

Specialist Estates Services Notification 24/19

18 December 2024

For action by:

Estates/Facilities Directors and Managers, NHS Health Boards and Trusts

For information only:

Chief Executives, NHS Health Boards and Trusts
Directors of Finance - NHS Health Boards and Trusts
Directors of Planning - NHS Health Boards and Trusts

Copy to: Health, Social Care and Early Years Group, Welsh Government

Dear Colleague,

WELSH GOVERNMENT'S AFFORDABLE HOUSING DELIVERY TASK AND FINISH GROUP

I attach a letter, dated the 18 December 2024, from Richard Baker the Deputy Director of Place Division in Welsh Government. The letter outlines a request from the Affordable Housing Delivery Task and Finish Group for NHS Wales organisations to identify sites in their ownership which would be suitable for 'meanwhile' temporary alternative residential use (using Modern Methods of Construction and by implementing Permitted Development Rights).

The letter gives a deadline for responses of the 10th January 2025 but please can responses be provided to me by 12 noon on the 8th January 2025 in order that they can be co-ordinated by SES and passed to Ian Gunney's team at Welsh Government.

Any enquiries on the content of this letter should be addressed to: Clive Ball, Head of Property clive.ball@wales.nhs.uk

Yours sincerely



Stuart Douglas BSc (Hons), PGDip, MRICS, MAPM
Director Specialist Estates Services



Ein cyf/Our ref

Mr Ian Gunney
Deputy Director of Capital Estates &
Facilities
Welsh Government

18 December 2024

Dear Ian

As we continue our goal to deliver 20,000 additional homes for rent in the social sector, the Cabinet Secretary for Housing, Local Government and Planning wrote to Local Authority leaders, Chief Executives together with Directors of Housing and Planning on 19th August 2024 to identify various opportunities to help achieve the target.

This letter outlines an area where Health Boards can potentially assist in taking forward and action in order to overcome existing challenges and accelerate the delivery of more much-needed homes.

The primary objective is to identify a small number of sites within public sector ownership, including those owned by the Welsh Government (WG), Local Authorities (LA), or other public sector bodies and landlords, suitable for immediate development on a 'meanwhile use' basis.

We are writing to you on behalf of the recently established Affordable Housing Delivery Task and Finish Group to request that you contact the Health Boards to identify any suitable sites within their ownership that are ready for immediate development for 'meanwhile' use.

The current planning and legal advice regarding the 'meanwhile use' of public sector land in Wales is framed within the context of Permitted Development Rights (PDR), which were extended in response to the Covid-19 Pandemic. These rights continue to be applicable and provide a temporary regulatory framework that facilitates development for immediate needs.

These rights allow developments by local authorities and NHS bodies for up to 12 months without the need for full planning permission. The primary purpose of PDR is to enable
Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

CF10 3NQ

development to prevent, control, mitigate, or take other actions in connection with an emergency.

Given the pressing housing crisis, the challenge is to expedite the development process and find sites within your ownership that meet the following criteria:

- Suitable for Meanwhile Use: Sites that can be utilised in the short term while long-term plans are being finalised.
- Ideally sites would already be allocated for Residential Use in the Local Development Plan, but as detailed above alternative sites will be considered which would lend themselves to be used for temporary alternative residential use. In this context seeking locations within settlement boundaries.
- The sites should be in a position that allows for swift and efficient development.
- All necessary site reports should be available to facilitate prompt progress. Ideally we will be looking for maps, planning history and any existing site reports e.g ground conditions, flood assessment, biodiversity information etc.

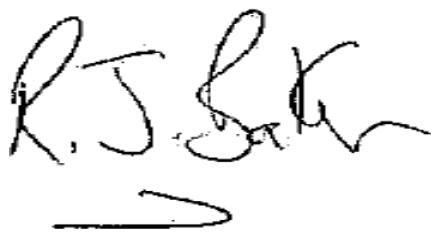
The primary objective is to gather information on available sites that are suitable for meanwhile use using Modern Methods of Construction. The intention would be that these developments would be advanced by Local Authorities implementing Permitted Development Rights.

I would appreciate you will also engage with Clive Ball at NHS Shared Services on this matter and would be grateful if you could co-ordinate a response from the Health Boards. I know Lee Wates as Chair of the task group would also like an explanation if no suitable sites are available.

We kindly request that the information is provided no later than 10th January 2025.

Your support on this work is greatly appreciated.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. J. Baker', with a horizontal line underneath.

RICHARD BAKER

Dirprwy Gyfarwyddwr / Deputy Director
Is-adran Lle / Place Division

Hysbysiad Gwasanaethau Ystadau Arbenigol 24/19

18 Rhagfyr 2024

I'w weithredu gan y canlynol:

Cyfarwyddwyr a Rheolwyr Ystadau/Cyfleusterau, Byrddau Iechyd ac Ymddiriedolaethau'r GIG

Er gwybodaeth yn unig:

Prif Weithredwyr, Byrddau Iechyd ac Ymddiriedolaethau'r GIG

Cyfarwyddwyr Cyllid, Byrddau Iechyd ac Ymddiriedolaethau'r GIG.

Cyfarwyddwyr Cynllunio, Byrddau Iechyd ac Ymddiriedolaethau'r GIG

Copi at: Grŵp Iechyd, Gofal Cymdeithasol a Blynnyddoedd Cynnar, Llywodraeth Cymru

Annwyl Gydweithiwr,

GRŴP GORCHWYL A GORFFEN CYFLENWI TAI FFORDDIADWY LLYWODRAETH CYMRU

Rwy'n atodi llythyr, dyddiedig 18 Rhagfyr 2024, oddi wrth Richard Baker, Dirprwy Gyfarwyddwr Is-adran Lle Llywodraeth Cymru. Mae'r llythyr yn amlinellu cais gan y Grŵp Gorchwyl a Gorffen Cyflenwi Tai Fforddiadwy i sefydliadau GIG Cymru nodi safleoedd yn eu perchnogaeth a fyddai'n addas ar gyfer defnydd preswyl amgen 'yn y cyfamser' (gan ddefnyddio Dulliau Adeiladu Modern a thrwy weithredu Hawliau Datblygu a Ganiateir).

Mae'r llythyr yn rhoi dyddiad cau o 10 Ionawr 2025 ar gyfer derbyn ymatebion ond a fydddech cystal ag anfon ymateb ataf erbyn 12 hanner dydd, 8 Ionawr 2025 er mwyn i'r Gwasanaeth Ystadegau Arbenigol eu cydgysylltu a'u trosglwyddo i dîm Ian Gunney yn Llywodraeth Cymru?

Dylid cyfeirio unrhyw ymholiadau am gynnwys y llythyr hwn at: Clive Ball - Pennaeth Eiddo | Clive.Ball@wales.nhs.uk

Yr eiddoch yn gywir



Stuart Douglas BSc (Anrh), PGDip, MRICS, MAPM

Cyfarwyddwr Gwasanaethau Ystadau Arbenigol

Gwasanaethau Ystadau Arbenigol PCGC, Llawr 4, Tŷ'r Cwmnïau, Ffordd y Goron, Caerdydd CF14 3UB