



## **COUNCIL - 5TH OCTOBER 2021**

**SUBJECT: CAERPHILLY COUNTY BOROUGH COMMUNITY  
INFRASTRUCTURE LEVY (CIL)**

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

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### **1. PURPOSE OF REPORT**

- 1.1 To delegate power to the Regeneration Project Board to determine the priorities for the charging authority's Community Infrastructure Levy (CIL) spend in line with the Council's Strategic Priorities and to present them to cabinet for decision
- 1.2 To delegate power to the Regeneration Project Board to determine the priorities for CIL expenditure in non-Community Council areas in line with the Council's Strategic Priorities.

### **2. SUMMARY**

- 2.1 In May 2018, Cabinet agreed that a Regeneration Project Board be set up with a cross-party political representation of Councillors plus key officers to consider and evaluate regeneration projects and opportunities for the Caerphilly County Borough.
- 2.2 During January 2019 Cabinet resolved to release £1.2m of reserves for the Regeneration Board prioritised projects, in addition to the Board's existing £300k budget. This was further supplemented in April 2021 and again in July 2021 when the Cabinet resolved to allocate an additional 2 allocations of £1.0m to the Development Fund budget for prioritised capital regeneration projects. This brings the total allocated Development Fund budget to £3.5m.
- 2.3 In December 2020 Cabinet resolved to allocate £50,000 seed money to the Regeneration Board for 2020/21 to progress concepts and ideas under the 'Licence to Innovate' Scheme. Due to the success of the initiative, 7 July 2021 Cabinet approved a proposal for a further £200k to be set aside for the scheme.
- 2.4 The total funding allocated to the Regeneration Project Board, including 'Licence to Innovate' to date is therefore £3.75m. As at the 31 August 2021, there is an active overall Regeneration Development Fund of circa £1.566m and a balance of £0.209m in the 'Licence to Innovate' Fund.

- 2.5 The Community Infrastructure Levy (CIL) is a statutory levy on qualifying development, which is collected by the charging authority, in this case Caerphilly County Borough Council. The CIL is one mechanism for funding infrastructure identified on the CIL 123 Regulation List to support development in accordance with the Adopted Caerphilly County Borough Local Development Plan up to 2021 (LDP).
- 2.6 At the 31 August 2021, £3.63m in CIL receipts has been received and £2.9m CIL funding remains available. It is worth noting that CIL can be utilised to lever in funds that would not otherwise be available, i.e. to match or attract other funding.
- 2.7 An additional £86.7k of CIL funds has been retained for spend within non-Community Council areas to ensure equity with those areas that have a Community/Town Council and therefore receive an element of CIL funding. Procedures for prioritising these retained funds have not yet been established.
- 2.8 A CIL Assessment Panel was previously established to consider CIL spend when the CIL was first introduced. To date, the decision has been taken not to spend any CIL funds to enable a reasonable level of funding to be accrued that could deliver appropriate infrastructure.
- 2.9 Approval is now sought to stand the CIL Panel down and utilise the Regeneration Project Board to prioritise all CIL spend from both the general CIL fund and the retained CIL for non-Community Council areas.

### **3. RECOMMENDATIONS**

- 3.1 That Council delegates power to the Regeneration Project Board to determine the priorities for the Charging Authority's CIL spend in line with the Council's Strategic Priorities and CIL regulation 123 List for subsequent consideration by Cabinet.
- 3.2 That Council delegates power to the Regeneration Project Board to determine the priorities for CIL expenditure in non-Community Council areas in early consultation with the ward member as outlined in paragraph 5.21 and in line with the Council's Strategic Priorities.
- 3.3 That Council delegates power to the Regeneration Project Board for approval of schemes in non-Community Council areas of under £20,000.

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

- 4.1 To utilise the established Regeneration Project Board to ensure a fair, consistent and transparent means of prioritising schemes for CIL funding.
- 4.2 To utilise the established Regeneration Project Board to ensure a fair, consistent and transparent means of prioritising schemes for CIL funding, as outlined in paragraph 5.20-5.22, within non-Community Council areas.
- 4.3 To speed up decision making for small scale infrastructure projects.

### **5. THE REPORT**

#### **Regeneration Project Board**

- 5.1 On 30<sup>th</sup> May 2018 Cabinet agreed that the Regeneration Project Board be set up. The Terms of Reference of the Board were approved by Cabinet at the same meeting.
- 5.2 At the June 2018 Board meeting, a Project Prioritisation Toolkit was approved to prioritise projects, and this was subsequently agreed by Council on 17<sup>th</sup> July 2018.
- 5.3 The Regeneration Project Board is supported by a Regeneration Assessment Panel comprising officers from a range of service areas. This Panel assesses projects using the Toolkit. The Assessment Panel has met on numerous occasions to consider prioritised lists of capital projects which have been identified by the Board. These for the most part have been evaluated and considered by the Regeneration Project Board before being presented to Cabinet for approval.
- 5.4 The Council has already committed to funding the development of projects and further funding has been secured to enhance and support the Regeneration Project Board Development Fund, the fund having a total budget of £3.75m. This has allowed several projects to be considered for development support, prioritisation and funding.
- 5.5 In December 2020 Cabinet resolved to allocate £50,000 seed money to the Regeneration Board for 2020/21 to progress concepts and ideas under the 'Licence to Innovate' Scheme. Due to the success of the initiative, Cabinet on 7 July approved a proposal for a further £200k to be set aside for the scheme.
- 5.6 As at the 31 August 2021:
  - Regeneration Development Fund - £1.9m has been allocated leaving a residual balance of £1,566,000
  - Licence to Innovate Fund - £40,689 has been allocated leaving a residual balance of £209,311.

### **Background to CIL**

- 5.7 The CIL was introduced on 1 July 2014 within Caerphilly County Borough.
- 5.8 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.
- 5.9 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.
- 5.10 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.

- 5.11 Caerphilly County Borough does not have 100% coverage by Community Councils. However, the CIL Regulations 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.
- 5.12 In order to implement CIL appropriate procedures and processes were set up for Caerphilly County Borough Council, as the charging authority, to collect and administer the CIL. The CIL Regulations set out specific procedures for collecting CIL and these procedures are currently undertaken by the Support Services Manager in the Planning Division as part of the planning application process.
- 5.13 At the time of implementation of CIL, Council agreed that utilising existing Council procedures and decision mechanisms would be the most appropriate to administer the CIL. A fair and equitable process to prioritise funding across a potential multitude of vastly differing infrastructure schemes was established. This process is as follows:
- i.) A Service Area that has an infrastructure requirement submits a scheme to the Assessment Panel for consideration for CIL funding;
  - ii.) All schemes submitted are assessed and scored against a series of criteria to provide a numerical ranking;
  - iii.) The ranked schemes be the subject of a Report to Cabinet for due consideration for funding; and
  - iv.) The financial implications are outlined in the annual budget report.
- 5.14 To facilitate the process, a set of assessment criteria was identified and a CIL Assessment Panel, comprising representatives from service areas that would be unlikely to submit schemes for CIL funding, was established. To date the Assessment Panel has not considered any schemes as it was considered appropriate to accrue an appropriate CIL budget before seeking to deliver the necessary strategic infrastructure.
- 5.15 At the 31 August 2021, £3.63m in CIL receipts has been received.
- 5.16 To date, no CIL funds have been allocated for any Council led infrastructure project since the implementation of the CIL. Therefore, after expenditure, including administrative fees, Town and Community Council payments and excluding funds retained for areas with no Community or Town Council coverage, £2.9m remains available to fund infrastructure to support development in accordance with the LDP.

#### **Non-Community Council areas**

- 5.17 In line with the CIL Regulations, where all or part of a CIL chargeable development is within the area of a Community Council, there is a requirement for the Charging Authority to pass 15% of CIL receipts received to the respective Community Council.
- 5.18 Caerphilly County Borough does not have 100% coverage by Community Councils. Whilst not a requirement, the CIL Regulations 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. When agreeing the setting up and implementation of the CIL in 2014, Council agreed to administer the CIL receipts within areas without Community or Town Council coverage and established a ring-fenced budget for the provision of infrastructure in those areas where CIL chargeable development has occurred.

- 5.19 The CIL Regulations make provision for Community Councils to spend their CIL funds according to their own priorities. However, the Council has provided guidance notes and assessment forms to assist in ensuring that CIL is used to fund infrastructure in accordance with the CIL Regulations. Procedures and processes have been set up for administering and monitoring the Community Council element of CIL and officers continue to work with Community Councils in this respect.
- 5.20 Due to the relatively small amounts of CIL receipts retained for areas with no Community Council, procedures and processes for administering this spend have not yet been agreed. However, as CIL receipts are now accumulating there is a need to formally agree a fair and equitable way to prioritise spend on the provision of infrastructure in such areas.
- 5.21 It is proposed that at the end of each financial year, Heads of Service will be notified of the amount of CIL funds available for each non-Community Council area. They will 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. These will be evaluated and considered by the Regeneration Project Board. It is suggested that given the potential small scale of these schemes that the Cabinet gives delegated powers to the Regeneration Project Board for proposals under £20,000.
- 5.22 Heads of Service will contact elected members concerning any infrastructure schemes that could potentially be funded by the non-Community Council CIL funding within their ward.
- 5.23 To ensure that the funds are spent on appropriate infrastructure it is recommended that only schemes with a total value in excess of £5,000 will be considered.
- 5.24 Table 1 identifies the electoral wards where there are no Community Councils and details the amount of CIL available and ring-fenced for spend in each area as at the end of August 2021.

**Table 1 – CIL funds available within non-Community Council Areas**

<b>ELECTORAL WARDS WITH NO COMMUNITY OR TOWN COUNCIL</b>	
<b>Ward</b>	<b>Total CIL available (received up to 31 August 2021)</b>
Abercarn	£570.00
Crumlin	£3,831.62
Newbridge	£1,580.35
Cefn Fforest	£0.00
Pengam	£11,196.91
Penmaen	£60,109.64
Pontllanfraith	£4,214.01
Crosskeys	£0.00
Ynysddu	£5,286.17
<b>Total</b>	<b>£86,788.70</b>

### **Infrastructure proposals eligible for CIL Funding**

- 5.25 Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended) sets out the requirement for the CIL Charging Authority i.e. the Local Authority, to publish a list of the infrastructure that can be funded through CIL on the Regulation 123 List. Caerphilly County Borough Council's Regulation 123 List draws

heavily upon the infrastructure requirements set out in the Adopted LDP and reflect the infrastructure requirements necessary to bring forward developments identified in the LDP (see Appendix 1).

- 5.26 Appendix 2 provides an analysis of projects funded to date, the 31 August 2021, by the Regeneration Project Board and provides an indication in the final column of the project's eligibility for CIL funding under the Regulation 123 List. Notably several schemes to the value of £1.4m could have been eligible for CIL funding.

### **Conclusion**

- 5.27 The established Regeneration Project Board and its supportive Regeneration Assessment Panel and Transformation Assessment Panel already meet regularly to consider and prioritise projects to be reported to Cabinet for approval.
- 5.28 Allowing the Regeneration Project Board to consider prioritisation of CIL funding would enable integration of regeneration projects, transformation projects and CIL infrastructure projects with other programmes and initiatives to ensure a holistic approach. However, it is important to note that the CIL funding can only be allocated to infrastructure projects identified on the Council's Regulation 123 List.
- 5.29 Allowing the Regeneration Project Board to prioritise schemes for CIL funding for consideration by Cabinet would negate the need for the CIL Assessment Panel.

## **6. ASSUMPTIONS**

- 6.1 No assumptions have been made in respect of this Report and all representations have been reflected.

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

- 7.1 There are no negative impacts associated with the proposed change in procedure to delegate power to the Regeneration Project Board to determine priorities for CIL spend.
- 7.2 The Regeneration Project Board was established to consider and evaluate regeneration projects and opportunities for the Council and to assess proposals and prioritise those projects that deliver the best outcomes and benefits for the county borough. To ensure the process is fair and equitable, so that all projects are considered on the same basis against the same considerations, a Project Prioritisation Assessment Toolkit has been prepared. This identifies 15 "Strategic Framework Objectives" (SFO) which propose to increase prosperity and people's well-being. These were prepared by the consideration of the assessment framework for City Deal, WG Valleys Task Force Programme along with the Councils agreed six Well-being Objectives.
- 7.3 Delegating power to the Regeneration Project Board to consider prioritisation of CIL funding would enable integration of regeneration projects, transformation projects and CIL infrastructure projects with other programmes and initiatives to ensure a holistic approach.

- 7.4 Any project prioritised by the Regeneration Project Board would be subject to its own detailed Integrated Impact Assessment.

[Link to full Integrated Impact Assessment](#)

## **8. FINANCIAL IMPLICATIONS**

- 8.1 An overall Regeneration Development Fund of £3.5m has been allocated to the Regeneration Project Board in order to prepare projects in readiness to attract funding from a variety of external sources.
- 8.2 As indicated in paragraph 5.6, to date Development Funds of £1.9m have been allocated towards prioritised capital regeneration schemes, across the County Borough, leaving a residual balance of £1,566,000 from the total budget allocation.
- 8.3 As indicated in paragraph 5.14, there is just over £2.9m available to fund infrastructure to support planned development in accordance with the LDP. There is also £86.7k available for areas of the county borough that do not have community or town council coverage.
- 8.4 Additional CIL funds will be received as and when any qualifying development is approved, commenced and payments made.
- 8.5 The financial implications of any proposed scheme will be considered by the Regeneration Project Board and then be reported to Cabinet for decision.
- 8.6 It is proposed that projects under £20,000 to be funded in non-community council areas through the ring fenced CIL fund should be determined by the Regeneration Project Board should Cabinet deem it appropriate to delegate this level of decision making to the Board.

## **9. PERSONNEL IMPLICATIONS**

- 9.1 There are no personnel implications associated with this report.

## **10. CONSULTATIONS**

- 10.1 Comments were made from the Chair and Vice-Chair of Housing and Regeneration Scrutiny Committee in respect of CIL funds and the decision making ability of Community Councils as compared to non-Community Council areas.
- 10.2 All other consultation responses are reflected in the report.

## **11. STATUTORY POWER**

- 13.1 Local Government Acts
- 13.2 The Planning and Compulsory Purchase Act 2004
- 13.3 CIL was originally introduced by The Planning Act 2008 (as amended). However, The Wales Act 2017 devolved powers to Wales, including CIL.

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Consultees: Cllr Andrew Whitcombe, Cabinet Member for Economy and Enterprise  
Cllr Roy Saralis, Chair of Planning Committee  
Cllr Liz Aldworth, Vice-Chair of Planning Committee  
Cllr John Ridgewell, Chair of Housing and Regeneration Scrutiny Committee  
Cllr Mike Adams, Vice-Chair Housing and Regeneration Scrutiny Committee  
Christina Harrhy, 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  
Lynne Donovan, Head of People Services  
Rhian Kyte, Head of Regeneration and Planning  
Marcus Lloyd, Head of Infrastructure  
Kathryn Peters, Corporate Policy Manager  
Anwen Cullinane, Senior Policy Officer  
Allan Dallimore, Regeneration Services Manager  
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Appendices:

Appendix 1 The Caerphilly County Borough Council Regulation 123 List of Infrastructure  
Appendix 2 Assessment of Projects for CIL Eligibility

## **Appendix 1: The Caerphilly County Borough Council Regulation 123 List of Infrastructure**

### Physical Infrastructure

- Policy TR5 Transport Improvement Schemes- Northern Connections Corridor.
- Policy TR6 Transport Improvement Schemes – Caerphilly Basin.
- Policy TR9 Highway Corridor Safeguarding – Caerphilly South East Bypass.
- Policy TR8.1 Regeneration Led Highway Improvements – Heads of the Valleys Area.
- Strategic public transport infrastructure (excluding site-specific links to the strategic network, for example a short length of cyclepath to link a site to a local or national route, a new bus stop within a new development to make it accessible).
- Waste transfer / recycling bulking infrastructure.
- Upgrade of existing Civic Amenity Sites.
- Strategic Drainage Network.
- Air Quality Action Plan Schemes (excluding air monitoring stations).
- Network Connections – Superfast Broadband.

### Social Infrastructure

- Off-Site Education Provision (Schools).
- Youth and Community Facility Provision & Upgrade to existing facilities.
- Cemetery Provision.
- Leisure Centre Provision & Upgrade to existing facilities

### Green Infrastructure

- Off-Site Formal Leisure Facilities (Playing pitches and associated changing facilities, Multi-use games areas, Neighbourhood Equipped Areas for Play)

## Appendix 2: Assessment of Projects for CIL Eligibility

<b>CAERPHILLY CBC - REGENERATION PROJECT BOARD</b> <b>Assessment of CIL Eligibility at August 2021</b>
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PROJECT NAME	PROJECT STATUS @ Q3 2020-2021	CIL Eligibility
<i>Tranche 1</i>		
<b>CAERPHILLY INTERCHANGE</b>	WeITAG & RIBA Stage 1 study substantially complete. Engagement with the Design Commission for Wales (DCfW) commenced and will feed in to finalising the Stage 1 report in Q4.	Infrastructure project CIL eligible.
<b>OAKDALE BUSINESS PARK</b>	Funding secured to commission feasibility studies and Master-planning for Council owned land at Oakdale Plateau and Caerphilly Business Park to determine future development options.  <b>Current Status: In Development</b> <ul style="list-style-type: none"> <li>▪ Engagement with leading independent property consultants underway on development options.</li> <li>▪ Specification being developed for appointment of external consultants to develop master-planning and feasibility options.</li> </ul>	Not eligible.
<b>PARK LANE, CAERPHILLY</b>	Building acquired	Not eligible
<i>Tranche 2</i>		
<b>CWMCARN FOREST DRIVE</b>	Consultants appointed to undertake legacy brief to develop masterplan for the site	Not eligible
<b>PENTREBANE STREET, CAERPHILLY</b>	The Project has been presented to the WG TRI Regeneration Panel where it was approved on condition that the Council support the scheme financially.	Not eligible
<i>Tranche 3</i>		
<b>TY DU, NELSON</b>	The <i>Ty Du Phase 1 Employment Units Scheme</i> will develop up to 1ha of land within the strategically important Ty Du mixed- use development site to construct 4 no. high quality buildings for B1	Not eligible

	<p>business use. Each building is approx. 330M2 with the potential to be subdivided into 3 smaller units. The project is a Joint Venture between Welsh Government and Caerphilly CBC and project managed by CCBC.</p> <p><b><u>Project Status: Delivery – Construction underway</u></b></p> <ul style="list-style-type: none"> <li>▪ Construction work commenced by appointed Contractors Interserve w/c 21<sup>st</sup> September 2020.</li> <li>▪ Main concrete foundations including gas membrane to all four buildings now complete with all service requirements in place</li> <li>▪ Steel framework to all four buildings now constructed, with roof construction underway</li> <li>▪ Work on foul and storm drainage underway</li> </ul> <p>The £40,000 approved by the Regeneration Board was instrumental in finalising the technical design stage and has helped lever in further capital funds from Welsh Government and WEFO to complete Phase 1 works.</p>	
<p><b>COACH FACILITIES – CAERPHILLY CASTLE</b></p>	<p>The project is a partnership between CCBC and Cadw to deliver enhanced and extended facilities for coach visitors at Castle Street, Caerphilly at the main entrance to the historic Caerphilly Castle. The construction works will include reconfiguration of the existing footway and highway, extending the current bus stop area to accommodate 2-3 coaches. The project will deliver key elements of the Caerphilly Basin Masterplan and Cadw’s long term investment plans for the Castle.</p> <p><b><u>Current Status: Detailed Design Stage</u></b></p> <ul style="list-style-type: none"> <li>▪ The Council’s Engineering Project Group are leading on the technical and structural designs.</li> <li>▪ A working group has been convened comprising of CCBC officers and Cadw’s Monument Development Team</li> <li>▪ Work on finalising the design proposals is ongoing, with close liaison with various key stakeholders;</li> <li>▪ As the proposals encompass works to the surrounding Castle boundary wall and embankment dam, the designs are subject to approval by a specialist Reservoir Engineer.</li> <li>▪ Preliminary site and ground investigations undertaken in December 2020</li> <li>▪ Cadw has recently confirmed their capital funding contribution to the scheme will be committed throughout 2021/22 to allow the scheme to progress.</li> </ul>	<p>Infrastructure project CIL eligible</p>

<b>Tranche 4</b>		
<b>LLANBRADACH PARK &amp; RIDE</b>	The WelTAG Stage 1 strategic P&R study has been completed and supports the progression of Llanbradach P&R proposal.	Infrastructure project CIL eligible.
<b>YSTRAD MYNACH PARK &amp; RIDE</b>	The WelTAG Stage 1 strategic P&R study has been completed and supports the progression of Ystrad Mynach P&R proposal.	Infrastructure project CIL eligible.
<b>Tranche 5</b>		
<b>TRI THEMATIC – Urban Centre Funds (QS Support)</b>	<ul style="list-style-type: none"> <li>• Grant Applications have been received from: <ul style="list-style-type: none"> <li>➢ Caerphilly Miners Centre for the Community</li> <li>➢ Former Store 21, Blackwood</li> <li>➢ Brew Monster, Caerphilly</li> <li>➢ 195-197 High St, Blackwood</li> </ul> </li> </ul>	Not eligible.
<b>Tranche 6</b>		
<b>TRI TOWN CENTRE COVID 19 RESPONSE (various projects)</b>	<ul style="list-style-type: none"> <li>• Order for free wifi in following towns procured <ul style="list-style-type: none"> <li>○ Ystrad Mynach</li> <li>○ Bargoed</li> <li>○ Risca</li> <li>○ Newbridge</li> </ul> </li> <li>• Funding secured from VTF to install free wifi in Rhymney and complement TRI funding</li> <li>• C19 Grant programme for covid response in Blackwood, Caerphilly, Ystrad Mynach, Bargoed, Risca and Newbridge initiated to develop external trading spaces. Circa £70,000 offered to date</li> <li>• Complementary VTF funding for C19 Covid response grant recently awarded focussing on smaller towns (local and district centres) across the County Borough.</li> <li>• Plans for Public space improvements across town centres (Blackwood, Caerphilly, Ystrad Mynach, Bargoed, Risca and Newbridge) received from landscape architect.</li> </ul>	Not on the 123 List but technically eligible
<b>CAERPHILLY PLACE MAKING PLAN</b>	<p>Regeneration Board Monies have been allocated to act as match funding progress two elements within the Placemaking Plan:</p> <p><u>Project Activity 1:</u></p> <ul style="list-style-type: none"> <li>▪ The Headquarters Building (Primary Focus)</li> </ul>	Not eligible.

	<ul style="list-style-type: none"> <li>▪ The Commercial Viability of the Town Centre (Supplementary Focus)</li> </ul> <p><u>Project Activity 2:</u></p> <ul style="list-style-type: none"> <li>▪ The Acquisition &amp; Demolition of Lansbury Park GP Surgery (Primary Focus)</li> </ul> <p><u>Update</u> Project Activity 1: WG TRI monies have now been secured to take forward these two project activities.</p>	
<p><b>OAKDALE BUSINESS PARK PLATEAU 1</b></p>	<p>For WG to formally acquire the remainder of the land at Plateau 1 certain restrictions need to be removed, which were imposed when part of the site was originally sold. All parties are now in agreement as to the level of payback and the terms of the deed of variation are nearing conclusion.</p>	<p>Not eligible</p>
<p><b>CAERPHELLY WORKMENS HALL &amp; INSTITUTE</b></p>	<p>The Council's Regeneration Team is working closely with the Trustees of the historic Caerphilly Workmen's Hall and Institute on their plans to restore this culturally important Grade II listed building. A "Phase 1" package of essential refurbishment works is planned, including:</p> <ul style="list-style-type: none"> <li>▪ Renovation of main roof</li> <li>▪ Enhancements to the external façade</li> <li>▪ Access improvements</li> <li>▪ Upgrading of power supply</li> </ul> <p>£110,000 from the Regeneration Board has been approved to contribute to the overall projected Project Costs of circa £360,000, the balance of which will be sought from Welsh Government's Targeted Regeneration Investment programme.</p> <p><b><u>Current Status: Design and Feasibility Stage</u></b></p> <ul style="list-style-type: none"> <li>▪ Highly experienced conservation architects, Alwyn Jones Architects, are working with the CWHI Trustees to develop the Phase 1 technical design specifications and proposals;</li> <li>▪ Initial condition survey of the building has been programmed to take place in January 2021. Completion of the survey will help inform next stage of the design.</li> </ul>	<p>Infrastructure project CIL eligible.</p>

<b>CWM IFOR SOLAR FARM</b>	<p>Regeneration Board monies have been allocated to the project to allow it to reach Outline Business Case before the end of the financial year. Monies have been used to commission several expert reports that will inform the business case. A further request for funding has been made to the Board which awaits Cabinet consideration.</p> <p>The project is on course to hit this target with an internal project group now established, communication with local members set up and expert support being secured from WG Energy Services.</p>	Not on the 123 List but technically eligible.
<b>Tranche 7</b>		
<b>BEDWAS BRIDGE ROUNDABOUT IMPROVEMENT</b>	<p>Total Project Cost Estimate (£):600,000. This will help unlock external funding to deliver a £10m+ road improvement scheme.</p> <p>Some preliminary design work has already been undertaken and Regeneration Project Board funds of £107,000 have been allocated for further design work.</p>	Infrastructure project CIL eligible.
<b>Tranche 8</b>		
<b>CWM IFOR SOLAR FARM</b>	Additional development funding for project approved in Tranche 6 (£434,000).	Infrastructure project CIL eligible.
<b>Tranche 9</b>	<b>To be agreed by Cabinet</b>	
<b>BARGOED ENFORCEMENT ACTION PLAN</b>	<p>Total Project Cost Estimate £100,000.</p> <p>Pilot scheme to support an enforcement action plan to improve empty or underutilised properties in Bargoed Town Centre to address issues as a result of absentee landlords.</p>	Not eligible.
<b>BIRDS SITE RISCA – DEVELOPMENT PLAN</b>	<p>Total Project Cost Estimate £30,000.</p> <p>Commissioning of a feasibility study, options appraisal and development plan for the Birds site in Risca to inform future funding proposals.</p>	Not eligible.

