemed of interest to the County Museum Curator and potentially make use at Rhyl Library or on site.

#### **Further actions required**

Not applicable

#### **Positive impacts identified:**

#### **People using Welsh**

[TEXT HERE]

### **Promoting the Welsh language**

The proposal will promote the use of the Welsh language through the use of bilingual signage and advertising materials.

### **Culture and heritage**

The proposal will help to protect the heritage of the area through the renovation of the one building on the site which is located in a Conservation Area. We will also look to retain some elements that are deemed of interest to the County Museum Curator and potentially make use at Rhyl Library or on site.

### **Negative impacts identified:**

#### **People using Welsh**

[TEXT HERE]

#### **Promoting the Welsh language**

[TEXT HERE]

#### **Culture and heritage**

[TEXT HERE]

### **A globally responsible Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

The proposal will have a positive impact overall because it has the potential to benefit local supply chains by providing procurement opportunities which can be accessed by locally based SMEs

(through Sell2Wales and the North Wales Construction Partnership), and it will help other organisations to achieve their objectives by for example enabling the Welsh Government to deliver its Tackling Poverty Action Plan.

### **Further actions required**

Not applicable

### **Positive impacts identified:**

#### **Local, national, international supply chains**

The proposal has the potential to benefit local supply chains by providing procurement opportunities which can be accessed by locally based SMEs.

#### **Human rights**

[TEXT HERE]

#### **Broader service provision in the local area or the region**

The proposal will help other organisations to achieve their objectives across the region by for example enabling the Welsh Government to deliver its Tackling Poverty Action Plan by supporting regeneration in a seaside town which was a former Communities First area.

#### **Reducing climate change**

[TEXT HERE]

### **Negative impacts identified:**

#### **Local, national, international supply chains**

[TEXT HERE]

#### **Human rights**

[TEXT HERE]

**Broader service provision in the local area or the region**

[TEXT HERE]

**Reducing climate change**

[TEXT HERE]

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Element	Budget
Acquisition	£3,022,881
Business Relocation, Extinguishment & Disturbance	£610,000
Asbestos removal - pre-demolition contract	£171,482
H & S/Emergency Works	£29,278
Building Clearance	£80,988
Holding Costs (utilities, rates, etc.)	£35,000
Professional Fees (DCC)	£130,184
Demolition/Construction preparation works	£155,000
Demolition	£1,214,779
Asbestos removal - demolition contract	£798,856
Consultant Fees to point of planning submission (RIBA Stage 3)	£311,068
Consultant Fees - planning to commencement of construction	£270,000
Consultant Fees - construction period	£334,711
Consultant Fees -12 month retention period/snagging	£15,000
Construction of Market Hall/Event Space/Queens Chambers	£5,443,034
Fittings and furnishings	
Utilities	
External Landscaped areas	
Temporary Landscaped areas (future phases)	
Contingency	
Preliminaries	
OHP	
Legal & Marketing	
<b>TOTAL</b>	

Funding source	Total amount
DCC capital 2018/19	£ 500,000
DCC capital 2019/20	£ 900,000
DCC capital 2020/21	£ 500,000
DCC Asbestos revenue budget	£ 252,000
DCC capital (approved 22/09/2020)	£ 1,500,000
DCC capital (approved 15/02/2022)	£ 1,500,000
Welsh Government - Targeted Match Funding	£ 2,500,000
WG Economic Stimulus Grant 2019/20	£ 311,000
WG Economic Stimulus 2020/21	£ 500,000
Welsh Government - ERDF / B4TF	£ 3,350,000
Welsh Government - TRI	£ 809,261
	<b>£ 12,622,261</b>

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<b>Report to</b>	Cabinet
<b>Date of report</b>	15 <sup>th</sup> March 2022
<b>Lead Member / Officer</b>	Councillor Tony Thomas Lead Member for Housing & Communities  Councillor Julian Thompson-Hill Lead Member for Finance, Performance & Strategic Assets
<b>Report author</b>	Mark Dixon
<b>Title</b>	Renovation of terraced houses at 2-16 Aquarium Street Rhyl - Contract Award

## 1. What is the report about?

1.1 This report summarises the process undertaken during the procurement exercise and recommends the award of a contract to appoint a Principal Contractor to renovate the terraced houses at 2-16 Aquarium Street in Rhyl.

## 2. What is the reason for making this report?

2.1 A Cabinet decision is required to enable Anthony Dever Construction Limited to be awarded the contract for the renovation of the terraced houses at 2-16 Aquarium Street in Rhyl.

## 3. What are the Recommendations?

3.1 That Cabinet approve the award of a Contract to Anthony Dever Construction Limited as per the Contract Award Recommendation Report in Appendix 1.

3.2 That Cabinet confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 2) as part of its consideration.

## **4. Report details**

- 4.1. Further to the Cabinet decision of 26<sup>th</sup> March 2019, Denbighshire County Council wishes to appoint a Contractor to renovate the terraced houses at 2-16 Aquarium Street in Rhyl.
- 4.2. A contract notice with an estimated value of £2,148,143.80 was published on the Sell2Wales procurement portal on 10<sup>th</sup> December 2021 with a deadline for submission of 19<sup>th</sup> January 2022. Following representations from a number of tenderers this deadline was extended to 21<sup>st</sup> January 2022.
- 4.3. Four tender submissions were received.
- 4.4. Following an evaluation exercise using a scoring methodology with a weighting of 70% for price and 30% for quality, a preferred contractor has been selected. Further details can be found in the draft Contract Award Recommendation Report in Appendix 1.

## **5. How does the decision contribute to the Corporate Priorities?**

- 5.1. The Council's Corporate Plan includes a priority to ensure that everyone is supported to live in homes that meet their needs. Theme 2 of the Housing & Homelessness Strategy adopted by the County Council at its meeting on 8th December 2020 concerns creating a supply of affordable homes and includes an outcome to improve the supply of affordable housing of all types and tenures across the County. This decision will contribute towards the delivery of the Corporate Plan and Housing & Homelessness Strategy by enabling the construction of affordable homes for Intermediate Rent.
- 5.2. The proposed development will contribute towards the delivery of the Climate & Ecological Change Strategy adopted by the County Council on 23<sup>rd</sup> February 2021 by undertaking major refurbishments of existing Council buildings to be low carbon in operation. This will be achieved by the use of air source heat pumps in the development.

## **6. What will it cost and how will it affect other services?**

- 6.1. The total estimated cost submitted by the successful tenderer was £2,641,828.05. This is within the budget for the project in the Housing Stock Business Plan.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

7.1. The main conclusions of the assessment are that it will have a positive impact on all of the well-being goals through the provision of new homes suitable for people with protected characteristics which are situated in a location which will enable them to access services on foot or by cycling and which will reduce fuel poverty amongst residents as a consequence of their energy efficiency; it will have a positive impact on the economy by contributing towards the vitality of Rhyl town centre; it will increase community cohesiveness by improving derelict properties which have previously attracted anti-social behaviour; and it will have a positive impact upon biodiversity by enabling habitat improvements in an urban area of Rhyl..

## **8. What consultations have been carried out with Scrutiny and others?**

8.1. The Procurement team in the Council's Legal, HR & Democratic Services department have been involved throughout the tendering exercise.

8.2. Rhyl Member Area Group endorsed the principle of renovating the properties to provide affordable homes at its meeting on 19<sup>th</sup> March 2018.

## **9. Chief Finance Officer Statement**

9.1. The contract to renovate the terraced houses at 2-16 Aquarium Street in Rhyl will be funded from the Housing Revenue Account and is built into the Housing Stock Business Plan assumptions. The development of the properties will contribute to the council's corporate plan objectives in respect of provision of affordable housing. The recommendations are supported.

## **10. What risks are there and is there anything we can do to reduce them?**

10.1 The risk of not taking the decision as recommended is that the scheme would have to be delivered either through the complete redevelopment of the properties by the Council or by transferring ownership to another party. In either case, it would take longer to deliver much needed affordable family homes as new consents are sought with the likelihood that the development would cost more due to construction sector inflation. Furthermore, if the ownership of the properties was transferred to another

party, their subsequent letting and management may not be in line with the aims of the West Rhyl Regeneration Strategy to bring more economically active residents into the ward and achieve a more balanced mix of housing tenures.

10.2 The remaining risks in delivering the scheme are unforeseen works, the contractor going into liquidation, expenditure control, quality and specification, site health and safety, and delays due to Covid-19. These have already been mitigated by inviting tenders for the delivery of a scheme for which a technical design has already been completed and undertaking financial checks on tenderers, and will continue to be mitigated through the on-going management of the contract by the Council's Design & Construction team.

## **11. Power to make the decision?**

11.1 Section 9 of the Local Housing Act 1985 gives local housing authorities the power to provide housing accommodation by erecting houses, or converting buildings into houses, or by acquiring houses

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

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# West Rhyl Housing Targeted Regeneration Investment Funding Project

## Well-being Impact Assessment Report

This report summarises the likely impact of the proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number:	583
Brief description:	Acquisition and redevelopment of eyesore and sub-standard properties to deliver energy efficient affordable homes in the West Rhyl Regeneration Area
Date Completed:	13/12/2018 15:46:35 Version: 1
Completed by:	Mark Dixon
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Rhyl,
Who will be affected by the proposal?	Business and residents in, and visitors to, the West Rhyl Regeneration Area
Was this impact assessment completed as a group?	No

# IMPACT ASSESSMENT SUMMARY AND CONCLUSION

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

## Score for the sustainability of the approach

★★★★ ( 4 out of 4 stars ) Actual score : 30 / 30.

## Implications of the score

We can apply the five ways of working to improve the sustainability of our approach.

We can prevent problems occurring in the long term by developing assets which enable people to live independently in their homes for longer thereby improving community resilience. We can improve the resilience of our infrastructure by removing ground floor bedrooms from existing homes to reduce the risk of injury or death due to flooding. We can ensure our proposal is embedded and sustained by making provision in our housing stock business plan for its future maintenance.

We can prevent problems occurring by creating an inter-generational community where tenants can help each other and be less reliant on public services.

We will link our proposal to other corporate priorities by supporting people's independence, minimizing carbon emissions and providing commuted sums which will enable biodiversity to be increased in important habitats. We will help to deliver the Local Development Plan by providing more affordable homes and developing on land which is not considered to be more suitable for another purpose.

We will collaborate with the Pennaf Housing Group to deliver additional affordable homes and with the Economic & Business Development team to increase footfall and enhance the vitality of Rhyl town centre.

We will involve the community in developing our proposal by holding pre-Planning application consultations about our development.

## Summary of impact

Well-being Goals

A prosperous Denbighshire

A resilient Denbighshire

A healthier Denbighshire

A more equal Denbighshire

A Denbighshire of cohesive communities

A Denbighshire of vibrant culture and thriving Welsh language

A globally responsible Denbighshire

Positive

Positive

Positive

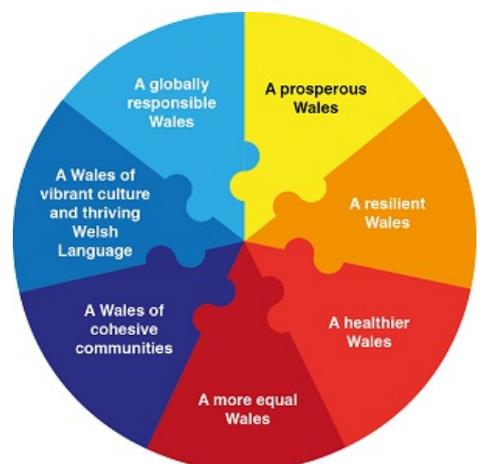
Positive

Positive

Positive

Positive

Positive



The main conclusions of the assessment are that the proposal will have a positive impact on all of the well being goals through the provision of new homes suitable for people with protected characteristics which are situated in a location which will enable them to access services on foot or by cycling and which will reduce fuel poverty amongst residents as a consequence of their energy efficiency; it will have a positive impact on the economy by contributing towards the vitality of Rhyl town centre; it will increase community cohesiveness by improving derelict properties which have previously attracted anti social behaviour; and it will have a positive impact upon biodiversity by enabling habitat improvements in an urban area of Rhyl.

### **Evidence to support the Well-being Impact Assessment**

- We have consulted published research or guides that inform us about the likely impact of the proposal
- We have involved an expert / consulted a group who represent those who may affected by the proposal
- We have engaged with people who will be affected by the proposal

# THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

## A prosperous Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact of the proposal is positive because it will help to minimise carbon emissions through the provision of energy efficient homes; it will help to minimize flood risk through the provision of improved highways and additional parking in the area; it will help to develop the county's economy by enhancing the vitality of Rhyl town centre as a consequence of increased footfall; and it will help to raise skills levels by enabling the provision of training in the construction sector.
<b>Further actions required</b>	Positives can be maximised by ensuring that the design includes the highest levels of energy efficiency which are feasible; by enabling businesses to promote the services available in the adjacent town centre to residents; and by including social clauses in contracts to provide skills in the construction sector.

### Positive impacts identified:

<b>A low carbon society</b>	The proposal involves the construction of new homes which will require very little energy for their operation, and renovating existing properties to improve their energy efficiency, thereby minimizing carbon emissions from energy generation.
<b>Quality communications, infrastructure and transport</b>	The proposal will improve infrastructure through the provision of a two lane access road built to adoptable standards where only an alley exists currently and additional parking for residents.
<b>Economic development</b>	The proposal will enhance the vitality and viability of Rhyl town centre by enabling additional households to live within walking distance of the town centre thereby increasing footfall and potentially increasing the profitability of retail businesses in the town centre.
<b>Quality skills for the long term</b>	The proposal will help to provide quality skills for the long term by providing tasters of the construction sector and apprenticeships through social clauses in the construction contract.
<b>Quality jobs for the long term</b>	Not applicable
<b>Childcare</b>	Not applicable

### Negative impacts identified:

<b>A low carbon society</b>	None
<b>Quality communications, infrastructure and transport</b>	None
<b>Economic development</b>	None
<b>Quality skills for the long term</b>	None

<b>Quality jobs for the long term</b>	None
<b>Childcare</b>	None

## A resilient Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact of the proposal is positive because biodiversity in the urban environment will be enhanced through the inclusion of soft landscaping in the development; residents will be provided with facilities to recycle more waste; residents of the development will be able to access town centre services without having to travel by car thereby saving fuel; and it will reduce the risk of death or injury from flooding by removing ground floor bedrooms from existing properties.
<b>Further actions required</b>	Positives can be maximised by increasing residents' knowledge of waste recycling and how to respond to flood risk.

### Positive impacts identified:

<b>Biodiversity and the natural environment</b>	Not applicable
<b>Biodiversity in the built environment</b>	The proposal will enhance biodiversity in the built environment by the inclusion of soft landscaping in the development.
<b>Reducing waste, reusing and recycling</b>	The proposal will help to encourage recycling by residents through the provision of bin stores which will incorporate appropriate facilities.
<b>Reduced energy/fuel consumption</b>	The proposal will reduce fuel consumption by enabling people to live near town centre services thereby reducing the need to travel by car.
<b>People's awareness of the environment and biodiversity</b>	Not applicable
<b>Flood risk management</b>	The proposal will help to reduce the risk of injury or death due to flooding risk through the elimination of ground floor bedrooms in existing properties.

### Negative impacts identified:

<b>Biodiversity and the natural environment</b>	None
<b>Biodiversity in the built environment</b>	None
<b>Reducing waste, reusing and recycling</b>	None
<b>Reduced energy/fuel consumption</b>	None
<b>People's awareness of the environment and biodiversity</b>	None

<b>Flood risk management</b>	None
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## A healthier Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact of the proposal is positive because the health and well being of residents will be improved by being able to walk or cycle to access services; residents' access to healthcare will be improved by locating new homes close to the town's new healthcare facility; and participation in leisure opportunities will be increased by locating new homes close to new leisure facilities.
<b>Further actions required</b>	Positives can be maximised by enabling town centre services, health services and leisure facilities to promote awareness of their offer to residents.

### Positive impacts identified:

<b>A social and physical environment that encourage and support health and well-being</b>	The proposal will encourage and support health and well being by providing homes which are located near services which can be accessed by pedestrians or by cycling.
<b>Access to good quality, healthy food</b>	Not applicable
<b>People's emotional and mental well-being</b>	Not applicable
<b>Access to healthcare</b>	The proposal has the potential to improve residents' access to healthcare by providing new homes within easy reach of the new Rhyl primary health care facility in West Kinmel Street.
<b>Participation in leisure opportunities</b>	The proposal has the potential to improve participation in leisure opportunities through the provision of new homes close to facilities such as SC2.

### Negative impacts identified:

<b>A social and physical environment that encourage and support health and well-being</b>	None
<b>Access to good quality, healthy food</b>	None
<b>People's emotional and mental well-being</b>	None
<b>Access to healthcare</b>	None
<b>Participation in leisure opportunities</b>	None

## A more equal Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact is positive because the well being of people with protected characteristics will be improved by the provision of additional accessible homes; by improving the quality of housing in area with poor economic, health and educational outcomes; and because poverty will be reduced by providing homes which minimize the amount which residents spend on energy.
<b>Further actions required</b>	Positives can be maximised by incorporating the latest thinking on implementing Part M of the Building Regulations into the design of buildings and instructing new tenants on how to minimise energy consumption in their homes.

### Positive impacts identified:

<b>Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation</b>	The proposal will improve the well being of people with protected characteristics by providing apartments which meet the requirements of Categories 2 and 3 of Part M of the Building Regulations for adaptable and accessible dwellings and wheelchair users respectively.
<b>People who suffer discrimination or disadvantage</b>	Not applicable
<b>Areas with poor economic, health or educational outcomes</b>	The proposal will improve economic, health and education outcomes in area which has a high ranking in the Welsh Index of Multiple Deprivation by improving the quality of housing in the area and increasing the proportion of economically active residents.
<b>People in poverty</b>	The proposal will help to tackle poverty by providing highly energy efficient homes which will minimize the proportion of residents' income spent on fuel.

### Negative impacts identified:

<b>Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation</b>	None
<b>People who suffer discrimination or disadvantage</b>	None
<b>Areas with poor economic, health or educational outcomes</b>	None
<b>People in poverty</b>	None

## A Denbighshire of cohesive communities

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact will be positive because community safety will be improved by redeveloping buildings which previously attracted anti social behaviour; community participation will be improved through engagement in the design process, and the attractiveness of the neighbourhood will be improved by renovating derelict eyesore properties.
<b>Further actions required</b>	The attractiveness of the area can be maximised by ensuring that the design of the new building to be delivered through the project complements the existing buildings in the area.

### Positive impacts identified:

<b>Safe communities and individuals</b>	The proposal will improve community safety by redeveloping derelict buildings which were previously locations for anti social behaviour .
<b>Community participation and resilience</b>	The proposal will encourage community participation through engagement in the design process during the pre-Planning application consultation for a major development.
<b>The attractiveness of the area</b>	The proposal will improve the attractiveness of the neighbourhood by renovating derelict eyesore properties and returning them to productive use.
<b>Connected communities</b>	Not applicable

### Negative impacts identified:

<b>Safe communities and individuals</b>	None
<b>Community participation and resilience</b>	None
<b>The attractiveness of the area</b>	None
<b>Connected communities</b>	None

## A Denbighshire of vibrant culture and thriving Welsh language

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact is positive because use of the Welsh language will be promoted through the provision of bilingual signage on the development and two Listed buildings will be renovated.
<b>Further actions required</b>	Positives can be maximised by installing bilingual signage throughout the buildings with common areas.

### Positive impacts identified:

<b>People using Welsh</b>	Not applicable
<b>Promoting the Welsh language</b>	The proposed development will promote the use of the Welsh language by incorporating bilingual signage both during the works and on a permanent basis following its completion.
<b>Culture and heritage</b>	The proposal will have a positive impact upon the built heritage of the area as a consequence of the renovation of two Listed buildings.

### Negative impacts identified:

<b>People using Welsh</b>	None
<b>Promoting the Welsh language</b>	None
<b>Culture and heritage</b>	None

## A globally responsible Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact will be positive because local supply chains will potentially be able to benefit from the works procured.
<b>Further actions required</b>	Positives can be maximised by ensuring that work packages are offered to the market in a way which is accessible to local suppliers.

### Positive impacts identified:

<b>Local, national, international supply chains</b>	The proposal will benefit local supply chains by enabling locally based SMEs to submit tenders for the works.
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<b>Human rights</b>	Not applicable
<b>Broader service provision in the local area or the region</b>	Not applicable

**Negative impacts identified:**

<b>Local, national, international supply chains</b>	None
<b>Human rights</b>	None
<b>Broader service provision in the local area or the region</b>	None

## Cabinet Forward Work Plan

Meeting	Item (description / title)	Purpose of report	Cabinet Decision required (yes/no)	Author – Lead member and contact officer	
<b>April</b>	1	Updated Business Case for the Household Waste Collection Service Change	To seek Cabinet approval of the updated business case	Yes	Councillor Brian Jones / Tony Ward / Peter Clayton
	2	Contract Award approval for new Waste Fleet to support new Waste Service Model	To award the contract for the new Waste Fleet	Yes	Councillor Brian Jones / Tony Ward / Chris Brown / Lowri Roberts
	3	Contract Award approval for Phase 2 Construction Works – DCC Waste Transfer Station to support new Waste Service Model	To award the contract for Phase 2 construction works	Yes	Councillor Brian Jones / Tony Ward / Peter Clayton
	4	Reactive Maintenance Framework for Schools and Non School Properties	To seek approval for the award of successful contractors onto the Reactive Maintenance Framework for Schools and Non-school buildings	Yes	Councillor Julian Thompson-Hill / David Lorey / Mark Cassidy
	5	National Collaborative Arrangements for Welsh (local authority) Adoption and Fostering services	To seek agreement to sign the Joint Committee Agreement for the proposed Joint Committee	Yes	Councillor Huw Hilditch-Roberts / Rhian Morrle
	6	Finance Report	To update Cabinet on the current financial position of the Council	Tbc	Councillor Julian Thompson-Hill / Steve Gadd

## Cabinet Forward Work Plan

Meeting	Item (description / title)		Purpose of report	Cabinet Decision required (yes/no)	Author – Lead member and contact officer
	7	Items from Scrutiny Committees	To consider any issues raised by Scrutiny for Cabinet's attention	Tbc	Scrutiny Coordinator
<b>7 June</b>					
	1	Council Performance Self-Assessment	To consider the Council's self-assessment of its performance in delivering against the council's strategic plan and services	Tbc	Iolo McGregor
	2	Corporate Equality Diversity Group	To inform Cabinet of the introduction of the Group to Council and agree Cabinet membership and have insight into the equality training and Public Sector Equality Duty requirements	Yes	Gary Williams / Nicola Kneale
	3	Finance Report	To update Cabinet on the current financial position of the Council	Tbc	Steve Gadd
	4	Items from Scrutiny Committees	To consider any issues raised by Scrutiny for Cabinet's attention	Tbc	Scrutiny Coordinator
<b>26 July</b>					
	1	North Wales Consultancy	To seek approval of the	Yes	Gary Williams / Tania Silva /

## Cabinet Forward Work Plan

Meeting	Item (description / title)	Purpose of report	Cabinet Decision required (yes/no)	Author – Lead member and contact officer
	Framework	Business Case to set up a regional Consultancy Framework to be used by the six North Wales authorities with Denbighshire County Council as the lead authority		Sion Evans
	2 Finance Report	To update Cabinet on the current financial position of the Council	Tbc	Steve Gadd
	3 Items from Scrutiny Committees	To consider any issues raised by Scrutiny for Cabinet's attention	Tbc	Scrutiny Coordinator

Page 81

### FUTURE ITEMS

<b>22 Nov</b>	Council Performance Update – July to September	To consider the Council's performance in delivering against the council's strategic plan and services	Iolo McGregor
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### Note for officers – Cabinet Report Deadlines

<i>Meeting</i>	<i>Deadline</i>	<i>Meeting</i>	<i>Deadline</i>	<i>Meeting</i>	<i>Deadline</i>
<i>March</i>	<b>1 March</b>	<i>April</i>	<b>29 March</b>	<i>June</i>	<b>20 May</b>

# Cabinet Forward Work Plan

Updated 04/03/2022 - KEJ  
Cabinet Forward Work Programme.doc