



HOUSING AND REGENERATION SCRUTINY COMMITTEE – 13TH SEPTEMBER 2022

**SUBJECT: REGENERATION PROJECT BOARD – PROJECT OVERVIEW
AND PROGRESS REPORT**

REPORT BY: CORPORATE DIRECTOR FOR ECONOMY AND ENVIRONMENT

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1. PURPOSE OF REPORT

- 1.1 To provide the Scrutiny Committee with an update on the work of the constituted Regeneration Project Board and to provide some detail on the range of projects that have been funded by the Regeneration Project Board Development Fund and License to Innovate budgets.

2. SUMMARY

- 2.1 The work of the Regeneration Project Board (the Board) was first reported to the Regeneration and Environment Scrutiny Committee on the 12th February 2019. This report provides an update on the valuable work that the Board has been responsible for since this date.
- 2.2 On 30th May 2018, Cabinet agreed that a Regeneration Project Board would be set up with a cross-party political representation of Councillors plus key officers. This group is now supported by a Regeneration Assessment Panel consisting of officers from a range of service areas. An initial sum of £300K was allocated to the Project Board to meet their objectives.
- 2.3 The Regeneration Assessment Panel have met on numerous occasions to consider the prioritised list of capital projects, identified by the Board to move to the Assessment Stage. Projects that score well at Assessment stage are then presented to the Board for consideration and where necessary for financial assistance before being reported to Cabinet for final consideration and decision. Since reporting to Scrutiny Committee in February 2019 a raft of diverse projects have been endorsed and financially supported utilising the Regeneration Project Board Development Funds.
- 2.4 In January 2019 Cabinet resolved to release £1.2M of reserves for the Regeneration Board to bolster the Regeneration Development fund This has been further supplemented with two further awards to bring the total allocated Development Fund budget to £3.5M.

- 2.5 In December 2020 Cabinet resolved to allocate £50K seed money to the Board to progress concepts and ideas under the 'Licence to Innovate' Scheme. Due to the success of the initiative, on 7 July Cabinet approved a proposal for a further £200k to be set aside for the scheme. The total funding allocated to the Board, including 'Licence to Innovate', is therefore £3.75M.
- 2.6 Since 2019, 11 Waves of funding have been approved, with a total spend to date of £2.924M from the Regeneration Development Fund and £81,639 from the Licence to Innovate Budget.
- 2.7 In summary, the Regeneration Project Board allocation of £3.5 million has permitted the approval of 22 projects. This leaves a residual fund of £576K. The Licence to Innovate allocation of £250,000 has funded 5 projects, leaving a residual fund of £168,361.
- 2.8 In October 2021 the Council gave delegated powers 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 the Council Approved CIL Regulation 123 List. A cumulative total of £4.576M CIL has been received of which £3.26m has been spent/allocated to infrastructure projects by the Project Board.
- 2.9 It has been calculated that the Regeneration Project Board, through its activity, has given the Council the potential to potentially leverage in up to £187.9M of investment to the county borough. It is expected that the Board will continue to stimulate investment through the projects that it recommends to Cabinet.

3. RECOMMENDATIONS

- 3.1 It is recommended that Scrutiny Committee Members note the contents of this report and acknowledge the work of the Regeneration Project Board.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To acknowledge the positive impact that the work of the Regeneration Project Board has had to date in delivering the Council's Strategic Regeneration Priorities.

5. THE REPORT

- 5.1 On the 30th May 2018, Cabinet agreed that Council Officers convene a Regeneration Project Board. The Terms of Reference of the Board were approved by Cabinet at the same meeting.
- 5.2 The Regeneration Project Board's remit is to provide clear strategic direction in relation to the Regeneration Project Team (officers) on regeneration projects to enable the Authority to react to calls for expressions of interest in short timescales. Further the Project Board:
- Can agree the range of projects to be developed by the project team in order to take advantage of regeneration investment opportunities.
 - Provide periodic updates on project development to Regeneration and Environment Scrutiny Committee and Cabinet.
 - Agree that officers sitting on the Board can submit expressions of interest (EOI's) for project funding streams as long as the EOI's do not bind the

Authority to any financial commitment.

- Recommend the formal submission of projects to the Authority’s Cabinet so that submission to external funding bodies can be made and/or Authority budgets can be committed accordingly.

- 5.3 At the subsequent June 2018 Board meeting a Project Prioritisation Toolkit was approved for the Board to prioritise projects and this was subsequently agreed by Council on 17th July 2018. A Regeneration Assessment Panel has been set up to assess each of the projects using this toolkit. The Assessment Panel is an internal Officer panel from a wide range of Service Areas set up specifically to assess prioritised strategic physical regeneration schemes against a set of “strategic fit” and “deliverability” criteria.
- 5.4 The Regeneration Assessment Panel has met numerous times to consider projects. These have then been evaluated and considered by the Regeneration Project Board for endorsement before being presented to Cabinet for approval and funding (where required) from the available Development Funds.
- 5.5 Initial funding of £300K was allocated to the Regeneration Board Development Fund in 2018. In January 2019 Cabinet resolved to release £1.2M of reserves for Regeneration Board Projects and then in April 2021 the Cabinet resolved to allocate a further £1.0M. This was supplemented by an additional £1.0M in July 2021, bringing the total Development Fund budget to £3.5M. This has allowed additional projects to be considered for development support, prioritisation and funding.
- 5.6 In December 2020 Cabinet approved the Council’s Commercial and Investment Strategy and resolved that £50K from the Education and Corporate Services reserves be approved to progress ‘Licence to Innovate’ ideas via the Regeneration Project Board. In July 2021, Cabinet approved proposals to set aside a further £200K to the ‘Licence to Innovate’ scheme. All ‘Licence to Innovate’ project ideas are subject to a LTI Panel Assessment to determine their eligibility prior to their presentation to the Board. To date £81,639 has been allocated to Licence to Innovate Projects so this leaves a balance of £168,361.
- 5.7 In October 2021 the Council gave delegated powers to the Regeneration Project Board to determine the priorities for the Charging Authority’s Community Infrastructure Levy spend in line with the Council’s Strategic Priorities and the Council Approved CIL Regulation 123 List. Priorities for spend are considered and determined by Cabinet.
- 5.8 With its current remit, the Board has received and considered 11 waves of submissions, endorsing a raft of varied projects. Table 1 briefly outlines the projects endorsed and funded. More detail on each project is outlined at Appendix 1.

Table 1: Projects Considered endorsed and funded via the Regeneration Project Board (Development Fund and License to Innovate Projects)

CAPITAL PROJECT	RPB APPROVED ALLOCATION £
WAVE 1	
LLANBRADACH PARK & RIDE	£150,000
CAERPHILLY TRANSPORT INTERCHANGE	£0 – endorsement only

CAPITAL PROJECT	RPB APPROVED ALLOCATION £
OAKDALE BUSINESS PARK	£100,000
PARK LANE, CAERPHILLY	£40,000
Sub Total WAVE 1	£290,000
WAVE 2	
YSTRAD MYNACH PARK & RIDE	£0 – endorsement only
CWMCARN FOREST	£75,000
PENTREBANE STREET, CAERPHILLY	£37,500
Sub Total WAVE 2	£112,500
WAVE 3	
<i>MASTERPLAN FOR PUBLIC SECTOR LAND IN YSTRAD MYNACH</i>	<i>£0 – not endorsed</i>
TY DU NELSON (ADDITIONAL UNIT)	£40,000
<i>PENALLTA COLLIERY - FORMER POWERHALL BUILDING</i>	<i>£0 – not endorsed</i>
CAERPHILLY CASTLE - NEW COACH FACILITIES	£50,000
Sub Total WAVE 3	£90,000
WAVE 4	
LLANBRADACH PARK & RIDE (REVISIT)	£200,000
YSTRAD MYNACH PARK & RIDE (REVISIT)	£170,000
Sub Total WAVE 4	£370,000
WAVE 5	
TARGETED REGENERATION INITIATIVE (TRI) THEMATIC URBAN CENTRE FUNDS	£20,000
CWM IFOR SOLAR FARM	£0 – endorsement only
Sub Total WAVE 5	£20,000
WAVE 6	
WG TRI TOWN CENTRE COVID 19 RESPONSE	£142,700
WG TRI CAERPHILLY PLACE MAKING PLAN	£126,000
OAKDALE BUSINESS PARK PLATEAU 1	£85,000
CAERPHILLY WORKMENS HALL & INSTITUTE	£110,000
CWM IFOR SOLAR FARM	£46,000
Sub Total WAVE 6	£509,700
WAVE 7	
A468 / B4600 BEDWAS BRIDGE ROUNDABOUT IMPROVEMENT	£107,000
PEN MARCH WIND FARM - MEMORANDUM OF UNDERSTANDING	£0 – endorsement only
LICENCE TO INNOVATE - COFFI VISTA	£20,689

CAPITAL PROJECT	RPB APPROVED ALLOCATION £
Sub Total WAVE 7	£127,689
WAVE 8	
LICENCE TO INNOVATE - LLANCAIACH FAWR	£10,000
LICENCE TO INNOVATE – COMMERCIAL TRAINING	£10,000
CWM IFOR SOLAR FARM	£434,000
Sub Total WAVE 8	£454,000
WAVE 9	
BARGOED ENFORCEMENT ACTION PLAN	£100,000
BIRDS SITE RISCA - DEVELOPMENT PLAN (unlikely to proceed)	£30,000
Sub Total WAVE 9	£130,000
WAVE 10	
CAERPHILLY PLACE MAKING 2035 DELIVERY	£150,000
Sub Total WAVE 10	£150,000
WAVE 11	
LICENCE TO INNOVATE – CAERPHILLY MUSIC SERVICE	£24,950
LICENCE TO INNOVATE – CAERPHILLY STATUTORY TEAM	£16,000
CONTRIBUTION TO PROPERTY ACQUISITION FUND	£575,000
15% CONTRIBUTION TO BUILD 5 TH UNIT TY DU (unlikely to proceed)	£136,200
Sub Total WAVE 11	£752,150

5.9 As is evident from Table 1, the Funds available to the Board have been used to stimulate development activity on a wide range of projects. It is interesting to note that the funding allocations have been used in several ways as follows:

- To provide the seed capital for initial project design
- To act as the necessary match to allow the Council to lever in external funding; and
- To provide funding for feasibility studies to support the development of new project ideas in readiness to secure future external funding such as the UK and Welsh Government Regeneration Initiatives (e.g. Levelling Up Fund, Transforming Towns Programme).

5.10 Notably the Development Fund has been used to support strategically important infrastructure and transport projects, such as the design evolution of both the Llanbradach and Ystrad Mynach Park and Ride Schemes. It is envisaged that as the Regeneration Project Board now has the responsibility of allocating the CIL funding, there will be scope for further strategic infrastructure projects to be supported.

5.11 A prime example of how the funds have been utilised to unlock large external funding opportunities is the Cwmcarn Forest Masterplan. The commissioning of this

Masterplan was solely funded through the Board's allocation to the project and this initial £75,000 development fund investment could unlock over £10M of UK Government Levelling Up funds if the project is successful.

- 5.12 Another good example has seen the CIL Infrastructure budget used to act as match for the Council's Wellbeing Centre submission to UK Government under the Levelling Up Programme. An allocation of £3.2M will stimulate over £30M of investment if the submission is successful.
- 5.13 The Licence to Innovate Fund has also followed a similar trajectory in that it has been used to support a number of varied projects including: a study for Llancaiach Fawr to look at the opportunities to increase capacity for staycations; the introduction of an ice cream counter in Coffi Vista; and the introduction of IT cubes and Turntablism projects for schools now enriching pupil's lives.
- 5.14 Non-Community Council CIL has been allocated against a project to improve the parking capacity at Oakdale Sports pavilion. £60K will be used to allow CCBC Engineers to design and implement a scheme to improve capacity. This will allow more people to enjoy the facilities and will reduce the need for on street parking on adjacent roads which will make access to the facility safer for all users.

Conclusion

- 5.15 The Board's core budget has provided the springboard for 22 projects to be supported and has proven a valuable mechanism for unlocking projects and reacting to opportunities to secure funding to advance projects. The Licence to Innovate scheme has also provided the stimuli for tourism and educational projects to be launched. The inclusion of the CIL budget brings with it scope for a wider range of projects to be supported.

6. ASSUMPTIONS

- 6.1 This report assumes that the approved projects, have been/will be developed further and where applicable implemented, with assistance from appropriately sourced and secured external funding.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

- 7.1 This report is an update on the Regeneration Project Board activity and outlines what projects have benefitted from funding from the board. Each scheme supported through the Board will have varying impacts, mostly positive, and will be the subject of individual full IIA's as they progress.

8. FINANCIAL IMPLICATIONS

- 8.1 An overall Regeneration Project Board Development Fund of £3.5M has been approved to allow the Board and thereafter the Cabinet to endorse and financially support the development of 22 projects. A fund of £576K remains.
- 8.2 A Licence to Innovate budget of £250K has previously been approved, of which £81,639 has been allocated. A residual balance of £168,361 is available.

- 8.3 In October 2021 the Council gave delegated powers to the Regeneration Project Board to determine the priorities for the CIL main infrastructure budget in line with the CIL Regulation 123 List. The Board also has control of the non-Community/Town Council areas fund.
- 8.4 £3.2M has been allocated from the main CIL infrastructure budget leaving a residual budget of £527K. As outlined above, the Board reviews non-Community/Town Council area projects and to date £60K has been allocated leaving a fund of just over £61K.
- 8.5 It has been calculated that the Regeneration Project Board, through its activity, has given the Council the potential to draw in up to £187.9M of investment to the county borough. It is expected that the group will continue to stimulate investment through the projects that it recommends to Cabinet.

9. PERSONNEL IMPLICATIONS

- 9.1 There is often a requirement for officers from a variety of internal departments within the Authority to dedicate time and energy to the projects supported by the Regeneration Board in order to progress them, the level of which depends on the status of each project.

10. CONSULTATIONS

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

11. STATUTORY POWER

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

Author: Allan Dallimore, Regeneration Services Manager

Consultees:

Cllr Eluned Stenner, Cabinet Member for Finance and Performance
Cllr Jamie Pritchard, Cabinet Member for Prosperity, Regeneration and Climate Change
Christina Harrhy, Chief Executive
Mark S. Williams, Corporate Director for Economy and Environment
Dave Street, Corporate Director for Social Services and Housing
Richard Edmunds, Corporate Director for Education and Corporate Services
Stephen Harris, Head of Financial Services and Section 151 Officer
Robert Tranter, Head of Legal Services/Monitoring Officer
Rhian Kyte, Head of Regeneration and Planning
Lynne Donovan, Head of People Services
Marcus Lloyd, Head of Infrastructure
Sue Richards, Head of Education Strategy and Finance (Interim Head of Transformation)
James Penfold, Transformation Manager, Corporate Policy Unit
Anwen Cullinane, Senior Policy Officer
Hamish Munro, Caerphilly Place Making Programme Manager

Paul Hudson, Business, Enterprise and Renewal Team Manager
Charlotte Evans Thomas, Transformation Project Officer
Councillor Andrew Whitcombe, Chair of Housing and Regeneration Scrutiny
Committee
Councillor Patricia Cook, Vice Chair of Housing and Regeneration Scrutiny
Committee

Appendices: Appendix 1 Projects Supported by the Regeneration Project Board

Appendix 1 - Projects Supported by the Regeneration Project Board

Wave 1 Projects

Caerphilly Transport Hub - No financial allocation, just endorsement

UK Government Levelling Up Fund (LUF) application for the whole project has been prepared and was submitted on the 2nd August 2022.

The WelTAG Stage 2 study is now substantially complete with key stakeholder engagement undertaken.

Forward Plan

Completion of the WelTAG Stage 2 is expected in September 2022.

The next stages are completion of RIBA Stage 2 architectural concept design and Phase 2 & 3 public consultation and engagement.

Commencement of RIBA Stage 3 design and WelTAG Stage 3 study will commence in Q3 with completion by March 2024

Await approval of the LUF bid in Autumn 2022.

Potential investment Induced - £33m

Lessons Learned

- Develop proposals in advance to ensure preparedness for Funding Opportunities as they arise.
- LUF submitted on time awaiting outcome.
- Digital platform consultation and engagement has been very effective but does need to be supported by fully accessible options for the public.

Llanbradach Park and Ride - £150,000

The Llanbradach Strategic Park and Ride proposal would provide a significant new rail park and ride facility with additional car parking spaces.

Funding has enabled development work up to WelTAG Stage 2 which has now been completed.

Forward Plan

The final draft of the Central Rhymney Strategic P&R WelTAG Stage 2 report is anticipated shortly.

Potential investment Induced - Draft WelTAG report identifies between £31m and £36m

Lessons Learned

- Develop proposals in advance to ensure preparedness for Funding Opportunities as they arise.
- The study has been plagued by delay from the consultant and Transport for Wales. Consideration perhaps to the introduction of penalties for late delivery

Oakdale Business Park Expansion - £100,000

The funding was originally allocated to carry out a Feasibility study for the remaining undeveloped land at plateau 2 and 4. As well as concentrating on undeveloped land at these plateaux it was subsequently agreed that part of the allocation be used for the initial investigatory/design work at the undeveloped land at Caerphilly Business Park. This work has proven critical in the development of the UK LUF bid for the Caerphilly Wellbeing Centre.

There are ongoing discussions regarding the sale of a majority proportion of the undeveloped land at Oakdale on plateau 2 to a developer to accommodate 80,000 sq. ft. of starter employment units and a separate development of a 60,000 sq. ft. factory space.

A masterplan has been completed for the development land on Plateau 2 to support these two developments as part of the Northern Valleys Sites and Premises group led by Welsh Government and Cardiff Capital Region (CCR) which is focusing on opportunities for employment growth in the Heads of the Valleys Corridor. Oakdale has been identified as a potential recipient of funding arising from the work of this group and the evidence submitted as a result of the investigatory work undertaken using the Regeneration Project Board monies to support a bid for funding to build the required access infrastructure to open the site for the developments being discussed.

Proposals are progressing to build a modern food production factory on Plateau 4. There are ongoing discussions regarding the sale of the site to support the development.

Forward Plan

Await approval of Bid to UK Government's Levelling Up Fund (LUF) for Caerphilly Wellbeing Centre. Progress with Heads of Terms agreement with developer to build 80,000 sq. ft starter units.

Potential investment Induced - £18m (Plateau) £22m (Caerphilly Business Park)

Lessons Learned

- Lack of site-specific information has been partially addressed through the work undertaken.
- Restrictions due to shallow mine workings realised and incorporated into proposed Heads of Terms as part of the Masterplan.
- Develop proposals in advance to ensure preparedness for Funding Opportunities as they arise.
- LUF submitted on time awaiting outcome

Park Lane Acquisition – £40,000 allocation

Originally this allocation was used as the Council's contribution towards the purchase of property at Park Lane, Caerphilly.

The retail unit has since been demolished in March 2022 to prepare a more attractive site for a policy compliant development as part of the Caerphilly Twon 2035 plan.

Forward Plan

Specialist hotel agents have been appointed to provide a demand study and supporting Business Plan along with a Development Appraisal to assess appropriate forms of development for the site in a post Covid world.

Potential investment Induced - £10m

Lessons Learnt

- Issues with establishing statutory (BT) presence delayed the start of the demolition programme to be taken on board through Building Consultancy / IT.
- Expert market appraisal required earlier in the process; now procured.

Wave Two Projects

Cwmcarn Forest Masterplan - £75,000 allocation

The Tomorrows Tourism Masterplan commission was resourced using the Regeneration Development Funds. The Masterplan is now complete and has been approved by Cabinet. This has formed the backbone for the Islwyn Constituency UK Gov (LUF) bid which centres on expanding the offer at Cwmcarn Forest and seeks to draw down over £12m of UK funding to the project

Forward Plan

Await approval of the Bid from LUF in Autumn 2022. Ecology Study initiated. A programme has been established through the consultants that prepared the LUF bid to enable delivery of the project to the timelines of the LUF grant.

Potential investment Induced - £12m

Lessons Learned

- Earlier engagement with Natural Resources Wales commercial department to enable the endorsement of the Cwmcarn masterplan required.
- The availability / procurement of a multi-disciplinary team of consultants to support regeneration funding projects would be helpful if in place to support future regeneration project funding bid development would be an advantage.
- Develop proposals in advance to ensure preparedness for Funding Opportunities as they arise.
- LUF submitted on time awaiting outcome

Pentrebane Street Development - £37,500 allocation

The allocation is to support the legal work surrounding the complicated development project at Pentrebane Street, Caerphilly. A collaboration with Linc Cymru will see the redevelopment of the southern side of the street into a mixed-use development comprising ground floor flexible office workshop space supported with residential development on the upper floors. This is a cornerstone project in Caerphilly Town 2035 and will help rejuvenate this underutilised part of the town centre.

WG Transforming Towns monies have been secured to take this scheme forward and officers are making steady progress with the legal considerations. It is now highly likely that CPO powers will be used to secure the freehold interest in the properties required within the red line boundary

Forward Plan

Awaiting Option report from LINC to determine preferred option.
Report Preferred option to Cabinet to determine CPO requirements.

Potential investment Induced - £ 14.5m construction costs

Lessons Learned

- Alternative Options should have been presented by LINC at start of project to enable Officers to consider and assess full impacts and mitigation.
- The terms of the funding agreement between Welsh Government, Linc Cymru and the Council should be clear about roles and responsibilities between the parties
- Conclusion of legal documentation should be prioritised in parallel with project delivery to clarify that project delivery objectives can be delivered.
- Analysis of the specialist skills and resources required to deliver such a complex project should be undertaken at the outset to identify how the project is to be delivered and whether the council's internal resources require additional support from external consultants.

Ystrad Mynach Park and Ride – £170,000 allocation

Allocation towards the initial design costs

The Ystrad Mynach Strategic Park and Ride proposal will provide an extension to the existing rail park and ride facility of approximately 120 car parking spaces. It will promote an increase in rail patronage, a change in modal split (public/private) and a reduction in carbon footprint within the county borough. The Programme is as follows:

Completion of WelTAG Stage 2 (commissioned via Transport for Wales) for station design proposals for the P&R site as part of the Central Rhymney Strategic P&R WelTAG Stage 2 study.

Forward Plan

No funding has been awarded for 2022/23 so work to progress the WelTAG Stage 3 is suspended for now.

Awaiting final draft of the report.

Potential investment Induced - Draft WelTAG report identifies between £4.5m and £8m

Lessons Learned

- The study has been plagued by delay from the consultant and Transport for Wales. Consideration perhaps to the introduction of penalties for late delivery

Wave Three Projects

Caerphilly Castle Coach Facilities – £50,000

An allocation has been made towards the design evolution of this project with Cadw committed to fund the majority of the actual works. Progress to date is as follows:

- Amendment to HEMP (Ecology) ongoing
- Archaeological Assessment ongoing
- Details of proposed bus shelter (size and appearance), paving details of walkways and detailed street elevation established
- SAB Application modelling/calculations ongoing
- Repairs to highway drainage system delayed

Forward Plan

Construction work now likely January – March 2023 due to delays detailed above

Potential investment Induced - £350,000

Lessons Learnt

- Programme duration underestimated due to:

- The complexity of the project due to the SAM.
- The designated Reservoir – assessment required by expert engineer which was prolonged.
- Stronger working relationship with Cadw Property Management Team has needed to be developed

Ty Du Phase 1B - £40,000

Complete – this allocation has been used to help develop the designs for the new employment buildings at Ty Du. Four large employment units have been built which have been subdivided into 13 units. To date, all units are either let or in the process of being let. Over £3m of investment had taken place on this suite to stimulate economic activity.

Forward Plan

Ty Du to undergo Project Closure. Funding discussions with Welsh Government and UKSPF Investment Plan to identify funding for building remaining block of units to be agreed.

Potential investment Induced - £4m invested in the new units developed at the site

Lessons Learned

- Project has been well-received but ongoing construction related cost inflation could affect viability of future projects.
- Need to ensure IT in place to ensure the development can plug into CCTV and security alarm systems

Wave Four Projects

Llanbradach Park and Ride revisited - £200,000

Information outlined above – this further allocation is to progress design works.

Ystrad Mynach Park and Ride revisited £170,000

Information outlined above – this further allocation is to progress design works.

Wave Five Projects

TRI Thematic Urban Centre Funds £20,000

This is a contribution towards covering the internal fees associated with adhering to the terms and conditions associated with the TRI Programme property grants. It has allowed the Council to award and manage a number of major property improvement grants in Caerphilly and Blackwood.

Forward Plan

Project complete, a further application to Welsh Government for Transforming Towns Funding for the period 2022-2025 has been submitted to Welsh Government, a decision is due Autumn 2022.

Potential investment Induced - £1.3m

Lessons Learned

- Highlighted issues with internal resources being required to support regeneration project development and implementation. Funding required to accommodate this support, leading to a revised approach to project development.

Wave 6 Projects

WG TRI town centre covid 19 response £142,700 as match towards WG grants

As indicated in the title, this allocation has been used as match to unlock WG Covid response grants. This project is now largely complete with a number of small grants awarded to town centre businesses to help them survive and diversify through the pandemic. Residual work ongoing with a number of the Parklets set outside A3 establishments and in introducing Town Centre Wi-Fi have now been completed.

- Delays and covid affected the delivery of the TRI programme and resulted in flexibility being introduced to the programme which led to a large demand for smaller grant support through the programme from the private sector.
- The importance of having a strong pipeline of projects has been emphasised from the programme and has been addressed with a focus on engaging with landlords and stakeholders in priority areas such as Bargoed to build the evidence for future funding applications to Welsh Government.

Forward Plan

Project complete, a further application to Welsh Government for Transforming Towns Funding for the period 2022-2025 has been submitted to Welsh Government, a decision is due Autumn 2022.

Potential investment Induced - £1.2m

Lessons Learned

- The importance of having a strong pipeline of projects has been emphasised from the programme.
- The need to have strong management and monitoring processes in place to ensure compliance with the main funding body's terms and conditions.

WG TRI Caerphilly place making plan - £126,000

This allocation acted towards the match funding to secure WG TRI funding for two specific projects within Caerphilly Town Centre:

The first was for a “Development & Feasibility Study for an employment use at the Park and Ride Site near the existing railway station. This work has been commissioned as part of the work package for the multi-disciplinary team appointed to help implement the proposals within Caerphilly Town 2035. The work has progressed to RIBA stage 1 which has concluded that various build options would be feasible to accommodate employment on this site. Further work is currently on hold until the Council has a better understanding of car parking requirements associated with ongoing projects in the town centre

The second element is to help towards the Acquisition & Demolition of Lansbury Park GP Surgery. Since 2016, over £17m (CCBC and WG funding) has been spent on improvements to Lansbury Park. An opportunity arose for the Council to add value to its work and ongoing investment in Lansbury Park through the acquisition and demolition of the GP Surgery that lies at the heart of the Lansbury Park community. This project has been completed.

Forward Plan

This is completed

Potential investment Induced - Investment at the Park and Ride site (should it be developed) could in the £7-9m region

In addition, the demolition of the doctor’s surgery has provided a clean site which could attract future investment.

Lessons Learned

- The need to link projects into the wider objectives/strategy for the area
- The commissioning of a multi-disciplinary team to co-ordinate the overall development plan for Caerphilly is key. For instance, any future work on the P&R site will be heavily influenced by the project development work on other key projects in the town.

Oakdale Business Park plateau 1 £85,000

Legal issues with Oakdale Plateau One need resolution and the award of £85,000 was made to the project to allow all legal issues to be resolved. The legal work is still ongoing with some issues surrounding the proposed Deed of variations with IG Doors still outstanding. There is Cabinet approval to sell the site to WG on the understanding that they will invest over £3m in the infrastructure to make the site more attractive to potential developers

Forward Work Plan

- Ongoing discussions with legal teams of WG, CCBC and adjacent landowner to overcome current barriers to development / sale.

Potential investment Induced - £3m

Lessons Learned

- Issues identified through the complexity of the legal agreements need to be built into original land sale agreements to prevent similar situations presenting themselves in the future.
- A good relationship with local landowners is key

Caerphilly Workmens' Hall & Institute £110,000

Work is ongoing at the Caerphilly Workmens' Hall to bring it back to its former glory and provide a cultural centre and bolster the night-time economy of the town centre. To date, £4,800 has been paid for work undertaken by Alwyn Jones Architects who have been commissioned by the Workmens' Hall to prepare a comprehensive works programme to be used to submit to a number of grant programmes, including the Heritage Lottery Fund. It is expected that the remainder of the £110k will be used to pay for further design works and to act as the match to any funding application

Forward Work Plan

Continue to support the Trustees of the Institute for funding. This is being taken forward by Regeneration Team and will be meeting with the trustees in October 2022. The Architect is also looking to analyse the potential costs for the whole project and a quantity surveyor will be reporting back to the Architect and team.

Potential investment Induced - £3.5m

Lessons Learned

- Limited Resources to drive the project forward – Community led.
- Need to support local group with human and financial resources to help give project traction.

Cwm Ifor Solar Farm - £46,000

The award has acted as development funding for pre-commencement activities. This has included procuring surveys and reports along with covering project support fees and technical advice to establish the viability of the project.

Please see Wave 8 projects below for a more detailed update.

Wave 7 Projects

A468 / B4600 Bedwas Bridge Roundabout improvement - £107,000

Allocation has funded design works to advance the delivery of an improved highway junction to accommodate the future traffic growth in accordance with the adopted LDP whilst embracing the Active Travel design guidance at Bedwas Bridge, Caerphilly. Mott Macdonald have been commissioned to complete WelTAG Stage 1.

Forward Plan

The completion of this Stage 1 study is now envisaged to be October 2022

Potential investment Induced - £10m

Lessons Learned

- The design process has run smoothly and the WelTAG Stage 1 is expected to do the same.

Pen March wind farm - no financial allocation

The Council has been offered the opportunity to take a commercial interest in the development of a seven number turbine wind farm on land above Rhymney in the north of the county borough. The Council has entered into a non-legally binding Memorandum of Understanding with RWE, the developers. The Council are still to determine whether it will take an equity ownership stake in the project. A dialogue is open with RWE to maximise community benefits that the scheme will bring. It is expected that a report will be presented during the Autumn once RWE have taken design to a point where the costs associated with development are better understood.

Forward Plan

RWE to present CCBC with a more complete prospectus of investment options over the course of the next few months

Lessons Learned

- Requirement to spend time and resources on establishing mechanisms available to the Council to fund the investment
- Issues surrounding procurement of energy need to be clarified when the energy source is partially owned
- Need to work with private company to develop strong community benefits package including education strands

Licence to Innovate - Coffi Vista - £20,689

Complete – this allocation allowed the introduction of a dedicated ice cream counter to bolster the existing food offer

Lessons Learned

- A 6 month review has been undertaken and there are some tweaks to be made to the Terms of Reference, Application Form and other documents which they hope to have endorsed by the next meeting.

Wave 8 Projects

Licence to Innovate - commercial training - £10,000

Complete – training programme commissioned for staff at CCBC owned visitor attractions

Lessons Learned

- A 6 month review has been undertaken and there are some tweaks to be made to the Terms of Reference, Application Form and other documents which they hope to have endorsed by the next meeting.

Licence to innovate - Llancaiach fawr - £10,000

The allocation has been used to commission an accommodation study at this visitor attraction to determine whether accommodation provision would be a valuable addition to the visitor offer there. The report has concluded that safari style tents (between 5 and 8 No). would be the most suitable option to take forward

Forward Plan

Costings are currently being considered for the implementation phase of the project Currently the focus is on determining the feasibility and costs of introducing the necessary infrastructure and utilities on site

Lessons Learned

- A 6-month review has been undertaken and there are some tweaks to be made to the Terms of Reference, Application Form and other documents which they hope to have endorsed by the next meeting.

Cwm Ifor Solar Farm - £434,000

This allocation has allowed the development of the project towards final business plan stage and will allow the submission of a planning application to Planning Environment Decision Wales (PEDW)

Update Position - The solar farm work is in progress and the key milestones to date are:

- Project team meetings are continuing with procurement, finance, energy team, policy unit and corporate communications.
- Planning and technical consultants are on board along with legal consultants and WGES providing support.
- Ward members are being updated
- The Heads of Terms have been negotiated with the landowner the Options Agreement and Lease has been agreed and is awaiting Cabinet approval to sign.
- The EIA scoping direction has been received from PEDW and work is continuing on the planning submission.
- The financial model has been created in house and is undergoing sensitivity testing.
- A Procurement group has been set up to progress the construction contract and O&M specification.

Forward Plan

- A report and outline business case will be presented to Cabinet on 5th October 2022 for agreement to proceed to the next stage in order to provide a full business case for Cabinet to consider.

Potential investment Induced - between £12m and £16m based on construction costs of solar farm presented in cabinet report

Lessons Learned

- The need to have a multi-disciplinary team to take the scheme forward including external support, particularly in relation to legal issues
- The support from the Welsh Government Energy Services which has been crucial in guiding the direction of this project
- Engagement with local councillors has kept them informed on progress with the scheme

Wave 9 Projects

Bargoed Enforcement Action Plan - £100,000

Aimed at targeting the empty under-utilised properties in Bargoed, this allocation will provide the resources to offer incentives to property owners to improve their properties or to take action against those that refuse to keep their buildings in a fit state. The Council are currently in discussion with several property owners over improving their properties to bring them back into beneficial use.

Forward Plan

Continue to work with the property owners

Potential investment Induced - £250,000

Lessons Learned

- The framework and legislation underpinning the enforcement action plan is still being understood in terms of assessing the tools available to deliver and support the plan.

Birds site Risca - Development plan - £30,000

The allocation was made to enable the Councils Regeneration Services Department to investigate options for this site. This was deemed necessary as this prominent site has been undeveloped for over 15 years.

Potential investment Induced – Not progressed

Forward Plan

The site has recently been sold and officers are now engaging with the new owners to establish what their intentions are for this edge of town site.

Lessons Learned

- Not progressed - money will be redistributed.

Wave 10 Projects

Caerphilly Town 2035 - £150,000

The funding was secured to appoint the multi-disciplinary consultant team to support the delivery of Caerphilly 2035. Procurement and appointment of the team was undertaken during November and December with the team starting on January 2022 for a three-year period. The team are currently working on the following projects under the Plan:

- Park & Ride Site – RIBA 1 Feasibility Study Complete.
- Leisure Quarter – Feasibility Study started with completion due in Qtr 4 2022.
- Market – Options Appraisal has been completed with design work in place to support a funding application to create a temporary market on Park Lane.
- Stakeholder Engagement, Marketing & Communications Strategy – this has been concluded and briefs are being prepared to secure additional resources required to implement the Strategies.
- Liaison with design teams appointed for the Ness Tar, Transport Interchange, Pentrebanne Street (Linc Cymru), and Castle (Cadw) projects.

Forward Plan

A comprehensive Work Programme has been agreed with the consultancy team for works going forward into next financial year and beyond.

Potential investment Induced - £300,000

Lessons Learned

- The availability / procurement of a multi-disciplinary team of consultants to support implementation of regeneration projects has added much needed capacity and expertise to drive forward the programme.
- Develop proposals in advance to ensure preparedness for Funding Opportunities as they arise.

Wave 11 Projects

Licence to innovate – Caerphilly Music Service - £24,950

A project promoted by the Music Service that had recently been supported by License to Innovate Panel. In preparation for the Curriculum for Wales Projects for Schools – two innovative projects:

- Turntablism – opportunity for pupils to experience this music art form of DJ'ing
- GarageBand – free app on iPad teaching students technical music skills

Both elements will provide CPD opportunities for Teachers and schools will have access to the equipment for a Term at a time, with a view to the Music Service purchasing two sets of equipment if pilot is successful. The Music Service are at the Procurement stages.

Forward Plan

Completion of the procurement exercise

Lessons Learned

- A 6 month review has been undertaken and there are some tweaks to be made to the Terms of Reference, Application Form and other documents which they hope to have endorsed by the next meeting.

Licence to innovate – Caerphilly Statutory Team - £16,000

The project for the Statutory team in the Inclusion & Additional Learning Needs section of the Education department is for the "IT Cubes", multimedia suites based in school buildings to support learners with support needs to receive support from professional agencies in a learner-friendly environment. The Licence to Innovate is supporting the development of two IT Cubes, one in Risca Community Comprehensive School and a second in a primary school as a pilot, to demonstrate measurable outcomes for learners, their families, and the agencies that support them. The intention is to build a case for the development of further IT Cubes using funding from core budgets and/or external sources. The project is underway, Risca has secured a room and work has begun on branding.

Forward Plan

It is targeted that the system will be up and running in September 2022

In terms of the wider Licence to Innovate programme the team will continue to raise awareness and engage with staff!

Lessons Learned

- A 6 month review has been undertaken and there are some tweaks to be made to the Terms of Reference, Application Form and other documents which they hope to have endorsed by the next meeting.

Contribution to Acquisition Fund - £575,000

Monies have been allocated from the Board to act as match to enable the Council to draw down Welsh Government Funding towards an overall property acquisition fund that will help with the delivery of Caerphilly Town 2035 objectives. An exempt report was put before Cabinet on the 9th March 2022 outlining how this fund would be utilised.

Forward Plan

Potential investment Induced - £4.6m from WG Transforming Towns award

Lessons Learned

- Crucial to have a budget to enable the Council to be proactive to property purchases to enable the objectives of Caerphilly 2035 to be met. However just as important to have this budget available to be reactive to opportunities that present themselves for property acquisitions
- The need to have a very strong relationship with regeneration managers within Welsh Government to be able to work collectively towards the goals set out in the place plan
- To have a good relationship with local commercial agents
- The need to have a strong multi-disciplinary team to support the CCBC Regeneration Team

Contribution of 15% to build 5th Unit – Ty Du - £136,200

There is no longer any prospect of obtaining money from WEFO for the building of the 5th Unit. A costing and feasibility exercise has been carried out by Faithful and Gould which has established costings that are prohibitive to WEFO. Based on these conclusions, WEFO have confirmed that due to the timescale and increased costs they will not be able to commit any further funding to the Ty Du operation.

Forward Plan

Discussions with WG/CCR continue to see if there are other options for delivery

Potential investment Induced - £1.3m

Lessons Learned

- The proposal has been developed in advance to ensure preparedness for Funding Opportunities as they arise.

CIL PROJECTS

CIL – Non-Community Council Project – Oakdale Sports Pavilion

The project aims to increase the parking capacity at Oakdale Sports Pavilion. Non-Community Council CIL will be used to allow CCBC Engineers to design and implement a scheme to improve capacity. This will allow more people to enjoy the facilities and will reduce the need for on street parking on adjacent roads which will make access to the facility safer for all users

Forward Plan

SAB Application to be submitted. Staff shortages and drainage issues have meant this project has not progressed as quickly as possible and it is likely that this scheme will not start construction on site until early next financial year.

Potential investment Induced – N/A

CIL Infrastructure Fund - Caerphilly Well Being Centre

The main CIL infrastructure budget is to be used to help match fund a submission to UK Government under the LUF Programme for the development of a new state of the art Well Being Centre on Council owned land at Caerphilly Business Park.

Forward Plan

The Council will be informed by UK Government in the Autumn as to whether the submission has been successful.

Potential investment Induced - £22m

Potential Return on Investment.

With regards to Return on Investment an analysis of the projects has concluded that circa £187.9m of investment could be potentially induced as a consequence of the funding invested by the Board to date.

Potential Funding Partners have been identified for a number of projects, including UK Government, Welsh Government, Transport for Wales, Natural Resources Wales,

Cadw and Large grant awarding bodies such as Heritage Lottery Fund and the Private Sector.