

# Public Document Pack

Penallta House,  
Tredomen Park,  
Ystrad Mynach,  
Hengoed CF82 7PG

Ty Penallta,  
Parc Tredomen,  
Ystrad Mynach,  
Hengoed CF82 7PG



[www.caerphilly.gov.uk](http://www.caerphilly.gov.uk)  
[www.caerffili.gov.uk](http://www.caerffili.gov.uk)

For all enquiries relating to this agenda please contact Jo Thomas  
(Tel: 07714600912 Email: [thomaj8@caerphilly.gov.uk](mailto:thomaj8@caerphilly.gov.uk))

**Date: 22nd June 2023**

To Whom It May Concern,

A multi-locational meeting of the **Cabinet** will be held in Penallta House, and via Microsoft Teams on **Wednesday, 28th June, 2023 at 1.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided on request.

Members of the public or Press may attend in person at Penallta House or may view the meeting live via the following link: <https://civico.net/caerphilly>

This meeting will be live-streamed and a recording made available to view via the Council's website, except for discussions involving confidential or exempt items. Therefore, the images/audio of those individuals present and/or speaking will be publicly available to all via the recording on the Council website at [www.caerphilly.gov.uk](http://www.caerphilly.gov.uk)

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chrissy'.

**Christina Harrhy**  
CHIEF EXECUTIVE

## AGENDA

	Pages
1 To receive apologies for absence.	

A greener place Man gwyrdach



2 Declarations of Interest.

Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on the agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

To approve and sign the following minutes: -

- 3 Cabinet held on 14th June 2023. 1 - 8

To note the Cabinet Forward Work Programme.

- 4 Cabinet Forward Work Programme. 9 - 12

To receive and consider the following reports on which executive decisions are required: -

- 5 Supplementary Payment For Residential/Nursing Care Homes To Support Increased Costs Of Amenities And Food Costs. 13 - 18
- 6 Sustainable Communities For Learning Band B Programme - Phase 3 Proposal. 19 - 24
- 7 Caerphilly Town 2035 - Pentrebanne Street Redevelopment Scheme. 25 - 40
- 8 Regeneration Project Board - Non-Community Council Community Infrastructure Levy Allocation: Pontllanfraith Ward. 41 - 44

**Circulation:**

Councillors C. Andrews, S. Cook, E. Forehead, N. George, P. Leonard, S. Morgan, C. Morgan, J. Pritchard and E. Stenner

And Appropriate Officers

**HOW WE WILL USE YOUR INFORMATION**

Those individuals that attend committee meetings to speak/give evidence will be named in the minutes of that meeting, sometimes this will include their place of employment or business and opinions expressed. Minutes of Meetings including details of speakers will be publicly available to all via the Council website at [www.caerphilly.gov.uk](http://www.caerphilly.gov.uk). except for discussions involving confidential or exempt items.

You have a number of rights in relation to your information, including the rights of access to information we hold about you and the right of complaint if you are unhappy with the way your information is being processed.

For further information on how we process your information and your rights please view the [Full Committee Meetings Privacy Notice](#) on our website or contact Legal Services by email [griffd2@caerphilly.gov.uk](mailto:griffd2@caerphilly.gov.uk) or telephone 01443 863028.

# Agenda Item 3



## CABINET

### MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY 14<sup>TH</sup> JUNE 2023 AT 1PM

#### PRESENT:

Councillor S. Morgan – Chair

#### Councillors:

C. Andrews (Cabinet Member for Education and Communities), J. Pritchard (Cabinet Member for Prosperity, Regeneration and Climate Change), S. Cook (Cabinet Member for Housing), E. Forehead (Cabinet Member for Social Care), P. Leonard (Cabinet Member for Planning and Public Protection), C. Morgan (Cabinet Member for Waste, Leisure and Green Spaces) and E. Stenner (Cabinet Member for Finance and Performance).

#### Together with:

C. Harry (Chief Executive), R. Edmunds (Corporate Director Education and Corporate Services), D. Street (Corporate Director Social Services and Housing) and M.S. Williams (Corporate Director Economy and Environment).

#### Also in Attendance:

S. Harris (Head of Financial Services and S151 Officer), R. Tranter (Head of Legal Services and Monitoring Officer), S. Richards, (Head of Education Planning and Strategy), L. Donovan (Head of People Services), P. O'Neil (Senior Youth Service Manager), S. Richards (Head of Education Planning and Strategy), V. Doyle (Policy Officer), P. Warren (Strategic Lead for School Improvement), K. Peters (Corporate Policy Manager), A. West (21st Century Schools, Admissions and Exclusions Manager), P. Cooke (Transformation Manager), B. Winstanley (Head of Land and Property Services) A. Cullinane (Senior Policy Officer - Equalities and Welsh Language), E. Townsend (Health and Safety Manager), L. Kabza (Youth Participation and Curriculum Projects Coordinator), S. Pugh (Head of Communications), J. Thomas (Committee Services Officer).

#### Also in Attendance:

Mr B. Mahoney (Vice-Chair of The Youth Forum)

## RECORDING AND VOTING ARRANGEMENTS

The Leader reminded those present that the meeting was being live streamed, and a recording would be made available to view via the Council's website, except for discussions involving confidential or exempt items. [Click Here To View](#).

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor N. George (Cabinet Member for Corporate Services and Property, Highways).

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest received.

**3. MINUTES – 19<sup>TH</sup> APRIL 2023**

RESOLVED that Subject to the inclusion of Councillor C. Andrews to the list of those in attendance the minutes of the meeting held on the 19<sup>th</sup> April 2023 be approved as a correct record.

**4. CABINET FORWARD WORK PROGRAMME – TO NOTE**

Cabinet was provided with the Cabinet Forward Work Programme, which detailed the scheduled reports until 18<sup>th</sup> October, 2023.

Following consideration and discussion, it was moved and seconded that the Forward Work Programme be noted. By a show of hands this was unanimously agreed.

**5. VIOLENCE AT WORK POLICY**

Consideration was given to a report that sought Cabinet approval in relation to the Violence at Work Policy.

Cabinet Noted that the Trade Unions and Health and Safety Committee made 2 minor additions to the draft of the policy as part of the consultation process, and these have been incorporated into section 4.2. and 4.4.2 of the final draft of the policy as attached in Appendix 1.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved and by way of Microsoft Forms this was unanimously agreed.

RESOLVED that for reasons contained in the Officers report Cabinet approved the Violence at Work Policy.

**6. YOUTH FORUM PRIORITY ISSUES**

Cabinet considered a report which sought Members views on how the Council can best address issues that are by raised by Children and Young People via the Youth Service's Youth Forum.

The Cabinet welcomed Mr Brogan Mahoney the Vice- Chair of The Youth Forum who gave an in-depth presentation which informed Cabinet on the process of identifying the priority issues, which included a consultation process, with 5 key areas (Learning, Prosperous, Greener, Healthier, and Safer) determined at the Annual Youth Forum Conference and a Priority Issue Ballot which took place in February 2023. The priority issue that was chosen as a result of the ballot was 'Learning,' which included life skills of living independently, budgeting, car maintenance and BSL. Cabinet were also informed how the Youth Forum will address the

priority issues, which included weekly project group meetings, an agreed timeline of work and a 'life skills' consultation throughout the county borough.

The Cabinet thanked the Vice Chair of the Youth Forum for the excellent presentation.

Cabinet were pleased to note that two Officers from the Multiply Project are working with the Youth Forum to put on a Life Skills Lab event. The objective of the event will be to capture young people's imagination for example learn cooking and budgeting skills that will assist with independent living. A taster British Sign Language course will be included in the event where there will be an opportunity to obtain a qualification.

Following a query raised by Cabinet regarding how mentoring is promoted within the Youth Forum, Officers advised Cabinet that all youth workers act as mentors for young people and the proposal is to have youth workers placed appropriately for young people to be able to easily access and acquire mentoring and support when required.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved and by way of Microsoft Forms this was unanimously agreed.

RESOLVED that for reasons contained in the Officers report;

1. The Youth Forum be supported in its work to address the overall priority issue.
2. How to support the Youth Forum in addressing their priority issue was considered.
3. Due regard be given to issues raised within the report by Children and Young People when making decisions which impact upon their lives.

## **7. WELSH LANGUAGE STANDARDS ANNUAL REPORT 2022-23**

Consideration was given to a report which informed Cabinet and sought their endorsement of the progress made during the financial year 2022-2023 against four specific areas of Welsh language work, as required under the regulatory framework for implementing the Welsh Language Standards.

Cabinet were informed that the report will be published online by the deadline date of 30 June 2023, as required by Welsh Language Standard 158.

Cabinet were pleased to note that another successful 'Ffiliffest' has taken place within Caerphilly, which not only welcomed Welsh speakers but also non-Welsh speakers. The Deputy Leader wished to put on record his support and thanks to Menter Iaith and all the organisations that contributed to the event's success.

Cabinet were very pleased to acknowledge that this was the fifth year in succession that the Authority has not received a Welsh Language Commissioner Investigation, which is purely due to the hard work and dedication of staff. A Cabinet Member wished to place on record their thanks to all involved in compiling the Annual Report.

The Officer informed Cabinet that the Council is very supportive of staff who wish to learn Welsh and that the courses offered are free and are deliverable online or in person, depending on the learner's preference. During the coming months there will be a lot of information being rolled out to staff informing them how they are able to enrol on the courses. The Officer also made Cabinet aware of a lunch time club called Clwb Clebran (chat club), which brings Welsh speaking members of staff and those that are learning the language

together to practice their Welsh language skills together in the workplace. They are encouraged to correspond with each other in Welsh, through emails or telephone conversations so that Welsh becomes part of the normal working day.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved and by way of Microsoft Forms this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's report the content of the annual report be noted and endorsed the publication of the information as a record of progress towards, and compliance with, the relevant Welsh Language Standards.

#### **8. SUSTAINABLE COMMUNITIES FOR LEARNING BAND B PROPOSAL - UPDATE ON PUPIL REFERRAL UNIT, PONTLLANFRAITH (CENTRE FOR VULNERABLE LEARNERS)**

Consideration was given to the report which provided Cabinet with an update in relation to the Welsh Government's Sustainable Communities for Learning Band B Programme in respect of the Pupil Referral Unit, Pontllanfraith – locally referred to as the 'Centre for Vulnerable Learners'.

Cabinet were informed that the project is seeking to create a Pupil Referral Unit for vulnerable pupils on the former Pontllanfraith Comprehensive site to accommodate between 80 - 120 pupils and be equipped with high quality learning opportunities, indoor and outdoor sporting provision as well as enabling wider community use of the facilities outside of school hours. The project will support vulnerable learners from across Caerphilly at Key Stage 3/4, sitting at the centre of the Council's Education Other Than At School (EOTAS) Strategy and the Cwmpawd hub and spoke model.

Cabinet were asked to approve that an additional £2,150,739.40 is set aside from the Authority's Place-Shaping Reserve in respect of the increased financial contribution required to complete the proposal for a new Pupil Referral Unit, Pontllanfraith as part of the Sustainable Communities for Learning Band B programme.

It was noted by Cabinet that the additional costs have increased more than originally anticipated due to building cost increases which are being experienced throughout Wales.

Cabinet were pleased to note that the indoor and outdoor sports facilities that are being incorporated at the Centre will be made available to the public during evenings and weekends.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved and by way of Microsoft Forms this was unanimously agreed.

RESOLVED for reasons contained in the Officers report a further £2,150,739.40 be set aside from the Authority's Place-Shaping Reserve to fund the cost of the creation of a new Pupil Referral Unit, at Pontllanfraith be agreed.

#### **9. PROPOSED CHANGES TO THE OPERATION OF THE WELSH CHURCH ACTS FUND AND THE SMALL GRANTS TO THE VOLUNTARY SECTOR FUND**

Consideration was given to the report which recommended to Cabinet changes in relation to the operation of the Welsh Church Acts Fund (WCAF) and the Grants to the Voluntary Sector (GTVS) Fund, following a review by the Grants to the Voluntary Sector Panel. The report also recommended the delegation of decisions on future changes to the operation of the grants to the Head of Financial Services & S151 Officer.

Cabinet noted the recommendations were proposed by the GTVS Panel, in relation to the operation of the WCAF and the GTVS Fund.

In response to questions raised by Cabinet, Officers advised Cabinet Members that the grant application form has been reviewed in the last 18 months, with the aim being to simplify the form as far as possible to make it easier for applicants to complete. However, the content that is still included is there to be able to comply with financial regulations. The Officer further advised Cabinet Members that the form is relatively simple and for most part is simply tick boxes. Cabinet Members were also advised that grants are not paid in full once they have been approved, this is because the Council has a responsibility for monitoring public funds. Cabinet were made aware that there have been instances in the past where approvals have been given under the WCAF, but the amount had never been claimed. The 50% upfront payment proposal in the report is a compromise to assist organisations and to keep the risk of the Council to an acceptable level. The Head of Financial Services and Section 151 Officer noted that he would consider requests for 100% funding on an exceptional basis if a case were made.

Concerns were raised by Cabinet in relation to the lease rules and how these may impact some Community Centres. There are currently four Council owned Community Centres which are ineligible to apply to the WCAF due to the lack of time left on their lease. The Officer advised Cabinet that traditionally the length of the lease shows the longer-term commitment to both the building and what is delivered from the building. The WCAF mirrors the Welsh Government Community Facilities Grant which has a far more onerous lease requirement and also the Lottery Grants which would require 25 to 50 years lease remaining. The Officer advised Cabinet that they would be happy to work with any that are currently non-compliant. Work has been carried out with these types of premises in the past to extend their leases to 25 years which would release a number of different funding opportunities. Therefore, having a lease agreement in place is beneficial.

The Leader advised Cabinet Members that a letter had been received from Councillors Judith Pritchard and Marina Chacon Dawson requesting that both the application and criteria of the Welsh Church Acts Fund be published on the Council's website for clarity and ease of use. It was noted that as part of the Officers recommendations in the report that this was proposed.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved and by way of Microsoft Forms this was unanimously agreed.

RESOLVED that for reasons contained in the Officers report Cabinet approved that;

1. The Welsh Church Acts Fund will not provide funding for revenue costs.
2. The maximum level of future grants under the Welsh Church Acts Fund be £7,500 until the underspend is fully utilised.
3. The General Criteria amounts for the Grants to the Voluntary Sector Fund be uplifted by 20% from the 2023/24 financial year and then in line with CPI inflation in future years.
4. The list of proposed General Criteria for the Grants to the Voluntary Sector Fund covers all the categories required.
5. A new set of terms of reference will be agreed at the next available Voluntary Sector Liaison Sub-Committee to allow this to happen and put in place a post-meeting with Elected Members only, to consider applications that fall outside the General Criteria or relate to 'exceptional individuals' seeking financial support.

6. That the application form and criteria for the Welsh Church Acts Fund be published on the Council's website.
7. That the minimum amount of grant funding to be awarded to voluntary organisations is increased to £200.
8. That future decisions in relation to the management and operation of the Welsh Church Acts Fund and Grants to the Voluntary Sector Fund are delegated to the Head of Financial Services & S151 Officer.

## **10. UPDATE ON DECARBONISATION ACTION PLAN AND PROPOSED FUTURE APPROACH**

Consideration was given to the report which updated Cabinet on the work undertaken to deliver the actions set out in the Decarbonisation Action Plan.

Cabinet noted that the report had been approved by the Environment and Sustainability Scrutiny Committee on 2<sup>nd</sup> May 2023.

The report sought Cabinet approval on the recommendations on the next steps towards achieving the Council's target to be net zero carbon by 2030.

The Deputy Leader wished to place on record his thanks to Officers for their co-operation in preparing the report.

Cabinet sought clarification on whether the work that is being carried out to reduce carbon within the Caerphilly Housing Team will be included in the overall Decarbonisation Action Plan. The Officer explained that WG have said that Housing will not be included in the baseline calculations, this is due to most LA's throughout Wales no longer holding their own housing stock. However, emissions from the authority managing and maintaining its housing stock, such as heating and lighting housing offices, the diesel used in vehicles to drive to houses to carry out maintenance, and the materials used would all count towards the authority's carbon footprint.

Cabinet noted that the WG have very clearly defined methodology when calculating carbon footprint. These include everything the Council emits therefore the calculations are very comprehensive and data is improving to make sure that the calculations become more accurate.

Furthermore, officers clarified that the CCBC supply chain is by far the largest contributor to its carbon footprint and that this area was the most challenging in terms of seeking to reduce the carbon impact.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved and by way of Microsoft Forms this was unanimously agreed.

RESOLVED that for reasons contained in the Officers report Cabinet approved that;

1. That the CCBC Decarbonisation Action Plan is reviewed and updated to focus on the 2030 organisational requirements, to align with the WG route map and timeframes, and that a separate action plan for the county borough as a whole in accordance with the 2050 targets, is developed and considered.
2. That each Directorate and Service area is given a copy of their carbon baseline, and that during 2023/24 financial year work is done to support them to fully understand and analyse those emissions and to identify priority areas for reduction.
3. That from 2024/25 carbon budgets, with identified reduction targets, are agreed with CMT



for each service area, and reported via Directorate Performance Assessments.

4. That a working group for each of the 4 pillars of Reduce, Produce, Offset and Buy is established to co-ordinate the work on each area.
7. That the following 5 corporate commitments are agreed:
  - Net zero carbon considerations should be included in all major decisions as part of the Integrated Impact Assessment process
  - All new corporate buildings and schools will be designed to net zero carbon standards where possible.
  - All new heating systems will transition to low carbon heat with appropriate insulation upgrades where possible with fossil fuels will be used only as a last resort
  - A low carbon travel hierarchy should be developed and implemented for business travel which accelerates the transition to low carbon transport.
  - We will aim to plant 300,000 new trees before 2030 where land availability allows.
7. That a programme of skills development, awareness raising and behaviour change is developed alongside detailed support for specific roles, including technical knowledge
8. That we continue our work to develop specific renewable energy projects that contribute to our overall programme.
9. That detailed land mapping and evaluation is undertaken to protect existing habitats and to identify land for tree planting. Further work should be undertaken to assess the feasibility of a potential Caerphilly Forest programme and the potential for growing our own trees.
10. That low-carbon procurement policies be embedded through procurement frameworks forming a key part of cost-benefit analysis and contract appraisal. Suppliers and services are challenged to identify and make significant supply chain emissions reductions.
11. That progress is monitored and evaluated on an annual basis with an Annual Decarbonisation Report prepared each November.

The meeting closed at 14.25 p.m.

Approved and signed as a correct record subject to any corrections made at the meeting held on 28<sup>th</sup> June 2023.

---

CHAIR

This page is intentionally left blank

### Cabinet Forward Work Programme – 20th June 2023

Meeting date:	Report title:	Key issue:	Report author:	Cabinet Member:
28/06/2023 13:00	Supplementary Payment for Residential/Nursing Care Homes to Support Increased Costs of Amenities and Food Costs.	To propose the reuse of the previous WG allocation for driving lessons/ driving test and electric vehicles to provide a one-off payment to assist with heating bills.	Viv Daye/Jo Williams	Cllr. Elaine Forehead
28/06/2023	Sustainable Communities for learning band B programme – Phase 3 Proposal	To agree the first phase of the place-shaping plan for the North of the county borough which focuses upon 21st Century schools.	Ed/(Sue Richards on leave)/ Andrea West	Cllr. Carol Andrews
28/06/2023	Caerphilly Town 2035 - Pentrebane Street Redevelopment Scheme	The report updates Cabinet on the Pentrebane Street redevelopment project and seeks approval for a preferred Development option to be pursued out of three that are presented in the report.	Rhian Kyte/Allan Dallimore	Cllr. James Pritchard
28/06/2023	Regeneration Project Board - Non-Community Council Infrastructure Levy Allocation: Pontllanfraith Ward	To recommend the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward to the Engineering Projects Group to create off-street parking on council land at Gelli Lane, Pontllanfraith.	Rhian Kyte//Dave Lucas/Paul Hudson	Cllr. James Pritchard
12/07/2023 13:00	Court House Car Park, Blackwood – variation of parking charges	To seek Cabinet approval to vary the parking charges in Courthouse Car Park, Blackwood to allow up to 1 hour parking free of charge for all users.	Dean Smith/Marcus Lloyd	Cllr. Nigel George
12/07/2023	Collaboration and Members Agreement (the CAMA)	To seek Cabinet approval to revise the South East Wales Education Achievement Service Collaboration and Members Agreement (the CAMA)	Keri Cole	Cllr. Carol Andrews

### Cabinet Forward Work Programme – 20th June 2023

Meeting date:	Report title:	Key issue:	Report author:	Cabinet Member:
12/07/2023	Support for pupils unable to attend school (formerly “Tuition” report).	To seek Cabinet approval of proposals for revising the model of support for pupils accessing tuition.	Keri Cole	Cllr. Carol Andrews
12/07/2023	Caerphilly Interchange Proposal – Funding Requirements	For Cabinet to approve the request for CCBC funding contribution.	Clive Campbell	Cllr. Nigel George
12/07/2023	Annual Corporate Safeguarding Report plus the Annual Safeguarding Management Information Report.	To seek approval of the Annual Safeguarding reports.	Gareth Jenkins	Cllr. Elaine Forehead
12/07/2023	Exempt item - George Street Rear Walls, Cwmcarn	Exempt item subject to Public Interest Test	Claire Davies/Fiona Wilkins/Nick Taylor-Williams	Cllr. Shayne Cook
12/07/2023	Exempt item - Proposed Mineral Working and Restoration of Bedwas Tips - extension of exclusivity agreement.	Exempt item subject to Public Interest Test.	Marcus Lloyd	Cllr. Nigel George
26/07/2023 13:00	Covid 19 - Economic Recovery Framework, Monitoring report	To provide Cabinet with an update on progress in respect of the Council’s economic recovery framework.	Rhian Kyte/Allan Dallimore	Cllr. James Pritchard
26/07/2023	Default speed limit consultation on restricted roads across the county borough from 30mph to 20mph	To review proposed 30mph exemptions within the County Borough as a result of the change in the default restricted road speed limit to 20mph.	Marcus Lloyd	Cllr. Nigel George
26/07/2023	Day Services	For Cabinet to consider the new proposed Day Services Model.	Jo Williams	Cllr. Elaine Forehead

### Cabinet Forward Work Programme – 20th June 2023

Meeting date:	Report title:	Key issue:	Report author:	Cabinet Member:
26/07/2023	Review of Licensing fees for Dog Breeders, Scrap Metal Dealers and Activities involving Animals (Pet sales) 2023.	To seek approval of licensing fees following the funding review.	Lee Morgan/Rob Hartshorn	Cllr. Philippa Leonard
26/07/2023	Provisional Revenue Budget Outturn for 2022/23	To provide Cabinet with details of the provisional revenue budget outturn for the 2022/23 financial year prior to the completion of the external audit by Audit Wales.	Stephen Harris	Cllr. Eluned Stenner
26/07/2023	Waste Route Map	To agree the waste route map which will inform the development of the Council's Waste Strategy.	Marcus Lloyd	Cllr. Chris Morgan
20/09/2023 13:00	Natural Resources Wales (NRW) CCBC Collaboration Agreement - Cwmcarn Forest Drive	To allow Cabinet to review the outcome of the 2-year pilot in respect of the CCBC management of the Cwmcarn Forest Drive and consider whether or not to extend the collaboration agreement for the continued management of the drive with Natural Resources Wales for a further 5 year period.	Antony Bolter/Allan Dallimore	Cllr. James Pritchard
20/09/2023	Local Housing Market Assessment and the Welsh Government Prospectus	For Cabinet to discuss and approve the Local Housing Market Assessment and the Welsh Government Prospectus.	Nick Taylor-Williams/Jane Roberts-Waite	Cllr. Shayne Cook
20/09/2023	Development and Governance Strategy - Housing	For Cabinet to consider the establishment of the development strategy which details the principles, practices and governance arrangements which are needed to facilitate enable and support the new build objectives of Caerphilly Homes now and in the future.	Nick Taylor-Williams/Jane Roberts-Waite	Cllr. Shayne Cook

### Cabinet Forward Work Programme – 20th June 2023

Meeting date:	Report title:	Key issue:	Report author:	Cabinet Member:
20/09/2023	Corporate Performance Assessment	To provide Cabinet with an update with the Corporate Performance Assessment.	Sue Richards/Ros Roberts	Cllr. Eluned Stenner
20/09/2023	Public Protection Enforcement Annual report for 2022/23	For Cabinet to agree progress and performance.	Rob Hartshorn	Cllr. Philippa Leonard
04/10/2023 13:00	Caerphilly Homes – Re-development of the Former Oakdale Comprehensive School	To seek Cabinet approval for the signing of a delivery agreement (DA) via SCAPE with Willmott Dixon to deliver an 85 new home mixed tenure scheme.	Jane Roberts-Waite	Cllr. Shayne Cook
04/10/2023	Caerphilly Homes – Re-development of the Former Ty Darran Care Home, Risca	To seek Cabinet approval for the signing of a delivery agreement (DA) via SCAPE with Willmott Dixon to deliver a 46 new, affordable home later living scheme which will set the ambition for the future of later living accommodation in the county borough.	Jane Roberts-Waite	Cllr. Shayne Cook
04/10/2023	Corporate Plan (including Well-Being Objectives) 2023 to 2028	To consider the Councils Corporate Plan and Well-being Objectives 2023 to 2028	Christina Harrhy/Sue Richards/Jo Pearce	Leader/ Cllr. Eluned Stenner
18/10/2023 13:00	Exempt item - Ness Tar	Exempt item subject to Public Interest Test	Rhian Kyte	Cllr. James Pritchard



## CABINET – 28<sup>TH</sup> JUNE 2023

**SUBJECT: SUPPLEMENTARY PAYMENT FOR RESIDENTIAL/NURSING CARE HOMES TO SUPPORT INCREASED COSTS OF AMENITIES AND FOOD COSTS**

**REPORT BY: DEPUTY CHIEF EXECUTIVE OFFICER**

### 1. PURPOSE OF REPORT

- 1.1 To seek approval from Cabinet in respect of the repurposing of earmarked service reserves to address exceptional cost pressures faced by providers of residential and nursing care.

### 2. SUMMARY

- 2.1 In the latter part of the 2021/22 financial year Welsh Government (WG) provided additional one-off funding of £60m via the Revenue Support Grant (RSG) across all Welsh Local Authorities. Caerphilly CBC's element of this additional funding was £3.540m. While the RSG is un-hypothecated, WG strongly indicated that £595k of this additional funding should be earmarked to provide driving lessons and electric vehicles in order to reduce some of the barriers faced by workers entering the domiciliary care profession, particularly the unprecedented cost of petrol at that time. In response to this, Caerphilly CBC appropriated £595k into an earmarked reserve for future use once a firm plan had been developed to optimise the impact of this one-off funding.
- 2.2 Following consultation with domiciliary care provider organisations there has been very limited interest in the provision of electric vehicles and the personal taxation implications of paying for driving lessons for staff as a benefit in kind has meant there has been no demand for funded driving lessons. Furthermore, since the creation of the earmarked reserve, petrol prices have begun to fall, which in turn has helped to reduce the barriers to entering the domiciliary care profession.
- 2.3 Therefore, it is proposed that £507k of the earmarked reserve should be repurposed to address the exceptional cost pressures faced by providers of larger residential and nursing care homes, as a result of rising energy prices and food costs.
- 2.4 In response to concerns raised by the Social Services Scrutiny Committee on 30<sup>th</sup> May 2023, it is also proposed that a further £13,750 of the earmarked reserve should be repurposed to address similar cost pressures faced by providers of smaller residential and nursing care homes.

### 3. RECOMMENDATIONS

- 3.1 Cabinet is asked to approve the re-purposing of £520,750 of service reserves and agree that :

- A one-off payment is made to providers of larger residential and nursing care homes within the Caerphilly County Borough, equivalent to £1,000 per bed that is either currently commissioned by Caerphilly CBC or is vacant.
- A one-off payment is made to providers of small residential care homes within the Caerphilly County Borough, equivalent to £250 per bed that is either currently commissioned by Caerphilly CBC or is vacant.

#### **4. REASONS FOR THE RECOMMENDATIONS**

- 4.1 To address the unprecedented cost of food and energy currently faced by providers of residential and nursing care at present.
- 4.2 To ensure equity of financial support in respect of unprecedented costs across the residential and nursing care home sector but reflect that for smaller care homes the energy bills do not form such a large part of the overall costs incurred.

#### **5. THE REPORT**

- 5.1 Following a one-off addition to the RSG in the latter part of 2021/22, an earmarked reserve was created by Caerphilly CBC to provide driving lessons and electric vehicles in order to bring down the travel costs of domiciliary care workers, which had been cited as a barrier to entering the profession.
- 5.2 Through consultation with domiciliary care provider organisations it has become apparent that the demand for electric vehicles will be very limited. The amount of funding made available meant that only a limited number of vehicles could be purchased, which raised concerns about the inequities across the workforce. Also, the one-off nature of the funding caused concerns for providers due to the potential replacement costs once the vehicles reached the end of their useful life. Despite these concerns, some providers have decided to trial the use of electric bikes, so it is felt prudent to retain around £74k of the earmarked reserve for this purpose.
- 5.3 Consultation with provider organisations also revealed concerns around the personal taxation implications for paying for driving lessons for their workers. While the provision of driving lessons would be beneficial to the workers employment, the benefits would not be solely employment related. Therefore, it is likely that the funding of driving lessons would be considered as a benefit in kind and the workers receiving this funding would be taxed on that benefit. As a result of this added complication, there has been no take up of funded driving lessons.
- 5.4 As a result of the feedback identified above, the Corporate Director for Social Services entered in to discussions with WG regarding a temporary increase to the commissioned hourly rate for domiciliary care of £1 per hour, which was being considered at a regional level across Gwent. It was felt that this increase would allow providers to pass this increase on to individual workers to assist them with the cost of travelling for work. WG agreed that this proposal would achieve the intended purpose of additional funding that had been provided through the RSG. As a result, it was agreed that the earmarked reserve could be used to fund this temporary increase for a six month period at an estimated cost of £215k. However, following slippage within the Regional Integration Fund (RIF) programme in 2022/23, the Gwent Regional Partnership Board subsequently agreed to fund this temporary increase through the RIF grant.
- 5.5 In summary, only £74k of the £595k earmarked reserve is currently committed to the provision of electric bikes leaving £521k available for other purposes. Officers considered that the recent fall in petrol prices has helped to reduce the barriers to entering the domiciliary care provision and that the remaining £521k could be better used to address the cost pressures



faced by residential and nursing care providers. The Corporate Director for Social Services has discussed this with WG and while it does not address the original purpose of the one-off increase in the RSG, they recognised that the RSG is un-hypothecated and that we are still proposing to use the funding to address pressures within the social care market. Therefore, WG have given their support to the proposal.

- 5.6 While the fees payable by Caerphilly CBC to all care providers were increased by 10.1% with effect from April 2023 in response to an equivalent increase in the Real Living Wage and similar levels of general inflation, care home providers have cited the exceptional increases in energy and food costs as a reason why this 10.1% increase falls short of their increasing costs. It is hoped that in the longer term that energy and food prices will reduce to a more manageable level. However, there is certainly an immediate pressure for larger residential/nursing care home providers currently, who are articulating ongoing concerns about the increases in utility costs and food costs. Smaller residential care homes are experiencing an increase associated with these costs also, but not to the extent that the larger care homes are, simply due to the scale and size of the larger homes alongside the vacancies that a number of them have. For the smaller residential care homes, the energy bills are not as significant and it is far easier for providers to manage the use of energy within the environment as far less people live in 1 property.
- 5.7 If the repurposing of £521k of service reserves were to be approved by Cabinet, it would allow a one-off payment to larger care home providers, amounting to £1,000 for each bed that is either currently commissioned by Caerphilly CBC or is vacant and for small residential homes, a £250 payment for each bed that is either currently commissioned by Caerphilly CBC or is vacant. We do not propose to make any additional payment to care homes within Caerphilly County Borough for beds commissioned by other local authorities, the Health Board or self-funders as the provider would be expected to negotiate with the appropriate body for those places. However, as occupancy levels within some care homes have yet to recover to pre-pandemic levels, some providers would be disadvantaged if we did not extend the £1,000 or £250 payment to cover vacant beds.
- 5.8 Many of the commissioned Residential and Nursing home providers have made representation in respect of the increased costs they are experiencing that are related to the payment of bills for gas, electricity, and food – whilst the providers articulate the increased costs associated with many different areas of their service, those relating to energy and food are undoubtedly the highest and the ones that cause them significant concern.
- 5.9 All providers are mindful of and are keen to ensure that they maintain the quality of life and health and well being for the residents they support, but to do that, need to retain an environment that comfortably and effectively supports vulnerable people who have a range of complex needs, many of whom are immobile and cared for in bed. In addition, the importance of high standards of nutrition and hydration for residents supported in care homes is key and supports the maintenance of their overall level of health and well-being.
- 5.10 Energy Costs – commissioned providers have raised serious concern about the increase in the costs associated with the energy bills they have experienced, continue to experience and will experience moving forward for the foreseeable future. The UK and other parts of the world are facing an unprecedented rise in wholesale gas and electricity prices and businesses do not see the benefit of the price cap on energy bills in the same way as domestic customers. Care Homes are high energy consumers as their job is to keep the elderly and vulnerable comfortable and safe. Residents need to be kept warmer than average, and homes are by their nature 24-hour operations. So high energy consumption goes with the territory.
- 5.11 Several different factors contribute to the high use of energy in the care home sector -
- Heating – Seventy percent of a typical care home's energy bill goes on heating.
  - Hot Water – Water heating is responsible for 12 percent of the average care home's energy consumption. There needs to be a constant supply of hot water to ensure that

personal care needs are met, laundry is undertaken, and that the kitchen environment operates efficiently and effectively.

- Lighting – care homes operate 24/7 and as such respond to the needs of individual people in the home – this means that the use of lighting is not restricted to evening/night-time, but is used throughout the day
- Building Fabric – all care homes are different, and therefore the energy use will be different dependent on the fabric of the building and its efficiency.

- 5.12 Caerphilly has a mixed picture in terms of the build and fabric of the commissioned care homes – some are relatively new, purpose built care homes that will have better efficiency capability than most, whilst others are much older buildings that have undergone and need to undergo refurbishment that will improve efficiency and there are a few homes that are much older, with extensions on what were formerly domestic dwellings, and these will undoubtedly feel the effects of less energy efficiency due to their fabric and age. Regardless of energy efficiency capability, all the commissioned care homes need to maintain a warm, safe environment for the residents, and this comes at a huge cost.
- 5.13 All commissioned care home providers are experiencing different levels of cost increases associated with gas and electric, all dependent on the differing circumstances of each home, but some of the feedback received from providers demonstrates the increased costs incurred. Several providers are indicating an increase of 25% - 30% in the costs of running a care home and that would include gas and electricity costs.
- 5.14 There is one care home in the Borough that is reliant on electricity to run everything in the home including the heating system as there is no gas supply at the home – this provider has advised that the electric bill for December 2022 fell just short of £27,000 which is clearly a significant cost. Whilst the provider is pursuing alternative methods of heating the home that are more cost effective and sustainable, this will require investment. Investment is currently proving difficult for this provider due to the number of vacancies at the home – banks/lenders view it as too much of a risk.
- 5.15 Food Costs - the issue of the increased costs associated with food and other household provisions, such as cleaning products is being widely felt by the whole of society and care homes are no different. Providers are advising of a 50% increase in some circumstances for bills relating to food and other products essential to the effective and safe running of a care home.
- 5.16 Whilst the cost of food has increased, there is additional pressure on care homes relating to nutrition and hydration and the need to have a focus on quality and the fortification of food for residents who are nutritionally compromised. The 'Food First' approach is always taken before the introduction of any prescribed supplements for residents – this means that chefs/cooks in care homes fortify food in order to increase the calorific value of the food for residents who are apt to lose weight easily or those who only eat very little. Products such as full fat milk, double cream, butter, etc... are used in vast quantities to fortify foods like mashed potato, desserts, milky/custard-based puddings, sauces and pureed food of any type for those with swallowing issues. Drinks are also fortified using ice cream for things like milk shakes and orange juice with lemonade for 'fruit boosts'. Food, snacks, and drinks have to be available 24/7 for residents in order to ensure as far as possible that all nutritional and hydration needs are met.
- 5.17 **Conclusion**

The proposed repurposing of £521k of earmarked reserves to address cost pressures in residential/nursing care homes has been supported by WG and would enable a one-off payment to larger care home providers, amounting to £1,000 for each bed that is either currently commissioned by Caerphilly CBC or is vacant and £250 for each bed that is either currently commissioned by Caerphilly CBC or is vacant. Any longer term effects of changes in

energy and food costs would need to be considered in the usual fee negotiation process undertaken with care providers on an annual basis

## 6. ASSUMPTIONS

6.1 There are no assumptions included in this report.

## 7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

7.1 No IIA has been completed because the funding referenced in the report was unhypothecated and in discussion with WG, it was agreed that it could be used to support residential/nursing care homes in the Borough with the significant increase in costs associated with utility bills and food, as explained in the report above and referenced in the conclusion at 5.17.

## 8. FINANCIAL IMPLICATIONS

8.1 A one-off payment to the 19 larger care homes within Caerphilly County Borough, amounting to £1,000 for each bed that is either currently commissioned by Caerphilly CBC or is vacant would cost £507k. This could be fully funded through the repurposing of earmarked reserves and would have no ongoing revenue budget implications:-

	CCBC Commissioned	Vacant	Sub Total	Other Commissioners
Total number of beds	413	94	507	260
Total proposed payment	£413,000	£94,000	£507,000	£Nil

8.2 A one-off payment to the smaller care homes within Caerphilly County Borough, amounting to £250 for each bed that is either currently commissioned by Caerphilly CBC or is vacant would cost £13,750. This could be fully funded through the repurposing of earmarked reserves and would have no ongoing revenue budget implications:-

	CCBC Commissioned	Vacant	Sub Total	Other Commissioners
Total number of beds	43	12	55	Not Available
Total proposed payment	£10,750	£3,000	£13,750	£Nil

## 9. PERSONNEL IMPLICATIONS

9.1 There are no personnel implications included in this report.

## 10. CONSULTATIONS

10.1 All consultation responses have been incorporated into this report.

10.2 Feedback from the Social Services Scrutiny Committee on Tuesday 30th May 2023 –

One Member expressed concerns that the supplementary payment would ultimately be going to the shareholders of larger residential care homes and asked for an explanation on why payment was made based on the number of vacant beds. The Corporate Director for Social

Services and Housing advised that this payment was a response to a sector that was in absolute crisis due to the cost-of-living and increased heating costs. A funding uplift of 10.1% on fee levels was deemed insufficient and therefore an innovative approach to increased payments was needed. Members heard how there were 21 independent sector care homes within the County Borough and that the vast majority were privately-owned entities rather than being part of a nationwide organisation answerable to shareholders. The Member wished to know why so many beds were vacant. The Assistant Director Adult Services advised that some beds were block booked by the Health Board for discharges as part of the “Step Closer to Home” programme, but when patients were then not discharged the beds remained vacant. There was also a greater need for EMI (Elderly Mentally Infirm) nursing beds rather than residential equivalents.

A Member observed that there was an over-reliance on using the Private Sector within the County Borough, and that because of the aging population this approach needed to be reviewed in the future. The Assistant Director Adult Services highlighted that the Council could not provide nursing care and was equipped to provide residential care only. The Local Authority had 6 in-house residential care homes and as demand was mostly for nursing care, was working closely with the Health Board to commission the right type of care.

One Committee Member welcomed the report and observed that supporting independent nursing care was essential due to the cost-of-living crisis. The Member then highlighted that in his opinion the County’s smaller residential and nursing care homes should also be considered for the supplementary payment due to increased costs.

Committee Members made these comments as per the recommendations of the report.

## **11. STATUTORY POWER**

### **11.1 Local Government Acts 1972 and 2003 and the Council’s Financial Regulations.**

Author: Viv Daye, Service Manager (Commissioning), [dayv@caerphilly.gov.uk](mailto:dayv@caerphilly.gov.uk)  
Mike Jones, Financial Services Manager, [jonesmj@caerphilly.gov.uk](mailto:jonesmj@caerphilly.gov.uk)

Consultees: David Street, Deputy Chief Executive Officer, [street@caerphilly.gov.uk](mailto:street@caerphilly.gov.uk)  
Jo Williams, Assistant Director for Adult Services, [willij6@caerphilly.gov.uk](mailto:willij6@caerphilly.gov.uk)  
Gareth Jenkins, Assistant Director for Children’s Services, [jenkig2@caerphilly.gov.uk](mailto:jenkig2@caerphilly.gov.uk)  
Stephen Harris, Head of Financial Services and S151 Officer,  
[harrisr@caerphilly.gov.uk](mailto:harrisr@caerphilly.gov.uk)  
Rob Tranter, Head of Legal Services and Monitoring Officer, [trantrj@caerphilly.gov.uk](mailto:trantrj@caerphilly.gov.uk)  
Cllr. Elaine Forehead, Cabinet Member for Social Services, [forehe@caerphilly.gov.uk](mailto:forehe@caerphilly.gov.uk)  
Cllr. Donna Cushing, Chair, Social Services [cushid@caerphilly.gov.uk](mailto:cushid@caerphilly.gov.uk)  
Cllr. Marina Chacon-Dawson, Social Services Vice-Chair, [chacom@caerphilly.gov.uk](mailto:chacom@caerphilly.gov.uk)



## CABINET- 28<sup>TH</sup> JUNE 2023

**SUBJECT: SUSTAINABLE COMMUNITIES FOR LEARNING BAND B PROGRAMME – PHASE 3 PROPOSAL**

**REPORT BY: CORPORATE DIRECTOR FOR EDUCATION AND CORPORATE SERVICES**

### 1. PURPOSE OF REPORT

- 1.1 The purpose of the report is to update Cabinet on the next phase of the Sustainable Communities for Learning Band B programme and seek Members approval to proceed to Outline Business Case stage with Welsh Government in respect of the project outlined in the report.

### 2. SUMMARY

- 2.1 The report provides Members with an update on the next phase of the Band B (£78 million) Sustainable Communities for Learning Capital Programme.

- 2.2 The project identified is:

- **Relocation of Ysgol Y Lawnt and Upper Rhymney Primary School**  
The proposal seeks to create a sustainable school building with shared facilities, to accommodate Ysgol Y Lawnt, Upper Rhymney Primary School and Community use. The two schools will continue to provide both Welsh and English Medium Primary education and remain as separate entities, situated within the new dual purpose building.

- 2.3 The project outlined in 2.2 above is in early developmental stage and officers will ensure that Members are updated on a regular basis in relation to all aspects of the proposal e.g., financial, business case, consultation process etc, in line with the requirements of the School Organisation Code 2018 and the School Standards and Organisation (Wales) Act 2013.

### 3. RECOMMENDATIONS

- 3.1 Cabinet Members are asked to:

- a) Note the contents in this report.
- b) Approve proceeding to Outline Business Case submission with Welsh Government in respect of the proposed project outlined in 2.2, and subject to Welsh Government approval, subsequent formal consultation in line with the requirements of the School Organisation Code 2018

#### **4. REASONS FOR THE RECOMMENDATIONS**

- 4.1 To ensure Cabinet Members are updated on the next phase of the Sustainable Communities for Learning Band B programme.
- 4.2 To seek Members approval to proceed to Outline Business Case stage with Welsh Government in respect of the project for the relocation of Ysgol Y Lawnt and Upper Rhymney Primary School to a new build dual purpose site.
- 4.3 To assist the Council in discharging its duties to consult in line with the requirements of the Welsh Government's School Organisation Code 2018 where this statutory legislation applies.

#### **5. THE REPORT**

The Sustainable Communities for Learning Programme is a major, long term and strategic capital investment programme supporting large scale capital building projects across Wales with the aim of educational transformation through enhancing school buildings and developing them as hubs for learning to meet 21<sup>st</sup> Century Educational and Community needs.

- 5.2 The Programme focuses resources on the right school, in the right place, from early years through to post-16, with funding jointly provided by Welsh Government and Local Authorities.
- 5.3 The key aims of the Sustainable Communities for Learning Band B investment programme, outlined by Welsh Government, is:

- *Investment Objective One* - to provide efficient and effective educational infrastructure that will meet current and future demand for places

To include:

- The right number of places for the delivery of Welsh and English medium education
- Addressing sufficiency issues where relevant
- Reducing in Backlog maintenance costs for schools
- Working towards Net Zero Public Sector Buildings in line with Welsh Government Carbon Reduction Commitments
- *Investment Objective Two* – to optimise the use of infrastructure and resources, to deliver public services for our communities.

This will include:

- Flexibility of our assets so that space and facilities available for our stakeholders are maximised.

- 5.4 The schemes identified for Phases 1 & 2 of the Band B programme were:
- A new replacement Ysgol Gymraeg Cwm Gwyddon on the former Cwmcarn High School site.
  - An extension of Trinity Fields School and Resource Centre
  - The amalgamation of Llancaeath Junior School and Llanfabon Infants School to create a new Primary School provision
  - A new replacement Plasyfelin Primary School on the existing site
  - The establishment of a Centre for Vulnerable Pupils (Pupil Referral Unit) on the former Pontllanfraith Comprehensive site
- 5.5 The scheme identified for the next phase of the Band B programme, is the relocation of Ysgol Y Lawnt and Upper Rhymney Primary School to a new build dual purpose site.
- 5.6 The two schools will continue to provide both Welsh and English Medium Primary education and remain as separate entities.
- 5.7 The new school build will be designed to maximise local infrastructure, sustainability and energy efficiencies and meeting the Welsh Government Net Zero Carbon School requirements.

#### 5.8 **Conclusion**

Members are asked to approve the recommendations to proceed to outline business case submission to Welsh Government and subsequent formal consultation in relation to the next phase of the Sustainable Communities for Learning Band B Programme as outlined in 2.2.

### 6. **ASSUMPTIONS**

- 6.1 No assumptions have been made in relation to this report as it merely updates on the progress of individual projects.

### 7. **SUMMARY OF INTEGRATED IMPACT ASSESSMENT**

- 7.1 Not required at this stage in the process. A full Integrated Impact Assessment will be completed at the relevant stage in the process.

### 8. **FINANCIAL IMPLICATIONS**

- 8.1 The estimated proposed project cost for the relocation of Ysgol Y Lawnt and Upper Rhymney Primary, which forms the next phase of the Sustainable Communities for Learning Band B programme, totals £17,605,140.
- 8.2 Costings are based on Building Bulletin 98 and the Welsh Government 2024 Cost allowance. Subject to approval to proceed, further verification will be undertaken by the Council's Quantity Surveyor prior to submission to Welsh Government (WG).

- 8.3 The Authority's contribution of £6,052,119 to be set aside from the Authority's Place Shaping reserve.

Project Name:	LA Contribution	WG contribution	Total Funding
New School Build	£5,777,916 (35%)	£10,730,414 (65%)	£16,508,330
SRB (16 places)	£274,203 (25%)	£822,607 (75%)	£1,096,810
<b>TOTAL PROJECT</b>	<b>£6,052,119</b>	<b>£11,553,021</b>	<b>£17,605,140</b>

## 9. PERSONNEL IMPLICATIONS

- 9.1 This will be dependent on specific proposals and will be considered as part of the process.

## 10. CONSULTATIONS

- 10.1 This proposal was presented to the Education Scrutiny Committee on 20<sup>th</sup> June 2023. Comments and responses are summarised as follows:

### 10.2 EDUCATION SCRUTINY COMMITTEE COMMENTS ON SUSTAINABLE COMMUNITIES FOR LEARNING BAND B PROGRAMME – PHASE 3 PROPOSAL

At The Education Scrutiny Committee meeting held on 20<sup>th</sup> June 2023 the committee commented on the following areas in respect of the proposal to proceed to an outline business case with Welsh Government for the Relocation of Ysgol Y Lawnt and Upper Rhymney Primary School to a shared facilities site.

Members asked if parking would be considered as part of the proposals, as this is an issue with a number of schools in the county borough and can impact significantly upon surrounding residential areas. The scrutiny committee were advised that if taken forward, this proposal would be subject to a Full Planning application and parking is an area for consideration as part of this process.

Members asked why there had been no prior consultation on this proposal and were advised that this is at an early developmental stage and requires an outline business case to be approved by Welsh Government before the detailed proposals are developed and then consulted upon. Clarification was sought on whether this proposal was included in previous discussions with Members on the wider Band B proposals and were assured that Upper Rhymney was included in discussions held in 2017.

Concerns were expressed regarding the proposal to develop a dual site as it was felt that Children being taught in Welsh need to be immersed in the language and a dual site might be distracting. The scrutiny committee was advised the proposal is for two schools on the same site with shared facilities available for community use. However, each school will be distinct and run separately. An example was provided to illustrate this of a much larger school hall that will be divided into two for each school to use separately but the divider can be opened up for use by the community. There are examples of this model in other local authorities, and it was suggested that if these



proposals proceed that a visit could be arranged for Scrutiny Committee Members to see similar examples.

It was moved and seconded that the recommendations be approved. By way of Microsoft Forms and verbal confirmation this was supported by the majority present with 9 for and 2 abstentions.

## **11. STATUTORY POWER**

### **11.1 School Organisation Code 2018 (Welsh Government) School Standards & Organisation (Wales) Act 2013**

**Author:** Andrea West, Sustainable Communities for Learning Manager

**Consultees:** Christina Harrhy, Chief Executive  
Richard Edmunds, Corporate Director of Education and Corporate Services  
Dave Street, Deputy Chief Executive  
Mark S Williams, Corporate Director for Economy and Environment  
Councillor Carol Andrews, Cabinet Member for Education and Communities  
Councillor Teresa Parry, Chair of Education Scrutiny Committee  
Sue Richards, Head of Education Planning and Strategy  
Steve Harris, Head of Financial Services and S151 Officer  
Keri Cole, Chief Education Officer  
Sarah Ellis, Lead for Inclusion and ALN  
Sarah Mutch, Early Years Manager  
Paul Warren, Strategic Lead for School Improvement  
Jane Southcombe, Financial Services Manager  
Lynne Donovan, Head of People Services  
Rob Tranter, Head of Legal Service and Monitoring Officer  
Ben Winstanley, Head of Land and Property Services  
Steve Pugh, Corporate Communications Manager

**Background Papers:**  
None

This page is intentionally left blank



## CABINET – 28 JUNE 2023

**SUBJECT: CAERPHILLY TOWN 2035 – PENTREBANE STREET REDEVELOPMENT SCHEME**

**REPORT BY: CORPORATE DIRECTOR FOR ECONOMY AND ENVIRONMENT**

---

### 1.0 PURPOSE OF REPORT

- 1.1 To update Cabinet on the Pentrebane Street redevelopment project and to seek approval for a preferred Development option.

### 2.0 SUMMARY

- 2.1 Caerphilly town centre is an established sub regional centre, has excellent connectivity to Cardiff and the wider region and is a gateway to the County Borough from the south. The town is designated by Welsh Government (WG) as a town of strategic importance and in 2019 in recognition of this, CCBC identified a need for a placemaking plan to harness and focus this investment in a coherent manner. This placemaking plan, titled “Caerphilly Town 2035”, provides a bold vision for the town centre and identifies a series of projects/interventions that will help to achieve its goals over a 15-year period. The vision is ambitious and long term and includes a number of “corner stone” projects that have the potential to transform Caerphilly town centre and the role it performs in the Cardiff Capital Region. One of these projects is the redevelopment of the southern side of Pentrebane Street in the heart of the town centre.
- 2.2 The purpose of this report is to update Cabinet on progress with the redevelopment scheme since it was first reported to Cabinet in January 2021 and to seek Cabinet approval for pursuing one of three development options that have been devised by Linc Cymru Housing Association (Linc) in an Options Appraisal Report which has been presented to CCBC and WG.
- 2.3 This report outlines the requirement for additional properties on Clive Street to be included in the CPO should the recommended option for redevelopment within Linc’s Options Appraisal report be approved by Cabinet and negotiations with the property owners are unsuccessful.

- 2.4 Should the recommended development Option be approved by Cabinet, there will be a need to seek approval from WG to amend the current funding letter and Cabinet are being asked to acknowledge there will be a need for amendments within this letter so that the financial offer of assistance from WG can be updated.
- 2.5 If the preferred option is approved by Cabinet the cost profile on the overall project increases and Cabinet should acknowledge that there is likely to be a requirement from WG that CCBC may need to contribute towards the project cost increase. Initially there will be a requirement for an additional £250k to cover legal and agent fees associated with the purchase of the additional properties identified within Linc's options appraisal report and management and maintenance costs of the purchased properties.

### **3.0 RECOMMENDATIONS**

3.1 Cabinet is requested to:

- I. Approve the inclusion of the additional properties on Clive Street to deliver the preferred development option, Option 03, in the Linc Options Appraisal Report
- II. Agree that the CPO, when sought, is extended for the preferred option to include the additional properties required on Clive Street.
- III. Agree to funding an additional £250,000 from uncommitted capital earmarked reserves to support the fees associated with the acquisition of the additional properties and their management before transfer to Linc.
- IV. Acknowledge the requirement for amendments to the WG Funding Letter and the proposed Back to Back Agreement with Linc.
- V. Acknowledge there is likely to be a requirement from WG for the Council to make a further funding contribution to match their financial contribution to facilitate delivery of the scheme, and that this will be subject to a further Cabinet report.

### **4.0 REASONS FOR THE RECOMMENDATIONS**

- 4.1 To ensure the delivery of this cornerstone Caerphilly 2035 project, which would help stimulate further economic regeneration in the town centre and provide much needed affordable housing in the Caerphilly Basin.

### **5.0 THE REPORT**

#### **Background**

- 5.1 Caerphilly Town Centre has the potential to become a modern and culturally significant sub regional centre through the intensification of commercial, leisure and tourism uses. Its proximity to Cardiff and its location on an arterial railway/road route connecting Cardiff with the Valleys means that the town is ideally located to act as a focus for economic growth and regeneration.
- 5.2 In 2017 the Valleys Taskforce published *Our Valleys, Our Future*, the Taskforce's high-level plan which identified Caerphilly as one of 7 Strategic Hubs which would be prioritised for investment by Welsh Government, the Cardiff Capital Region and the Valleys Taskforce. In light of this recognition, the Council has concentrated much of its regeneration activity in the town of Caerphilly to exploit these funding opportunities.

5.3 Caerphilly Town 2035 identifies 8 core ambitions for the town to focus these objectives into. These are set out below:

- A RENOWNED TOURISM DESTINATION .... that fully exploits the presence of Caerphilly Castle to provide a unique visitor experience that people want to revisit.
- A CONNECTED TOWN .... with a modern transport interchange that provides a landmark entrance to the town, connects the town to the wider region and provides a base from which to actively explore the surrounding landscape.
- A BUSINESS DESTINATION .... with a landmark hub at the transport interchange, a bespoke development corridor that connects the interchange with a consolidated Caerphilly Business Park, and a series of flexible workspaces in the town centre.
- A GREAT PLACE TO LIVE .... with an excellent environment for existing and new residents that is based on a choice of new homes, accessible workspaces, and diverse leisure choices.
- A LEISURE TOWN... that provides a varied retail and leisure offer that satisfies everyday requirements, but also includes bespoke products and great food and refreshments day and night.
- INCLUSIVE AND ENGAGING PUBLIC PLACES .... a town with a network of unique green streets and spaces that optimise views of the Castle, provide space for outdoor activity and are safe and accessible.
- A SMART TOWN ... with excellent digital infrastructure for new workspace and a distinctive digital brand that businesses, public services, residents and visitors can inform and benefit from.
- A LOW CARBON TOWN ... which is designed for the energy needs of the 21st Century to facilitate low energy use, renewable energy and travel, low environmental impact and adaptability.

5.4 The appointment of a Caerphilly Programme Manager, supported by a multi-disciplinary consultant team has given Caerphilly Town 2035 real traction and many of the projects are developing at pace. This report concentrates on one of the first cornerstone projects to reach delivery status, that of the Pentrebanne Street redevelopment scheme, a joint project between CCBC, WG and Linc Cymru Housing Association. This project delivers on at least five of the core ambitions outlined in paragraph 5.3 above and is key in establishing Caerphilly as a vibrant modern town in which to invest, providing much needed residential accommodation and flexible commercial space.

5.5 The need for a redevelopment scheme at Pentrebanne Street was brought to Cabinet in January 2021 when the red line boundary for the scheme comprised of the three buildings on the southern side of the street to facilitate a demolition and redevelopment scheme comprising of 64 Net Zero Carbon apartments (50% social rented) plus ground floor flexible commercial space. The decision to redevelop was based on the fact that the buildings on site are in a poor state of repair and the indoor market had suffered from under occupation for a significant period. The dilapidated nature of the buildings had resulted in visual blight, further reducing footfall to this part of the town centre and negatively impacting existing businesses. At the time, Cabinet was content to approve £200k from capital earmarked reserves to fund the fees associated with the purchase of the buildings from three different freeholders.

## **The Pentrebane Street Project**

### **Background**

- 5.6 As outlined above, the Council has been working in partnership with WG and Linc and to date the scheme has identified and secured WG Transforming Towns funding of £4,124,993 to acquire the three freehold interests comprising 1-13 Pentrebane Street (including the Market Hall) and provide funding to Linc for the construction costs of the ground floor commercial space element of their proposed redevelopment of the site. WG Social Housing Grant and Linc's own funding will provide the funding for the social housing element of the scheme, with WG's Transforming Towns currently funding the remainder of the development funding.
- 5.7 This scheme will be an exemplar case study for future town centre developments and will help attract further investment for regeneration in this important part of Caerphilly. The vision is to create an exciting mixed-use development that will be a flagship scheme for Caerphilly Town Centre, offering:
- New commercial opportunities at street level that will attract creative businesses.
  - Provide high-density, social rent, private rent and market sale apartments.
  - Promote the integration of work, home, shopping, transportation, and public space in Caerphilly.
  - Meet the aspirations and needs of the local community and future generations.
  - Delivery of a scheme which has been designed using a fabric first approach to reduce energy usage and lower the overall carbon footprint to provide new homes that will be Net Zero Carbon and EPC A rated. This will greatly support residents of this scheme in the current energy crisis by keeping energy costs to a minimum.
  - Ensure that externally, the landscape will integrate sustainable drainage systems (SUDs) that will manage surface water run-off, enhance biodiversity and help to generate a high-quality amenity space for residents and the public.
- 5.8 As outlined in the January 2021 Cabinet Report the first key element of this project is the completion of the land assembly process which is tasked to CCBC. Once the site assembly is completed, CCBC are obligated to pass over the freehold interest in the site to Linc for one pound. The original scheme would then see Linc procure the construction of up to 64 Net Zero Carbon apartments (50% social rented) with ground floor commercial accommodation to include co-working space, retail units and a café.
- 5.9 CCBC have agreed to undertake a CPO if necessary to assemble the ownership of the three properties, as detailed in the Cabinet Report dated 27th January 2021. Cabinet approved £200K for legal and acquisitions costs for this task of which circa £104K has been spent.

### **Current Position**

- 5.10 Linc initially attempted to secure agreement of the interests directly with protracted negotiations taking place with the owners. Negotiations have now been taken over by the Council and progress has been made on the acquisition of two of the three freehold interests:

- 3-5 Pentrebane Street – a purchase price of £500,000 has been agreed with the owners for vacant possession. Contracts have been formally exchanged with a completion date of 17th August 2023 agreed with the Seller.
  - Market Hall – a purchase price of £1,331,000 for vacant possession has been agreed with the owners. Contracts have been formally exchanged and the Market closed on 23rd January 2023. The property has been inspected and vacant possession has been agreed which resulted in a completion of the purchase on 17th March 2023
  - 1-1A Pentrebane Street – The building suffered fire damage in November 2022 which caused severe damage to the roof and excessive water damage to the two tenancies on the ground floor. These two businesses have not been able to trade since then. Heads of Terms (HOTs) have been agreed with the owners of the freehold of the property, along with their interest in the 2<sup>nd</sup> Floor of 3-5 Pentrebane Street and their long leasehold interest in 16-20 Clive Street.
- 5.11 During the acquisition negotiations, Linc and their architect Childs Sulzman have reviewed the proposed development and concluded that there are good reasons to investigate further design options for the scheme. A Concept Stage Design Report' prepared by Childs Sulzmann. provides detailed information on how the design development of the scheme has progressed from 2018 to now.
- 5.12 The design of the scheme has evolved significantly over the last 3-4 years as a result of many factors including planning advice, technical due diligence, market conditions and a continued focus on delivering a high-quality regeneration scheme which will have a positive impact on the town centre.
- 5.13 Design proposals for the scheme date back to 2018 where the intention was to acquire three freehold land interests to develop a mixed-use scheme. The acquisition at that time was to be progressed by CPO or by negotiation. The scheme was due to deliver 64 new homes across 3 blocks. A pre-application submission was made to the Council's planning department in October 2021 receiving feedback outlining numerous concerns from the Planning Department and in particular the Design and Placemaking Officer at that time. The scheme has been amended following this pre-application feedback and the massing design of the proposed scheme has been reviewed leading to two additional massing/layout options being considered. This has resulted in the development of three possible options for the scheme which all include commercial/retail space on the ground floor of the development with upper residential storeys fronting Pentrebane Street and Clive Street. The Concept Stage Design Report considered the following factors as part of the review:
- practical construction issues, making it difficult for the scheme to be built out in its first iteration without significantly negatively affecting existing properties on Clive Street.
  - increased construction costs and demonstrating value for money.
  - increasing the number of apartments provided - based on the requirement for smaller houses in the Caerphilly Basin.
  - improving accessibility through the site.
  - improving affordability and
  - reducing the impact on surrounding occupiers and ensuring that the development sits well within its urban environment.

## Options Appraisal

- 5.14 Based on the information outlined above Linc have now identified three development options in an Options Appraisal Report that has been submitted to the Council and Welsh Government for consideration. Below is a short summary of each option but more detail is given in **Appendix 1**.

Option 01

- 5.15 This is basically the pre application design as considered by Cabinet in January 2021. This scheme comprises three new blocks, providing 64 residential units in total with land take being focused on Pentrebane Street with the need to acquire the three properties as outlined in Section 5.10 above.

Option 02

- 5.16 This scheme comprises a total of 59 units and retains the commercial element on the ground floor in Pentrebane Street. From a design perspective it removes the top storey from the two large blocks in Option 01 and creates a third block along the frontage along Clive St. Cabinet should note that this option requires the leasehold interests for 16-20 Clive Street to be brought into the redline boundary.

Option 03

- 5.17 This option extends further along Clive Street and will provide a total of 73 units with the same configuration as Option 02 across the two large blocks but increasing the third block along Clive St to create additional commercial units on the ground floor, more residential units above and enhancements to the public open space within the scheme. This option would see those properties identified in Option 2 brought into the redline boundary plus 8-12 Clive Street.

- 5.18 Each option can be delivered, but each has its opportunities and constraints which have been considered by Linc and CCBC to identify how the options contribute to the aspiration of the Caerphilly Town 2035 Plan (**See Appendix 2**). The assessment of these opportunities and constraints from a practical and financial perspective has been undertaken as part of the Linc Options Appraisal report.

- 5.19 There will be a different requirement for land assembly with each option. The legal land interests associated with each option are set out in more detail in Table 1 below.

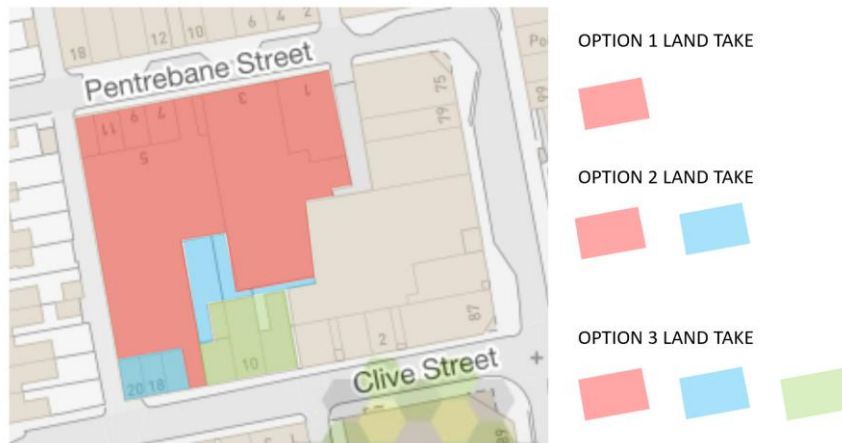


Table 1: Options Appraisal - Legal Land Interest

Property	Type of Interest	Option 1	Option 2	Option 3
1 Pentrebane Street and 2nd floor Unit 3	Freeholder	√	√	√
	Tenant Shop 1a			
	Tenant Shop 1b			
3- 5 Pentrebane Street	Freeholder	√	√	√
Indoor Market	Freeholder	√	√	√
Unregistered Garden	Unregistered	√	√	√
16 -20 Clive Street	Freeholder			
	Long Leaseholder			
	Tenant Shop 16			
	Tenant Shop 20			
	Tenant Flat			
8 * 8a Clive Street	Freeholder			√
Tenant Shop				
Tenant Flat				
10 Clive Street	Freeholder			√
	Tenant Shop			
	Tenant Flat			
12 Clive Street	Freeholder			√
	Long Leaseholder			
	Tenant Shop			
	Tenant Flat			

5.20 It is easier to understand the land take with each option if shown visually. The diagram below summarises the land take position with each option.

Diagram 1 – Option Appraisal Land Take



5.21 Following Linc’s detailed review of the three principal options, Option 03 is the preferred scheme for Linc, WG and CCBC, having due regard to the issues outlined in this report. As outlined in Table 1, the preferred option will require additional properties and interests, including four residential tenancies above commercial units to be acquired along Clive Street. CCBC will look to acquire these properties through negotiation but there will be a need to support this with a wider CPO that covers all the land identified to ensure that CCBC and Linc have the tools to deal with some complicated legal matters relating to the red line site.

**Back-to-Back Agreement (CCBC & Linc)**

5.22 As outlined in section 5.6, the scheme has approved funding from WG. The current WG funding approval letter to CCBC contains clauses that will require amendment to enable Linc to develop and manage the project effectively and efficiently going forward, particularly if Option 03 is pursued. These amendments have been discussed in detail between the three parties (WG/CCBC/Linc) and their respective legal representatives. As well as the longer-term amendments to the documentation between the parties it has been further agreed that WG will require an” interim” amendment to the terms of the funding letter to CCBC should the additional properties on Clive Street be included into the scheme.

5.23 The WG grant approval is made to CCBC but the actual redevelopment project will be undertaken by Linc. Ownership of the properties purchased by CCBC will be transferred to Linc to allow them to progress with demolition and redevelopment. The Council will assemble the properties before transferring to Linc and there will be a need to manage these properties in the interim. In addition, WG approved funding to the Council for the construction element of the Commercial/retail space on the ground floor will be released/transferred to Linc from CCBC as the scheme progresses. Accordingly, there is a requirement for a legal ‘Back-to-Back’ (B2B) Agreement between CCBC and Linc that will cover all of these elements of the project.

5.24 This B2B agreement will mirror the clauses and obligations which CCBC will be obliged to meet under WG’s funding terms and conditions. Effectively the B2B will transfer these conditions of funding onto Linc. The agreement will also set out how and when Linc will take ownership of the land interests from CCBC. Each party’s Legal teams have been working on this B2B and a ‘Heads of Terms’ in respect of the B2B agreement has been agreed between CCBC and Linc with a view to concluding the legal arrangements once the preferred option and funding package has been agreed.

**Next Steps**

- 5.25 If Cabinet are minded to approve Option 03 then officers will look to act quickly to agree a revised funding package with Linc and WG utilising both Transforming Towns and Social Housing Grant to deliver the scheme. This package will be reported to Cabinet in due course for approval and may contain a requirement for a CCBC funding contribution towards the scheme.
- 5.26 Officers will be able to conclude the B2B agreement between CCBC and Linc and seek a revised interim funding letter from WG to enable acquisition of the additional properties on Clive Street, with a view to agreeing a final funding letter from WG following agreement of the funding package.
- 5.27 Officers will also continue the land assembly process to acquire as many interests as possible by agreement to minimise the requirements of the CPO. This will be made possible if the request for an additional £250k towards legal fees and property management is approved.
- 5.28 Officers will ensure that the owners and occupiers of the affected properties, as well as the other locally affected businesses, will be kept informed of the plans for the redevelopment. An Engagement Strategy is being delivered for the broader work under the Caerphilly 2035 Placemaking Plan to ensure that local residents and businesses can fully engage in the proposed projects and initiatives that will contribute to the town centre's transformation. An additional, specific, engagement strategy will be delivered in partnership with Linc Cymru to ensure that all affected by the Pentrebane Street scheme have an opportunity to discuss their concerns and to help us keep any disruption in the area to a minimum during the delivery of the scheme.

### **Conclusion**

- 5.29 All parties agree that Pentrebane Street requires redevelopment and there is consensus that the larger, more ambitious Option 03 is the most appropriate option to pursue as it will generate maximum benefit to the current town centre offer. If Cabinet are minded to approve this option, the benefits are numerous, as outlined below:
- Reimagining and reworking of an underutilised and underperforming area within the town centre to fully realise its potential.
  - Create a more robust town centre that offers diversity. In an age where retail is faltering in town centres it is imperative that there is diversity in the town to help it combat this cycle of decline and help grow as a service, entertainment, leisure and commercial centre.
  - The provision of new high quality energy efficient housing in Caerphilly (including affordable housing) and in doing so stimulate an increase in town centre footfall, spend and general vitality.
  - Supporting the diversification of the town centre offer – making the town more resilient to the current pressures on retail and commerce.
  - Deliver opportunity for local supply chains; both in construction and in the running of the development once built.
  - Local people to gain employment opportunities through the project.
  - The scheme will create apprenticeship opportunities and work experience placements via the build contract.
  - The scheme will act as a catalyst to further investment in the town centre in the same manner as a key anchor tenant stimulates further investment in commercial ventures.
  - Significant development investment to Pentrebane Street.

- A community benefits fund will be established for local projects.
- Add to the existing visitor offer.

## **6.0 ASSUMPTIONS**

6.1 It is assumed that Welsh Government and Linc Cymru continue to support this Caerphilly Town 2035 cornerstone project. Although progress has been slow on this project, it has recently gathered momentum with the Council acquiring the market hall and being close to purchasing 3-5 Pentrebane Street. This effectively shows the intent of all parties to ensure that the redevelopment scheme at Pentrebane Street needs to progress.

## **7.0 SUMMARY OF INTEGRATED IMPACT ASSESSMENT**

7.1 The recommendations contained in the report will have a positive overall impact. The link to the IIA form is attached.

[Link to IIA](#)

## **8.0 FINANCIAL IMPLICATIONS**

8.1 Due to the length of time to assemble the site, construction costs have increased and Linc have highlighted the need for additional funding. WG have agreed to review the revised costs but cannot guarantee that they can meet 100% of the uplift in costs and would look to Linc and CCBC to contribute, if possible.

8.2 It has been agreed that further discussions between the parties will be concluded following WG's review of Social Housing Grant, which is due in June 2023. Once the contributions from SHG are clarified, WG's Transforming Towns team will be in a better position to establish the additional funding required to deliver the scheme.

8.3 It is difficult to assess exactly what the final additional costs will be for the preferred option as tenders for the project will be sought by Linc in 18-24 months' time to accommodate the timescale for assembling the site and concluding a CPO. Current estimates show that the additional costs for inflation are circa £2million and the additional specification and space associated with the preferred option could be a further £2million. Hence Option 03 could cost £4m more than the current funding package.

8.4 In order to progress with the acquisitions required if the preferred option is approved, Officers request that a further £250k be allocated from uncommitted capital earmarked reserves to cover the additional legal costs/fees associated with this process and the costs associated with property management until such time as the property stock is transferred to Linc.

8.5 It should be noted that some of the inflation costs of construction have been partially mitigated by increases in rental values for the properties.

8.6 Current cost estimates for the options are being assessed by Linc. It should be noted that the original costings were based on 100% social rented whereas the preference

for all parties is for a mix of 60% Social Rented with 40% Market rental. Linc will run further options so that direct comparisons can be made between the chosen mix.

- 8.7 The higher level of market rental provision within the scheme will result in a higher funding requirement from WG's Transforming Towns and possibly a request for CCBC from WG to help fund part of the gap. The magnitude of this contribution is as yet to be determined but Cabinet should note that there is likely to be a further request for funding towards this project.

## **9.0 PERSONNEL IMPLICATIONS**

- 9.1 There has been and will continue to be a requirement for officers from a variety of internal departments within the Authority to dedicate time and energy to the projects identified in Caerphilly Town 2035 and Pentreban Street is no exception. The Caerphilly Programme Manager along with CCBC Legal and Property team have had a fundamental role in driving the project forward. As the project progresses, input from the Council's Communication Team, Town Centre Management Team and support services such as Finance and Legal will be required.

## **10.0 CONSULTATIONS**

- 10.1 All comments received from consultees have been incorporated into the report.

## **11.0 STATUTORY POWER**

- 11.1 The Local Government Acts 1998 and 2003.  
11.2 Town and Country Planning Act 1990

Author: Hamish Munro, Placemaking Programme Manager

Consultees:

Cllr Jamie Pritchard, Cabinet Member for Prosperity, Regeneration and Climate Change  
Cllr Andrew Whitcombe, Chair of Housing and Regeneration Scrutiny Committee  
Cllr Patricia Cook, Vice chair of Housing and Regeneration Scrutiny Committee  
Cllr Stephen Kent, St Martins  
Cllr James Fussell, St Martins  
Cllr Colin Elsbury, St Martins  
Christina Harray, Chief Executive  
Mark S. Williams, Corporate Director for Economy and Environment  
Stephen Harris, Head of Financial Services and Section 151 Officer  
Robert Tranter, Head of Legal Services/Monitoring Officer  
Ben Winstanley, Head of Land and Property Services  
Rhian Kyte, Head of Regeneration and Planning  
Nick Taylor Williams, Head of Housing  
Vickie Julian, Senior Lawyer  
Jane Roberts Waite, Strategic Co-ordination Manager, Housing  
Mark Jennings, Principal Housing Strategy Officer  
Lynne Donovan, Head of People Services  
Anwen Cullinane, Senior Policy Officer

Allan Dallimore, Regeneration Services Manager

Appendices: Appendix 1 – 3D Visuals of Each Project Options  
Appendix 2 – Project Options Appraisal

## Appendix 1: 3D Visuals of Each Project Options



## Appendix 2: Project Options Appraisal

Option	Pros - Opportunities	Cons - Constraints
Option 01	<ul style="list-style-type: none"> <li>• Least number of land interests</li> <li>• Opportunity to regenerate part of a wider scheme.</li> <li>• Mix of new apartments for Social Rent and Market Rent, the latter which can be offered to those displaced from their rental homes.</li> <li>• Provision of co-working and embryo business units to attract tech and creative businesses around a central hub.</li> <li>• Delivery of an energetic scheme design to encourage younger professionals into the town centre.</li> <li>• Meets the project specific objectives.</li> <li>• Meets the 2035 Placemaking Plan 8 key objectives .</li> </ul>	<ul style="list-style-type: none"> <li>• Significant Party Wall Issues - worst position</li> <li>• Significant Rights to Light issues – worst position</li> <li>• Practical issues in construction which result in massively increased costs</li> <li>• No comprehensive regeneration of wider scheme</li> </ul>
Option 02	<ul style="list-style-type: none"> <li>• Least number of land interests</li> <li>• Opportunity to regenerate part of a wider scheme.</li> <li>• Mix of new apartments for Social Rent and Market Rent, the latter which can be offered to those displaced from their rental homes.</li> <li>• Provision of co-working and embryo business units to attract tech and creative businesses around a central hub.</li> <li>• Delivery of an energetic scheme design to encourage younger professionals into the town centre.</li> <li>• Meets the project specific objectives.</li> <li>• Meets the 2035 Placemaking Plan main key objectives.</li> </ul>	<ul style="list-style-type: none"> <li>• Not quite a comprehensive regeneration of wider scheme</li> <li>• Requirement for CPO for robust land assembly</li> <li>• Significant Party Wall Issues</li> <li>• Significant Rights to Light issues</li> <li>• Practical issues in construction which result in increased costs</li> </ul>
Option 03	<ul style="list-style-type: none"> <li>• Significant opportunity to regenerate wider scheme as part of Caerphilly 2035 Plan</li> <li>• Most positive impact on wider area. Presents a better frontage onto Clive Street</li> <li>• Mix of new apartments for Social Rent and Market Rent, the latter which can be offered to those displaced from their rental homes.</li> <li>• Provision of co-working and embryo business units to attract tech and</li> </ul>	<ul style="list-style-type: none"> <li>• Most number of land interests</li> <li>• Requirement for CPO for robust land assembly</li> <li>• Redevelopment of residential flats above shops on Clive Street</li> <li>• Significant Party Wall Issues- better position</li> <li>• Significant Rights to Light issues – better position</li> <li>• Less construction issues due to comprehensive redevelopment</li> </ul>



	<p>creative businesses around a central hub.</p> <ul style="list-style-type: none"> <li>• Delivery of an energetic scheme design to encourage younger professionals into the town centre.</li> <li>• Meets the project specific objectives.</li> <li>• Meets the 2035 Placemaking Plan main key objectives</li> </ul>	

**Pentrebane Street – Placemaking Plan Options Review – Stride Treglown - 24th February 2023**

	Option 01	Option 02	Option 03
<b>Overview</b>	64 dwellings – ‘the pre-application design, split across 3 blocks’.	59 dwellings – ‘removing the top storey from the two large blocks in option 01, creating a third block along Clive Street’.	73 or 75 dwellings (both figures mentioned) – ‘the same configuration as option 02 across the two large blocks but increasing the third block along Clive St to create additional commercial units on the ground floor, residential units above and enhance the public open space within the scheme.’
<b>Land Use Principle</b>	<ul style="list-style-type: none"> <li>• Residential / café / co-working / works units supported</li> </ul>	<ul style="list-style-type: none"> <li>• As per previous option but second café not supported as it may lead to over supply in the local area.</li> </ul>	<ul style="list-style-type: none"> <li>• As per Option 01. Residential frontages on Clive Street supported due to the site’s peripheral town centre location.</li> </ul>
<b>Height and Massing</b>	<ul style="list-style-type: none"> <li>• Agree with general CCBC comments on the visual impact of the proposals and a reduction in height should be explored.</li> <li>• Overshadowing of surrounding (predominately Pentrebane Street) residential properties and central courtyard (within the development) not provided.</li> </ul>	<ul style="list-style-type: none"> <li>• General reduction in height (7 &gt; 6 storeys) supported. This will sit more appropriately with neighbouring buildings (especially heritage assets).</li> <li>• Least severe impact on Bartlett / Clive Streets.</li> <li>• Overshadowing of surrounding (predominately Pentrebane Street) residential properties and central courtyard (within the development) not provided.</li> </ul>	<ul style="list-style-type: none"> <li>• General reduction in height (7 &gt; 6 storeys) supported. This will sit more appropriately with neighbouring buildings (especially heritage assets).</li> <li>• Overshadowing of surrounding (predominately Pentrebane Street) residential properties and central courtyard (within the development) not provided. Likely to be worst performing with this option due to the scale of the proposed massing on Clive Street.</li> </ul>
<b>Ground Floor Interface</b>	<ul style="list-style-type: none"> <li>• No meaningful presence on Clive Street.</li> <li>• Bin store in northern corner lacks meaningful first impression / street level interface given this is the closest point to the high street. Query whether principle of ground floor uses should be flipped with café brought closer to Cardiff Road?</li> <li>• Boundary treatment between Access Lane and lowered public realm on western edge of site unclear – query what benefits this space provides. Full depth Work Units that extend to boundary (where proposed trees are located)? Why do they all need double frontage? Above which public realm that is on the same level as the Access Lane...</li> </ul>	<ul style="list-style-type: none"> <li>• Bin store in northern corner lacks meaningful first impression / street level interface given this is the closest point to the high street. Query whether principle of ground floor uses should be flipped with café brought closer to Cardiff Road?</li> <li>• Additional ‘café’ space on Clive Street – this location, on the periphery of the town centre, on a one-way road and not on a substantial thoroughfare is questionable. Combine space with adjacent Work Unit?</li> <li>• May also compete with existing businesses in the vicinity.</li> <li>• Poor street interface / outlook of sole residential dwelling fronting the western Access Lane</li> <li>• Recess / access adjacent to the proposed café may present safety concerns</li> </ul>	<ul style="list-style-type: none"> <li>• Entrance lobby in northern corner improves initial impression of the scheme and will provide street level activation.</li> <li>• The delivery of the three residential dwellings replaces non-purpose designed commercial space (adapted from residential), offers the opportunity for improved façade treatment and reduces dilution of commercial premises that might pull footfall away from the high street.</li> <li>• Concern about the proximity of the building line to the back of the footpath. No private outside space which may create privacy issues.</li> <li>• Provides a “better” critical mass of neighbouring dwellings to help promote a sense of community.</li> <li>• Slight reduction in width of Pentrebane Street footpath not supported. May impact the potential for the proposed trees to fully establish their canopies.</li> </ul>

<p><b>Public Realm</b></p>	<ul style="list-style-type: none"> <li>• Potential for safety issues / anti-social behaviour given the extent of secluded spaces across the scheme.</li> <li>• Servicing strategy – likely to be on Pentrebane Street) unclear. Query how the Works Units will be serviced and what impact this will have on the streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>• Enlarged courtyard space in centre of scheme promising, but yet to be fully designed.</li> <li>• Opportunity for Biodiversity Net Gain considerably higher than previous Option.</li> <li>• Opportunity for new parklet in front of proposed café on Clive Street</li> <li>• Unclear how the courtyard proposals interface with the rear boundaries of the surrounding existing properties to the south and east.</li> <li>• Servicing strategy – likely to be on Pentrebane Street) unclear. Query how the Works Units will be serviced and what impact this will have on the streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>• Further enlarged central courtyard space, yet proposed layout / street furniture appears to prioritise business occupants rather than residents above. Missed opportunity for play space / residential amenity / informal seating areas / recreation / food production etc.</li> <li>• Opportunity for Biodiversity Net Gain considerably higher than previous Option. Green walls should carefully be considered due to their maintenance costs and potential for fire spread.</li> <li>• Unclear how the courtyard proposals interface with the rear boundaries of the surrounding existing properties to the east.</li> <li>• The applicant should work with CCBC to explore how Clive Street can be adapted to improve the residential outlook / interface through tree planting, permeable surfaces, seating, bicycle parking etc. through a reduction in on-street car parking. This will be supported in the placemaking plan.</li> <li>• Servicing strategy – likely to be on Pentrebane Street) unclear. Query how the Works Units will be serviced and what impact this will have on the streetscape.</li> </ul>
----------------------------	--	---	---



## CABINET – 28 JUNE 2023

**SUBJECT: REGENERATION PROJECT BOARD – NON-COMMUNITY  
COUNCIL COMMUNITY INFRASTRUCTURE LEVY  
ALLOCATION: PONTLLANFRAITH WARD**

**REPORT BY: CORPORATE DIRECTOR FOR ECONOMY AND  
ENVIRONMENT**



### 1. PURPOSE OF REPORT

- 1.1 To recommend the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward to the Engineering Projects Group to create off-street parking on council land at Gelli Lane, Pontllanfraith.

### 2. SUMMARY

- 2.1 The Community Infrastructure Levy (CIL) was introduced on 1 July 2014 within Caerphilly County Borough. CIL is a statutory levy on qualifying development and is intended to be a significant tool for the delivery of the Council's aspirations in terms of infrastructure that cannot be funded through other means and for which no alternative funding mechanisms are available.
- 2.2 CIL can also be utilised to lever in additional funding that would not otherwise be available, for example, to match or attract other funding. Match funding of the Council's contribution would enable delivery of infrastructure of greater value than could otherwise be sought. In line with the CIL Regulations, CIL receipts are dispersed as follows:
- 80% is retained by the charging authority for funding infrastructure to support development in accordance with the LDP;
  - 15% is passed to the respective Community Council; and
  - 5% covers the Council's CIL administrative costs.
- 2.3 Caerphilly County Borough does not have 100% coverage by Community Councils. The CIL Regulations however allow the Council to make a proportion of CIL receipts available to fund appropriate infrastructure in those areas that do not have a Community Council. In adopting CIL the Council agreed to administer the 15% of the CIL receipts in those areas without coverage as a ring-fenced pot for the provision of infrastructure in areas where there is no Community Council coverage.

- 2.4 In October 2021 the Cabinet delegated powers to the Regeneration Project Board to determine the priorities for Community Infrastructure Levy expenditure in non-Community Council areas in consultation with the local ward member/s and in line with the Council's Strategic Priorities.
- 2.5 This report seeks Cabinet approval for the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward to the Engineering Projects Group to create off-street parking on council land (grassed area) at Gelli Lane, Pontllanfraith.
- 2.6 If approved, this will result in a residual balance of £0 in the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward.
- 2.7 Cabinet has given delegated powers to the Regeneration Project Board for proposals under £20k. Schemes that require a CIL contribution greater than £20k require Cabinet approval further to consideration by the Regeneration Board. It is considered that the threshold of £20k is too low and Cabinet are therefore requested to increase the delegated threshold to £50k to ensure timely delivery of CIL schemes for members.

### **3. RECOMMENDATIONS**

- 3.1 That Cabinet approve the allocation of the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward to the Engineering Projects Group to create off-street parking on council land at Gelli Lane, Pontllanfraith.
- 3.2 That Cabinet give delegated powers to the Regeneration Project Board for proposals under £50k to ensure timely delivery of CIL schemes for members.

### **4. REASONS FOR THE RECOMMENDATIONS**

- 4.1 To facilitate and create off-street parking on council land at Gelli Lane, Pontllanfraith.

### **5. THE REPORT**

- 5.1 The Community Infrastructure Levy (CIL) was introduced on 1 July 2014 within Caerphilly County Borough. CIL is a statutory levy on qualifying development and is intended to be a significant tool for the delivery of the Council's aspirations in terms of infrastructure that cannot be funded through other means and for which no alternative funding mechanisms are available.
- 5.2 CIL can also be utilised to lever in additional funding that would not otherwise be available, for example, to match or attract other funding. Match funding of the Council's contribution would enable delivery of infrastructure of greater value than could otherwise be sought. In line with the CIL Regulations, CIL receipts are dispersed as follows:
  - 80% is retained by the charging authority for funding infrastructure to support development in accordance with the LDP;
  - 15% is passed to the respective Community Council; and
  - 5% covers the Council's CIL administrative costs.

- 5.3 Caerphilly County Borough does not have 100% coverage by Community Councils. The CIL Regulations however allow the Council to make a proportion of CIL receipts available to fund appropriate infrastructure in those areas that do not have a Community Council. In adopting CIL the Council agreed to administer the 15% of the CIL receipts in those areas without coverage as a ring-fenced pot for the provision of infrastructure in areas where there is no Community Council coverage.
- 5.4 In October 2021 the Cabinet delegated powers to the Regeneration Project Board to determine the priorities for Community Infrastructure Levy expenditure in Non-Community Council areas in consultation with the local ward member/s and in line with the Council's Strategic Priorities.
- 5.5 It was agreed that at the end of each financial year, Heads of Service would be notified of the amount of CIL funds available for each non-Community Council area and be invited to submit potential infrastructure schemes to the Regeneration Project Board in consultation with the elected ward member, for prioritisation by the Regeneration Assessment Panel.
- 5.6 To ensure that the funds are spent on appropriate infrastructure only schemes with a total value in excess of £5,000 will be considered. Further as most of the schemes likely to be funded are of a relatively small scale the Cabinet has given delegated powers to the Regeneration Project Board for proposals under £20k. Schemes that require a CIL contribution greater than £20k require Cabinet approval further to consideration by the Regeneration Board. It is however now considered that the threshold of £20k is too low, and Cabinet are therefore requested to increase the delegated threshold to £50k to ensure timely delivery of CIL schemes for members.
- 5.7 This report seeks Cabinet the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward to the Engineering Projects Group to create off-street parking on council land at Gelli Lane, Pontllanfraith.
- 5.8 If approved, this will result in a residual balance of £0 in the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward

### **Regeneration Project Board consideration**

- 5.9 The Regeneration Board considered the following proposal remotely and recommended that the proposal at Gelli Lane be approved.

### **Conclusion**

- 5.10 If Cabinet approve the recommendations contained in the Report, the allocation of £25,776 of the Non-Community Council Community Infrastructure Levy funding for the Pontllanfraith Ward will be awarded to the Engineering Projects Group to create off-street parking on council land at Gelli Lane, Pontllanfraith; and the residual Non-Community Council CIL funding available to the Pontllanfraith Ward will be £0.

## **6. ASSUMPTIONS**

- 6.1 None

## **7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT**

7.1 The recommendations contained in the report have a neutral overall impact.

## **8. FINANCIAL IMPLICATIONS**

8.1 If Cabinet approve the recommendations contained in the Report, £25,776 will be allocated to the car parking provision which would leave £0 Non-Community Council CIL funding available to the Pontllanfraith Ward.

## **9. PERSONNEL IMPLICATIONS**

9.1 There will be a requirement for Officers from different departments within the Authority to dedicate human resources to the project activities outlined in order to progress the implementation of the car park extension.

## **10. CONSULTATIONS**

10.1 The scheme has the full support of the 3 Pontllanfraith ward councillors and all other comments received from consultees have been incorporated into the report.

## **11. STATUTORY POWER**

11.1 The Planning and Compulsory Purchase Act 2004.

11.2 The Local Government Acts 1998 and 2003.

11.3 Town and Country Planning Act 1990

11.4 The Planning Act 2008

Author: Rhian Kyte, Head of Regeneration and Planning

Consultees:

Cllr J Pritchard Deputy Leader, Cabinet Member for Prosperity, Regeneration and Climate Change (and Chair of the Regeneration Project Board)  
Christina Harray, Chief Executive  
Mark S. Williams, Corporate Director for Economy and Environment  
Dave Street, Deputy Chief Executive  
Richard Edmunds, Corporate Director for Education and Corporate Services  
Stephen Harris, Head of Financial Services and Section 151 Officer  
Marcus Lloyd, Head of Infrastructure  
Robert Tranter, Head of Legal Services/Monitoring Officer  
Lynne Donovan, Head of People Services  
Anwen Cullinane, Senior Policy Officer  
Allan Dallimore, Regeneration Services Manager  
Cllr C Gordon, Pontllanfraith Ward  
Cllr M Adams, Pontllanfraith Ward  
Cllr P Cook, Pontllanfraith Ward