

Summary of Projects Recommended for Approval by Strategic Investment Group

Three proposals as below require Cabinet approval. They have been recently reviewed and recommended for approval by the Strategic Investment Group.

1. Passivhaus homes at Lodge Farm, Denbigh

An area of land owned by the Council at Lodge Farm, Denbigh has been allocated for residential development in the Local Development Plan. This land has been appropriated to the Housing Revenue Account. In August 2019, a Planning Application was submitted for the development of 22 no. semi-detached homes on the site. The proposal will involve the construction of:

- An estate road
- 18 no.2 bedroom and 4 no. 4 bedroom semi-detached houses for social rent
- A spur road which will provide access to a potential future residential development site

The Welsh Government is keen to support the delivery of energy efficient homes using modern methods of construction and has provided funding through its Innovative Housing Programme. This grant has been made available to meet the additional costs of building new homes to a Passivhaus standard of energy efficiency. This uses an off site modular construction technique. Further energy efficiency measures such as the use of ground source heat pumps and photo voltaic cells will be built into the design.

Key benefits will include:

- Minimising the amount of carbon emitted and reducing fuel poverty
- Provision of skills in modular construction techniques for local people
- Provision of an access road to a potential future residential development site

Appendix X

The estimated cost of the scheme is £6.700m, with WG grant funding of £0.850m confirmed, WG grant funding of £0.240m pending and Denbighshire Housing Revenue Account providing £5.610m

The Business Case as presented to SIG is included as Appendix ? and the Wellbeing Impact Assessment as Appendix ?

2. Central Highways Depot

This proposal concerns the need to amend the arrangements of where and how waste materials are stored and disposed of. There is strict legislation with regards to tipping and waste handling, and this legislation has increased in recent years. The Council is now required to implement measures to ensure compliance with the relevant legislation to avoid any reputational or financial risk to the Council.

The Council has introduced temporary solutions including closure of all legacy sites and introducing short term arrangements for the handling of waste at Council depots, but these are costly and reduce efficiency.

There is an opportunity to construct a new central highway centre for recycling waste materials at the proposed recycling centre at Colomendy Depot, Denbigh. This will enable all gully and sweeper waste to be deposited in purpose built bays at a central location. Further benefits of a new central waste depot would include:

- Depot will be licenced and fully compliant with legislation
- Reduction in haulage costs
- Enable Barkers Well Depot, Denbigh to be closed

In addition, the construction of a central waste depot in conjunction with the wider Waste Depot will maximise construction cost savings. The estimated cost of the proposal is £1.1m. The annual Prudential Borrowing repayments to fund this proposal are £63k p.a. over 25 years. There are no budget savings arising from the service to fund this capital cost.

Appendix X

The Business Case as presented to SIG including costings and wellbeing Impact Assessment are included as Appendix ?

3. Botanical Gardens Accommodation

This proposal aims to replace the substandard and environmentally inefficient accommodation at Botanical Gardens through the construction of new purpose built accommodation to meet the needs of the service.

It is recognised that the current accommodation and associated welfare facilities are of a very poor standard and consist of a number of 20 year old portakabins. These buildings are no longer fit for purpose and fall far short of meeting the standard of accommodation that staff and unions can expect. The Botanical Gardens Depot in Rhyl is currently the main operational base for North Denbighshire Streetscene operations, and the service is confident that no alternative option is available.

It is proposed that the new accommodation would adopt a higher energy efficient design that would include the following:

- Ground/Air sourced heat pump
- Photovoltaic Panels and battery storage
- Rainwater harvesting
- Advanced insulation
- Solar water heating

The additional environmental aspects will help reduce ongoing running costs estimated to be £7,300 p.a. and will contribute to the Council's zero carbon targets.

The estimated cost of this proposal is £709k. The annual Prudential Borrowing repayments to fund this are £39k p.a. over 25 years.

The Business Case as presented to SIG including the wellbeing Impact Assessment are included as Appendix ?