

# 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 Rebecca Barrett  
(Tel: 01443 864245 Email: barrerm@caerphilly.gov.uk)

**Date: 22nd January 2020**

Dear Sir/Madam,

A meeting of the **Housing and Regeneration Scrutiny Committee** will be held in the **Sirhowy Room - Penallta House, Tredomen, Ystrad Mynach** on **Tuesday, 28th January, 2020** at **5.30 pm** to consider the matters contained in the following agenda. Councillors and the public wishing to speak on any item can do so by making a request to the Chair. You are also welcome to use Welsh at the meeting, both these requests require a minimum notice period of 3 working days, and a simultaneous translation will be provided if requested.

All Committee meetings are open to the Press and Public, observers and participants are asked to conduct themselves with respect and consideration for others. Please note that failure to do so will result in you being asked to leave the meetings and you may be escorted from the premises.

Yours faithfully,

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

**Christina Harrhy**  
INTERIM CHIEF EXECUTIVE

## AGENDA

	Pages	
1	To receive apologies for absence.	
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 this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

A greener place Man gwyrddach



Correspondence may be in any language or format | Gallwch ohebu mewn unrhyw iaith neu fformat

To approve and sign the following minutes: -

- |   |   |         |
|---|---|---------|
| 3 | Housing and Regeneration Scrutiny Committee held on 26th November 2019.   | 1 - 8   |
| 4 | Special Housing and Regeneration Scrutiny Committee held on 5th December 2019.  | 9 - 14  |
| 5 | Consideration of any matter referred to this Committee in accordance with the call-in procedure.  |         |
| 6 | Housing and Regeneration Scrutiny Committee Forward Work Programme.   | 15 - 22 |
| 7 | To receive and consider the following Cabinet reports*: -   |         |
|   | 1. Regeneration Board - Project Proposals – 27th November 2019;   |         |
|   | 2. Hafod-Yr-Ynys Air Quality Project - Compulsory Purchase Order, Land and Buildings at Woodside Terrace, Hafod-Yr-Ynys – 27th November 2019; |         |
|   | 3. Valleys Task Force Crowdfunding Partnership Proposal – 15th January 2020;  |         |
|   | 4. Caerphilly Homes - #BuildingTogether – 15th January 2020.  |         |

*\*If a member of the Scrutiny Committee wishes for any of the above Cabinet reports to be brought forward for review at the meeting please contact Rebecca Barrett, 01443 864245, by 10.00am on Monday, 27th January 2020.*

To receive and consider the following Scrutiny reports: -

- |   |  |          |
|---|--|----------|
| 8 | Housing Revenue Account Charges - 2020/2021. | 23 - 30  |
| 9 | Draft Heads of the Valleys Masterplan.       | 31 - 150 |

#### **Circulation:**

Councillors J. Bevan, D. Cushing, C. Elsbury, Mrs C. Forehead (Vice Chair), R.W. Gough, L. Harding, A.G. Higgs, G. Kirby, Ms P. Leonard, Mrs G.D. Oliver, B. Owen, Mrs D. Price, J. Ridgewell (Chair), Mrs M.E. Sargent, W. Williams and B. Zaplatynski

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 <http://www.caerphilly.gov.uk/Committee/Privacy> or contact Legal Services by email [griffd2@caerphilly.gov.uk](mailto:griffd2@caerphilly.gov.uk) or telephone 01443 863028.



## HOUSING AND REGENERATION SCRUTINY COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON  
TUESDAY, 26TH NOVEMBER 2019 AT 5.30 P.M.

---

PRESENT:

Councillor J. Ridgewell - Chair  
Councillor Mrs C. Forehead - Vice-Chair

Councillors:

C. Elsbury, R.W. Gough, G. Kirby, B. Owen, Mrs M.E. Sargent, W. Williams, B. Zaplatynski

Cabinet Members:

Mrs L. Phipps (Homes and Places)

Together with:

M.S. Williams (Interim Corporate Director, Communities), S. Couzens (Chief Housing Officer), F. Wilkins (Housing Services Manager), J. Roberts-Waite (Strategic Coordination Manager), P. Smythe (Housing Technical Manager), C. Forbes-Thompson (Scrutiny Manager), R. Barrett (Committee Services Officer)

### 1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J. Bevan, D. Cushing, L. Harding, A.G. Higgs, Ms P. Leonard, Mrs G.D. Oliver and Mrs D. Price, together with Cabinet Members S. Morgan (Economy, Infrastructure and Sustainability & Wellbeing of Future Generations Champion) and Mrs E. Stenner (Environment and Public Protection).

### 2. DECLARATIONS OF INTEREST

There were no declarations of interest received at the commencement or during the course of the meeting.

### 3. MINUTES – 15TH OCTOBER 2019

RESOLVED that the minutes of the Housing and Regeneration Scrutiny Committee meeting held on 15th October 2019 (minute nos. 1 - 9) be approved as a correct record and signed by the Chair.

#### **4. CALL-IN PROCEDURE**

There had been no matters referred to the Scrutiny Committee in accordance with the call-in procedure.

#### **5. HOUSING AND REGENERATION SCRUTINY COMMITTEE FORWARD WORK PROGRAMME**

Cath Forbes-Thompson (Scrutiny Manager) presented the report, which outlined details of the Housing and Regeneration Scrutiny Committee Forward Work Programme (FWP) for the period November 2019 to July 2020, and included all reports that were identified at the Scrutiny Committee meeting on 15th October 2019.

Members were reminded of the Special meeting that had been arranged for 5th December 2019 to consider the draft Medium Term Financial Plan budget proposals for 2020/21. The Scrutiny Committee were also advised that the Conservation Strategy report being prepared for Cabinet consideration remains on the Scrutiny FWP under date to be confirmed as it is currently being consulted upon. Once this has been completed, a Scrutiny date will be allocated to the report.

Members noted the details of the reports scheduled for forthcoming meetings and unanimously agreed that the Forward Work Programme as appended to the meeting papers be published on the Council's website.

#### **6. CABINET REPORTS**

It was noted that the Cabinet report listed on the agenda had not been called forward for discussion at the meeting.

#### **REPORTS OF OFFICERS**

Consideration was given to the following reports.

#### **7. TASK & FINISH GROUP ON THE OPERATION AND MANAGEMENT OF HIGHWAY OWNED COUNCIL CAR PARKS**

The Scrutiny Manager presented the item and explained that an update report on Civil Parking Enforcement had been presented to the Environment and Sustainability Scrutiny Committee at their meeting on 29th October 2019. One of the report recommendations was for the Committee to consider if it wished to reconvene the Task and Finish Group on Council-owned car parks (with revised terms of reference) and this was unanimously supported by the Committee. At that meeting, Members also agreed that the Housing and Regeneration Scrutiny Committee be asked if they wished to establish a joint Task and Finish Group, as any review of Council owned car parks may wish to consider the impact upon town centres, which is under that Committee's remit.

The Committee discussed the report and welcomed the decision to reconvene the Task and Finish Group. They discussed membership of the Group and the Scrutiny Manager confirmed that she would write out to the Members of both Scrutiny Committees following the meeting to seek expressions of interest. During the discussion, Councillors C. Elsbury, R.W. Gough and J. Ridgewell expressed interest in being members of a joint task and finish group. It was explained that Task and Finish Groups have a maximum of ten Members and that every effort will be made to equally balance representation from the two Committees,



although this will depend on the level of interest received.

Following consideration of the report it was moved and seconded that the following recommendation be supported. By a show of hands, this was unanimously agreed.

RESOLVED that a joint Task and Finish Group on the operation and management of highway-owned Council parks be established, to comprise of Members of both the Environment and Sustainability and Housing and Regeneration Scrutiny Committees.

## **8. WHQS FINAL STAGE PROGRESS REPORT/POST 2020 ASSET MANAGEMENT PROGRAMME PROPOSALS**

The Cabinet Member for Homes and Places presented the report, which provided an overview of the performance of the Welsh Housing Quality Standard (WHQS) Team to date and set out the anticipated projected performance up to December 2020. The report also included details of the current financial outturn to date for the 2019/20 WHQS works, and an overview of the many achievements that have been made as part of the wider commitments and benefits delivered by the WHQS programme. In addition, the report gave an overview of the Post 2020 Asset Management proposals which will commence following the successful completion of the WHQS programme.

The Committee were advised that current and projected performance has demonstrated that full WHQS compliance is achievable prior to the December 2020 deadline. Due to recent concerns regarding the performance and quality of work by some contractors within the final stages of the programme, the remaining contracts have been allocated to the In-House workforce, which has resulted in a revised target completion date from March 2020 to June 2020 to allow for these additional 150 properties to be absorbed, but which is still ahead of the December 2020 deadline.

Members noted the details of the energy efficiency schemes and environmental projects delivered as part of the programme, together with the community benefits being achieved via the provision of training opportunities, placements and permanent jobs created through the in-house service and its partners. The Scrutiny Committee were advised that customer satisfaction levels in respect of WHQS works are generally high, although it is accepted that levels of customer satisfaction for external works continues to be less than those received for internal works. As a result the WHQS Team have reviewed current practice and have now introduced telephone surveys in the first instance. The report also provided an analysis of the reasons for dissatisfaction for both internal and external works.

The Scrutiny Committee noted the current and projected financial position of the programme as set out within the report, and it was explained that borrowing will be required for the second time since the programme commencement. In addition, it has also been confirmed that the housing business plan remains financially viable throughout the programme and to deliver the post-2020 strategy.

Discussion took place on the contents of the report and Officers responded to a query regarding houses of non-traditional construction. A Member asked if there had been a knock-on effect on workloads as a result of the remaining contracts being taken on in-house. Officers explained that originally the WHQS programme of works had been anticipated to finish by 31st March 2020, but that this completion date has now been revised to June 2020 to allow the in-house team to programme the additional properties into their existing workloads.

Having considered the report, the Scrutiny Committee were pleased to note the progress made in respect of the WHQS programme to date and asked that their thanks to the Caerphilly Homes Team be placed on record.

## **9. UPDATE ON THE ROLE OF THE TENANCY ENFORCEMENT SECTION**

The Cabinet Member for Homes and Places presented the report, which provided an update on the role of the Tenancy Enforcement Section and the obligations of tenants, and which had been requested by the Policy and Resources Scrutiny Committee at their meeting on 12th March 2019.

Members were advised that the update report outlined the relevant legislative provisions and associated guidance, and included information on the role and workload of the Tenancy Enforcement Section (TES) with some comparison with that of local Registered Social landlords, and the obligations of tenants to manage their tenancies in accordance with their tenancy agreement.

It was explained that the work of the Tenancy Enforcement Section is underpinned by the Caerphilly Homes' anti-social behaviour policy and procedure, which provides a framework to ensure that it responds to all incidents of anti-social behaviour in a manner which is consistent and appropriate. This policy seeks to support related strategies and plans, in order to create safe and cohesive communities and improve the quality of life for Council tenants, leaseholders, and residents within the County Borough. It also endeavours to complement and support the work of partnership agencies in order to provide a collaborative response to anti-social behaviour. Members noted that the ASB Policy and Procedure (which is available to view on the intranet and Council's website) was intended to be referenced as a background paper, and not included as an appendix as stated in the report.

The Scrutiny Committee were referred to a number of key sections set out in the report, which included detail on the most frequent types of referral to the TES, complainant and perpetrator issues, legal actions undertaken by the TES, and comparative data with RSLs on types of data reported and legal actions taken. Members were advised that the TES seeks to provide complainants with a victim-centred approach and a consistent, reactive and responsive service. In accordance with WG guidance and Caerphilly Homes policy, TES provides support and assistance to both perpetrators and complainants. The report also set out the obligations of tenants, with it noted that all tenants have a secure tenancy agreement which they sign when accepting the offer of a tenancy. This document lists their rights and responsibilities in the form of terms and conditions of the tenancy and failure to adhere to these may constitute a breach of their tenancy agreement.

Discussion took place on the contents of the report, and a Member asked if the TES had enough resources to deal with the increasing number of referrals year on year. Assurances were given that the workload situation is being kept under review and it was explained that in order to mitigate the increase and deal with more serious/persistent incidents, the TES have taken a tougher position on low-level complaints and are encouraging tenants to take some responsibility for dealing with these. Members were also advised that the TES are preparing to take part in a project led by ABUHB which will allow Officers to meet a psychologist on a monthly basis to discuss cases involving children. Staff will be able to discuss behavioural issues of concern and receive advice about how to best approach the situation. It was also noted that Caerphilly Homes are planning to recruit a Mental Health Assessment Officer, which will include the provision of specialist support and guidance to TES support in relation to complex cases.

The Committee discussed the number of referrals for mental health issues arising from anti-

social behaviour and asked if these were effective in resolving problems and supporting the perpetrator with a view to changing their behaviour. Officers explained that this is very much on a case by case basis and such behaviours can be very complex and entrenched. They added that sometimes it can be the complainant rather than the perpetrator who is experiencing problems with their mental health, and the TES will equally work with these individuals to arrange the appropriate support. In response to a Member's query, Officers also outlined how the TES work with the police to take forward criminal incidents, including those that involve people with mental health issues. In addition, it was explained that successful intervention in relation to anti-social behaviour requires effective engagement by the complainant, and if they are not willing to engage or assist in the collection of evidence, then this will seriously impact on the evidence gathered and may prevent action being taken.

A Member referred to evictions arising from breach of tenancy and asked if this could lead to increased instances of homelessness across the borough. It was explained that if an individual is found to be intentionally homeless arising from their behaviour, then the Council is under no obligation to rehouse them in their stock. Members were advised that WG have announced a review of housing legislation, with proposals to remove 'no fault' evictions, which will have implications for the eviction process and make the procedure more difficult for landlords. It was emphasised to Members that eviction is used as a last resort for the Authority and that eviction rates have not increased in a number of years. However, eviction levels will continue to be carefully monitored by the Council.

Officers made reference to the WG proposals and explained that the aim of these is to create more sustainable tenancies, as landlords can serve notice to quit after 6 months, which is not conducive to creating a family environment and can have an impact on community life and school attainment. A Member referred to starter tenancies and asked why proposals for the Council to introduce these across their properties had previously been rejected by Members. It was explained that this decision took place a number of years ago and there were concerns around secure tenancies at that time. In response to a Member's query, Officers also provided an overview of the tenant obligations surrounding starter tenancies across the private sector and explained that this type of tenancy can act as a stepping stone to a secure tenancy if the tenant meets the criteria following this introductory period.

Having discussed the report, the Scrutiny Committee expressed their thanks to the Tenancy Enforcement Section for their exemplary work, and noted the contents of the report.

## **10. CAERPHILLY HOMES - #BUILDING TOGETHER**

Consideration was given to the report, which outlined a vision to build new homes and increase housing supply in the county borough following the completion of the Welsh Housing Quality Standard in 2020. The Scrutiny Committee were invited to comment on the contents of the report prior to its presentation to Cabinet.

By way of a slideshow presentation, Jane Roberts-Waite (Strategic Coordination Manager) provided a detailed overview of the context behind the *#Building Together* strategy and the challenges ahead for the Authority. Members were advised that the Caerphilly Local Housing Market Assessment has identified a requirement of 282 units per annum over a period of 5 years in order to meet local demand. This is made up of 169 social housing rented units and 113 intermediate units and there is a particular need for one-bedroom accommodation.

The Scrutiny Committee noted that although there is currently a surplus of older person's accommodation throughout the county borough, the current provision does not meet the

needs in terms of size, facilities and surrounding environment. This would need to be taken into account with any planned programme of development in order to ensure suitable accommodation is available for the anticipated growth in demand from older persons.

Members were informed of the research already undertaken in terms of the way forward by looking at what has already been done in other areas, discussions with industry experts on good quality and precision engineered homes and an ambition to produce zero carbon homes, in line with Welsh Government expectations. The report outlines plans for 400 new homes in the first instance which is considered a realistic target as these proposals will take time to develop.

The Scrutiny Committee thanked the Officer for the comprehensive presentation and level of detail in the report, and discussion took place on its contents.

Members highlighted the target for affordable housing targets for the county borough areas in the LDP and questioned whether the targets for the north of the county borough should be higher. They were advised that demand is higher in the south and this is reflected nationally, with population growth surrounding larger urban areas, because of employment and shorter transport links. Members stated that the Council has a responsibility to consider the needs of the north of the county borough. Officers stated that each site would be looked at and individual solutions applied.

Assurances were sought that brown field sites would be given priority for development, and Members stated the benefit of protecting green field sites as they are able to absorb carbon. They also highlighted the environmental impact of the use of cement in construction. Officers confirmed that brown field sites would be given priority, as well as consideration to planting schemes to offset any impact on the environment and the use of modern methods of construction. Members asked if these modern methods have long-term resilience, and were given reassurances that these methods have been utilised for a considerable time and include timber frame construction. The need to support communities in the wider sense was also discussed, together with the benefits that these developments could have in terms of employment and training for residents.

Members asked if the use of consultants and the associated costs could be avoided and the work carried out by the newly proposed Caerphilly Homes *#BuildingTogether* Development Team. The Scrutiny Committee were advised that at the present time there is no one with the commercial experience working within the Council who could carry out this role. However the aim going forward is to develop those skills within the team. In addition it was noted that the costs for the use of consultants would be met by the Housing Revenue Account and not the Council's General Fund.

The Scrutiny Committee asked how the Council can ensure mixed tenure on the developments, and were advised that it will depend on the site and the needs at the time. However, the Common Allocations Policy, as well as working with RSL's using the policy framework, would be the basis for any decisions. Therefore allocation of property will be if potential tenants meet the criteria. Members were advised that this has already been carried out in other areas and that mixed tenure is seen as the way forward.

Members were advised of the work already underway in some areas, and they sought reassurance that discussion with ABUHB was not delaying the development of the Ty Darren site in Risca. Members were advised that an informal response has been received and the Council is actively seeking a formal statement of intent.

The Scrutiny Committee noted that this is a 5-year plan and enquired as to further plans following this period. Members were advised that this is anticipated to be the start of a rolling

programme which will be reviewed periodically to ensure that any changing needs are incorporated into plans.

Following discussion of the report, it was moved and seconded that the following recommendations be forwarded to Cabinet for approval. By a show of hands, this was unanimously agreed.

RECOMMENDED to Cabinet that:-

- (i) Cabinet agree to the development, subject to planning approval, of the HRA site in Nelson in order to access AHG (Affordable Housing Grant) prior to the end of March 2020 via a direct award to a partner Registered Social Landlord;
- (ii) Cabinet agree to the development of the HRA sites in Bedwas and Trecenydd subject to viability testing and planning approval as set out in the report;
- (iii) Cabinet agree the principle of Caerphilly Homes acquiring new build affordable homes, via Section 106 Agreements in areas of housing need, subject to financial viability in terms of the Housing Business Plan;
- (iv) the purchase via Section 106 Agreements of up to 10 affordable units per development be delegated to the Head of Service in conjunction with the Cabinet Member for Homes and Places. Section 106 Agreements involving more than 10 affordable units will be the subject of a report to Cabinet;
- (v) Cabinet agree to proposals for General Fund land to be considered and appropriated to Caerphilly Homes for the development of affordable housing, subject to suitability and affordability. Further reports will be submitted as and when required on specific site proposals requesting appropriation from the General Fund to Caerphilly Homes for housing purposes;
- (vi) Cabinet approve that where HRA land is sold for new development, 100% of the capital receipt is kept within the HRA and recycled to finance the Council's new build programme. Where there is no commitment to develop the land, there is an option to retain 25% of the receipt within the HRA and 75% utilised to repay debt (as in previous years with regards to Right to Buy sales);
- (vii) Cabinet support the exploration of innovative and commercial opportunities to facilitate the delivery of new affordable homes including the possibility of market sales, which on some sites may be necessary to ensure viability;
- (viii) Cabinet approve the engagement and commissioning of consultants and a development partner via recognised and compliant public sector procurement instruments i.e. via the SCAPE and Welsh Procurement Alliance framework agreements (further explained in 5.5/6). Each separate procurement arrangement will be undertaken with support and advice from the Council's Procurement Team and will be subject to separate reports being brought forward as appropriate;
- (ix) Cabinet approve the use of Modern Methods of Construction (MMC) including modular or partially modular homes together with a 'fabric first' approach to deliver the most energy efficient homes possible and respond to the zero carbon agenda;
- (x) Cabinet approve the commissioning of an independent consultancy via a compliant framework agreement to undertake viability assessments of all suitable HRA land in order to develop a catalogue of commercially viable sites that can be developed over

a 5 year period and form the basis of the Council's new build strategy. This information will be used as the basis to develop 'shelf ready' schemes in preparation for the announcement of new Welsh Government funding in 2021;

- (xi) Cabinet approve the creation of a Caerphilly Homes Development Team to develop and drive forward the new #BuildingTogether programme as noted in 5.32 and 5.33;
- (xii) Cabinet approve the submission of a report to Council which includes a request to borrow a further £14M to kick start the new build programme and other proposals contained in this report. Further details are contained in section 10;
- (xiii) Cabinet approve that any unused borrowing from the £61m originally earmarked for WHQS be transferred to support the delivery of the new build programme. Further details are contained in section 10;
- (xiv) it be noted that further reports will be submitted as and when required and details of specific schemes are known in order to advise members and where necessary seek Cabinet approval.

The meeting closed at 7.15 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 28th January 2020, they were signed by the Chair.

---

CHAIR



## **SPECIAL HOUSING AND REGENERATION SCRUTINY COMMITTEE**

**MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON THURSDAY, 5TH DECEMBER 2019 AT 5.30 P.M.**

---

PRESENT:

Councillor J. Ridgewell - Chair  
Councillor Mrs C. Forehead - Vice-Chair

Councillors:

R.W. Gough, L. Harding, A.G. Higgs, G. Kirby, W. Williams, B. Zaplatynski

Cabinet Members:

Mrs L. Phipps (Homes and Places), S. Morgan (Economy, Infrastructure and Sustainability & Wellbeing of Future Generations Champion)

Together with:

M.S. Williams (Interim Corporate Director, Communities), S. Couzens (Chief Housing Officer), S. Harris (Interim Head of Business Improvement Services & Acting S151 Officer), R. Kyte (Head of Regeneration and Planning), C. Forbes-Thompson (Scrutiny Manager), R. Barrett (Committee Services Officer)

### **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J. Bevan, D. Cushing, C. Elsbury, Ms P. Leonard, Mrs G.D. Oliver, B. Owen, Mrs D. Price and Mrs M.E. Sargent, together with Cabinet Member Mrs E. Stenner (Environment and Public Protection).

### **2. DECLARATIONS OF INTEREST**

Councillors A.G. Higgs declared a personal interest in Agenda Items 3 and 4 as a Council tenant. Details are minuted with the respective items.

### **REPORTS OF OFFICERS**

Consideration was given to the following reports.

### **3. DRAFT BUDGET PROPOSALS FOR 2020/21**

Councillor A.G. Higgs declared a personal interest in this item as a Council tenant and

remained in the room during consideration of the report.

Consideration was given to the report, which had been presented to Cabinet on 13th November 2019, and sought the Scrutiny Committee's views on the draft budget proposals for the 2020/21 financial year as part of a period of consultation (18th November 2019 to 13th January 2020), prior to a final decision by full Council on 20th February 2020.

The report explained that the proposals are based on a range of assumptions in the absence of details of the Welsh Government (WG) Provisional Local Government Financial Settlement for 2020/21. The report also provided details of draft savings proposals, along with a proposed increase of 6.95% in council tax to enable to the Authority to set a balanced budget for the 2020/21 financial year.

Members noted that the projected savings requirement for 2020/21 (which was originally £15.658m in February 2019) has since been reviewed based on updated information and a revised set of assumptions, which were set out in Appendix 1 of the report. This has resulted in an updated projected savings requirement of £8.485m for 2020/21. Details of the proposed savings totalling £8.485m were provided in Appendix 2 of the report, which consisted of service efficiencies (£1.195m), ways of delivering services differently (£1.328m), service reductions and cuts (£3.703m), an increase in income generation (£1.284m), and miscellaneous finance savings (£975k). Also included at Appendix 3 of the report was the updated Medium Term Financial Plan for 2020/21 to 2024/25.

The Scrutiny Committee considered the proposals in detail and expressed concerns regarding their involvement and influence across the decision-making process, stating in particular that they had limited choice available to them in regards to the savings proposals. They suggested that it would perhaps be more beneficial for them to be presented with a longer list of savings and be able to have the opportunity to select their preferred savings options, rather than simply being asked for their views on a list of proposals put before them.

In response, it was emphasised to the Committee that their views were being sought as part of the consultation process, and that the final decision will be made by full Council in February 2020. Members were advised that the Council is no longer in an "and/or" position in respect of savings and that a number of difficult decisions will have to be made in relation to service cuts and reductions. The Committee were advised that prior to the shortlist of proposals being presented to Cabinet, all budgets across the Authority had been thoroughly examined on a line by line basis in order to identify potential areas of savings. A Member stated that the Committee should be able to have this same opportunity to look at budgets in-depth, and it was explained that this is a time-consuming process that is extremely complex in nature, particularly given that there are over 800 services across the Authority.

The Committee were reminded of the Members Seminar held the previous week to address queries in respect of individual proposals and were advised that the list was originally much longer than what is being presented to Members. It was explained that the final set of proposals will depend on the outcome of the public consultation and the level of funding provided in the Local Government Financial Settlement. It is hoped that Welsh Government will be in a position from next year to begin announcing settlement levels further in advance, which will allow the Council to plan their budgets over a longer period of time. Officers also highlighted the ethos of the Council's new *Team Caerphilly- Better Together* Transformation Strategy which will examine how services are prioritised, how they can become more business efficient, explore opportunities for greater customer focus and digital delivery, and consider alternative delivery models and seek out commercial



opportunities.

Having fully considered the report and expressed their views as part of the consultation process, the Scrutiny Committee noted the details of the draft budget proposals for 2020/21.

#### **4. DRAFT BUDGET PROPOSALS FOR 2020/21 – HOUSING AND REGENERATION**

Councillor A.G. Higgs declared a personal interest in this item as a Council tenant and remained in the room during consideration of the report.

Mark S. Williams (Interim Corporate Director – Communities) presented an overview of the draft savings proposals across the Regeneration and Planning Division of the Communities Directorate and the Housing Division of the Directorate of Social Services and Housing. The views of the Scrutiny Committee were sought on the contents of the report.

Members were referred to the list of draft savings proposals for the two service divisions under the remit of the Scrutiny Committee, which totalled £366k and were set out at Appendix 1 of the report. The proposals comprised of service efficiencies (£163k), service reductions and cuts (£138k), and an increase in income generation (£65k), and were supported by a set of MTFP savings templates which were included at Appendix 2 of the report.

Members were advised that the draft recurring savings of £366k represented 9.48% of the total budget for these two service divisions. The Scrutiny Committee were also asked to note the enormity of the savings achieved over the period 2014/15 to 2019/20, particularly in respect of the Regeneration and Planning service division, where £2.564m of savings have been made since 2014/15. It was explained that this equated to a staggering 71.4% of the budget for the 2014/15 financial year.

The Scrutiny Committee acknowledged the significance of the savings that have been made to date and recognised the work of Officers in continuing to deliver services despite the reductions made across service areas. Reference was made to the classification of impact listed against each of the proposals and it was explained that this relates to the assessed level of impact that the proposal will have on the public.

Questions were invited on the contents of the report, with the relevant Heads of Service in attendance to respond to queries on the savings proposals for their particular service areas. Discussion took place regarding the following savings proposals.

##### **C07 – Reduction in the revenue budget for the Community Enterprise Fund (£50k)**

Members referred to this item in association with the proposed reduction in the voluntary sector budget as detailed in the proposals to Cabinet at Agenda Item 3. They expressed concerns that these proposals were diminishing the perceived worth of the voluntary sector, and were also concerned that the cuts would have a detrimental impact on the level of officer support available to the voluntary sector. Reference was made to the decrease in the income generated through GAVO as a result of cuts in funding, and the loss of support staff working with the voluntary sector that had arisen through previous budget reductions. There were also concerns that there could be duplication of Officer work as a result of funding reconfiguration and that overall the proposals placed a lessening value on the role of the voluntary sector across the Authority.

In response, Officers confirmed that similar views had been expressed at the meeting of the Social Services Scrutiny Committee held earlier in the week and that these concerns would be relayed to the Policy and Resources Scrutiny Committee at the meeting being held on 11th December 2019 to consider the savings proposals that are under their remit (including proposed cuts to voluntary sector funding). It was also explained that the views of Members would be captured in the minutes and presented to Cabinet as part of the outcome of the consultation process when the final set of savings proposals are considered in February 2020.

Officers also confirmed that applications for the Community Enterprise Fund (CEF) are now being accepted and is open to the voluntary sector, although the process and criteria differs slightly from the previous regeneration grants which were amalgamated into the CEF. Further details of the application process and criteria are available through the Council's website. Officers added that the work being carried out by the Council in relation to the voluntary sector will continue to complement the work of GAVO.

### **C06 – Housing – Withdrawal of General Fund Housing contribution to Community Environmental Warden Service (£45k)**

Clarification was sought on the impact of this proposal and Officers explained that this is difficult to assess at this moment in time as the post is currently vacant. Moving forward, the service will be reconfigured to provide consistency across estates and will place a focus on safety checks for individual tenant properties, rather than having responsibility for the visual amenity of specific estates.

A Member expressed concerns that this proposal could lead to the escalation of fly-tipping incidents within their ward. Officers gave assurances that if the culprit can be identified, then enforcement action will be taken against them, and also that engagement will be carried out with tenants in order to mitigate such problems. The Member expressed the need for a swift response to reports of fly-tipping in order to prevent the further accumulation of waste, and also expressed concerns regarding the blight on the landscape and subsequent public perception of the estates within their ward. Officers confirmed that they would take these concerns on board, but expressed the need for there to be a consistent approach to fly-tipping management across all estates within the county borough.

A Member asked if there is funding available to tackle fly-tipping on estates through the WHQS Environmental Programme and it was confirmed that this has been allocated to the engagement events to be carried out with tenants.

In response to a query on covert camera use to tackle fly-tipping, it was confirmed that this is an option available to the Council. However, the Committee were advised there are already 6 civic amenity sites across the county borough, which exceeds the population ratio recommended by WRAP, and were reminded that there will always be individuals who choose to fly-tip their waste, irrespective of the choices available to them. Officers added that there is no correlation between the availability of civic amenity sites and level of fly-tipping. A Member also asked if the same was true in regards to the proposed increase for bulky collection charges. Officers explained that this would be a question for the Environment and Sustainability Scrutiny Committee but again, there would be no correlation between the two factors.

**D01-D07 - #TEAMCAERPHILLY - Better Together - Fees and Charges (£65k)**

Clarification was sought on the proposed increases in fees and charges linked to the *#TeamCaerphilly* strategy. Officers explained that this new Transformation Strategy places an emphasis on a more commercial approach for the Authority, profit for purpose and reinvestment in services. The Council's Commercial Strategy is currently being drafted, which will explore all opportunities and it was noted that the three Transformation Manager posts have recently be appointed, which are fixed-term for two years, and their progress will be the subject of regular reports to the Policy and Resources Scrutiny Committee and Cabinet.

Members were also advised that the Council already generates income through its work on behalf of other authorities, an example of which includes the role Sustainable Drainage Approval Body for both Blaenau Gwent and Torfaen Councils.

A query was received regarding income generation for tourism venues and it was explained that these will be the focus of a service review report to the Transformation Board in due course. The Board is also examining income across the Council's industrial and office portfolio to identify potential opportunities for income generation.

A Member referenced targets set for income generation and previously reported to the Scrutiny Committee, and asked if it would be possible to receive these reports on a half-yearly basis. It was confirmed that this detail is included in the Budget Monitoring Reports presented to the Scrutiny Committee at regular intervals and that work is being carried out to set realistic income targets for each service area.

Having fully considered the report and expressed their views as part of the consultation process, the Scrutiny Committee noted the details of the draft budget proposals for 2020/21. In closing, they acknowledged the pressures and difficulties faced by the Authority in drawing up a shortlist of savings proposals, particularly in view of the high percentage of savings made over the past few years, but reiterated their view that they would like to be part of the decision making process in this regard.

Members thanked the Officers in attendance for their presentations and for responding to the queries raised during the course of the meeting.

The meeting closed at 6.17 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 28th January 2020, they were signed by the Chair.

---

CHAIR

This page is intentionally left blank



## HOUSING AND REGENERATION SCRUTINY COMMITTEE – 28TH JANUARY 2020

**SUBJECT: HOUSING AND REGENERATION SCRUTINY COMMITTEE FORWARD  
WORK PROGRAMME**

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

---

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

1.1 To report the Housing and Regeneration Scrutiny Committee Forward Work Programme.

### **2. SUMMARY**

2.1 Forward Work Programmes are essential to ensure that Scrutiny Committee agendas reflect the strategic issues facing the Council and other priorities raised by Members, the public or stakeholder.

### **3. RECOMMENDATIONS**

3.1 That Members consider any changes and agree the final forward work programme prior to publication.

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

4.1 To improve the operation of scrutiny.

### **5. THE REPORT**

5.1 The Housing and Regeneration Scrutiny Committee forward work programme includes all reports that were identified at the scrutiny committee meeting on 26<sup>th</sup> November, 2019. The work programme outlines the reports planned for the period 28<sup>th</sup> January, 2020 to 21<sup>st</sup> July, 2020.

5.2 The forward Work Programme is made up of reports identified by officers and members. Members are asked to consider the work programme alongside the cabinet work programme and suggest any changes before it is published on the council website. Scrutiny committee will review this work programme at every meeting going forward alongside any changes to the cabinet work programme or report requests.

5.3 The Housing and Regeneration Scrutiny Committee Forward Work Programme is attached at Appendix 1, which presents the current status as at 20th January 2020. The Cabinet Work Programme is attached at Appendix 2. A copy of the prioritisation flowchart is attached at

appendix 3 to assist the scrutiny committee to determine what items should be added to the forward work programme.

#### 5.4 **Conclusion**

The work programme is for consideration and amendment by the scrutiny committee prior to publication on the council website.

### 6. **ASSUMPTIONS**

6.1 No assumptions are necessary.

### 7. **LINKS TO RELEVANT COUNCIL POLICIES**

7.1 The operation of scrutiny is required by the Local Government Act 2000. The Local Government Wales Measure 2011 and subsequent Statutory Guidance include requirements to publicise the work of scrutiny committees. The operation of scrutiny committee forward work programmes was agreed following decisions by Council in October 2013 and October 2015.

#### 7.2 **Corporate Plan 2018-2023.**

Scrutiny Committee forward work programmes contributes towards and impacts upon the Corporate Well-being Objectives by ensuring that the Executive is held to account for its Corporate Objectives, which are:

Objective 1 - Improve education opportunities for all

Objective 2 - Enabling employment

Objective 3 - Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being

Objective 4 - Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment

Objective 5 - Creating a county borough that supports a healthy lifestyle in accordance with the sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015

Objective 6 - Support citizens to remain independent and improve their well-being

### 8. **WELL-BEING OF FUTURE GENERATIONS**

8.1 This report contributes to the well-being goals and is consistent with the five ways of working as defined within the sustainable development principle in that by ensuring the scrutiny function is effective when reviewing services and policies and ensure it considers the wellbeing goals.

8.2 The Forward Work Programmes contribute to the following Well-being Goals within the Well-being of Future Generations Act (Wales) 2016 by ensuring there is an effective scrutiny function and that council policies are scrutinised against the following goals:

- A prosperous Wales
- A resilient Wales

- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh Language
- A globally responsible Wales

## **9. EQUALITIES IMPLICATIONS**

9.1 There are no specific equalities implications arising as a result of this report.

## **10. FINANCIAL IMPLICATIONS**

10.1 There are no specific financial implications arising as a result of this report.

## **11. PERSONNEL IMPLICATIONS**

11.1 There are no specific personnel implications arising as a result of this report.

## **12. CONSULTATIONS**

12.1 There are no consultation responses that have not been included in this report.

## **13. STATUTORY POWER**

13.1 The Local Government Act 2000.

Author: Mark Jacques, Scrutiny Officer

Consultees: Dave Street, Corporate Director – Social Services and Housing  
 Mark S. Williams, Interim Corporate Director of Communities  
 Shaun Couzens, Chief Housing Officer, Communities  
 Robert Tranter, Head of Legal Services/ Monitoring Officer  
 Lisa Lane, Head of Democratic Services and Deputy Monitoring Officer, Legal Services  
 Councillor John Ridgewell Chair of Housing and Regeneration Scrutiny Committee  
 Councillor Christine Forehead Vice Chair of Housing and Regeneration Scrutiny Committee

Appendices:

Appendix 1 Housing and Regeneration Scrutiny Committee Forward Work Programme  
 Appendix 2 Cabinet Forward Work Programme  
 Appendix 3 Forward Work Programme Prioritisation Flowchart

Forward Work Programme - Housing & Regeneration				
Date	Title	Key Issues	Author	Cabinet Member
28/01/2020	Heads of the Valleys Masterplan	The report is seeking the view of members prior to its presentation to Cabinet, where Cabinet will be asked to endorse the Draft Masterplan as the basis for a public consultation exercise.	Kyte, Rhian	Cllr. Stenner, Eluned
28/01/2020	Housing Revenue Account Charges 2020/ 21	To advise members of the process that is applied to determine rent increases including WG guidance. The report will also identify the impact on tenants weekly rents and identify the proportion of tenants in receipt of housing benefit. Members views on proposed rent increases will be sought prior to the report being submitted to Cabinet for approval.	Couzens, Shaun	Cllr. Phipps, Lisa
28/01/2020	Information Item - HRA/General Fund 2019/20 Period 7 Budget Monitoring	To identify current levels of expenditure and income. To identify any over or underspends and explain the reasons for these. To provide an update on current and projected levels of borrowing required to support the housing service.	Couzens, Shaun	Cllr. Phipps, Lisa
28/01/2020	Information Item - Budget Monitoring Report (Communities Directorate)		Eedy, Michael	Cllr. Jones, Barbara
28/01/2020	Information Item - WBO 6-month update (WBO2 Enabling Employment)		McMahon, Tina	Cllr. Morgan, Sean
28/01/2020	Information Item - WBO 6 Month Update (WBO3 Affordable, Sustainable Housing)		Couzens, Shaun	Cllr. Phipps, Lisa
10/03/2020	Decarbonisation Strategy		Dallimore, Allan	Cllr. Morgan, Sean
10/03/2020	Affordable Housing Grant Bids	AHG is a 2 year programme of revenue funding to assist with the provision and maintenance of new Council owned social homes provided at 58% intervention rate for social rents.	Couzens, Shaun	Cllr. Phipps, Lisa
21/04/2020				
09/06/2020	Replacement Strategy for the Historic Environment 2020-2035		Kyte, Rhian	Cllr. Morgan, Sean
21/07/2020				

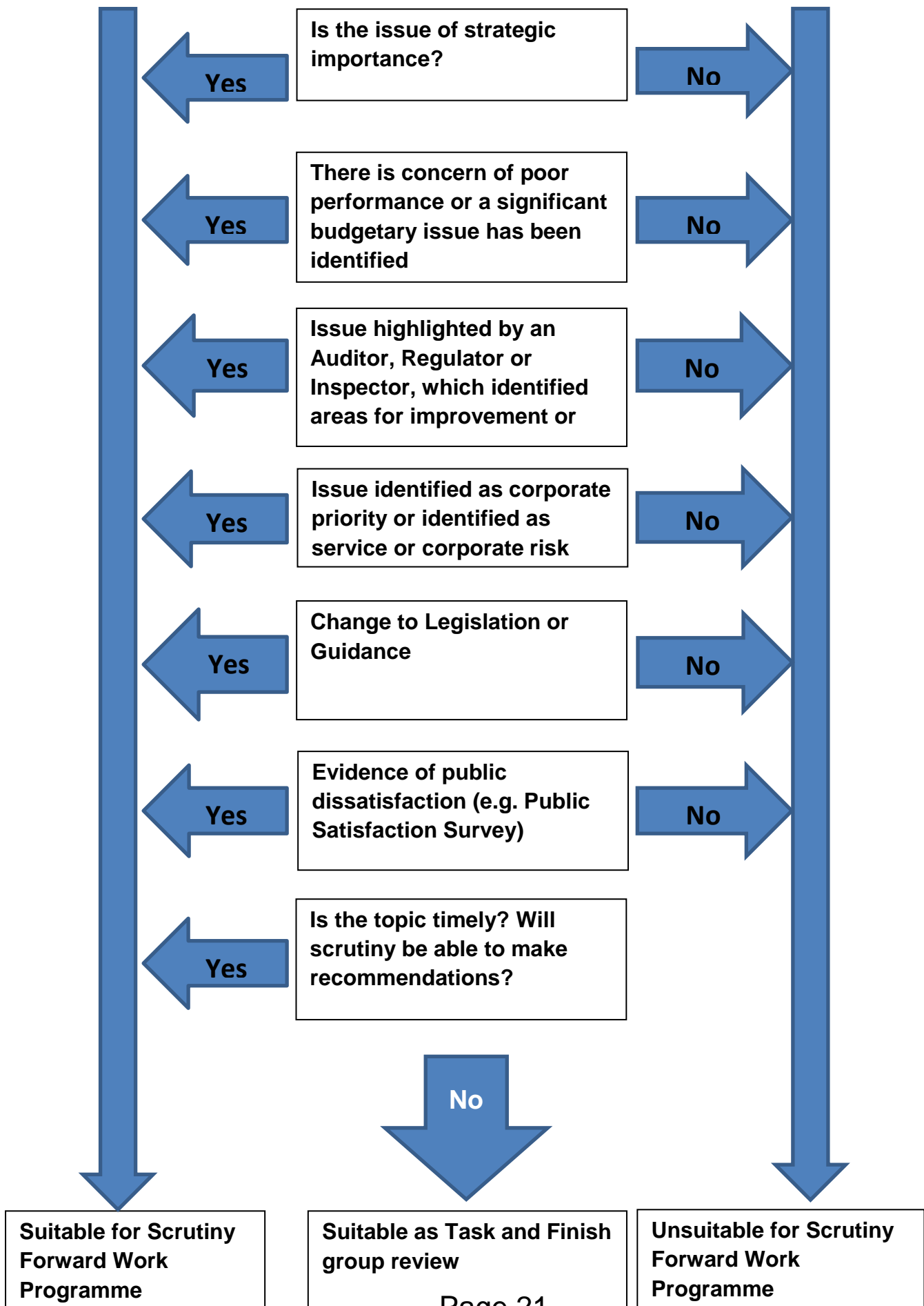


Forward Work Programme - Cabinet				
Date	Title	Key Issues	Author	Cabinet Member
29/01/2020	Targeted Regeneration Investment Thematic Grant	To make Cabinet aware of Welsh Government's Targeted Regeneration Investment Urban Centre Property/Living Enhancement thematic grant programme. To seek delegated powers for the Council's Regeneration Project Board to make decisions on grant awards of up to £250,000 under this programme.	Kyte, Rhian	Cllr. Morgan, Sean
29/01/2020	To determine a specific discretionary rate relief scheme in respect of Welsh Government (WG) 2019/20 Grant Funding	To agree proposals for distribution of the funding	Carpenter, John	Cllr. Stenner, Eluned
29/01/2020	Proposed Use of Reserves	To consider proposals for the use of reserves.	Harris, Stephen R	Cllr. Stenner, Eluned
12/02/2020	Heads of the Valleys Masterplan	The report is seeking the view of members prior to its presentation to Cabinet, where Cabinet will be asked to endorse the Draft Masterplan as the basis for a public consultation exercise.	Kyte, Rhian	Cllr. Stenner, Eluned
12/02/2020	Land adjacent to Transcend, Ystrad Mynach	To consider options for the sale of land.	Williams, Mark	Cllr. Phipps, Lisa
12/02/2020	ERDF 4.4 Funding opportunities - The Lawn Industrial Estate, Rhymney and Ty Du, Nelson	This report outlines the opportunities for the council to enhance the development at Ty Ddu, Neslon with further industrial units	Kyte, Rhian	Cllr. Morgan, Sean
12/02/2020	Caerphilly LA FSM Strategy	Consider a coordinated approach to accelerating the progress of this group of learners	Warren, Paul	Cllr. Jones, Barbara
26/02/2020	Gateway to Employment - Caerphilly Skills and Apprenticeship Academy	To develop a model to deliver a sustainable and framework compliant programme that provides holistic skills, training and apprenticeship provision that includes work experience, placements and apprenticeships.	Kyte, Rhian	Cllr. Morgan, Sean
26/02/2020	Directorate Performance Assessments	To discuss and approve the new Directorate Performance Assessments and service planning framework.	Roberts, Ros	Cllr. Stenner, Eluned
26/02/2020	(17) Consultation & Engagement Framework	Part of #TeamCaerphilly Action Plan	Lancaster, Hayley	Cllr. Gordon, Colin J
11/03/2020	EAS Business Plan	To approve the EAS Business Plan for 20-21	Cole, Keri	Cllr. Jones, Barbara
11/03/2020	Caerphilly County Borough Council's Strategic Equality Plan 2020-2024	To seek approval of the Strategic Equality Plan 2020-2024 to be formally adopted as Council Policy.	Cullinane, Anwen	Cllr. Stenner, Eluned
11/03/2020	Integrated Transport Unit with RCT CBC/ CCBC	Consideration of a collaborative approach to the delivery of Integrated Transport Unit services.	Lloyd, Marcus	Cllr. Morgan, Sean

## Forward Work Programme - Cabinet

Date	Title	Key Issues	Author	Cabinet Member
11/03/2020	Gender Pay Gap	For CMT and Cabinet to agree the Gender Pay Gap report which has to be published by 31st March 2020	Donovan, Lynne	Cllr. Gordon, Colin J
25/03/2020	(16) Community Asset Transfer Policy to be finalised and approved by Cabinet	Strategic Plan - Development of a policy and options to deliver a framework for Community Asset Transfer	Peters, Kathryn; Broadhurst, Timothy	Cllr. Stenner, Eluned
10/06/2020	#Team Caerphilly - Transformation Strategy - 6 Monthly Update		Peters, Kathryn	Cllr. Stenner, Eluned
	Hafodyrynys Air Quality Direction - Compulsory Purchase Order Process	To obtain Cabinet agreement on the Compulsory Purchase process on Hafodyrynys Road.	Godfrey, Maria	Cllr. Stenner, Eluned
	(9) Structured programme of service reviews to be agreed	Strategic Action Plan - item to be agreed.	Harris, Stephen R	Cllr. Jones, Barbara
	(11) Commercial and Investment Strategy to be drafted and approved by Cabinet	To consider the draft Strategic Plan	Camp, Victoria; Harry, Christina	Cllr. Jones, Barbara
	Renewable Energy Generation - Tredomen Campus	To present a basket of options to Cabinet for achieving carbon neutrality at the Tredomen Campus	Rossiter, Paul	Cllr. Morgan, Sean
	Membership of Stonewall		Donovan, Lynne	Cllr. Gordon, Colin J
	Review of the Balances Position in Schools	To provide an update & review of the School Balances position within the Authority and a comparison of the wider position across Wales.	Southcombe, Jane	Cllr. Marsden, Philippa

### Scrutiny Committee Forward Work Programme Prioritisation



This page is intentionally left blank



## HOUSING AND REGENERATION SCRUTINY COMMITTEE – 28TH JANUARY 2020

**SUBJECT: HOUSING REVENUE ACCOUNT CHARGES – 2020/2021**

**REPORT BY: CORPORATE DIRECTOR OF SOCIAL SERVICES & HOUSING**

---

### 1. PURPOSE OF REPORT

- 1.1 For Members to consider and take a view on the increased Council Housing rent charges proposed in this report, prior to consideration by Cabinet on the 29<sup>th</sup> January 2020. The charges predominantly focus on council house rents and are intended to be effective for the Housing Revenue Account (HRA) for the 2020/201 financial year.

### 2. SUMMARY

- 2.1 Members will be aware that the preparation of the Housing Revenue Account (HRA) budget is quite separate to the work involved in setting the General Fund Budget and Council Tax. The HRA is funded by rental income received from council tenants rather than the Council Tax Payer. Whilst there is a clear separation of these funds, the majority of the proportion of council tenants rent is funded from financial support in the form of Housing Benefit or Universal Credit (72%) which is derived from the tax payers' purse, therefore value for money must always be sought. We charge our council tenants rent over a 48 week basis but The Welsh Government (WG) base their rents on a 52 week basis so this report shows the 52 week equivalent.
- 2.2 In previous years WG determined the annual guideline rent increases. The standard uplift policy for Local Authorities used to be based on the previous September Retail Price Index (RPI) plus a 2% real increase in support of rent convergence. The Minister for Housing and Regeneration changed this uplift policy as part of the new Policy for Social Housing Rents in April 2015 and was accepted by Members in the 2015/16 HRA charges report. The policy set a target rent band for each Authority and if the average weekly rent is below the target rent, the Authority will have to increase average rents, and if the average weekly rent is above the target rent, average rents will increase at a lower rate, to bring the rent back within the target envelope.
- 2.3 The uplift on the revised rent policy was fixed for five years up to 2018/19 and used the previous September Consumer Price Index (CPI) inflation figure (as opposed to the RPI inflation figure) and also applied a 1.5% real increase to the average local authority rent. There was also an option to add up to £2 per week if social landlords needed to increase their rent to keep in line with their rent envelope, or if rents were being restructured and if their local rent policy was being revised.
- 2.4 2018/19 was the final year of the five year agreement and it was expected that rent increases will see a reduction due to the pressure The Minister for Housing and Local Government had when comparing Welsh rents to those in England, where rents were required to be reduced by 1% a year for 4 years from their 2015/16 baseline. The Minister considered the position for 2019/20 and agreed that the increase should be CPI only which was 2.4%. The discretion to apply "up to £2 per week" was removed for those social landlords whose average weekly rent is within or above their Target Rent Band. This decision applied for one year only (2019/20)

while Welsh Government awaited the outcome of the Affordable Housing Supply Review. As we were below the target rent band we could apply the “up to £2” discretion which resulted in a 3% increase in 2019/20.

- 2.5 The Affordable Housing Supply Review was published in April 2019. The purpose of the review was to examine current arrangements supporting the development of affordable housing, and to make recommendations for changes designed to increase supply and improve delivery from the resources available. One of the tasks included making a recommendation on how a sustainable rent policy can help determine long term affordability for tenants and the viability of existing and new housing developments.
- 2.6 The key recommendations from this review in correlation to the rent policy was
1. *The Welsh Government should implement a five year rent policy from 2020-21*
  2. *There should be a focus on landlords considering Value for Money alongside affordability. An explicit annual assessment on cost efficiencies should be part of the rationale for justifying any rent increase*
- 2.7 In reaction to this review, The Minister for Housing and Local Government has stated “*There must be a clear balance between the interest of landlords and residents. Affordability for tenants must take into account the whole cost of living in a property and Landlords are expected to consider these costs when setting rents each year. Affordability is an issue I take very seriously and I am mindful of not placing excessive financial burdens upon tenants*”..
- 2.8 Having considered the review, along with wider factors such as the pressures arising from growing levels of homelessness, the need to decarbonise our existing stock, to maintain the Welsh Housing Quality Standard and to build new high quality homes that are near zero carbon, The Minister has confirmed the following for the 2020/21 Rent Policy:-
1. An annual uplift of up to CPI+1% each year for 5 years from 2020-21 to 2024-25 using the level of CPI from the previous September each year.
  2. CPI+1% will be the maximum increase allowable in any one year but this must not be regarded as an automatic uplift. Landlords decisions on rent should take into account the affordability of rents for tenants.
  3. The level of rents for individual tenants can be reduced or frozen or can rise by up to an additional £2 over and above CPI+1%, on condition that total rental income collected by the landlord increases by no more than CPI+1%.
  4. As an intrinsic part of the 5 year policy, landlords will be expected to set a rent and service charge policy which ensures that social housing remains affordable for current and future tenants. As part of their annual decision they should make an assessment of costs efficiencies, value for money and affordability for tenants which should be discussed at the Board/Cabinet/Council.
- 2.9 The previous Septembers CPI inflation figure was 1.7%. The policy therefore allows a maximum of 2.7% increase on our total rental income.
- 2.10 The Business Plan has assumed a rent increase of 3% for 2020/21 to 2024/25.
- 2.11 By applying 2.7% to our average rent means we are just within the lowest Target Rent Band.
- 2.12 There is limited time to consider a full affordability options appraisal for setting the rent for 2020/21.

### **3. RECOMMENDATIONS**

- 3.1 Members are requested to consider and give a view on the following recommendations which will be presented to Cabinet on the 29<sup>th</sup> January 2020. The options do not fully consider tenants affordability at this time, but this is an exercise that will be undertaken during 2020.
- (a) Members recommend to Cabinet the level of increase per property from April 2020 based on the options explained in the report, which are :-
- (i) 2.7% (CPI plus 1%) – (£90.65/52 week) the maximum allowed under the rent policy which will set our rent just within the low end of the policy rent band but will reduce our income by £1m to that assumed within our business plan.
  - (ii) 1.7% (CPI only) – (£89.77/52 week) this would be insufficient for rents to remain within the policy rent band and would reduce our income by £1.5m to that assumed within our business plan. Higher increases may need to be considered in the future to get back within the policy rent band.
  - (iii) 0% (No increase) – (£88.27/52 week) this would set our rent considerably below the policy rent band and would reduce our income by £1.9m to that assumed within our business plan. Higher increases may need to be considered in the future to get back within the policy rent band.
- (b) To agree that an exercise be undertaken so that tenants affordability can be considered when setting future rent increases in accordance with the rent policy.

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

- 4.1 Inflationary increases on providing all aspects of the housing service are experienced annually, however as the HRA cannot legitimately set a deficit budget, the loss of additional income will result in reduced resources being available to effectively manage and maintain the stock.
- 4.2 Housing Benefit/Universal Credit will cover the increased costs for the rent charge in this report for 72% of our tenants up to the Housing Benefit limitation rate (yet to be confirmed).
- 4.3 If charges are not increased annually it has a detrimental effect on subsequent years as higher increases are then needed to recover the shortfalls from previous years.
- 4.4 The Council's Business Plan relies on inflationary increases to remain viable and cover increasing costs associated with the delivery of the service.
- 4.5 Additional resource is necessary to be able to meet the demands from Welsh Government on maintaining the WHQS, the provision of new affordable housing, decarbonisation of the existing stock and increasing support for tenants in order to sustain tenancies and reduce homelessness.

### **5. THE REPORT**

#### **5.1 Rent Increase**

- 5.1.1 For a number of years the WG have effectively determined the level of annual rent increases, and these increases have been linked with the Housing Revenue Account Subsidy (HRAS) calculations, thus restricting an Authority from completely controlling its rental income. Members will be aware of the buy out of the HRAS system which introduced self financing from April 2015.

- 5.1.2 Under the current rent policy a target rent band for each Authority is set by WG so there is still some degree of control retained by WG however, all of the rental income will be retained by the Authority and used to fund expenditure, service debt and create borrowing headroom to support the delivery of WHQS and future investment.
- 5.1.3 As a result of the housing benefit limitation scheme, rent increases above DWP rent limits do not produce extra income from the benefits system, as any shortfall would be required to be met by the tenant. This would therefore be an added financial burden to some of our most vulnerable tenants. At this stage however, as in previous years, details regarding the DWP limit under the current rent policy are yet to be confirmed, but as all the recommendations contained within this report are compliant with the WG rent policy, it is assumed that the proposed increases will be within the DWP rent limits. Approximately 72% of tenants are in receipt of financial support in the form of Housing Benefit or Universal Credit.
- 5.1.4 The WG draft proposal for 2020/2021 of its policy rent band for CCBC is
- Low end           £90.41       per week
  - Mid point       £95.17       per week
  - High end       £99.92       per week
- 5.1.5 CCBC's average rent debit for 2019/20 is £88.27 (52 week basis) which met the minimum rent band for 2019/20. By applying the maximum of 2.7% increase means our average rent would be £90.65, which is just within the low end of the rent envelope. The 2019/20 Housing Business Plan however assumed a 3% rent increase for 2020/21 which was on the assumption that the rent policy would be CPI +1%, and that CPI would be 2%.
- 5.1.6 Initially, WG have stated in their policy that "*The rent policy allows you to apply the inflation plus £2 (per week) if you are aiming to move to a higher point within the Target Rent Band to meet your business plan commitments...*" This was removed for 2019/20 and was only applicable if Social Housing Landlords were below the rent envelope. This has subsequently changed under the 2020/21 policy, and the "plus £2" can now only be applied on condition that the total rental income collected by the landlord is no more than CPI +1% ( 2.7%).
- 5.1.7 The latest business plan submitted to WG in March 2019 included a rent increase of 3% for 2020/21 (assuming CPI would be 2%) and this resulted in a £34m borrowing requirement in order to meet the WHQS by 2020. Meeting the WHQS standard by December 2020 is a statutory requirement. As there is a restriction on the rental increase, this would mean a shortfall on the business plan. However, during 2019/20 it was necessary to reprofile the WHQS programme as a consequence of performance issues with external contracting. This meant our In-house workforce taking on an additional 150 properties, which led to an extension from March 2020 to June 2020 to complete the programme in order to absorb the extra work. In effect, this has consequently reprofiled the expenditure and the borrowing requirement over 2 financial years. With the 0.3% reduction in rent this means the business plan will need to be amended to reflect reduced income of £1m for 2020/21.
- 5.1.8 Furthermore, the business plan should now reflect the restriction placed on the 2020/21 rent policy and reduce the anticipated rent level for the next 5 years. The current plan assumes 3% rent increase and it would be prudent to reduce this to 2% especially as CPI has seen a reduction over the last few years. However, after the WHQS Programme is achieved in 2020, the business plan reduces its expenditure to reflect the ongoing planned maintenance of the WHQS programme. This will assist in absorbing the rent reduction, albeit the planned maintenance programme will need to react to the funding that is available as a consequence.
- 5.1.9 However, whilst there is some flexibility in the business plan to support the commencement of a new affordable housing build programme, the current plan does not include any detailed projections for future new build or increased costs expected for decarbonisation , and any



reductions in rental income will therefore reduce the funding available to deliver on these initiatives.

- 5.1.10 In addition, affordability for tenants is now an issue that has to be considered as part of setting any rent increases. This would involve engaging with tenants to capture relevant data and establishing a suitable model that would evidence affordability and a system for accurately recording such information. This will take considerable time to implement and as such cannot be actioned in time to set this year's rental charge. The Chief Housing Officer will consider the resources that are needed so that tenants affordability can be reflected for future rent increases. This could have a significant impact on rental income going forward.
- 5.1.11 A rent increase of less than 3% will mean less income to deliver housing services which will obviously result in a review of the services and the way they are currently delivered, the extent of work to be undertaken, alternative options for increasing income or an increase in borrowing. Considering options of less than the maximum such as CPI only and a nil increase has been tested against the current business plan.
- 5.1.12 An increase of CPI only at 1.7% for 2020/21 would increase the average weekly rent by £1.50 to £89.77/wk which is below the policy rent band set by WG and would require higher future rent increases to get back into the envelope range. This would also result in reduced income of £1.9m to that assumed within our business plan to ensure the WHQS programme is financed and maintained. Again to be prudent we should also reduce the forthcoming years to reflect the pattern of reducing CPI. This in itself does not hinder the WHQS programme any further, but members must consider the pressure Local Housing Authorities are facing from Welsh Government on increasing housing supply and ensuring we meet the decarbonisation agenda, both of which require significant investment. The recent report to The Housing and Regeneration Scrutiny committee on 26<sup>th</sup> November outlined the need for £14m additional borrowing to kick start the new build programme with the aim to deliver 400 affordable homes between 2020 and 2025. This directly links with the Councils commitment contained within the Corporate Plan 2018-2023 and Wellbeing Objective 3 which aims to address the supply, condition and sustainability of homes throughout the county borough. The £14m was on the assumption of a 3% rental increase over the next 5 years.
- 5.1.13 A nil increase for 2020/21 with a reduction to 1.7% for the next four years would mean the rent would remain at £88.27 but this would be well below the policy rent band set by WG and would require considerable future rent increases to get back into the envelope range. This would also result in reduced income of £1.9m to that assumed within our business plan. Again members must consider the ongoing effect of this reduced rent to address the significant investment required as explained above.
- 5.1.14 Additional borrowing must be affordable under the Prudential Code and also means an increase in debt and interest charges which takes resources away from the HRA to manage and maintain our housing stock and support our tenants.

## **5.2 Garage Charges**

- 5.2.1 The garage rationalisation and refurbishment programme, linked to the WHQS programme has led to a reduction in our garage stock and will result in improvements to our remaining stock. This work, which is ongoing, is currently having a significant impact on void levels as the blocks of garages must be fully vacated prior to commencement of works on each site. On completions of works to each block, former garage tenants and former leaseholders of garage plots will be offered new tenancies of the newly built or refurbished garages, prior to new tenants being sought for the remainder from existing waiting lists or through marketing. In addition a number of garages have been demolished due to unsuitability and lack of demand. Therefore until the rationalisation programme is fully completed and take up of existing garages assessed, it is not proposed to increase the rent on Council owned garages this year. Currently our garage charge is £8.11 per week

### Tenants in receipt of benefit

- 5.2.2 Garage rents are not eligible for housing benefit and the majority (75%) of garage tenants are not actually council house tenants.

### Financial impact

- 5.2.3 The Business Plan has included a 2% increase on garage rental income. Not increasing the income will mean a loss of approximately £5k in the Business Plan in 2020/21. This will not have an immediate impact on the borrowing requirement in the short term.

## **6. ASSUMPTIONS**

- 6.1 Assumptions are prevalent within the Housing Business Plan and are necessary to create a 30 year projection as requested by Welsh Government. Assumptions are included on key drivers such as (i) Interest rates (ii) Inflation (iii) Rental Increases (iv) Staffing levels (v) stock movement (vi) capital programme expenditure (vi) level of rent arrears, and (vii) level of voids and are taken from projections, local knowledge and Welsh Government guidance.

## **7. LINKS TO STRATEGY**

- 7.1 The recommendations within this report provide the council with additional income that will be used to supplement existing funding arrangements to provide management, repair and improvement of the housing stock. This funding is used to maximize the resources available to assist in meeting and maintaining the WHQS. The rent increase is applied equally to all tenants. The report therefore links to the following strategic objectives:
- The Caerphilly We Want (CCBC, 2018-2023) – Well-Being Plan Objective 4: Positive Places – Enabling our communities to be resilient and sustainable
  - Corporate Plan (CCBC, 2018-2023) Well-being Objective 3: the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve peoples well-being.
  - Caerphilly Homes Service Plan.
- 7.2 Improving Lives and Communities: Homes in Wales (Welsh Government, 2010) which sets out the national context on meeting housing need, homelessness and housing related support services.
- 7.3 Effective financial planning and financial control contribute to the following Well-being Goals within the Well-being of Future Generations Act (Wales) 2015: -
- A prosperous Wales.
  - A resilient Wales.
  - A healthier Wales.
  - A more equal Wales.
  - A Wales of cohesive communities.
  - A globally responsible Wales
- 7.4 Whilst Housing services contribute towards the Act, this is a financial report for information only and therefore does not directly contribute towards the above wellbeing goals.

## **8. WELL-BEING OF FUTURE GENERATIONS**

- 8.1 Effective financial management is a key element in ensuring that the Well-being Goals within the Well-being of Future Generations Act (Wales) 2015 are met.

## **9. EQUALITIES IMPLICATIONS**

- 9.1 An EIA screening has been completed in accordance with the Council's Strategic Equality Plan and supplementary guidance. No potential for unlawful discrimination and/or low level or minor negative impact has been identified; therefore a full EIA has not been carried

## **10. FINANCIAL IMPLICATIONS**

- 10.1 This report deals with the financial implications of the proposed rent increases which affects the HRA.
- 10.2 The impact of the Welfare Reform Act is not taken into consideration

## **11. PERSONNEL IMPLICATIONS**

- 11.1 The proposals contained in this report will not alter the current arrangements for the collection of housing revenue account monies.

## **12. CONSULTATIONS**

- 12.1 All consultation responses have been reflected in this report. The report will be presented to Cabinet on the 29th January 2020.

## **13. STATUTORY POWER.**

- 13.1 Local Government Acts 1972 . This is a Cabinet function.

Author: Lesley Allen, Principal Group Accountant, Housing  
[allenl@caerphilly.gov.uk](mailto:allenl@caerphilly.gov.uk) Tel: 01443 864470

Consultees:

Cllr J Ridgewell	- Chair Housing & Regeneration Scrutiny Committee
Cllr C Forehead	- Vice Chair Housing & Regeneration Scrutiny Committee
Cllr L Phipps	- Cabinet Member for Homes, Places & Tourism.
Dave Street	- Corporate Director Social Services & Housing
Shaun Couzens	- Chief Housing Officer
Robert Tranter	- Head of Legal Services/Monitoring Officer
Stephen R Harris	- Interim Head of Business Improvement Services & Acting S151 Officer
Sandra Isaacs	- Rents Manager
Amanda Main	- Acting Benefits Manager
Fiona Wilkins	- Housing Services Manager
Paul Smythe	- Housing Technical Manager

This page is intentionally left blank



## **HOUSING AND REGENERATION SCRUTINY COMMITTEE – 28TH JANUARY 2020**

**SUBJECT: DRAFT HEADS OF THE VALLEYS MASTERPLAN**

**REPORT BY: INTERIM CORPORATE DIRECTOR - COMMUNITIES**

---

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

- 1.1 For Members to consider the Draft Heads of the Valleys Masterplan. The report is seeking the view of members prior to its presentation to Cabinet, where Cabinet will be asked to endorse the Draft Heads of the Valleys Masterplan as the basis for a public consultation exercise commencing 17 February 2020 until 30 March 2020.

### **2. SUMMARY**

- 2.1 Caerphilly County Borough and the wider Cardiff Capital Region are entering a period of transformative change. The need for a strategy to coordinate regeneration initiatives and capitalise upon funding streams is urgent in order to maximise the potential benefits to the County Borough.
- 2.2 The signing of City Deal and the Cardiff Capital Region Investment Fund signals an unprecedented investment of £1.2 billion, to support the region's economic growth. The investment fund will be used to take forward a wide range of projects and schemes that contribute toward economic growth. Allied to this is the commitment from the Ministerial Taskforce for the South Wales Valleys, detailed in the publication of 'Our Valleys, Our Future', a high level plan that sets out strategic priorities for the region and which is supported by £100 million of Welsh Government investment over 10 years.
- 2.3 In terms of the Heads of the Valleys, the improvements in connectivity to be delivered by Phase 2 of the South Wales Metro and the A465 dualling present opportunities for economic renewal, allied to these additional funding streams. These interventions, along with strategic priorities concerning employment, skills and the Valleys Regional Park set out in 'Our Valleys, Our Future', have the potential to make a positive impact in terms of addressing the challenges of social and economic deprivation that are faced in the Heads of the Valleys.

### **3. RECOMMENDATIONS**

- 3.1 That the Draft Heads of the Valleys Masterplan be endorsed for public consultation;

- 3.2 That the Draft Masterplan be the subject of public consultation commencing on 17 February 2020 and concluding on 30 March 2020.

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

- 4.1 To enable the formulation, through public engagement, of a framework for investment and regeneration opportunities within the Heads of the Valleys.

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

##### **Background**

- 5.1 The signing of the Cardiff Capital Region City Deal signals the intention of the 10 South East Wales local authorities to increasingly work together through joint enterprise, on issues of long term development, infrastructure, land use, economic development and employment. It marks unprecedented investment from the UK and Welsh Governments, as well as local authorities, and offers the possibility of an integrated long term approach to investment within the region. The City Deal agreement sets out a series of priorities and recommendations for the future growth and investment within the Cardiff Capital Region, of which Caerphilly County Borough is part.
- 5.2 The County Borough's regeneration strategy, 'A Foundation for Success', was approved in July 2018 and provides the strategic framework for regeneration activity over the next five years. In addition to this, masterplans for Caerphilly Basin and Ystrad Mynach, the first two in a suite of five masterplans designed to complement this strategy, were approved by the Council in July 2018 and April 2019 respectively. These documents provide more detailed proposals for the regeneration and revitalisation of their respective areas.
- 5.3 The Valleys Taskforce Delivery Plan, 'Our Valleys, Our Future', identifies several priorities which are relevant to the Heads of the Valleys. These include:
- Creating 7,000 new jobs;
  - Supporting entrepreneurship and helping businesses to grow;
  - Ensuring people have the right skills for employment;
  - Maximise the potential of the A465 dualling;
  - More integrated community services;
  - Creation of a Valleys Regional Park, linking green spaces and visitor attractions and increasing tourism.
- 5.4 In addition, Phase 2 of the Metro will have a positive impact in terms of connectivity, both through increased journey frequency and the provision of enhanced facilities. Regionally significant interventions such as the A465 dualling and the Ebbw Vale Enterprise Zone will require the Masterplan to take a strategic perspective, and to ensure that proposals for economic development in the Heads of the Valleys take advantage of these initiatives.
- 5.5 The Masterplan will form part of the implementation plan for 'A Foundation for Success', with the latter to be reviewed every five years. Whilst the Masterplan identifies investment and development opportunities within the Heads of the Valleys, the Regeneration Project Board will prioritise projects and proposals for consideration

by Cabinet and, therefore, delivery will be dependent on decisions made by Cabinet.

### **Draft Heads of the Valleys Masterplan**

- 5.6 The Draft Heads of the Valleys Masterplan has been developed with the following vision:

“The Heads of the Valleys will capitalise upon the major public investment in the A465 and its strategic location along this corridor, complementing and strengthening employment opportunities and creating an exciting, vibrant place where businesses will want to locate and where people will choose to live and work.

It will strengthen and diversify communities by improving connectivity, supporting the role of the foundational economy and developing its role as a visitor and tourism destination by utilising its distinctive industrial heritage and natural attractions and spaces.

It will enable the provision of, and promote accessibility to, those commercial, leisure and community services that will equip people to lead more healthy and prosperous lives.”

### **Conclusion**

- 5.7 The central theme of the Masterplan is a requirement to address ongoing issues of social and economic deprivation through an emphasis on economic development undertaken in line with regional priorities, the development of appropriate skills, increased east-west and north-south connectivity and a strengthened visitor and tourism sector through the concept of the Valleys Regional Park.

By putting in place a framework for investment and regeneration within the Heads of the Valleys that seeks to take forward these priorities, as well as implementing those of ‘A Foundation for Success’, the Masterplan has the ability to help bring about transformative change in this part of the County Borough.

## **6. ASSUMPTIONS**

- 6.1 No assumptions have been made in respect of this report.

## **7. LINKS TO RELEVANT COUNCIL POLICIES**

- 7.1 The following Council policies are relevant to the Draft Heads of the Valleys Masterplan:

### **Corporate Plan 2018-2023**

- 7.2 Appendix 3 of the Draft Masterplan sets out how each priority within the document relates to the Corporate Plan objectives.
- 7.3 The following Masterplan objectives assist in delivering the six Corporate Plan objectives:

### **Objective 1 - Improve education opportunities for all**

Objective B - Improve social and economic resilience through education, training and careers advice, and foster the development of the foundational economy within this area to ensure that economic growth accrues more equitably

**Objective 2 - Enabling employment**

Objective A - Complement, and integrate with, nearby initiatives such as the Ebbw Vale Enterprise Zone (EZ) in order to develop a strategic employment function for Rhymney, establishing it as a gateway to the Valleys;

Objective B - Improve social and economic resilience through education, training and careers advice, and foster the development of the foundational economy within this area to ensure that economic growth accrues more equitably;

Objective C - Expand the area's sphere of influence and improve connectivity

**Objective 3 - Address the availability, condition and sustainability of homes throughout the County Borough and provide advice, assistance or support to help improve people's well-being**

Objective G - Support the development and diversification of housing in sustainable locations to complement economic growth and resilience;

Objective I - Ensure that accessibility for all is embedded in all improvement schemes

**Objective 4 - Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment**

Objective C - Expand the area's sphere of influence and improve connectivity

Objective J - Ensure all communities within the Heads of the Valleys Regeneration Area are able to engage and benefit from the Masterplan

**Objective 5 - Creating a County Borough that supports a healthy lifestyle in accordance with the sustainable development principle within the Wellbeing of Future Generations (Wales) Act 2015**

Objective E - Maximise the impact of the Valleys Regional Park, protecting and enhancing important green spaces and promoting tourism;

Objective H - Provide a suitable level of community, leisure and education facilities, and establish Integrated Well-Being Networks in order to connect communities' strengths and assets

**Objective 6 - Support citizens to remain independent and improve their well-being**



Objective H - Provide a suitable level of community, leisure and education facilities, and establish Integrated Well-Being Networks in order to connect communities' strengths and assets;

Objective I - Ensure that accessibility for all is embedded in all improvement schemes;

Objective J - Ensure all communities within the Heads of the Valleys Regeneration Area are able to engage and benefit from the Masterplan.

## 8. WELL-BEING OF FUTURE GENERATIONS

8.1 Led by 'A Foundation for Success', the Masterplan takes a systematic approach to dealing with distinct, yet interrelated, aspects of social and economic inequality, with the result that each of the seven Well-Being Goals are addressed by the objectives and priorities for intervention identified within it:

- A prosperous Wales;
- A resilient Wales;
- A healthier Wales;
- A more equal Wales;
- A Wales of cohesive communities;
- A Wales of vibrant culture and thriving Welsh Language;
- A globally responsible Wales.

8.2 Appendix 3 of the Draft Masterplan sets out how each priority within the document relates to the Well-Being Goals.

8.3 The development of the Masterplan has been informed by the five ways of working:

**Involvement** – The proposals contained within the Masterplan are subject to consultation with the local community, and have been developed through engagement with stakeholders such as landowners, partner organisations including the Local Health Board and Idris Davies School, and local authority ward members and community councillors representing the various communities within the Masterplan area;

**Collaboration** – The development of the Masterplan has drawn upon the expertise from key representatives across local authority departments, including Planning, Regeneration, Housing, Engineering and Countryside. The delivery of the projects identified within the Masterplan will involve collaboration between the public, private and third sectors, and the Council will work closely with these partners to deliver schemes in a collaborative manner;

**Long term** – The objectives identified, and the projects that will deliver these objectives, are part of a longer-term vision of enhancing the role of the Heads of the Valleys as a sub-regional economic hub capable of supporting local communities. The Masterplan recognises the need for development in order to support economic growth, but recognises that this development should be of a sustainable nature, both in terms of its purpose and its location;

**Integration** – The projects identified in the Masterplan will help deliver the objectives set out in the Council's regeneration strategy *A Foundation for Success* (as set out

within Section 7 of this document), as well as proposals contained within the adopted Local Development Plan. They will also deliver against the Council's own well-being objectives by identifying projects that will lead to job creation and training opportunities, promote more healthy and active lifestyles and reduce the carbon footprint through improved Active Travel routes and facilities locally;

**Prevention** – The Masterplan recognises that there are a number of challenges within the Heads of the Valleys that need to be addressed, in order to realise the vision. The proposals identified will respond to these key concerns and will raise the profile of the area, developing the economy within the context of the A465 corridor, increasing and improving the tourism offer and enhancing town centres – all from the basis of improved connectivity, infrastructural investment and an advantageous strategic location in regional terms – thereby improving quality of life for those visiting, living and working in the Masterplan area.

## **9. EQUALITIES IMPLICATIONS**

- 9.1 An equality impact assessment has been undertaken as part of the process of formulating the Draft Masterplan. It is not considered that there are any potential equalities implications for those groups identified under Section 6 of the Council's Strategic Equality Plan.

## **10. FINANCIAL IMPLICATIONS**

- 10.1 Funding sources (where known) for specific projects are identified in Section 7 of the Draft Masterplan. Decisions on the funding and delivery of specific projects will be made by Cabinet, on the basis of the priorities and recommendations of the Regeneration Project Board.

## **11. PERSONNEL IMPLICATIONS**

- 11.1 There are no personnel implications.

## **12. CONSULTATIONS**

- 12.1 The consultees listed below have been consulted on the report and their views have been incorporated accordingly.

## **13. STATUTORY POWER**

- 13.1 Local Government Act 2000

Author: Ian Mullis, Planning Officer (mullii@caerphilly.gov.uk)

Consultees: Cllr. Sean Morgan, Deputy Leader and Cabinet Member for Regeneration, Transportation & Sustainability  
Cllr. Eluned Stenner, Cabinet Member for Finance, Performance & Planning  
Cllr. John Ridgewell, Chair, Housing & Regeneration Scrutiny Committee

Cllr. Christine Forehead, Vice Chair, Housing & Regeneration Scrutiny Committee  
Christina Harray, Interim Chief Executive  
Mark S Williams, Interim Corporate Director, Communities  
Richard Edmunds, Corporate Director, Education & Corporate Services  
Dave Street, Corporate Director, Social Services & Housing  
Steve Harris, Interim Head of Business Improvement Services & Acting S.151 Officer  
Robert Tranter, Head of Legal Services & Monitoring Officer  
Lynne Donovan, Head of People Services  
Rhian Kyte, Head of Regeneration & Planning  
Marcus Lloyd, Head of Infrastructure  
Mark Williams, Interim Head of Property Services  
Robert Hartshorn, Head of Public Protection, Community & Leisure Services  
Sue Richards, Head of Education Planning & Strategy

Appendices

Appendix 1 Draft Heads of the Valleys Masterplan



# Heads of the Valleys Regeneration Area

# *Masterplan*

Draft December 2019

Page 38





# Index

## **Section 1:**

Introduction

## **Section 2:**

The Study Area

## **Section 3:**

The Context

## **Section 4:**

The Vision for the Heads of the  
Valleys Regeneration Area

## **Section 5:**

The Development Strategy

## **Section 6:**

The Masterplan Framework

## **Section 7:**

Delivering and Implementing change

## **Appendix 1:**

A Foundation for Success - Objectives

## **Appendix 2:**

Well-being of Future Generations

## **Appendix 3:**

Assessment of Site Specific Proposals  
against well-being goals and the  
CCBC Well-being objectives

## **Appendix 4:**

Sectoral Analysis

## **Appendix 5:**

Welsh Index of Multiple Deprivation  
(2019)

# Section 1: Introduction

This Masterplan sets out the future development and regeneration opportunities proposed for the Heads of the Valleys. It seeks to facilitate significant change in order to enhance the role of communities, enabling them to diversify, allowing industries to rise and demographics to alter for the better.

There is an exciting opportunity to facilitate significant change through the Cardiff Capital Region City Deal (CCRCD), which will provide resources to unlock significant economic growth in the region, delivering jobs and private sector investment. Whilst CCRCD seeks to revitalise Cardiff as its regional city it also seeks to promote growth in smaller towns and industrial communities in order to rebalance social justice and prosperity. This Masterplan seeks to provide a direction of travel to ensure a transition towards economic and social success.

The City Deal Investment Fund will also facilitate the delivery of the South East

Wales Metro, which will make substantial improvements to connectivity by public transport across the region. This investment will improve frequency of services to Rhymney Station from Cardiff, improving north–south connectivity and the Masterplan sets out how this opportunity can be maximised.

The Valleys Taskforce also sets out an ambitious programme for change, identifying actions and programmes designed to make a positive change to the South Wales Valleys through the ‘Our Valleys Our Future’ Delivery Plan. Whilst the Delivery Plan sets out a number of actions, most pertinent to this Masterplan is the focus on making more land available in order to maximise economic development opportunities, harnessing the potential of the local foundational economy, taking advantage of improved connectivity and the role of the Valleys Regional Park.

The role of this Masterplan is therefore

to provide a comprehensive framework for the future of the Heads of the Valleys Regeneration Area. This Masterplan is flexible and has the ability to adapt to changing economic and market conditions and meet the requirements and aspirations of both the private and public sector over this period through regular review. It is recognised that there are some projects that can be delivered within the short to medium term. However, in order to deliver long term regeneration goals, there is an aspiration to redevelop a number of key sites within the Masterplan area.

The Masterplan has been prepared within the context of the adopted Caerphilly County Borough Local Development Plan (LDP), which sets out the Council’s land use objectives for the County Borough in the period up to 2021, but it also sets out longer term goals to ensure that the momentum of change also extends well into the next decade. Many of the projects identified in



the Masterplan are aligned to proposals contained within the adopted LDP. The adopted LDP plan period ends in 2021 and the plan will need to be reviewed to provide the policy framework to control development for the period beyond 2021. Furthermore, relevant proposals may also be included within a Strategic Development Plan for the Cardiff Capital Region. The Masterplan will therefore need to be reviewed to take into account the relevant policies and proposals contained within the different tiers of development plans as they emerge.

The Masterplan has been prepared in the context of the overarching regeneration strategy for the County Borough, "A Foundation for Success" as well as the economic development strategy "Delivering Prosperity." "A Foundation for Success" sets out four key themes that need to be addressed:

- **Supporting Business**
- **Connecting People and Places**
- **Supporting People; and**
- **Supporting Quality of Life.**

The Heads of the Valleys Masterplan is the third area-specific strategy, in a series of five, which will identify projects that will help address key issues and objectives set out within the wider Regeneration Strategy. It forms part of the implementation plan for 'A Foundation for Success' and the Economic Development Strategy 'Delivering Prosperity' which will be reviewed every 5 years. The Masterplan identifies investment and development opportunities within the Heads of the Valleys Area.

In order to capture regeneration opportunities throughout the County Borough, two further Masterplans will be produced for Greater Blackwood and the Newbridge to Risca Corridor.



## Section 2: The Study Area

The Heads of the Valleys Regeneration Area is located in the northern part of Caerphilly County Borough, and comprises the Principal Town of Bargoed, the Local Centre of Rhymney, and the Upper Rhymney and Sirhowy Valleys. It incorporates the wards of Twyn Carno, Moriah, Pontlottyn, Darren Valley, New Tredegar, Aberbargoed, Bargoed, Gifach and Argoed.

This area suffers from significant challenges, as underlined by the Welsh Index of Multiple Deprivation (WIMD) 2019. Of the 20 lower super output areas (LSOAs) that constitute the nine wards, six of them are within the 10% most deprived in Wales in overall terms, with a further five in the 10 - 20% most deprived category. In addition, all nine wards are above average in terms of economic inactivity and unemployment, and the proportion of lower-skilled, lower-paying jobs is higher in the Heads of the Valleys Regeneration Area than

for the England and Wales average. Relevant data is presented as an appendix to this document.

The Heads of the Valleys Regeneration Area lies on the A465 at its northernmost point. This is a key transport artery for the South Wales economy, connecting the M4 at Neath to Abergavenny and Hereford, and providing links between West Wales and the Midlands. It is the only strategic east-west link that connects the Valleys communities providing access to employment, retail, leisure and other facilities. Significant levels of public funding has been already been spent on improving the A465 and further investment is being provided to complete the dualling of the route.

This Masterplan seeks to put into context the role that the Heads of the Valleys Regeneration Area plays within the wider A465 corridor and looks to complement, exploit and strengthen the opportunities that

exist. To the west is Merthyr, a sub-regional centre, major retail destination and service centre and home to Welsh Government offices and major tourism attractions such as Bike Park Wales. Immediately to the east is Blaenau Gwent, home to the Ebbw Vale Enterprise Zone (EZ) which is utilising publicly available finance to develop its automotive sector through the Tech Valleys initiative.

Whilst the study area of the Masterplan only relates to that part of the Heads of the Valleys within Caerphilly County Borough's administrative boundary, it has regard to the wider A465 corridor and identifies development and investment opportunities that will strengthen the Borough's position within this context.



# Section 3: The Context

In providing the context to the Masterplan it is important to understand the strengths, weaknesses, opportunities and threats that currently exist within the Heads of the Valleys.

## Strengths

- Excellent connectivity by road via the A465 Heads of the Valleys Road to the West Midlands, West Wales and Ireland;
- Located within a dramatic natural and semi natural environment;
- Improved public transport infrastructure in recent years including the provision of the new park & ride facilities and a new bus/rail interchange at Bargoed, Rhymney park and ride and frequency enhancements;
- Significant life-science companies are located in the HOVRA including Richards and Appleby, Williams Medical and Convatec;
- Provision of a new 3-18 teaching facility in Rhymney (Idris Davies School);

- A number of Welsh medium schools are located in the area, helping to promote and grow the Welsh language;
- The Integrated Health and Social Care Resource Centre for the north is located in Rhymney together with Hafod Deg Resource Centre, both of which provide vital cross cutting services to residents in the area;
- The existence of key community hubs e.g. local libraries, community centres, GP surgeries;
- The area contains two country parks within its boundary: Parc Coetir Bargod and Parc Cwm Darran; with Parc Bryn Bach straddling the boundary with Blaenau Gwent, providing excellent recreation, leisure and lifelong learning opportunities;
- A leisure centre at New Tredegar providing significant leisure opportunities;
- New house building is ongoing helping

- to diversify the housing stock in this area, e.g. the former Bedwellty School Site;
- Significant investment has been targeted at the council house stock throughout the area, improving the condition and quality of the stock and its energy efficiency;
- The Cadw-designated Historic Landscape of Gelligaer and Merthyr Common is located within the area, providing a significant cultural and historical resource for the County Borough;
- A number of heritage sites are based in the area e.g. Butetown and the Elliott Colliery Winding House;
- The Greater Bargoed Regeneration Scheme has improved the southern end of Bargoed town centre;
- A positive attitude towards community cohesion.

## Weaknesses

- The Masterplan area and the Upper Rhymney Valley in particular has the highest concentration of deprivation within the County Borough;
- The Twyn Carno 1 LSOA is currently ranked as the 8th most deprived LSOA in Wales (WIMD, 2019);
- The area has high levels of economic inactivity, unemployment and long-term illness;
- The area has low levels of attainment with regard to education & formal qualifications;
- The general topography of the area, consisting of valleys and steep hillsides, hinders accessibility and has contributed to the problem of poor transport links and general physical isolation;
- Bus transport in the area is infrequent and unreliable as a means of accessing employment opportunities;





- Bargoed town centre has the highest vacancy rate of all of the principal town centres;
- There is low diversity in the range of housing in the area;
- Many of the communities in the area are isolated and there is limited provision of facilities and services.

## Opportunities

- The City Deal for the region will provide an unprecedented level of funding for projects with the aim of promoting economic growth and job creation throughout the region, including addressing skills gaps and shortages;
- The decision by the First Minister not to progress with the M4 Relief Road has a potentially positive impact on the perception of the A465 as a strategically important and unencumbered transport route;
- Potential for the integration of the Rhymney employment land with the Ebbw Vale Enterprise Zone, in order to

create a Heads of the Valleys Enterprise Zone focussed on complementary and beneficial economic development along the A465;

- The natural and semi-natural environment in the area provides excellent recreational opportunities;
- The potential to enhance the benefits of its location adjacent to the Brecon Beacons National Park;
- The Upper Rhymney Valley offers significant potential in terms of renewable energy production;
- The area is the subject of major infrastructure improvements, including the dualling of the A465, Metro improvements and the Dwr Cymru Welsh Water Rhymney to Bargoed works, all of which have the ability to provide training and apprenticeship schemes for the area as well as facilitating employment growth – the Dwr Cymru Welsh Water scheme also offers investment in community projects as part of scheduled works;

- The delivery of new industrial units at The Lawns will provide modern, affordable units for business start-ups and expansions;
- A significant level of employment land is available; although investment is needed to bring some of it back into beneficial use;
- The development of Angel Way and Lowry Plaza provides an excellent opportunity to act as a catalyst to regenerate and diversify Bargoed town centre;
- Capitalising on the improvements to the rail line and the increases in the frequency of services post 2023;
- Provision of a bus interchange on the A465 to improve east-west links by public transport, and to connect to the A469;
- Target training opportunities at Rhymney, New Tredegar and Bargoed and throughout the area, looking at the potential of delivering community transport through the RDP and Transport for Wales;

- Pilot improved use of digital technology for promoting green infrastructure and facilities and integrated digital technology training with employers and young people;
- Expansion of the area's leisure and tourism offer through the Valleys Regional Park would be beneficial both to the local economy and people's quality of life;
- Maximise the potential for heritage to be used as a tool for increasing tourism in the area;
- Potential to establish the Masterplan area as a visitor destination through increased tourist accommodation provision given its proximity to the National Park and other leisure and tourism facilities;
- The natural and semi-natural environment, including the country parks and the Historic Landscape of Gelligaer Common, provides excellent opportunities for local communities and visitors alike, including recreation, improved health and well-being and lifelong learning;
- Sections of cycle routes have already

been implemented and there are further opportunities to create a network of routes and paths integrated into a wider regional network;

- RDP funding is available which could be used to facilitate a number of developments in the area.

### Threats

- Merthyr and Ebbw Vale are identified as strategic hubs in the VTF Delivery Plan. The northern part of the Masterplan area therefore needs to ensure that it is able to develop its complementary employment role;
- No VTF 'hubs' are identified within the Masterplan area;
- The current vogue for experiential shopping and the growth in online retail are challenging for the existing town centres;
- Population decline is a significant threat to the Heads of the Valleys, potentially leading to the loss of local services and community sustainability;
- Socio-economic factors need to be addressed or they are likely to continue to have a significant impact on the Masterplan area;
- Levels of car ownership are low and IT infrastructure within the area is poor;
- Low land values and historic land conditions associated with the area's industrial past make many sites unviable and therefore unattractive to the private sector;
- Available financial resources may be insufficient to effectively address the challenges, especially as a result of the loss of EU funding;
- Low aspirations, low educational achievement and health issues may hinder the ability of residents to access employment opportunities;
- Negative perceptions of the area can undermine attempts at regenerating the area.

# Section 4: The Vision for the Heads of the Valleys Regeneration Area

The Heads of the Valleys Regeneration Area comprises the towns of Bargoed, Rhymney and the Upper Rhymney and Sirhowy Valleys, and lies alongside the A465 at its northernmost point. Development in this area needs to capitalise upon the major public investment in the A465, in order to help address deprivation within this area. A Vision and a series of Strategic Objectives have been identified, based on the findings set out in Section 3 – these seek to address the HOVRA's threats and weaknesses, by maximising the positive impact of its strengths and taking advantage of its opportunities.

## The Vision is as follows:

"The Heads of the Valleys will capitalise upon the major public investment in the A465 and its strategic location along this corridor, complementing and strengthening employment opportunities and creating an exciting, vibrant place where businesses will

want to locate and where people will choose to live and work.

It will strengthen and diversify communities by improving connectivity, supporting the role of the foundational economy and developing its role as a visitor and tourism destination by utilising its distinctive industrial heritage and natural attractions and spaces.

It will enable the provision of, and promote accessibility to, those commercial, leisure and community services that will equip people to lead more healthy and prosperous lives."

The Vision has been prepared having regard for the seven well-being goals set out within the Well-being of Future Generations (Wales) Act 2015.

The Vision for the Masterplan will be supported by a series of Strategic Objectives outlined below that will drive its delivery and

translate directly into a series of projects and actions that:

- A. Complementing, and integrate with, nearby initiatives such as the Ebbw Vale Enterprise Zone (EZ) in order to develop a strategic employment function for Rhymney, establishing it as a gateway to the Valleys** - *Identifying redevelopment proposals for Rhymney's employment sites that link into Metro improvements, the role of Rhymney Station and the close proximity of the A465. Establishing strong infrastructural and sectoral links with the EZ is central to this;*
- B. Improving social and economic resilience through education, training and careers advice, and foster the development of the foundational economy within this area to ensure that economic growth accrues more equitably** - *Tackling deprivation and improving access to economic*

opportunities through development of skills and integration of training initiatives with business. In terms of the foundational economy, ensuring that resources are more usefully spent shoring up indigenous businesses where profit and spend is more likely to remain or recirculate within the local economy. Central to this is building capacity within communities and establishing networks of collaboration;

**C. Expanding the area's sphere of influence and improve connectivity**

- Using the A465 and public transport infrastructure improvements to enable the population within the north of the County Borough to benefit from opportunities within the wider A465 corridor, including those that are presented in adjacent authorities;

**D. Reinforcing the role of Bargoed as a service centre for the north of the County Borough** - Promoting its

diversification for alternative uses, whilst retaining and consolidating a strong retail core;

**E. Maximising the impact of the Valleys Regional Park, protecting and enhancing important green spaces and promoting tourism** - Establishing

a vibrant network of tourism, visitor and leisure attractions and promoting the natural heritage of the area in order to encourage the use of green spaces and create a vibrant and accessible visitor destination;

**F. Supporting proposals for renewable energy generation and community benefit through utility infrastructure** -

Encouraging the development of renewable energy proposals in sustainable locations, including through the operation of community co-operatives, and ensure that community benefit can be derived from upgrades to public utilities;

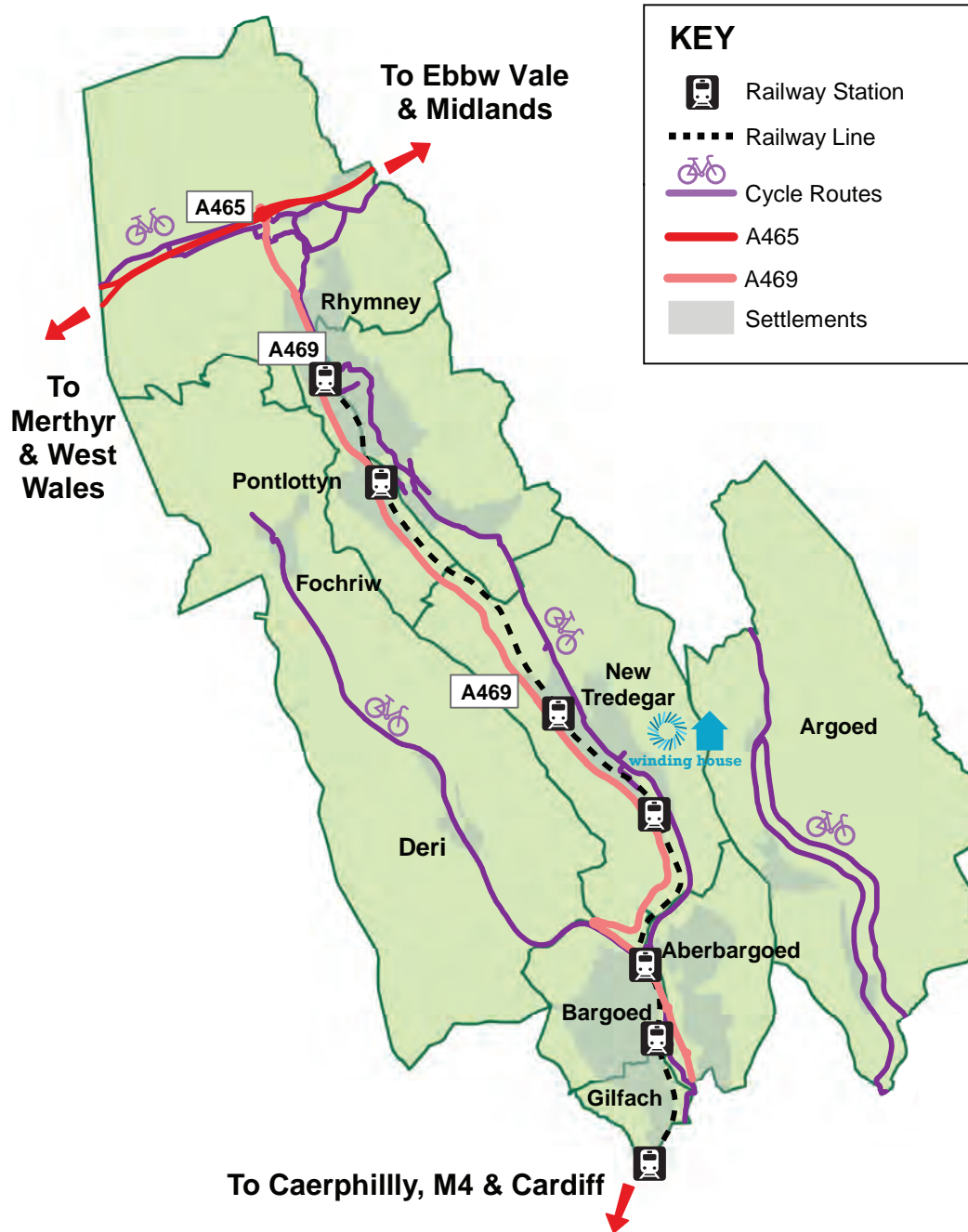
**G. Supporting the development and diversification of housing in sustainable locations to complement economic growth and resilience** -

Unlock stalled housing sites in locations less favourable to volume builders and trial initiatives for innovative housing and self builds;

**H. Providing a suitable level of community, leisure and education facilities, and establish Integrated Well-Being Networks in order to connect communities' strengths and assets** -

Acknowledge that such facilities are important to the population and ensure that these facilities meet future needs. Collaboration delivered through networks of community hubs and people who deliver services and support can build community relationships and have a positive impact on well-being and social capital, especially in conjunction with other community schemes;

## Study Area



- I. **Ensuring that accessibility for all is embedded in all improvement schemes** - A cross-cutting objective that recognises that people are disabled more by poor design, inaccessible services and other people's attitudes than by their own impairment;
- J. **Ensuring all communities within the Heads of the Valleys Regeneration Area are able to engage and benefit from the Masterplan** - Ensure that the proposals identified in the Masterplan have positive outputs for those that are living in those communities.



# Section 5: The Development Strategy

In order to deliver the Vision and Strategic Objectives, it is important to set out the development strategy in relation to the key land uses within the Masterplan area, having regard for the strategy of the adopted LDP, regional aspirations and the opportunities and challenges that form the context. The site specific delivery of the Masterplan is set out in Section 6.

## Employment and Skills

City Deal presents a significant opportunity to revitalise the economy of the A465 corridor, providing funds to develop growth in key sectors, establish a network of redeveloped and reconfigured employment sites and improve linkages with the rest of the region and beyond. Work has been undertaken to determine a sectoral breakdown of the HOVRA's economy, identify those areas of sectoral strength that may exist and to establish where opportunities for economic

growth may arise on the basis of this. This work is presented as an appendix to this document and its findings set out in Section 6.

The adopted LDP protects the following six sites within the Heads of the Valleys Regeneration Area for employment use and these should continue to be protected (additional land at Heads of the Valleys Industrial Estate is allocated for new development):

- Heads of the Valleys, Rhymney;
- Capital Valley, Rhymney;
- Maerdy, Rhymney;
- New Tredegar Business Park;
- Bowen, Aberbargoed;
- Angel Lane, Aberbargoed.

The Masterplan seeks to take advantage of the three Rhymney sites listed above plus The Lawns Industrial Estate by identifying them as potential redevelopment opportunities,

in order to provide new business space, to complement the role of the nearby Ebbw Vale Enterprise Zone (EZ) and maximise the potential offered by increased connectivity through the Metro initiative.

It is envisaged that this will involve the provision of new starter units suitable for small business start-ups, and some larger units that cater for businesses who wish to take advantage of existing and growth sectors. The area, along with Blaenau Gwent, does have a life sciences presence, and the automotive focus of the nearby EZ may present opportunities for complementary development in associated supply chains and service sectors.

Alongside physical improvements to land and premises, there is a need for this process to link to the development of direct recruitment schemes being implemented by the Council's Business Liaison Officer.



## Foundational Economy

The foundational economy provides essential goods and services for everyday life and includes infrastructure; utilities; food processing, retailing and distribution; and health, education and welfare. In Wales, it supports four out of every 10 jobs, and £1 in every £3 spent.

Common interventions utilised in relation to the foundational economy include those related to public sector procurement processes, ensuring that more of the revenue moving through it can be harnessed and retained in the local area. Other schemes include a pilot project in Blaenau Gwent, involving the collaboration of locally-active housing associations to support the development of SMEs.

Welsh Government has launched a £3m Foundational Economy Challenge Fund, offering support to organisations and businesses to introduce innovative ways of working. This is open to any organisation

working within the foundational economy, and projects must be for its benefit.

## Education and Training

Educational attainment and skills acquisition, along with other social and economic factors in respect of deprivation are key issues in respect of addressing inequalities in the Masterplan area. Data from the Welsh Index of Multiple Deprivation (WIMD) 2019 indicates that of the twenty LSOAs that constitute the HOVRA, six are in the most 10% deprived of all Welsh LSOAs in terms of education (details are set out in Appendix 5).

Working in partnership with Careers Wales, Business Support Wales and business and industry, the Council will seek to increase the availability of quality jobs and identify opportunities to enhance access for residents to those jobs. The availability of a workforce with the appropriate range of skills is essential, and the focus should be concentrated on the following areas:

- Providing appropriate career support to

aid people's understanding of the type of employment available to them and help them make the right choices to lead them into work;

- Ensuring that the appropriate soft skills and technical skills are provided, and engendering a culture of enterprise and entrepreneurship;
- Addressing the mismatch between the skills needed to access jobs (digital, technical and soft) and the training provided through the educational curriculum and by training providers;
- Ensuring that there are opportunities for upskilling in the current workforce, including the closing of skills 'gaps' in relation to potential growth sectors;
- Improving links between schools, further education and local businesses;
- Integration with the Community Regeneration-led Gateway to Employment model, providing key relevant training opportunities for existing workforces and unemployed participants.

## Connectivity

The A465 is the key strategic east-west route between West Wales and the Midlands and the ongoing dualling programme will increase its capability in this regard, as well as providing a vital link with nearby centres such as Merthyr and Ebbw Vale. The increased accessibility offered by Metro will have similar benefits in respect of accessibility to the south, aiding access to external markets for businesses, jobs and other facilities for residents. Increases in journey frequency and the provision of earlier and later services will allow more people to travel in a manner which is conducive to labour market requirements, taking account of shift patterns.

It will also have the potential to bring employees and visitors in, and therefore 'gateway' sites such as the Bargoed and Rhymney Stations and their environs are important, both in their own right and as a means of signposting to nearby facilities. There is therefore the potential for land around local rail stations to be configured to

have a positive impact on the local economy i.e. through the provision of business space and associated development, and to convey a positive image of the area by providing links to town centres and other facilities that exist elsewhere within the Heads of the Valleys Regeneration Area.

## Leisure and Tourism

The Heads of the Valleys is synonymous with both a strong industrial legacy and a series of distinctive landscapes, and the combination of these is a rich natural and cultural heritage. The Valleys Regional Park (VRP) initiative seeks to establish a model for the management of a network of a highly-visible, high quality country parks, other natural assets, heritage sites and attractions across the Valleys, linked with towns and villages and the Metro and maximising the opportunities for walking, cycling and riding.

There are three existing country parks and one proposed country park in the HOVRA that will contribute to the VRP, namely:

**Parc Bryn Bach (Blaenau Gwent Caerphilly);  
Parc Cwm Darran;  
Parc Coetir Bargoed;  
Markham Colliery.**

Other important heritage assets which will contribute to the VRP include:

**The Winding House Museum, New Tredegar;  
Bute Town Conservation Area;  
Hanbury Chapel and Library, Bargoed.**

## Town Centres

Retailing remains fundamental to the role and function of town centres. The Masterplan area comprises the Principal Town of Bargoed, the Local Centre of Rhymney and the smaller settlements of New Tredegar, Aberbargoed, Markham, Argoed, Hollybush, Deri, Fochriw, Pontlottyn and Abertysswg.

- **Bargoed** – the town centre includes one national supermarket (Morrisons), Peacocks and Dorothy Perkins and over 100 largely independent commercial units and key services;

- **Rhymney** – comprises a range of local shops and services;
- **Neighbourhood retailing** – in accordance with national and local planning policy, the Masterplan does not promote the provision of major retail development outside of designated retail areas, but the development of some retail to support local needs is a key part of promoting sustainable development.

Both Bargoed and Rhymney town centres have vacant units, and there is potential to diversify the range of uses within both towns, whilst ensuring that they expand on their roles as service centres with a viable and vibrant retail and commercial basis.

## Housing

The strategy for the adopted LDP seeks to exploit appropriate development opportunities where they exist, with a view to creating a viable future for all communities in the Heads of the Valleys. It also seeks to accommodate new housing in villages where

there is a need to diversify stock and in order to retain the existing population.

The Heads of the Valleys has experienced less development pressure over the lifetime of the LDP due to the perceptions of volume housebuilders regarding profitability. Whilst some small-scale development has taken place, many of the sites allocated for housing in the LDP remain undeveloped, despite their sustainable locations. However, there is significant potential for the development of sites by SME builders and self-build plots, as well as new housing association sites, to provide new sustainably located housing development in order to increase the amount and quality of housing stock in this area.

## Community Facilities

The provision and location of community facilities are of crucial importance to the sustainability of settlements and to the well-being of their populations. In addition to existing facilities in the HOVRA, a number of new facilities have opened, or existing ones

improved, since the adoption of the LDP:

- Bargoed Library and Customer First Centre (Hanbury Chapel);
- Rhymney Integrated Health and Social Care Centre;
- Hafod Deg Resource Centre, Rhymney;
- Idris Davies School, Abertysswg – the first English medium school in Wales which offers a through school education for pupils between the ages of 3 and 18;
- Rhymney Library.

The rationalisation and sharing of facilities to fulfil several community purposes can provide benefits in the form of community ‘hubs’, allowing people and groups to use them for a variety of uses. This can have a positive impact in terms of social capital, engendering networking opportunities, knowledge sharing and the development of transferable skills which are of invaluable importance in a modern social and economic context.

# Section 6: The Masterplan Framework

This section sets out the site specific projects and proposals that will collectively deliver the Vision and Objectives. Many of the projects are interrelated, and therefore implementation of some projects may be reliant on other proposals progressing sequentially or concurrently.

## **A – Complement, and integrate with, nearby initiatives such as the Ebbw Vale Enterprise Zone (EZ) in order to develop a strategic employment function for Rhymney, establishing it as a gateway to the Valleys**

City Deal presents an opportunity for the A465 corridor to develop its economy in an integrated way, exploiting improvements in connectivity to bring about sectoral growth on the basis of existing strengths, and in a manner which is complementary to other parts of the region, through the development of modern business premises.

Ebbw Vale Enterprise Zone comprises eight sites which are intended to deliver the objective of the Tech Valleys initiative – supporting the improvement of infrastructure links and development of 450,000 sq ft of new industrial/commercial floorspace, generating up to £20 million of private investment and potentially 1,000 permanent jobs.

### **The five ‘key’ sites within the Enterprise Zone (EZ) are as follows:**

- Bryn Serth (20.2 ha);
- Rassau Industrial Estate (7.1 ha);
- Rhyd-y-Blew (29.2 ha) – development of a technology park at this location in lieu of the Circuit of Wales scheme, including a 50,000 sq ft advanced manufacturing unit;
- The Works (6.2 ha) – development of 22,000 sq ft of B1/B2 starter units;
- Tredegar Business Park (2.1 ha)

All of these sites benefit from close proximity to the A465, allocation within the Blaenau Gwent LDP for class B uses, a simplified planning regime via a local development order (LDO) and financial support from Finance Wales and the Welsh Business Rates Scheme. An opportunity exists to extend the EZ to incorporate employment sites in Rhymney to provide ancillary, complementary and service employment opportunities.

### **Establishment of an A465 Innovation Chain**

Work undertaken by the University of South Wales for the Valleys Taskforce recommends the establishment of an ‘innovation chain’ to maximise the impact of the A465 dualling. The aim of this is to provide a series of strong innovation clusters in order to boost the regional economy and attract external investment. Three zones are identified, based on existing characteristics:





- Zone 1 (Glynneath area, Neath Port Talbot): energy/environment cluster;
- Zone 2 (Hirwaun-Aberdare area, Rhondda Cynon Taf): IT/digital cluster;
- Zone 3 (Dowlais, Merthyr - Bute Town, Caerphilly): extension of Tech Valleys and Merthyr industrial sites.

The main focus of Zone 3 is to provide greater connectivity between the automotive presence in Ebbw Vale and those additional facilities that exist in Merthyr – some industrial as well as retail and leisure. The USW work envisages the addition of R&D facilities, support for business start-ups and conferencing and hospitality facilities for business and investors along this corridor. The Masterplan seeks to build on this approach by developing the role of Rhymney's existing employment sites, in order to complement the focus on automotive and advanced manufacturing within the Ebbw Vale Enterprise Zone.

Rhymney is situated between Ebbw Vale

and Merthyr on the A465 and, although it has no designated role as set out within the VTF delivery plan, it possesses a 'critical mass' of existing employment land and premises which is a comparative strength in the HOVRA, which illustrated that Rhymney can compete with neighbouring areas to attract and retain business. The Rhymney employment cluster comprises the following sites:

- Heads of the Valleys (19.5 ha) – 5.2 ha of undeveloped land remains available for development;
- Capital Valley (14.8 ha) – 3.3 ha at the southern end is undeveloped;
- Maerdy Industrial Estate (12.5 ha);
- The Lawns Industrial Estate (7.3 ha) – there is planning consent to develop 15 new units on the residual land available.

This cluster of industrial estates is situated either side of the A469 north-south link road, in very close proximity to the A465, offering excellent vehicular and freight access to Merthyr Tydfil to the west and the Ebbw Vale

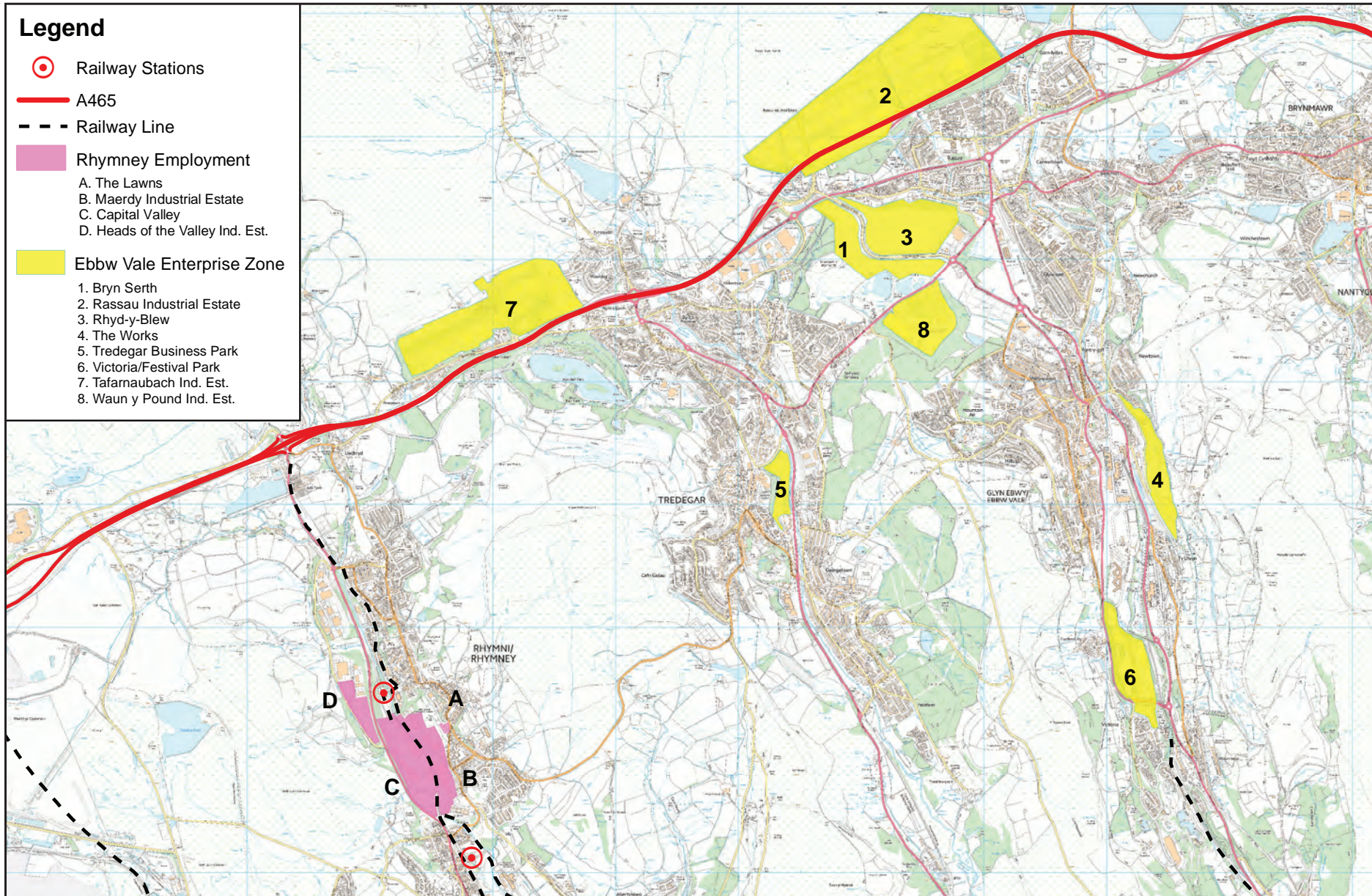
Enterprise Zone to the east. Rhymney Station provides excellent rail access through the County Borough to Cardiff, whilst there is the capability to transport freight from the Capital Valley railhead, which is unique in the Heads of the Valleys area.

The following map identifies the EZ sites as well as the Rhymney cluster, and the key transport routes that exist in the local vicinity:

Given Rhymney's proximity to the EZ and the need for mutually complementary employment growth in order to deliver economic benefits to this part of the A465 corridor, it is proposed that the scope of the existing Ebbw Vale EZ be expanded to create a **Heads of the Valleys Enterprise Zone**, complementing the planned growth in the automotive sector at Ebbw Vale and the retail/leisure offer at Merthyr (including the forthcoming Rhydycar West scheme). Collectively, these proposals will build on the benefits of the A465 dualling and the newly developed Metro hub at Rhymney Station.



## Ebbw Vale Enterprise Zone and Rhymney Employment Sites





In terms of the sectoral analysis undertaken in respect of existing sectors operating within the area, the Rhymney area does accommodate companies which are active in the area of healthcare more generally, be it manufacturing or supply. This part of the HOVRA, encompassing Rhymney and the broad cluster of related firms in Blaenau Gwent (including PCI Pharma at Tafarnaubach), therefore has the potential to build on this specialism, provided that a) a suitable workforce can be retained and expanded upon; and b) the customer base is sufficiently accessible.

An enlarged Heads of the Valleys Enterprise Zone may also present opportunities for the HOVRA more generally. Whilst the growth of the automotive sector has reportedly been slow, there are examples of firms operating within the sector and, should a critical mass be reached whereby the sector exhibits clustering characteristics in the area (technical expertise and social capital locally inherent to that particular field), opportunities for expansion will arise, either

in the form of additional automotive or other, complementary sectors. Whilst this process is heavily reliant on the development of technical expertise and skills, the Rhymney area does have sites that could accommodate such development in the form of Capital Valley (which requires redevelopment) and Heads of the Valleys Industrial Estate (which has undeveloped land).

Work undertaken by JLL/Sutton Consulting on behalf of the Cardiff Capital Region has presented findings in terms of take-up and demand for the different categories of employment premises and recommendations as to how these should be addressed spatially across the region. Those pertinent to the Heads of the Valleys Regeneration Area are:

### **Traditional Small B1/B2/ B8 Industrial Units**

Studies across the CCR have identified very high occupancy rates for such units. It is recommended that the average site offered should be 1,500–2,000 sq ft. Focus

on provision of these units should be on those parts of the CCR outside Cardiff and Newport where new private sector development of such floorspace is viable. Potential locations in Caerphilly County Borough include Caerphilly/Bedwas, mid Valleys locations (Ystrad Mynach, Blackwood) and Rhymney. Further development of such premises will benefit local enterprise, including – potentially – some elements of the foundational economy.

### **Large B2 Industrial and Manufacturing Units**

There has been a steady take-up of floorspace across the CCR since the 2007-10 economic downturn and there is now a near historic low in terms of supply, particularly regarding modern floorspace. There is little speculative development but the flow of foreign direct investment remains slow but steady. Recommended locations for intervention include the provision of large manufacturing units at Oakdale and Rhymney (1 x 50,000 sq ft and 1 x 25,000).



## Metro Stations as Business Hubs

A pilot programme is suggested to explore the feasibility of converting stations into well-connected business hubs as part of a sustainable regeneration masterplan, with the local station at the centre. It is anticipated that Metro will generate sufficient commuter traffic to justify commercial development at key locations and, in time, facilitate investment beyond the immediate station environs. Public sector intervention will be required in the first instance to bring forward sites of sufficient quality and scale. Three pathfinder schemes are recommended as an exemplar (10,000 sq ft employment floorspace) with potential locations including Rhymney.

## Other

With the growth in prominence of electric vehicles, the lack of charging infrastructure across the CCR is highlighted. With the ongoing A465 dualling programme, there is potential to create an EV-friendly service station on the A465 which could also provide tourism and visitor services.

Rhymney is identified as being a location that would benefit from the development of small business start-up units, demand for which is strong a) across the region due to prevailing high occupancy rates; and b) locally due to a low proportion of suitable stock. Its location just outside the Ebbw Vale EZ, as well as good transport links provided by the A465 and A469 southbound would enhance its attractiveness as an area for developing complementary activities to those in the EZ with the provision of suitable premises. Other factors could also work in its favour, if public funding is utilised to develop the potential of these attributes:

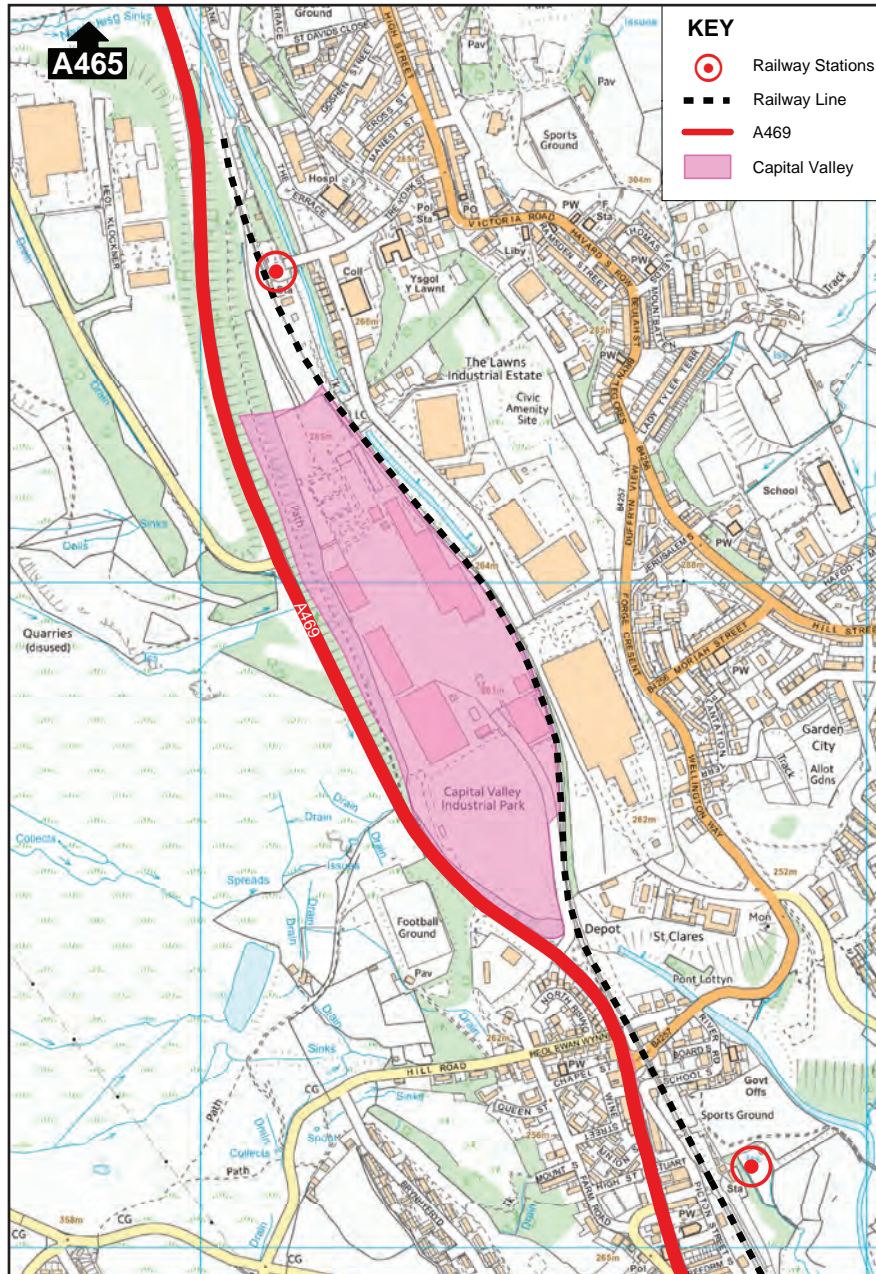
- Potential for increased economic integration with the rest of the region due to the increase in journey frequency at Rhymney Station and the potential role of the Station as an economic hub for the HOVRA;
- The existence of a railhead at Capital Valley gives the area freight transfer capability, which is unique in the wider EZ area;

- The collaborative aspect of the proximity of existing commercial/industrial uses elsewhere in Rhymney, particularly the adjacent Lawn and Maerdy Industrial Estates;
- Opportunities to encourage all industrial estate owners to re-brand their premises as a single business location, pooling resources and encouraging a partnership approach to development in this sector (possibly with those in the EZ);
- Rhymney does have an existing life sciences presence, and the provision of modern business stock could develop this further.

## A - 1 Capital Valley

Capital Valley is an existing industrial estate, comprising older, low quality industrial and warehouse accommodation. Land in the south is in use for open storage while there are multiple derelict/demolished buildings in the north. Much of it is within TAN 15 flood zone C2.

## Capital Valley



There is concern that the existing stock is not fit for purpose in places, specifically that there is a shortage of smaller, modern units suitable for new business start-ups. Vacancy rates on Capital Valley as of 2018 were 52.6% in terms of numbers of units; 37.2% in terms of floorspace. Notwithstanding this, the existing businesses on the site employ circa 200 people.

Redevelopment of the site to tailor it (at least in part) to the needs of specific sectors, complemented by investment in the development of a range of particular skill sets, would allow such businesses to take advantage of an appropriately trained and upskilled workforce. Key areas that could be targeted are manufacturing (potentially advanced manufacturing in relation to automotive), processing, energy and institutional.

### Development Principles

- Redevelopment of the site for small, start-up units, and larger B2 development;

- Maximising the existence of a railhead;
- Integration with Rhymney Station and the town centre, especially due to increased journey frequency;
- Targeting of complementary uses to those forming the basis of the existing EZ/Tech Valleys;
- Integration with the Community Regeneration-led Gateway to Employment model, providing key relevant training opportunities for existing workforces and unemployed participants.

## A - 2 The Lawns Industrial Estate

The Lawns Industrial Estate (lying immediately adjacent to The Maerdy Industrial Estate) is centrally located in Rhymney on the north eastern side of the cluster of estates and is the smallest of the four. Existing units are of moderate quality, and the majority of them are used for storage, office space or other less industrial facilities/ use, also on site is a civic amenity centre.

Access to the Lawns estate is only possible

from the southern end via a link road off the B4257. There is a strong and ever increasing demand for expansion and enhancement of the estate for light industrial, high quality 'starter units'. As well as potential, additional opportunities for expansion of the estate in the future, the Council aims to bring into beneficial economic use a parcel of prime underutilised land (approx. 0.65Ha in size) adjacent to the existing estate to significantly expand the site's employment offer. This will result in the design and construction of new high quality light industrial factory units and associated infrastructure, to be delivered in 2020. The scheme will consist of the following key elements:

- New access highway infrastructure & parking areas;
- New single storey employment buildings (x3) – with internal units ranging in size between 50, 70 & 100 sq.m;
- Associated soft and hard landscaping features.

## Development Principles

- Development of new start units to satisfy demand;
- Better integration of business space within the sites, enhanced legibility of access;
- Reduced commuting out of the area through increased provision of local jobs;
- Maximise opportunities brought about by Metro, due to proximity to Rhymney Station.

## A - 3 Heads of the Valleys Industrial Estate

Located off the A469 and divided into two parts, the northern part of the estate together with a portion of the southern part is protected for employment use in the LDP. The remainder is allocated for new employment development. The northern section comprises mid-sized industrial premises, the southern section comprises a row of smaller units, one large property and vacant land.



# The Lawns Industrial Estate



**Mynedfa'r Gogledd/North Entrance**  
1:100

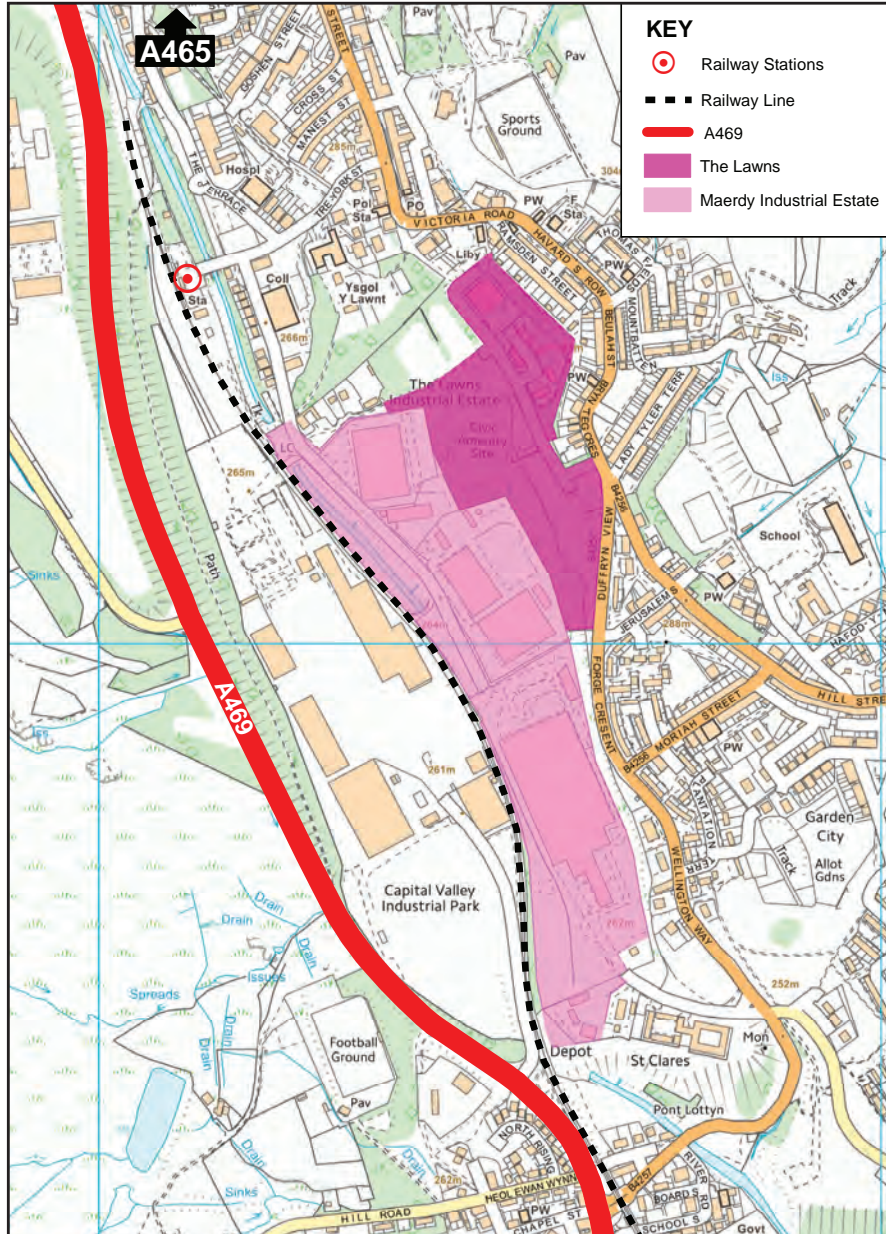


**Mynedfa Gwedd y De/Entrance South Entrance**  
1:100



**Mynedfa Gwedd y Gorllewin/Entrance West Elevation**  
1:100

## The Lawns and Maerdy Industrial Estates



Sharp Clinical Services, part of UDG Healthcare plc, has recently invested £9m to fund a new multiple – phase pharmaceutical manufacturing, packaging and distribution facility at this location adding to the range of life science manufacturing facilities on the estate (Convatec Ltd is also located here) demonstrating the attractiveness of the area to multi-national life science companies.

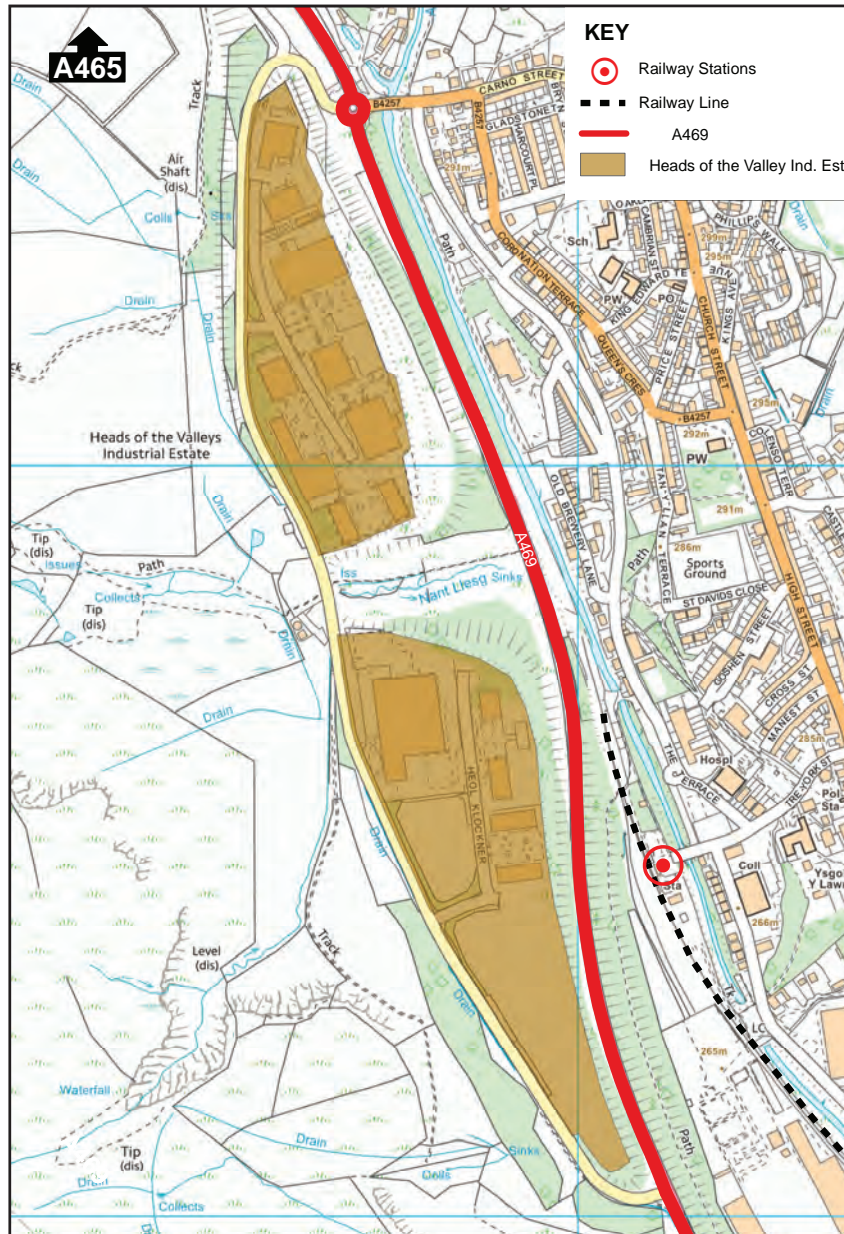
The site's extremely good transport links in relation to the A469, as well as the availability of undeveloped land, enhance its status as a candidate for the location of life science facilities and for business conferencing provision to serve the wider A465 corridor.

### Development Principles

- Good strategic location on the A469 and very close to the A465;
- Availability of undeveloped land;
- Build on collaborative aspect of the proximity of existing commercial/ industrial uses elsewhere in Rhymney,



## Heads of the Valleys Industrial Estate



particularly Capital Valley and the Lawns and Maerdy Industrial Estates;

- Opportunity to develop role of existing sectors e.g. life sciences;
- Potential location for sub-regional business conferencing facility, to be developed as part of an overall improvement to the site's environment;
- Integration with the Community Regeneration led Gateway to Employment model, providing key relevant training opportunities for existing workforces and unemployed participants.

**B - Improve social and economic resilience through education, training and careers advice, and foster the development of the foundational economy within this area to ensure that economic growth accrues more equitably**

### **B - 1 Education, Training and Skills**

In order to combat the economic deprivation

that is present in much of the HOVRA and in conjunction with the physical proposals set out under Objective A, there is a need to ensure the provision of suitable education and training initiatives, programmes to reduce worklessness and the development of transferable skills.

This will provide several opportunities in relation to economic prosperity:

- To provide local people with the necessary skills required for employment, generally bringing about an increase in skill levels and improving people's access to good quality jobs;
- To foster a renewed spirit of confidence and entrepreneurship and increase the likelihood of higher levels of indigenous business formation and economic growth;
- To attract key employers, particularly those operating in higher value-added sectors, as part of an overall 'package' including modern, fit-for-purpose employment premises and good sub and inter-regional connectivity.

Having regard to the role of the HOVRA within the context of the wider Heads of the Valleys region, such an approach needs to be appropriately tailored to the economic aspirations set out by the Valleys Taskforce and the Tech Valleys initiative. In practice, this means the propagation of skills tailored to the area's key growth areas.

As outlined in A Foundation for Success and its supporting document Delivering Prosperity, there is a need for co-ordinated delivery between relevant organisations in order to ensure a comprehensive approach regarding the following:

- The provision of appropriate career support for children and adults;
- Addressing the mismatch between the skills needed to access jobs and the training provided through the curriculum and by training providers;
- Ensuring that there are opportunities for upskilling among the current workforce;
- Improve links between educational

institutions, including schools, and local businesses;

- Integration with the Community Regeneration led Gateway to Employment model, providing key relevant training opportunities for existing workforces and unemployed participants.

As part of this, Valleys Taskforce is piloting a project across its area which seeks to connect social and economic challenges with crowdsourced entrepreneurial solutions, utilising a cloud-based, open innovation platform to establish links with local educational institutions. Essentially, the project will connect local SMEs with a wealth of intelligence contained in Universities and Colleges to offer solutions to everyday business problems.

Specific actions in relation to education, training and skills are set out within A *Foundation for Success*. In addition, the Council is preparing a Skills, Training and Employment Strategy which will further develop ways of improving skills attainment.

## B - 2 Foundational Economy

The foundational economy has been defined as the “social consumption of essential goods and services”. It includes things such as healthcare, education, food processing and retail, utilities and infrastructure. By its very nature, it exists where demand is localised and permanent and, therefore, the foundational economy exists across the whole of the HOVRA.

For this reason, this is a cross-cutting objective that covers the whole area, rather than particular sites. Resilience can be improved through investing in firms and organisations within the foundational economy, and the Welsh Government Foundational Economy Challenge Fund will offer support to organisations and businesses to introduce innovative ways of working. The Council’s Business Support service can assist organisations who may wish to access this funding.

Business Support also has a role in terms of working with businesses to establish

networks of collaboration, ensuring that local supply chains can be established where they don’t already exist, serving to keep money within the local economy. Related to this is the provision of suitable business stock – the delivery of modern start-up units on estates such as Capital Valley and The Lawns will assist in adding to existing premises in places such as New Tredegar and providing fit-for-purpose business space for local firms. The Community Regeneration-led Gateway to Employment model will provide key relevant training opportunities for existing workforces and unemployed participants (specifically relating in work support and upskilling existing workforces).

Council procurement processes can also assist by investing in Heads of the Valleys organisations on locally specific contracts where possible. This will ensure that contracts are socially beneficial, ensuring that infrastructure projects deliver community benefit. This needs to be done in such a way that builds capacity in local businesses, offering long-term employment and training.

Education and training providers will be important in building the relevant skills required to enable organisations to maintain networks of collaboration, and in accessing Welsh Government funding opportunities. Integrated Well-Being Networks, which seek to connect the strengths and assets of communities, will also be relevant, and these will be discussed more fully under Objective H.

## C - Expand the area’s sphere of influence and improve connectivity

The HOVRA lies within the wider A465 corridor, which stretches from Neath in the west to Abergavenny in the east (in a Welsh context) before crossing into the Midlands, with settlements in the northern part of the area in particular operating within the sphere of influence of nearby centres such as Merthyr and Ebbw Vale. Notably it now takes the same time by road from Rhymney to travel to the Midlands or London as it does from Cardiff. However the A465 route has the added benefit of avoiding the congestion of the Brynglas Tunnels and the Severn Bridge



making the HOVRA an attractive proposition for businesses to locate.

## A465 Dualling

Dualling of the A465 Heads of the Valleys trunk road continues with Section 3 (Brynmawr to Tredegar) finished in 2015. Section 2, from Gilwern to Brynmawr, is now well underway although is more technically challenging. Sections 5 and 6, from Dowlais Top to Hirwaun, will then follow and complete the project. Whilst the A465 provides opportunities in terms of increasing accessibility between settlements within the corridor, it risks concentrating development and its associated benefits in those that are regarded as being of strategic importance in a regional context i.e. Merthyr. The creation of a Heads of the Valleys Enterprise Zone will provide the basis for realising comprehensive economic benefits along the entirety of the A465 corridor, by matching investment in transport infrastructure with investment in the physical fabric of local economies and also in terms of the educational and

skills requirements that are vital to support economic growth sectors.

The A469 resilience route remains a key aspiration in terms of improving connectivity between the northern and southern ends of the HOVRA, and improving resilience in terms of the area's highways infrastructure.

## South Wales Metro

The South Wales Metro initiative will provide an opportunity to build on existing provision within the HOVRA:

- The creation of a multi-modal and integrated transport network, involving traditional rail, light rail and bus rapid transit (BRT);
- £77 million investment in a package of Phase 1 infrastructure improvements across the region;
- Phase 2, which will involve the major transformation of the existing rail network across the region, delivering faster and more frequent services (four

trains per hour), new stations, enhanced integration and the introduction of a new and improved rolling stock. This will deliver increased accessibility, improving access to employment and other services and facilities across the wider region and especially to communities on the core valley lines north of Cardiff and, specifically, the Rhymney Valley Line.

In terms of timescales, the implementation of Phase 2 is anticipated up to 2023, with further phases (beyond the core valley lines) to follow.

Metro is intended to act as a catalyst for transforming the economic and social prospects of the Cardiff Capital Region (CCR). Increased connectivity will bring about the following:

- Direct economic benefits through easier access to employment across the region;
- Agglomerative benefits;
- Development and regeneration benefits on key corridors and around key stations;

- Environmental and sustainability benefits;
- Ensuring the community is fully engaged and has valued input into proposed works. The use of existing Community Regeneration hubs can be developed upon to ensure all elements of work are integrated alongside existing community benefit related contracts.

Locally, the Rhymney Valley Line operational enhancements to enable more frequent and faster services will be delivered through Phase 2. Potential bus rapid transit routes between Rhymney and Ebbw Vale, and Rhymney and Merthyr, are also options for the future.

A pilot programme is suggested to explore the feasibility of converting stations into well-connected business hubs as part of a sustainable regeneration masterplan, with the local station at the centre. It is anticipated that Metro will generate sufficient commuter traffic to justify commercial development at key locations and, in time, facilitate

investment beyond the immediate station environs. Public sector intervention will be required in the first instance to bring forward sites of sufficient quality and scale. The Council will work with Welsh Government and Transport for Wales to pursue a pilot at Rhymney Station.

### Electric Vehicles

The Council is currently exploring the feasibility of providing electric vehicle charging points, following a commitment to increasing the use of electric vehicles and creating an all-electric public transport network. Funding has been obtained through the OLEV scheme for charging points in car parks near residential areas without off-street parking and a scheme is envisaged at Dyffryn Terrace, Eliot's Town, with the potential for additional locations to benefit including Pontlottyn Station and Parc Cwm Darran.

### Digital Connectivity

Digital Connectivity is critical if the economy of the HOVRA is to improve. Welsh

Government established the Superfast Cymru initiative in order to extend the coverage of superfast broadband to those areas across Wales not covered by commercial rollout. This programme concluded in 2016 and has had substantial success in rolling out superfast broadband provision across the country.

The quality and speed of such digital connectivity is of great importance for the business community, in terms of being able to address new market opportunities, the scaling up of operations and impacting positively on profitability. However, the success that can be delivered through the provision of such infrastructure is dependent on take-up rates, and therefore businesses throughout the HOVRA will be encouraged to unlock their full potential through the use of digital technology.

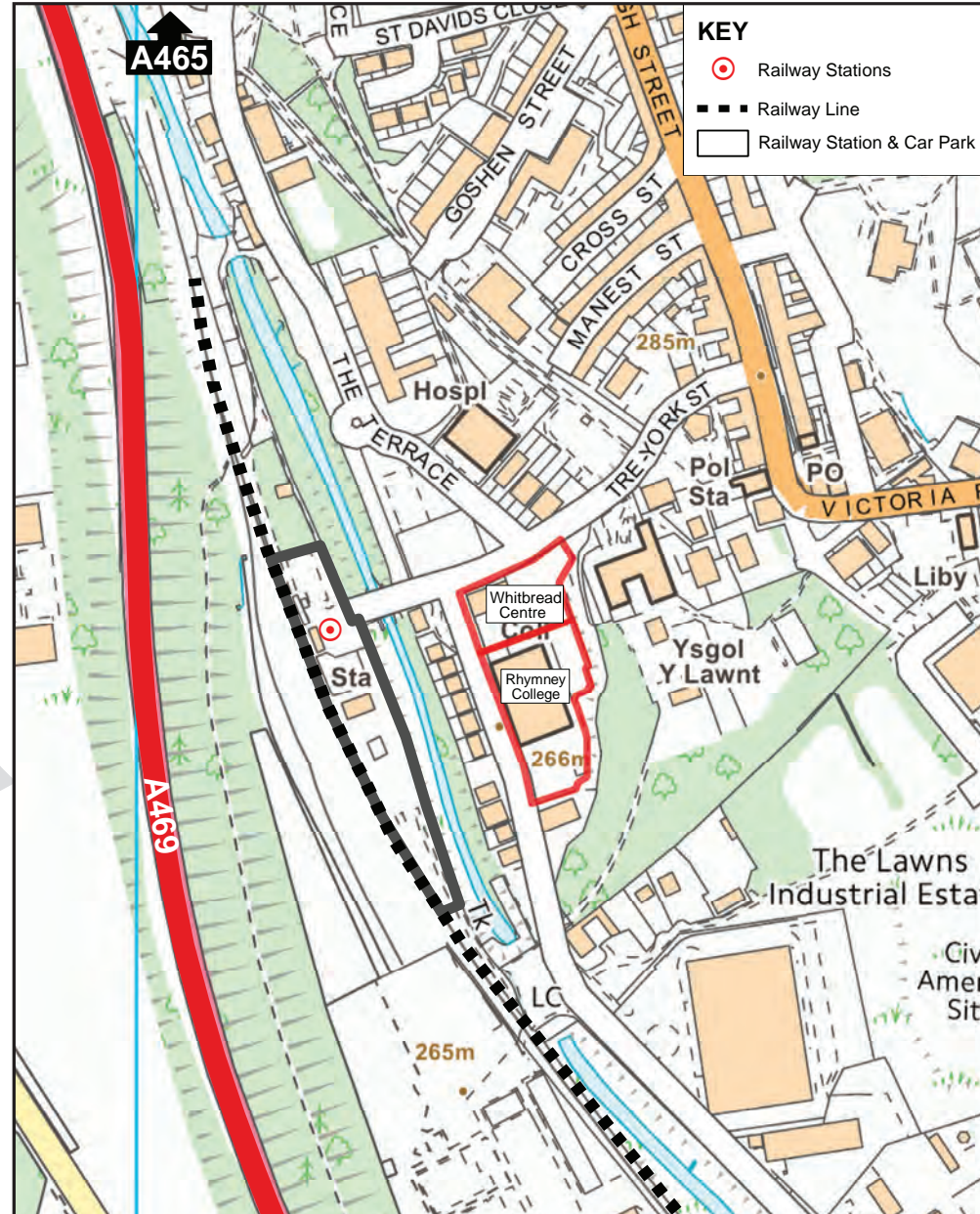
In some parts of the HOVRA, areas of poorer connectivity may persist, and therefore opportunities to address this should be pursued, both through:

- Extended provision of enhanced digital infrastructure, where necessary; and
- The linking of enhanced infrastructure to businesses and homes, through redevelopment and adaptation;
- Use of existing services such as Digital Fridays, local libraries and local outreach venues to improve digital literacy and provide access to broadband in deprived areas where people would not be able to access ICT provision;
- Link to the Gateway to Employment model to improve basic skills in the most deprived and isolated communities.

### C - 1 Land around Rhymney Station

Within 100m of Rhymney Station lies the Whitbread Enterprise Centre and the former Rhymney College. There is potential for part of this land to be redeveloped as a multi-functional business hub, offering business units, live-work space and a commercial element including meeting facilities. In conjunction with the increased journey

### Land around Rhymney Station





frequency brought about by Metro, this would allow the station and its immediate environs to maximise the economic advantage offered by increased connectivity to external markets, as well as to create a multi-purpose focal point in close proximity to Rhymney town centre and to additional, new business premises at The Lawns.

As part of the investments being made in Metro, the Council is working with Transport for Wales to secure station improvements at Rhymney Station. The improvements will include enhanced stabling facilities, platform extension and remodelling, additional parking, a new toilet block and waiting rooms, cycle racks and ticketing and wifi upgrades.

### Development Principles

- Economically advantageous due to proximity to rail station, as well as existing firms located on nearby industrial estates;
- Optimisation of vacant/underused land;

- Provision of start-up/incubator units suitable for firms requiring access to transport infrastructure;
- Development of multi-functional element;
- Further enhancements to Rhymney Station as part of Metro;
- Increase in journey frequency.

### C - 2 Other Stations (Bargoed, Pontlottyn, Brithdir, Tirphil)

General improvements are planned by Transport for Wales under the Metro proposals for Bargoed Pontlottyn, Brithdir and Tirphil Stations, including level boarding, lighting and cycle racks, ticketing and wifi. There is also an aspiration for additional parking at Bargoed Station, which will be covered further on.

The possibility of installing electric vehicle (EV) charging infrastructure at Pontlottyn Station is also being considered under the OLEV grant scheme.

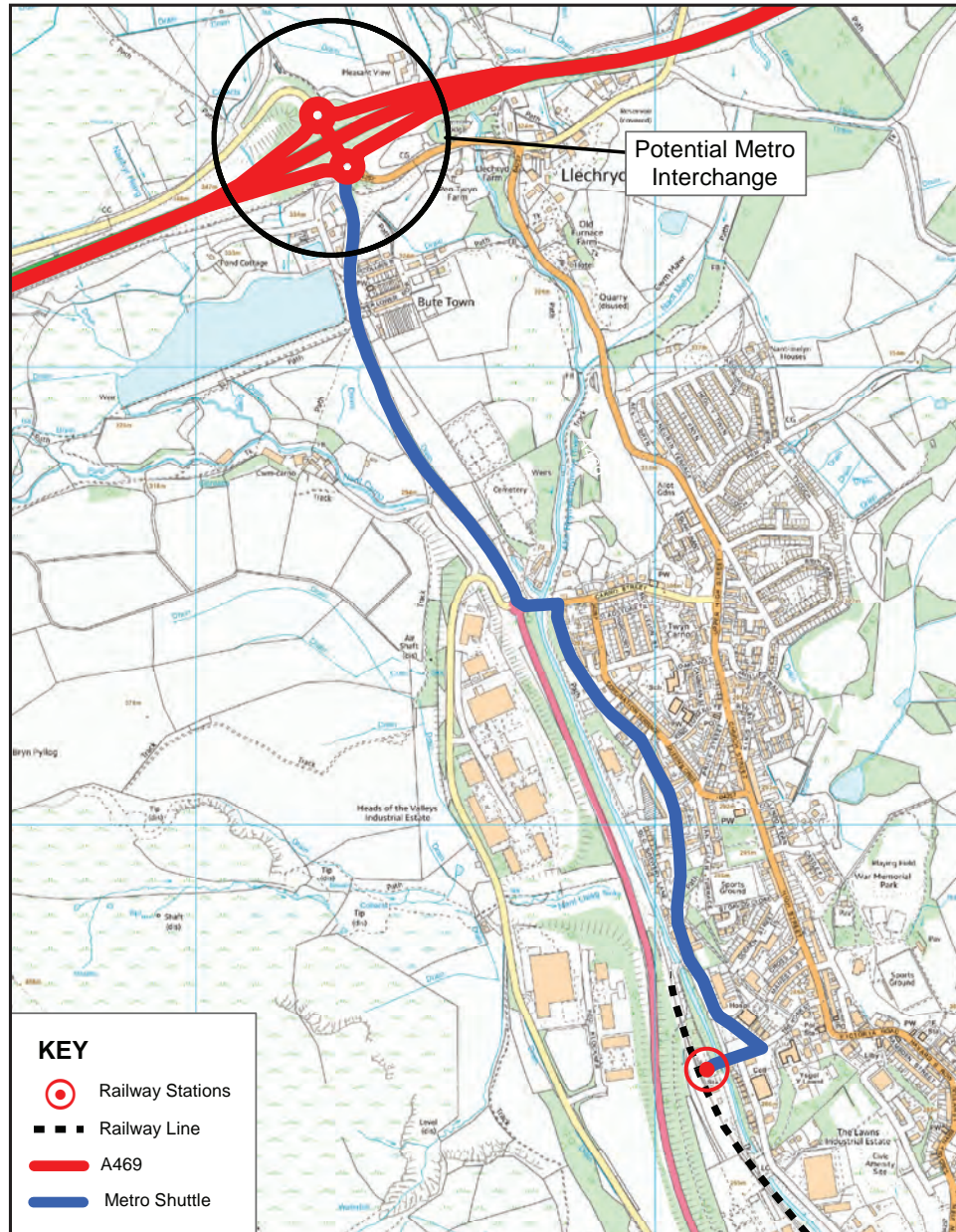
### C - 3 A465/A469 Transport Hub

There is the potential to explore the development of a transport interchange close to the intersection of the A465 and A469, linking the major east-west and north-south routes in this part of the Heads of the Valleys corridor. This scheme would be likely to come forward under a later phase of investment (post Phase 2 of Metro) under Metro Plus, and financed through City Deal.

### Development Principles

- Provision of park and ride between the A465 and Rhymney Station;
- Development of links with planned and existing active travel routes (B - 4);
- Close to tourism and leisure amenities – Bute Town heritage offer, Bute Town Reservoir, Parc Bryn Bach;
- Creation of sustainable transport links between the A465 and new employment provision at the proposed Heads of the Valleys Enterprise Zone.

### A465/A469 Transport Hub



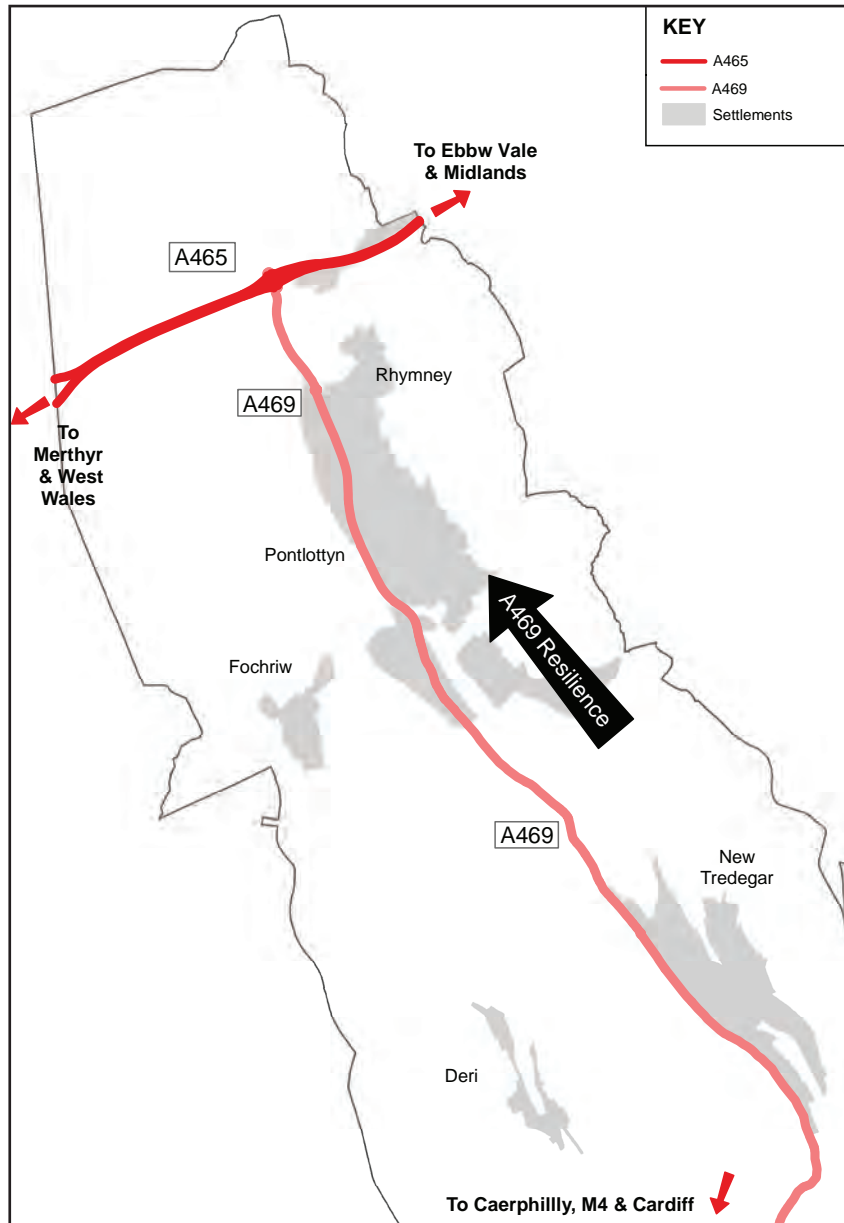
### C - 4 A469 Resilience Route

Whilst Metro and the increasing role of public transport is of key importance to the sustainable development of the HOVRA, the integration of different modes is of key importance in terms of ensuring that communities are well-connected. The closure of the A469 between New Tredegar and Rhymney, due to a landslip in February 2014, has demonstrated the importance of this route to the accessibility of the Masterplan area. Investment is required to ensure greater resilience for the route to maintain accessibility to this part of the county borough. Greater levels of connectivity is essential to the development of sustainable communities and increasing the area's attractiveness as a business and visitor destination.

Feasibility work has previously been undertaken regarding the development of a new highway route between New Tredegar and Abertyswg, in order to address the risk of further road closures due to future landslips. A



## A469 Resilience Route



preliminary assessment in relation to a series of potential routes was undertaken. It remains an aspiration to pursue the feasibility of the scheme, subject to the necessary funding being made available.

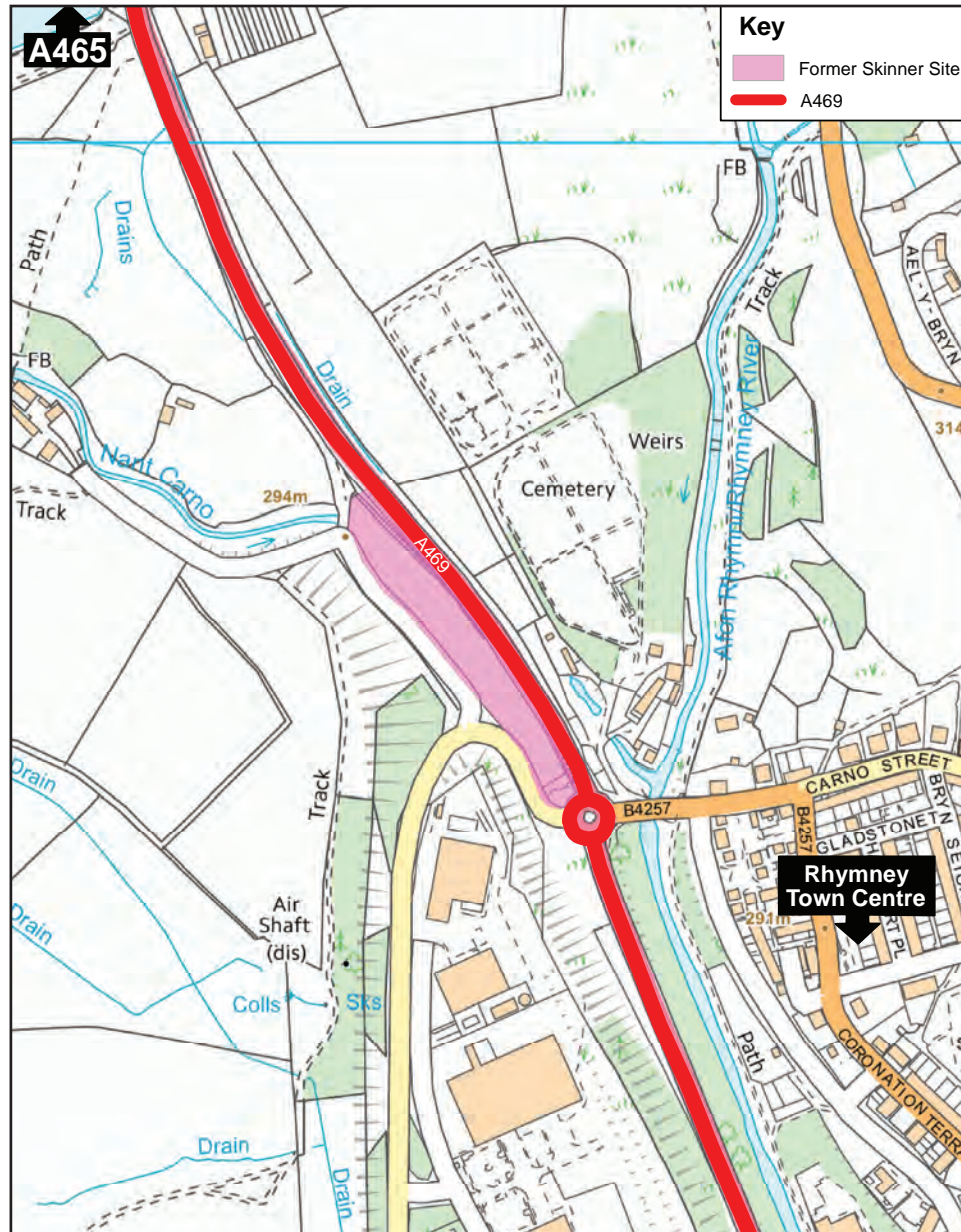
### C - 5 Former Skinner's Site, Rhymney

The site forms a vacant strip of land to the north of Heads of the Valleys Industrial Estate, which formerly accommodated the Ron Skinner car dealership. The site is approximately 0.8ha and is situated immediately adjacent to the A469 and in very close proximity (within 1 km) to the A465, although lies wholly within a C2 flood risk area.

The site's location, ideally situated along major transport arteries, provides an opportunity to tackle two issues:

- The need for a service location on this stretch of the A465, in order to act as an 'attractor' to traffic passing between Merthyr and Blaenau Gwent;

## Former Skinner's Site



- The shortage of electric vehicle charging points in this part of the County Borough and along this stretch of the A465 – there are none between Merthyr and Brynmawr.

## Development Principles

- The site has flood risk and, due to previous uses, potential contamination issues which need to be addressed;
- Highly accessible, cleared, developable brownfield site;
- Opportunity to realise some form of commercial/service-related development just off the A465;
- Development at this location would act as an 'attractor' to the area, increasing levels of consumer spending;
- Very close to Heads of the Valleys Industrial Estate – development of a regional business conferencing facility at this location could enhance the economic attraction of such a development;
- Integration with the Community



Regeneration-led Gateway to Employment model, providing key relevant training opportunities for existing workforces and unemployed participants.

### C - 6 Dyffryn Terrace, Elliots Town

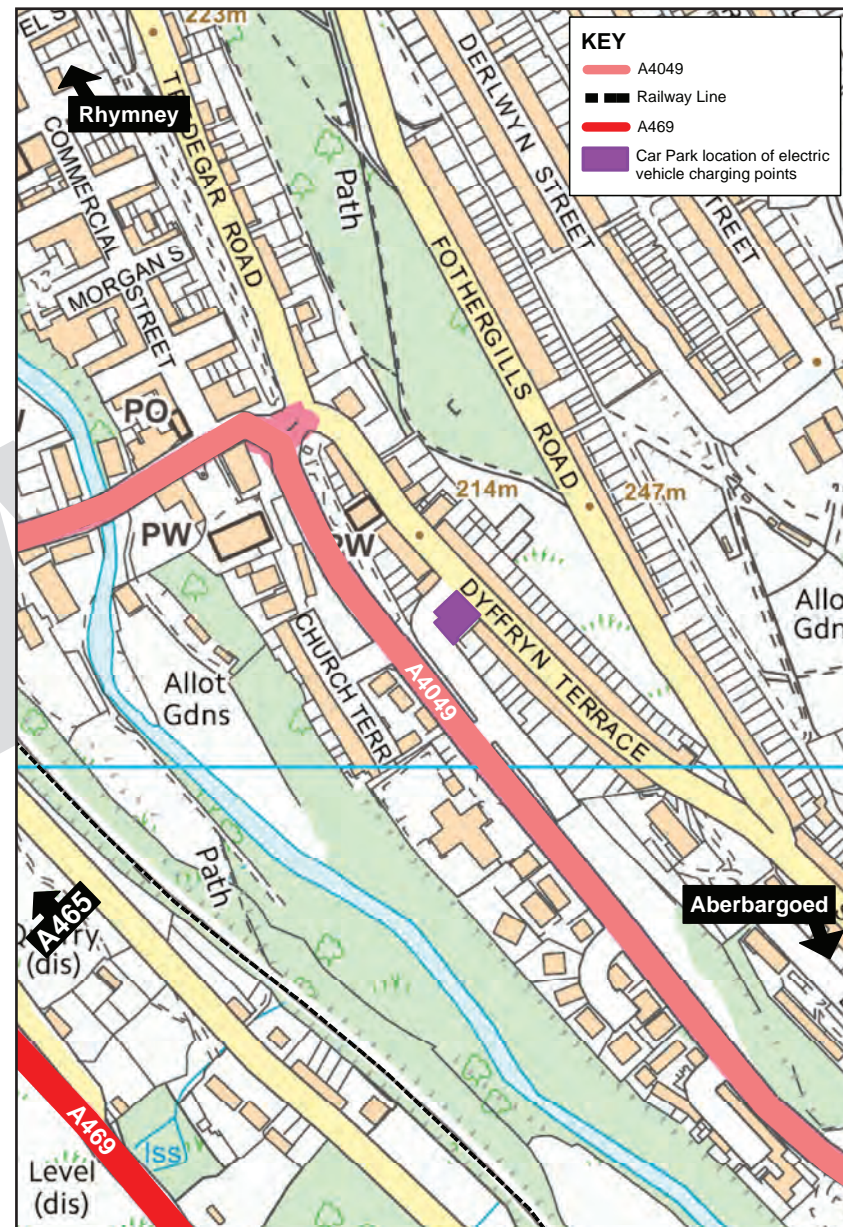
Funding has been obtained under the OLEV grant scheme for the installation of electric vehicle charging points at Dyffryn Terrace, Elliots Town. This will enable the provision of two charging posts serving four parking bays for residents without off-street parking.

### C - 7 Active Travel Routes

Active travel covers walking and cycling routes for everyday journeys, including to school, to work, to shops and to access services, such as health or leisure centres. Active travel routes are important for promoting healthier lifestyles and for increasing connectivity and accessibility.

The Active Travel (Wales) Act 2013 specifies designated locations for provision of active travel routes. Whilst not all locations

### Dyffryn Terrace, Elliots Town

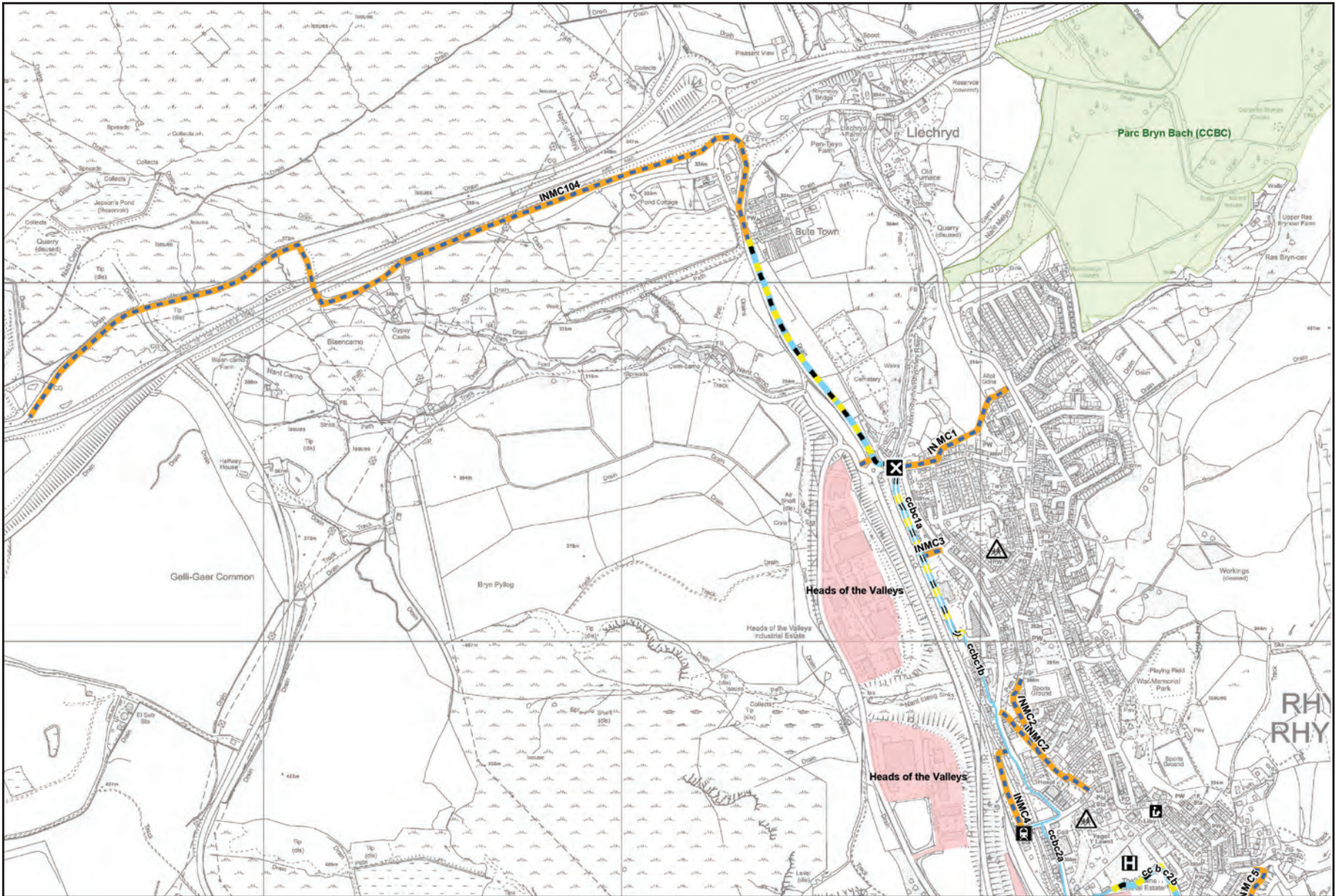


within the Masterplan Area fall within such designation, a number of schemes have been identified in the Masterplan area based on the Existing Routes Map (approved by Welsh Government in 2018) and the Integrated Network Map, which sets out the Council's proposals for the next 15 years. These are schemes incorporate a combination of cycle routes and footpaths as well as shared routes and are set out below:

Community	Description	Status	Type of Use
Rhymney	New link from Ty Coch to existing route and the Heads of the Valleys Industrial Estate	New	Shared use
Rhymney	New link from existing route to the primary school, town centre and leisure facilities	New	Shared use
Rhymney	New link from existing route to Twyn Carno residential area	New	Shared use
Rhymney	Alternative traffic free link from existing route direct to Rhymney Station	New	Shared use
Rhymney	Improvements to an existing link from Brynawel Primary School via recreational area to Mount Batten	Upgrade	Shared use
Pontlottyn	New traffic free link from Brynhyfyrd housing estate to Pontlottyn village centre via school site	New/upgrade	Shared use
New Tredegar	Improved shared use link from White Rose Primary School to Phillipstown via School Street	New	Shared use
Aberbargoed	New shared use traffic free link from Aberbargoed to Bargoed Station. Links to existing Active Travel route	New	Shared use
Gilfach	New link from Gilfach Fargoed/Ysgol Gymraeg Gilfach Fargoed to leisure facilities	New	Shared use

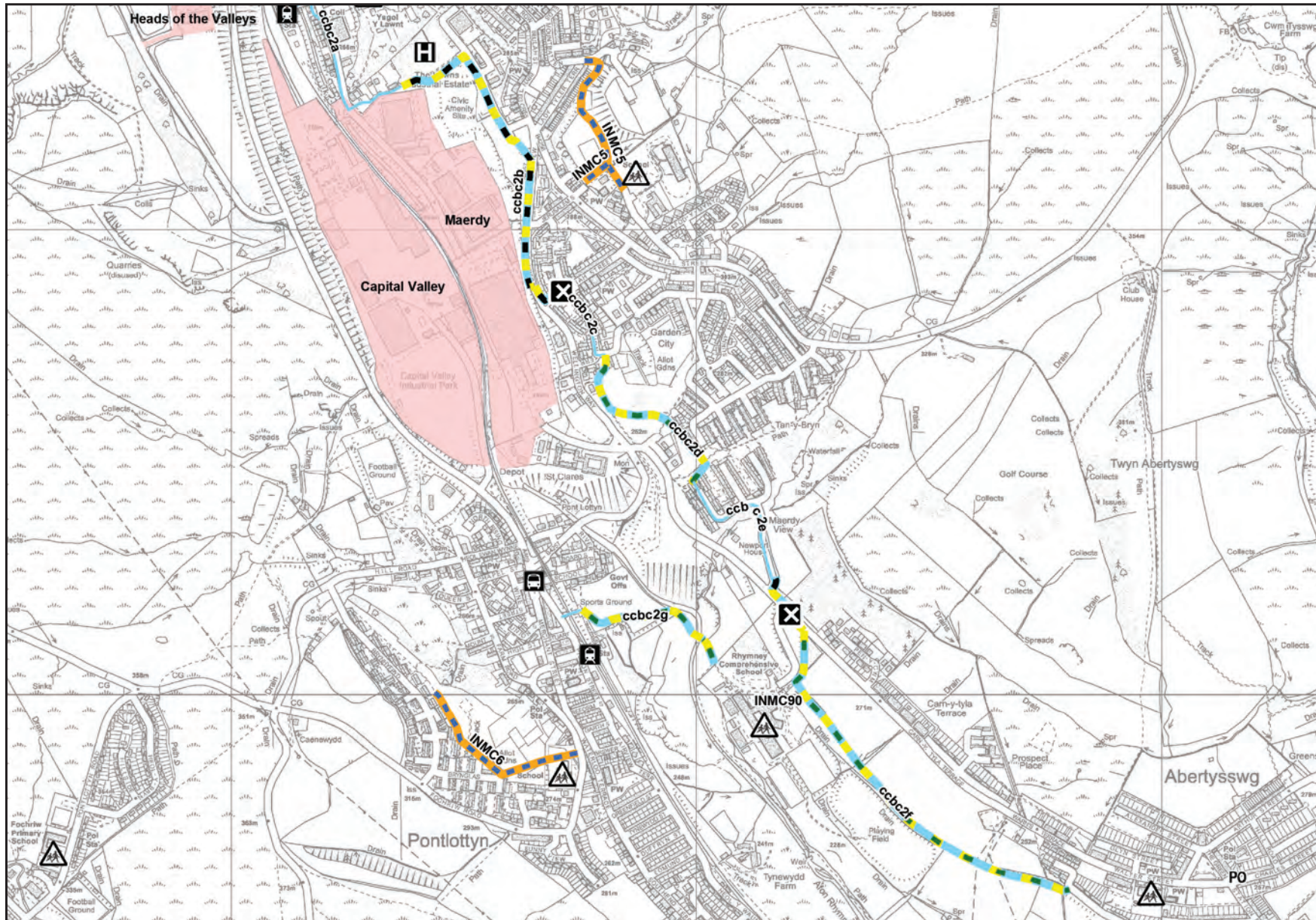


# Rhymney Active Travel Routes



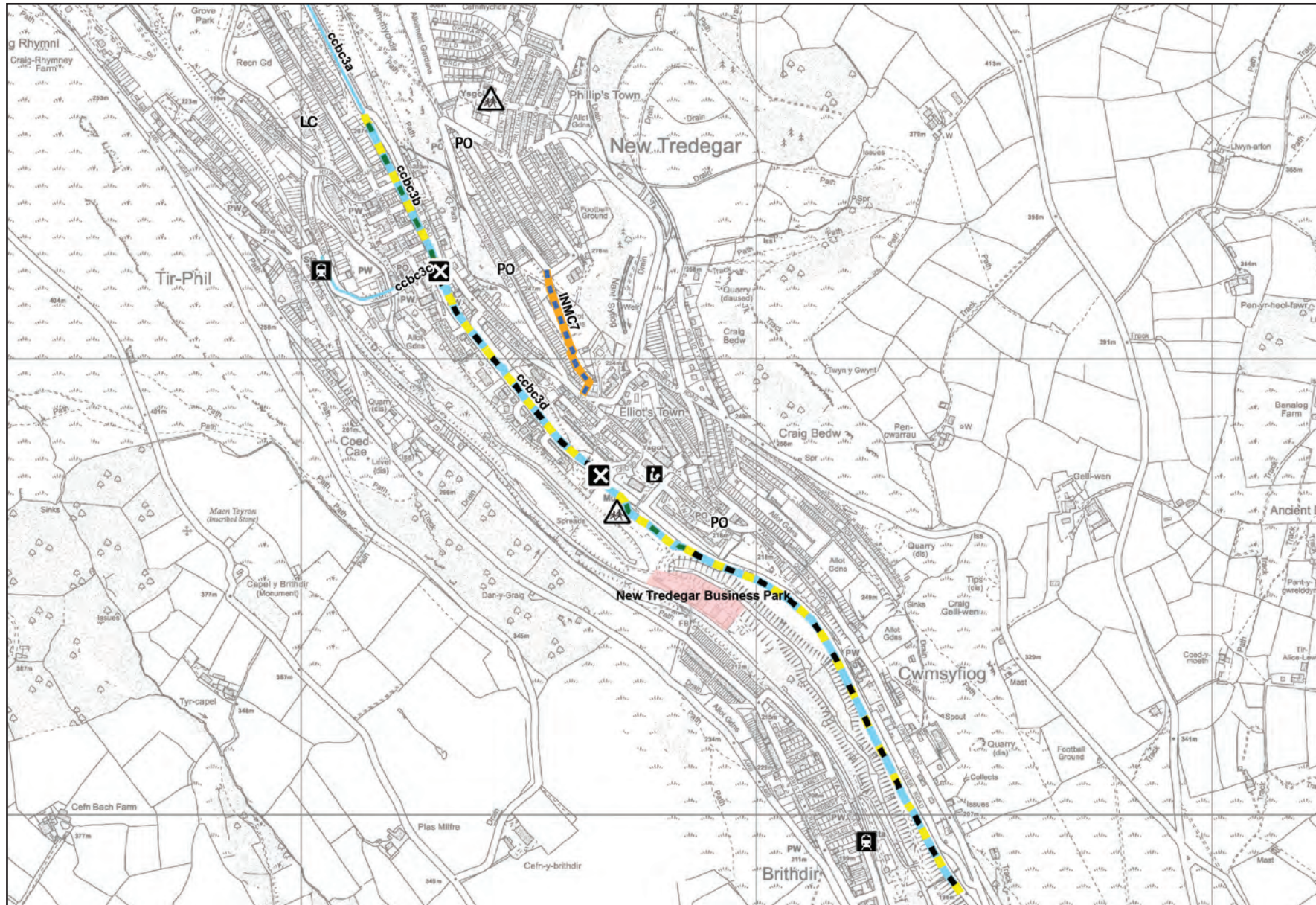


# Rhydney & Abertysswg



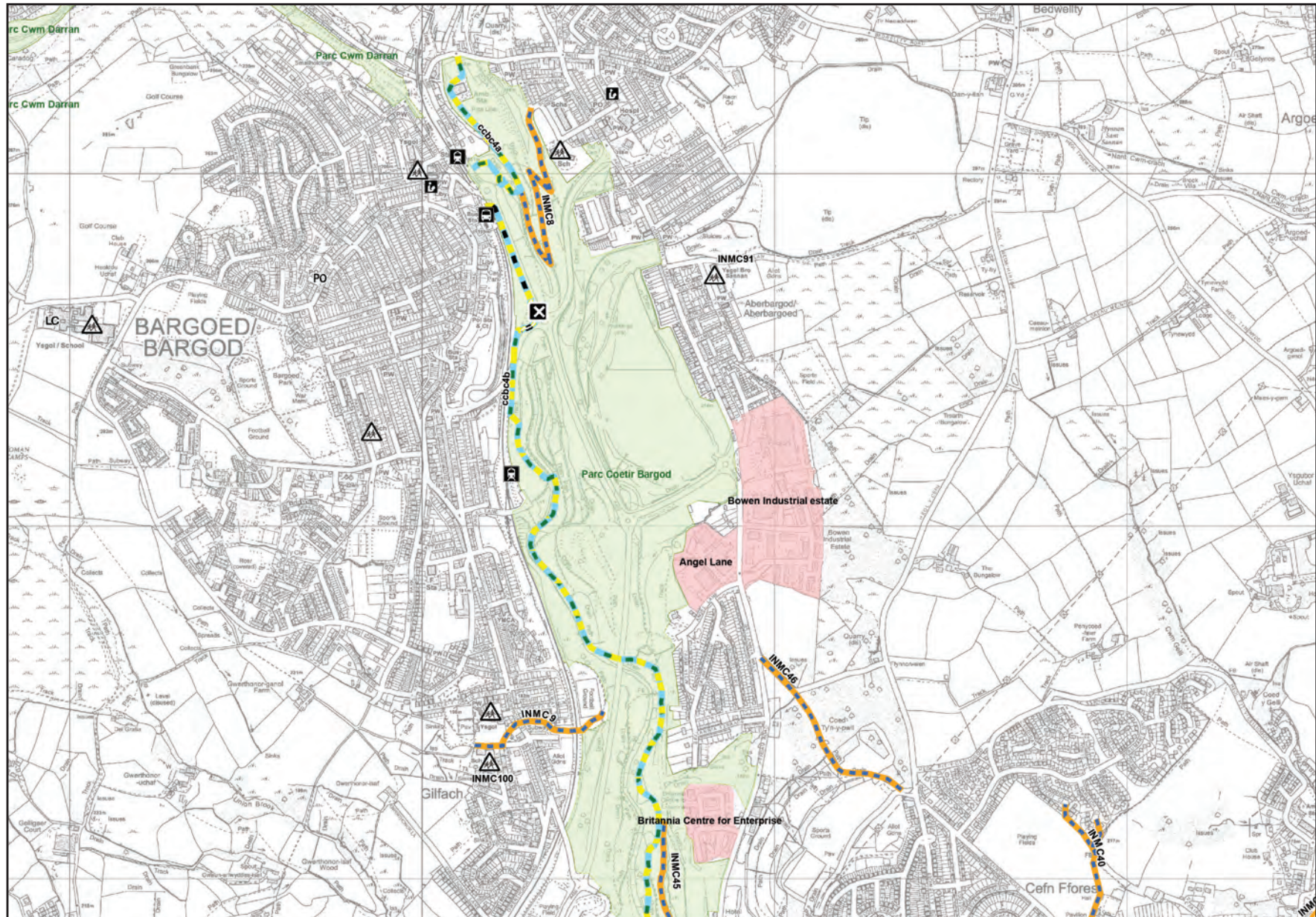


# New Tredegar





# Bargoed



## D - Reinforce the role of Bargoed as a service centre for the north of the County Borough

Bargoed serves as the principal town for the north of the County Borough and therefore has a role as its main retail, commercial and service location. In recent years, there have been positive developments in Bargoed town centre with the completion of Angel Way which has improved accessibility, the development of Morrison's and Lowry Plaza and the relocation of Bargoed Library and Customer First Centre into the former Hanbury Chapel. However, challenges remain in the form of high vacancy rates (22.9% in 2018), particularly at the northern end of the town centre close to the bus and rail stations.

The close proximity of the stations, coupled with the planned network improvements as part of the Metro proposals, provides an opportunity for Bargoed to diversify its role and increase other uses (offices, residential) in addition to consolidating its retail offer.

There remains a need for further commercial development on the remainder of the retail plateau, and the creation of a 'business quarter' at the northern end of the town centre involving redevelopment of the vacant retail units.

### D - 1 Land at Bargoed Station

An aspiration exists through the Metro initiative to expand car parking provision at Bargoed, in line with the planned increases in journey frequency, although land has not yet been specifically identified. As part of this, there is the potential for provision of EV charging infrastructure, in line with the Council's commitment to creating an all-electric public transport network. General station improvements, including a new toilet block, are also planned by Transport for Wales.

### Development Principles

- Increasing the capability of Bargoed to serve as a park and ride location, enhancing the facility's sustainability;

- Site's location adjacent to the bus station strengthens its potential as a multi-modal interchange;
- Greater utilisation of the station could increase footfall in the town centre;
- Optimisation of the role of the northern end of the town centre through the 'business quarter' concept (D-2).

### D - 2 Business Quarter and Bargoed High Street

The area of the town centre in question consists of a number of largely vacant retail units, the Emporium building, the Council's Ty Bargoed office and the associated car park.

Metro has the potential to expand Bargoed's sphere of influence within a regional context. The rail and bus stations are situated at the northern end of the town centre and can therefore act as a linkage with this area. The integration of these elements provides an opportunity for redevelopment of this part of the town centre and the attraction of additional, non-retail uses such as offices,



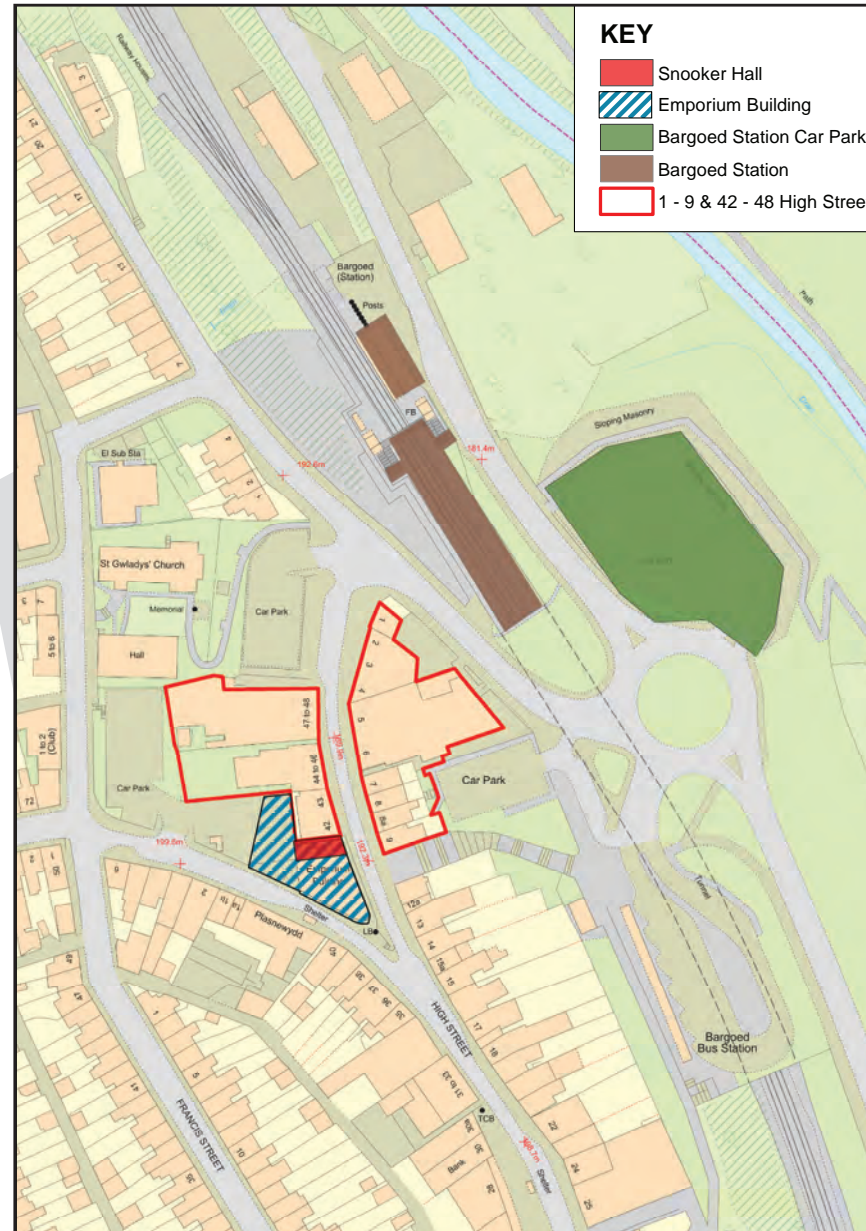
possibly incorporating housing as mixed-use development, diversifying the town centre's role and increasing the viability of existing retail and service uses. However, in order to achieve this, facilities such as the station need to be presented in a positive light in terms of their appearance, functionality and the links that exist with the area in its immediate vicinity, including the northern end of the town centre.

The distinctive quality of the Emporium building should be maximised as a focal point within the town, possibly as a location for independent retail, building on an increase in footfall brought about by the redevelopment of the northern part of the town centre.

### Development Principles

- Redevelopment of vacant premises for offices/residential;
- Opportunity for office development in close proximity to station, to take advantage of Metro links;

## Business Quarter and Bargoed Station





- Emporium building as a potential location for independent/artisan retail;
- Addition of uses that complement existing ones e.g. offices, thereby consolidating the viability of existing retail and service uses and increasing footfall.

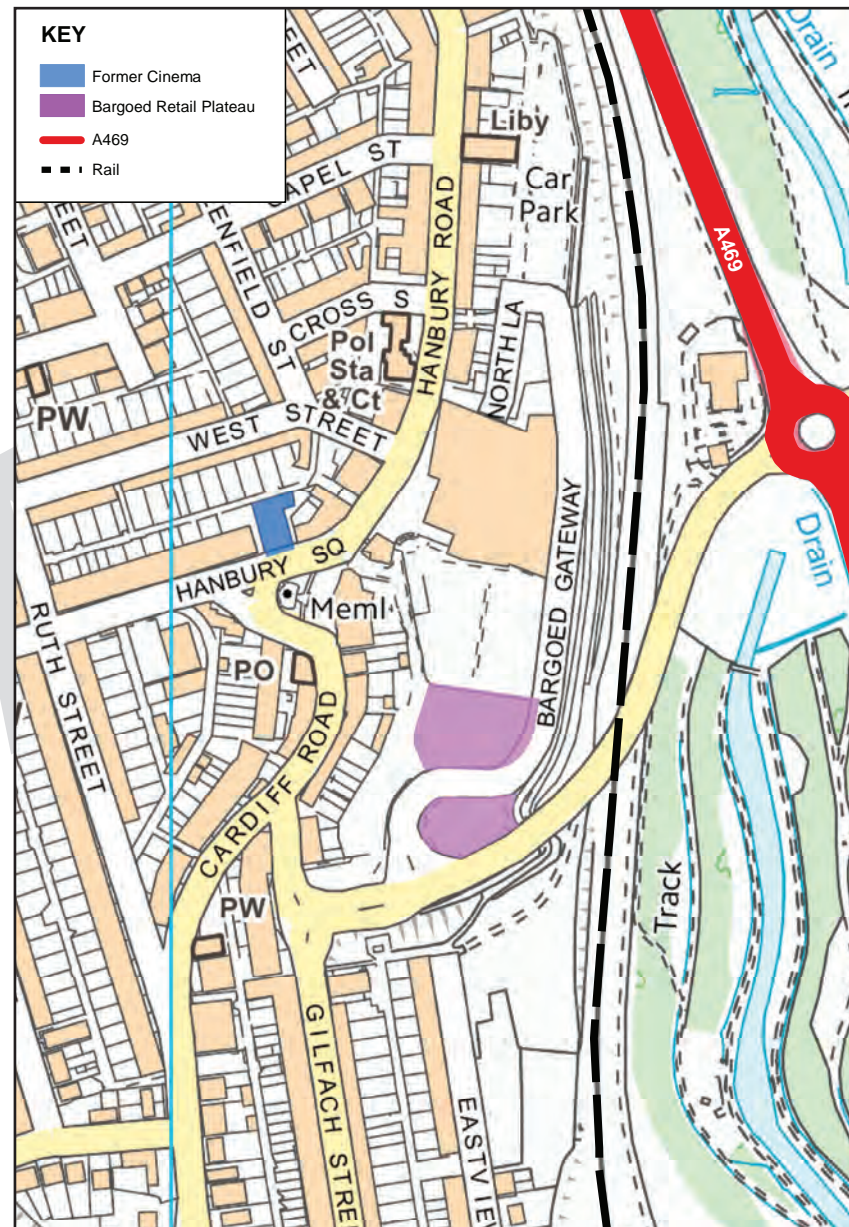
### D - 3 Bargoed Retail Plateau

The development of Bargoed Retail Plateau has helped to transform the southern end of the town centre, with the development of a new Morrison's supermarket, Lowry Plaza and public realm improvements. However, land remains at the southern end of the plateau which is ideally situated for additional commercial development, given its proximity to Angel Way. Permission was granted in 2019 for a family/pub restaurant, indicating market interest.

### Development Principles

- Development for commercial use, complementing existing retail uses at Lowry Plaza and Hanbury Road/High St;

## Bargoed Retail Plateau and Former Cinema, Hanbury Square



- Good access to town centre and Angel Way;
- Diversification of the town centre offer through additional commercial use e.g. pub/restaurant;
- Potential for increased footfall, benefiting existing uses.

#### **D - 4 Former Cinema, Hanbury Sq.**

The site comprises the former cinema on Hanbury Square, which is presently vacant and allocated for commercial development in the adopted LDP. Planning permission had been granted for office development in 2007. The site lies in close proximity to the new development at Lowry Plaza and Bargoed Retail Plateau. It is anticipated that development of the remainder of the retail plateau for commercial use will increase footfall at this end of the town centre and heighten developer interest. Consequently, there is an opportunity to redevelop the cinema for an alternative use, such as offices or mixed-use retail/residential.

#### **Development Principles**

- Reutilisation of existing stock;
- Opportunity to bring cinema back into a beneficial, town centre use;
- Potential for increased developer interest and diversification of town centre uses.

#### **E - Maximise the impact of the Valleys Regional Park, protect and enhance important green spaces and promote tourism**

The Valleys Regional Park (VRP) initiative seeks to establish a model for the management of a network of country parks, other natural assets, heritage sites and attractions across the Valleys, linking with towns and villages. It seeks to do this through three interlinked delivery themes:

- Conserve and enhance the area's distinctive landscape qualities;
- Promote well-being through the enjoyment and understanding of its landscapes;

- Promote sustainable natural resource management and economic and community development that support its cultural heritage.

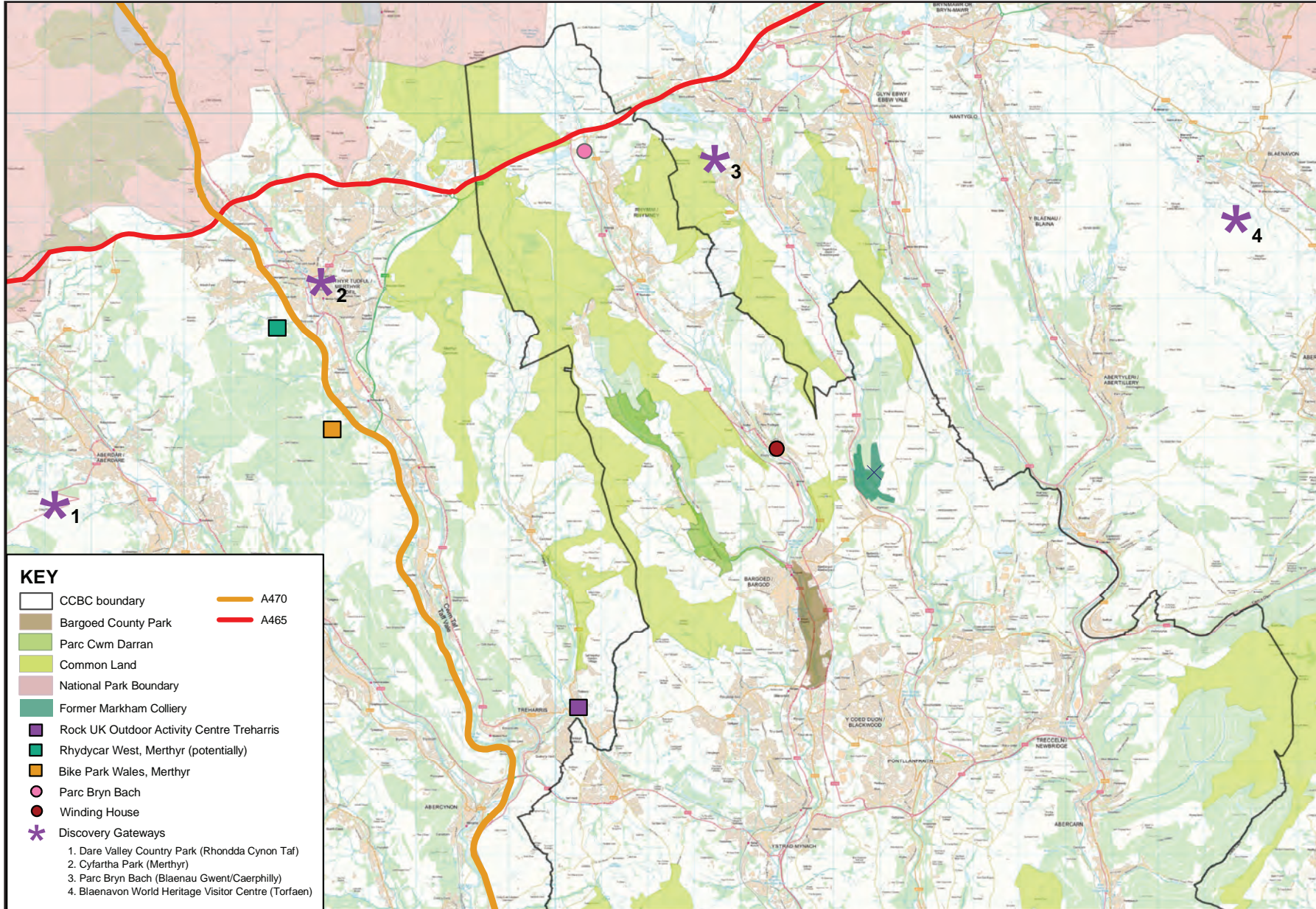
Welsh Government has identified four sites within the wider A465 corridor as VRP 'Discovery Gateways':

- Blaenavon World Heritage Visitor Centre (Torfaen);
- Dare Valley Country Park (Rhondda Cynon Taf);
- Cyfartha Park (Merthyr);
- Parc Bryn Bach (Blaenau Gwent Caerphilly).

Work is ongoing to assess the attributes of these sites with a view to putting in place development plans, which aim to provide consistently high quality facilities to act as a framework for the development of a network across the Valleys. In the HOVRA this will include opportunities for facilities that can complement the existing offer within the County Borough and further afield at:



## Discovery Gateways, Country Parks and Existing Attractions



- Parc Cwm Darran;
- Parc Bryn Bach;
- Bute Town Conservation Area, Bute Town Reservoir;
- Winding House, New Tredegar;
- Markham Colliery;
- Parc Coetir Bargod;
- Common land.

Activity needs to focus on maximising visitor demand, as well as establishing networks between facilities, having regard for the Discovery Gateways in the area and the additional attractions that are interlinked. In the context of the wider A465 corridor, these include:

- Brecon Beacons National Park;
- Bike Park Wales, Merthyr;
- Rhydycar West, Merthyr (potentially);
- Zip World facility, Hirwaun (potentially);
- Rock UK outdoor activity centre, Treharris.

## Accommodation

Accommodation is one aspect that, along with the wider themes of economic development and the growth of the tourism and visitor sectors, can contribute to economic growth in more general terms.

The Heads of the Valleys Regeneration Area is presently lacking in terms of good quality accommodation and this correlates with a need to increase the value of its local economy and to maximise its offer as a location for visitors with the attractions and facilities to match.

The increased connectivity brought about by Metro and the A465 dualling will be beneficial in terms of providing stronger links between visitor attractions, but also between the Heads of the Valleys, the remainder of the Cardiff Capital Region, and elsewhere. This can therefore aid the area in terms of marketing itself as a destination based on three aspects:

- Its natural environment, including the

opportunities that this provides as an activity destination;

- Its social and cultural heritage;
- Its developing and strengthening economic base, which offers new business opportunities.

Experience from elsewhere demonstrates that the accommodation sector develops on the back of increased demand as a destination e.g. accommodation has been developed in Merthyr on the back of Bike Park Wales. In the HOVRA, the focus of this needs to be twofold, concentrating on accommodation provision for employment/business purposes as well as for leisure visitors.

### E - 1 Parc Cwm Darran

Parc Cwm Darran is one of the County Borough's five country parks and is situated two miles north of Bargoed. It offers the following facilities:

- Walking routes;
- Waymarked trails;



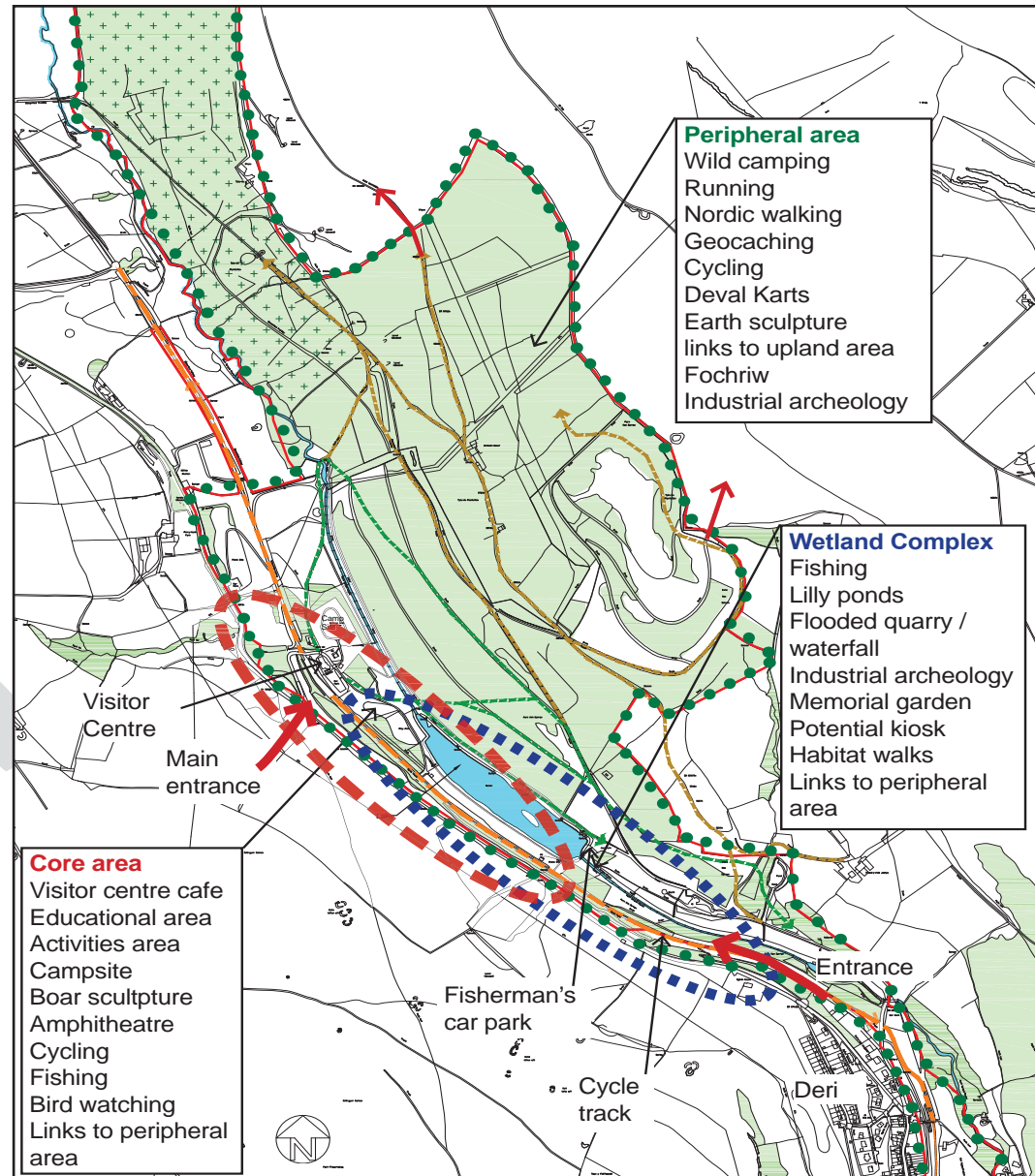
- Cycle route;
- Lake, including angling facilities;
- Picnic areas;
- Campsite;
- Visitor centre and café.

There are opportunities for Parc Cwm Darran to expand its role as a visitor attraction and community resource, within the remit of the Valleys Regional Park (VRP) initiative.

It is already regarded as being a 'centre of excellence' for the provision of environmental training with the Probation Service, and this aspect of the park's role could be utilised to increase social capital within the community through the provision of training and education, and the development of community woodland projects in conjunction with the work being done by Community Regeneration.

From a visitor perspective, there is an intention to optimise the use and offer of the park's facilities. A visioning exercise has

## Parc Cwm Darran Visioning





been undertaken which seeks to create 'two parks in one' in order to make it a regionally attractive destination:

- Core area – shop, appropriately located micro businesses, more welcome information, extension of campsite with a wider range of accommodation, installation of electric vehicle charging points;
- Wetland area – centred around the southern car park, retention of fishing area and creation of additional ponds and wilder areas to add interest;
- Potential for use of NRW land within the park as a 'peripheral area', with development of wild camping and activities such as Nordic walking. The foundational economy could be assisted by supporting local contractors to access felling contracts, and ensure that wood is used by local firms and organisations – social contracts could be utilised to secure possible placement opportunities, in this regard.

Work is also ongoing in relation to the reclamation of Fochriw Tips to the north of the park, which could help facilitate the extension of the cycle route and provide a link to the Brecon Beacons National Park, thereby opening the site up to a wider network.

### Development Principles

- Extension of cycle route to provide better linkages;
- Maximising visitor facilities to a wider market;
- Development of an improved range of facilities, marketing the park to a wider audience;
- Development of social capital through education, training and working in partnership with the community;
- Increased visitor accommodation through expansion of the campsite.

## E - 2 Parc Bryn Bach, Bute Town and Relevant Links

### Parc Bryn Bach

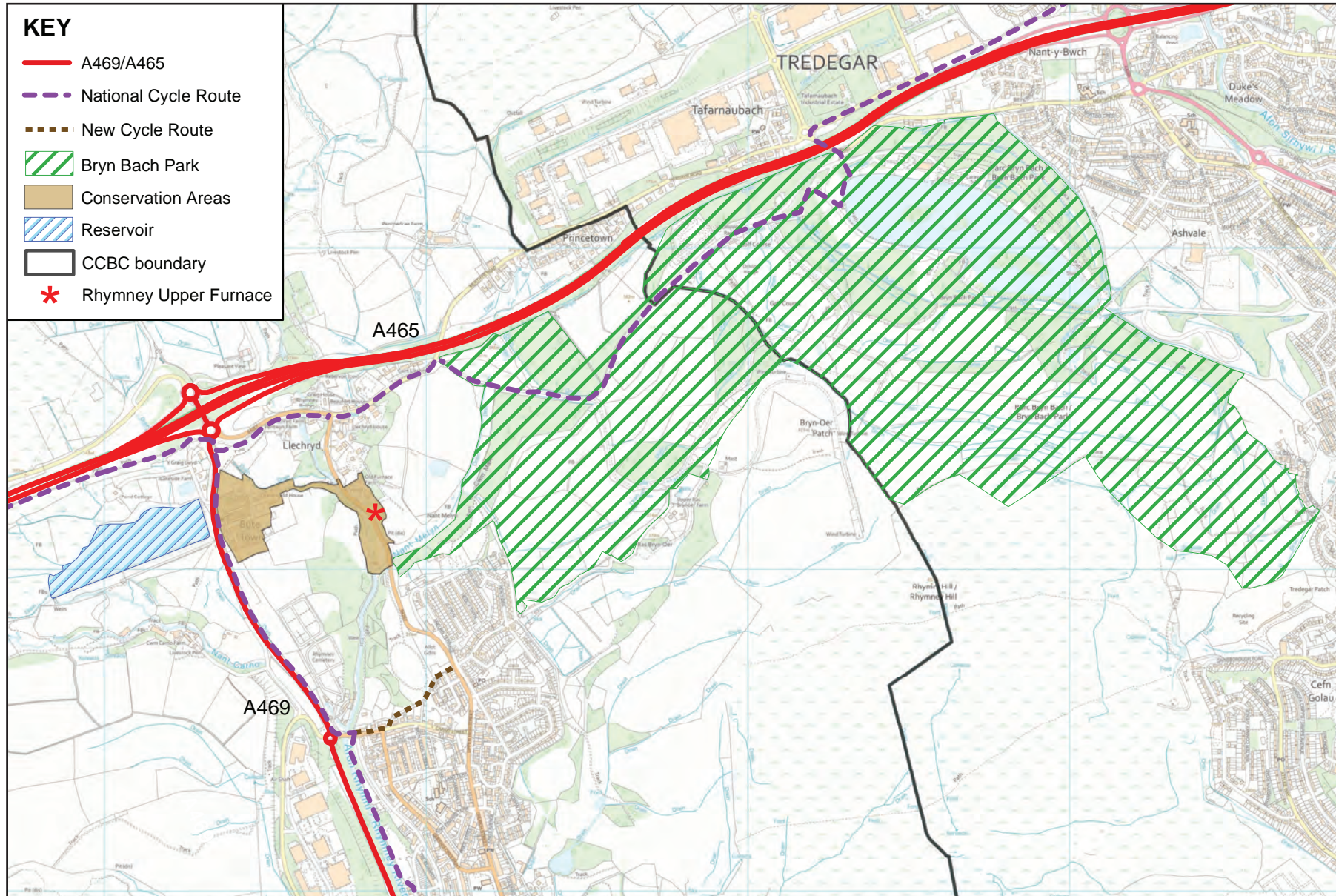
Parc Bryn Bach is a 340 acre country park straddling the boundary between Blaenau Gwent and Caerphilly, and forms one of the two VRP 'Discovery Gateways' situated in the A465 corridor. It offers a range of outdoor activities and opportunities for skills development and contains within it a:

- 36 acre lake;
- Visitor centre;
- Caravan and campsite.

### Bute Town

Bute Town is a good example of a 19th century model village built to house workers at the nearby ironworks. The three rows of houses are listed and, along with the pub and church which remain in operation, they lie within the Bute Town Conservation Area. The village lies in close proximity to the Rhymney Valley Riverside Walk and Rhymney Upper Furnace, the site of the first ironworks to be built in the Rhymney Valley which survives as a scheduled ancient monument (SAM).

## Parc Bryn Bach, Bute Town, Reservoir, Cycle Routes





Interpretation work in respect of the SAM remains an aspiration and would better highlight this historically and culturally important site. The proximity of Bute Town and Rhymney Upper Furnace to Parc Bryn Bach and the upper stretch of the Rhymney Valley Riverside Walk presents an opportunity for co-ordination of these elements as visitor attractions under the VRP initiative.

### **Bute Town Reservoir**

Bute Town Reservoir, located across the road from the village, is a popular local destination for activities such as walking and angling and is served by the existing Rhymney Valley Cycle Route. There is potential to develop the role of this facility through the extension of the cycle route network to link it to Parc Bryn Bach. The route of this potential extension is set out in the adopted LDP.

### **Development Principles**

- Co-ordination of Parc Bryn Bach, Bute Town and the Bute Town Reservoir as a network of attractions with an extension

of the cycle route and utilisation of existing public rights of way to improve connectivity between them;

- Interpretation work in relation to Rhymney Upper Furnace, providing a link to the area's heritage;
- Extension of links to attractions elsewhere in the area – Bryn Oer Tramroad in Brecon Beacons National Park, Parc Cwm Darran.

### **E- 3 Winding House, New Tredegar**

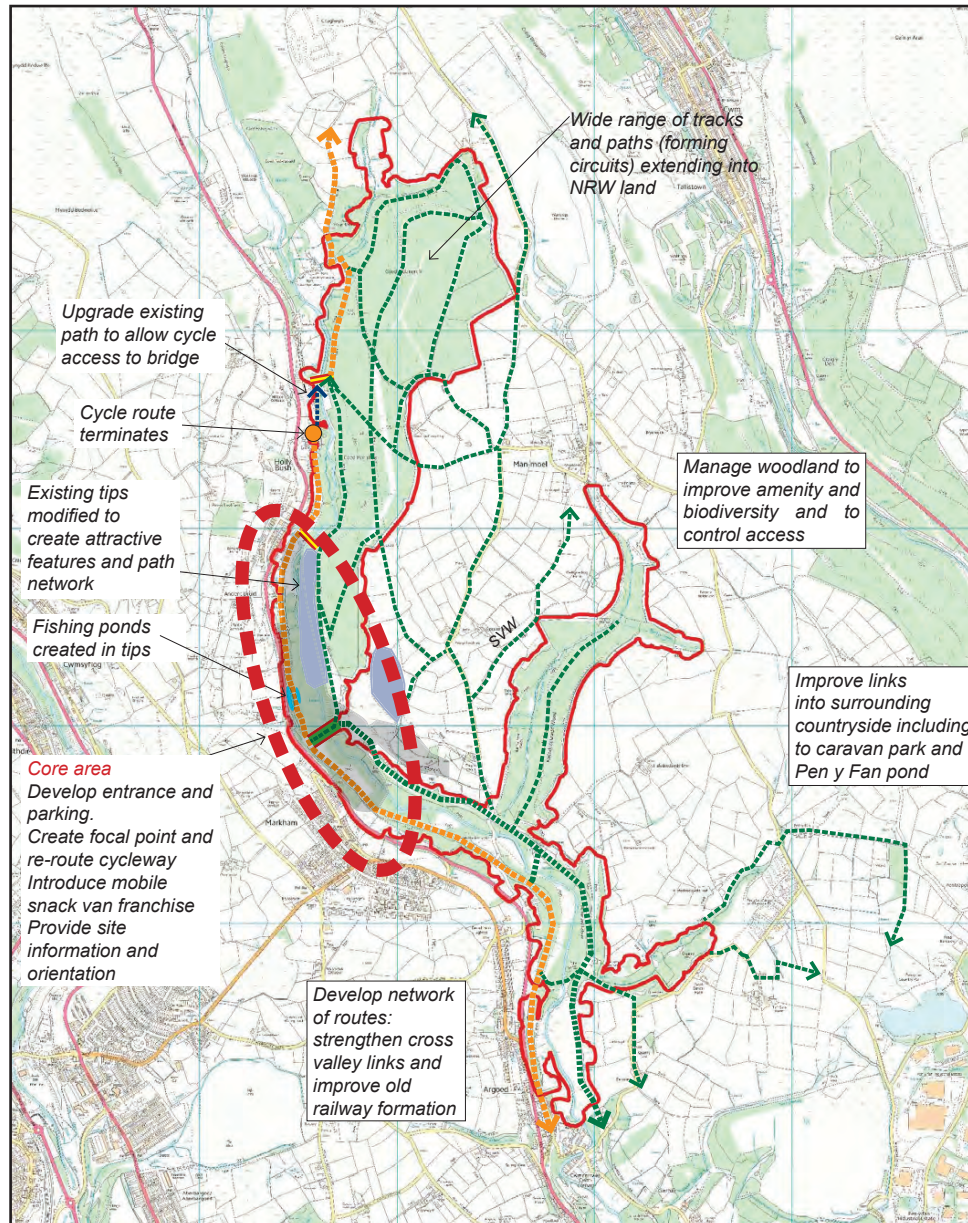
The Winding House in New Tredegar was developed on land formerly occupied by Elliot Colliery and offers extensive exhibition space, a gallery, and catering and office/meeting facilities. The museum seeks to act as a mechanism for economic regeneration where the impact of visitor revenue is likely to be greatest. There is an aspiration to widen the appeal of the exhibitions, in order to bring in an audience from further afield.

The 5 to 9 Club has been successful in terms of offering assistance to new start-ups, whilst future activity seeks to build on this

by using part of the facility for developing local business activity. In addition, office space will be utilised on a temporary basis by Dwr Cymru Welsh Water when they roll out infrastructure improvement to the HOVRA. This presents an opportunity to integrate tourism, educational and economic activity as well as to increase interaction between these areas and the role of public institutions such as utility providers, leading to the potential sharing and broadening of skills and widening the scope of future business models. Building on the success of the 5 to 9 Club and Welsh ICE in Caerphilly, the Council aspires to utilise some of this space to allow new businesses to innovate and grow, based on a culture of knowledge sharing and collaboration.

Whilst utilisation of office space within the facility will increase the supply of business space available locally, it will also help to broaden its base as a valuable community asset, serving as a hub from which the local community can build social and business-related networks.

## Markham Colliery Visioning



## Development Principles

- Maximise potential as a visitor attraction e.g. exhibition space;
- Providing assistance to local business start-ups;
- Broadening the area's supply of business space;
- Role as a community hub, and development of social capital through integration of visitor, educational and economic activity;
- Links with Community Regeneration employment programmes.

### E - 4 Markham Colliery

This site has been vacant since the closure of the colliery in the mid 1980s and is allocated in the adopted LDP as a new country park to establish a key, local component of the Valleys Regional Park. An extension of the Sirhowy Valley Cycle Route between Hollybush and Argoed passes through the site. Options include utilising the attractive, parkland



landscape for leisure activities that will increase dwell time through expanding the site's visitor offer, and exploring the potential for development that can link into the rural economy.

A visioning exercise has been undertaken which seeks to maximise the potential of the site as a visitor destination, based on its woodland and riparian characteristics, and for contributing to the local economy. Other than forestry operations in the east of the area, the only interventions to date have been the development of the site entrance and the cycle route. Proposals include:

- Developing the site as a 'gateway' to the north and east over an extended period, once the function has been established, including:
  - Links to Penylan Pond and the caravan park and equestrian centre;
  - Extension of the cycle route;
  - Creation of a circuit of tracks and paths, extending into NRW land for

uses such as horse riding, building on the accessibility offered by the existing network of routes;

- Woodland management, allowing for camping, and providing a visual connection between the tips and the cycle route;
- Sculpting of the tips and maximisation of the site's cultural heritage for positive interpretation and activities such as low-level adventure play.
- Around the core area, developing the car park as a focal point, including:
  - A potential visitor centre;
  - Fishing ponds;
  - Small café;
  - Site information;
  - Sale of local firewood;
  - Live-work units.

### Development Principles

- Development and extension of existing routes, to facilitate a wider range of

activities and provide links to additional facilities;

- Developing the function of the site to widen visitor appeal;
- Diversification of the local economy into appropriate uses, based within the park;
- Maximisation of the area's industrial and cultural heritage.

### E - 5 Gelligaer and Merthyr Common

Gelligaer Common is an expanse of open moorland situated between the Taf and Rhymney Valleys straddling the boundary between Caerphilly and Merthyr County Boroughs, and occupies much of the Upper Rhymney Valley west of the A469. It is designated by Cadw as a Historic Landscape.

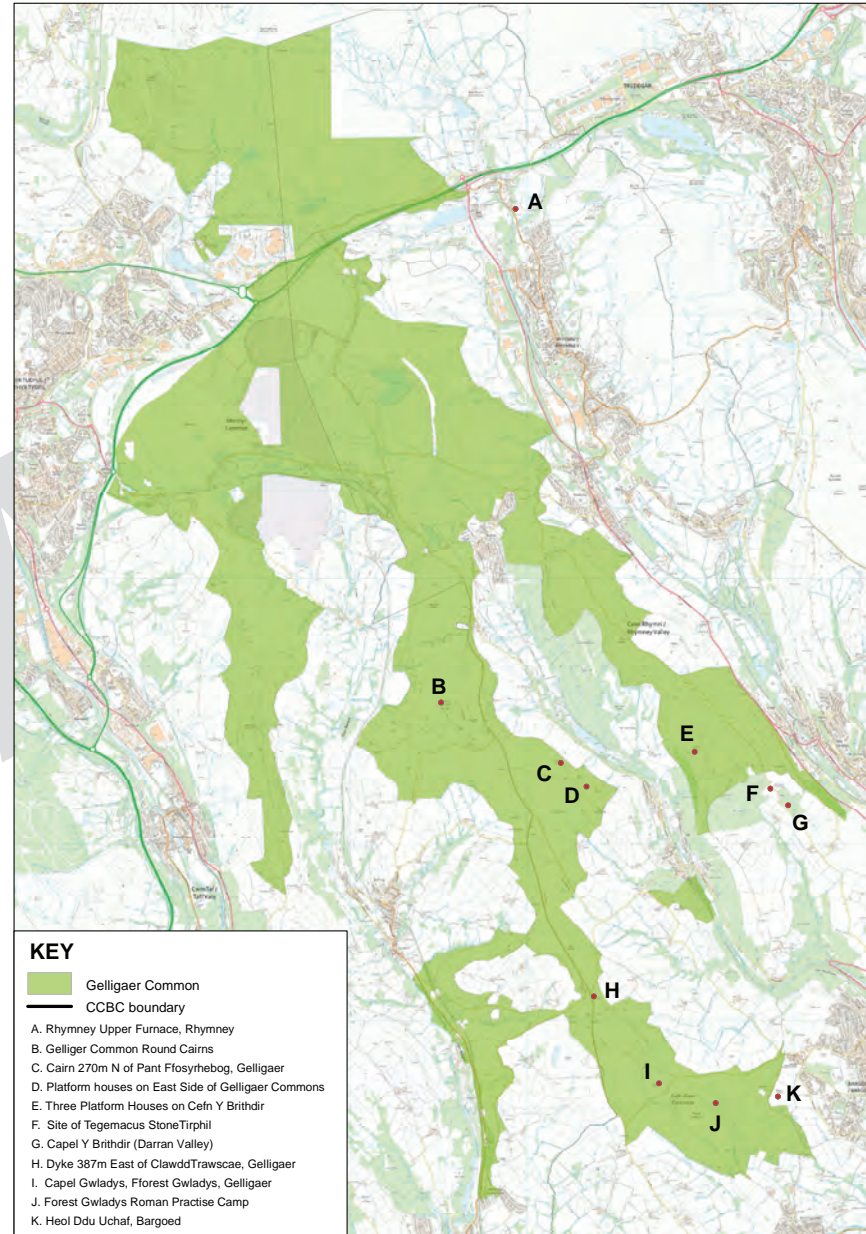
On the Caerphilly side, the ridgetop occupied by the Common rises up 470m at Mynydd Fochriw, and slopes eastwards towards the Nant Bargod Rhymney. The landscape is diverse in form and in its archaeological and historical content.

## Tourism

In terms of tourism, the Common could serve as an integral element of the HOVRA's offer. The characteristics of the landscape raise the potential for:

- Utilising the area's archaeological and historical context;
- Providing a linkage to other facilities within the HOVRA e.g. Parc Cwm Darran; Bute Town as well as those outside – the Common's close proximity to the National Park could enable it to attract visitors southwards;
- Maximising the attractiveness of features such as Rhaslas Pond for tourism and leisure purposes;
- Provision of accommodation and the hospitality sector in settlements such as Rhymney, Fochriw and Deri – this will be dependent on sufficient demand being created in the first instance.

## Gelligaer Common



## Community Development

The Common provides important economic, social and environmental value to the communities that surround it. However, the landscape is threatened by anti-social behaviour including fly-tipping, littering, off-road vehicles and environmental damage.

A pilot project, Tirwedd y Comin (Common Landscape) is being launched and will be led by the Commoners' Association, the two local authorities and others in order to work with the local community and restore, maintain and protect the Common. This will ensure custodianship of it can be passed on to future generations.

*Tirwedd y Digidol* (Digital Landscape) seeks to work with local communities to establish a virtual digital centre for the landscapes of Caerphilly and Blaenau Gwent, which will provide an information platform for residents and visitors alike.

These schemes, within the context of the Common and other landscapes, will:

- Enable the development of new skills locally in relation to landscape stewardship and digital technology, linking with Community Regeneration programmes;
- Facilitate community cohesion and development;
- Provide an information platform for local residents from which they can engage with local natural resources;
- More effectively utilise technology to highlight the attributes of the Common, and other important local landscapes, to potential visitors.

### E - 6 Parc Coetir Bargod

Parc Coetir Bargod is the County Borough's newest country park, created on land formerly occupied by Gilfach, Bargoed and Britannia Collieries, and provides a route along the Rhymney River in attractive surroundings which can be accessed from 11 different gateways.

New Active Travel routes are planned which will improve connections between the park and the following surrounding communities:

- Pengam;
- Fleur-de-Lis;
- Gilfach;
- Aberbargoed

It is anticipated that this will increase the park's accessibility as a local visitor destination, and have benefits in terms of health and well-being.

### E - 7 Bargoed Park

Bargoed Park is the largest park in the County Borough at over 19 ha and contains a number of facilities:

- Formal gardens;
- Children's playground;
- Multi-use games area;
- Skateboarding area;
- Football and rugby pitches.



## Parc Coetir Bargod



The Council will look for opportunities to optimise the role of the park in terms of the sustainability of the town, including:

- Ensuring that facilities maximise the number of visitors;
- Reinforcing the vitality of the town centre, and maintaining links.

### F - Support proposals for renewable energy generation and community benefit through utility infrastructure

The HOVRA is well-placed to deliver structural benefits through energy schemes. Whilst climate change is a challenge, it can also present opportunities. Welsh Government is embracing the transition to a low-carbon economy through Planning Policy Wales and the *Well-Being of Future Generations Act*, and has set out a commitment to delivering the following outcomes in Energy Wales: *A Low Carbon Transition*:

- Reducing the amount of energy we use;



- Reducing our reliance on energy generated from fossil fuels;
- Actively managing the transition to a low-carbon economy;
- Utilising existing services provided by Groundwork Wales around energy efficiency within homes – connecting with communities and schools to capitalise on global warming awareness, recycling and food waste initiatives.

Landscape Area (SLA) designation identified through the adopted LDP. Part of the site is a SINC designation.

Given the upland nature of the site and its location north of the A465, this area has the potential to accommodate a renewable energy generation scheme, although work will need to be undertaken to determine its feasibility and environmental impact, particularly in respect of the visual impact on the Common and the Brecon Beacons National Park. Any energy generated on this site can be fed back into the grid, giving the proposal an economic, as well as a sustainability, benefit and would also generate potential community benefits.

There is the potential for a scheme to be developed in conjunction with adjoining land in Blaenau Gwent, complementing schemes already operating along this corridor and forming part of a Heads of the Valleys 'Energy Belt', thereby increasing the sustainability credentials of the wider A465 corridor.

## Development Principles

- Creation of a sustainable energy generation scheme;
- Less reliance on non-local, non-sustainable forms of energy;
- Economic advantages of supplying energy to the grid;
- Community benefits derived for local community groups;
- Potential local job creation.

In terms of energy generation and public utilities schemes, the upgrading of infrastructure can deliver community benefit, not only in terms of improved provision to people's homes but through greater community interaction with utility providers, the development of social capital and the extension and creation of community networks, training opportunities and skills.

There is also an economic benefit, as such schemes operate within the context of some

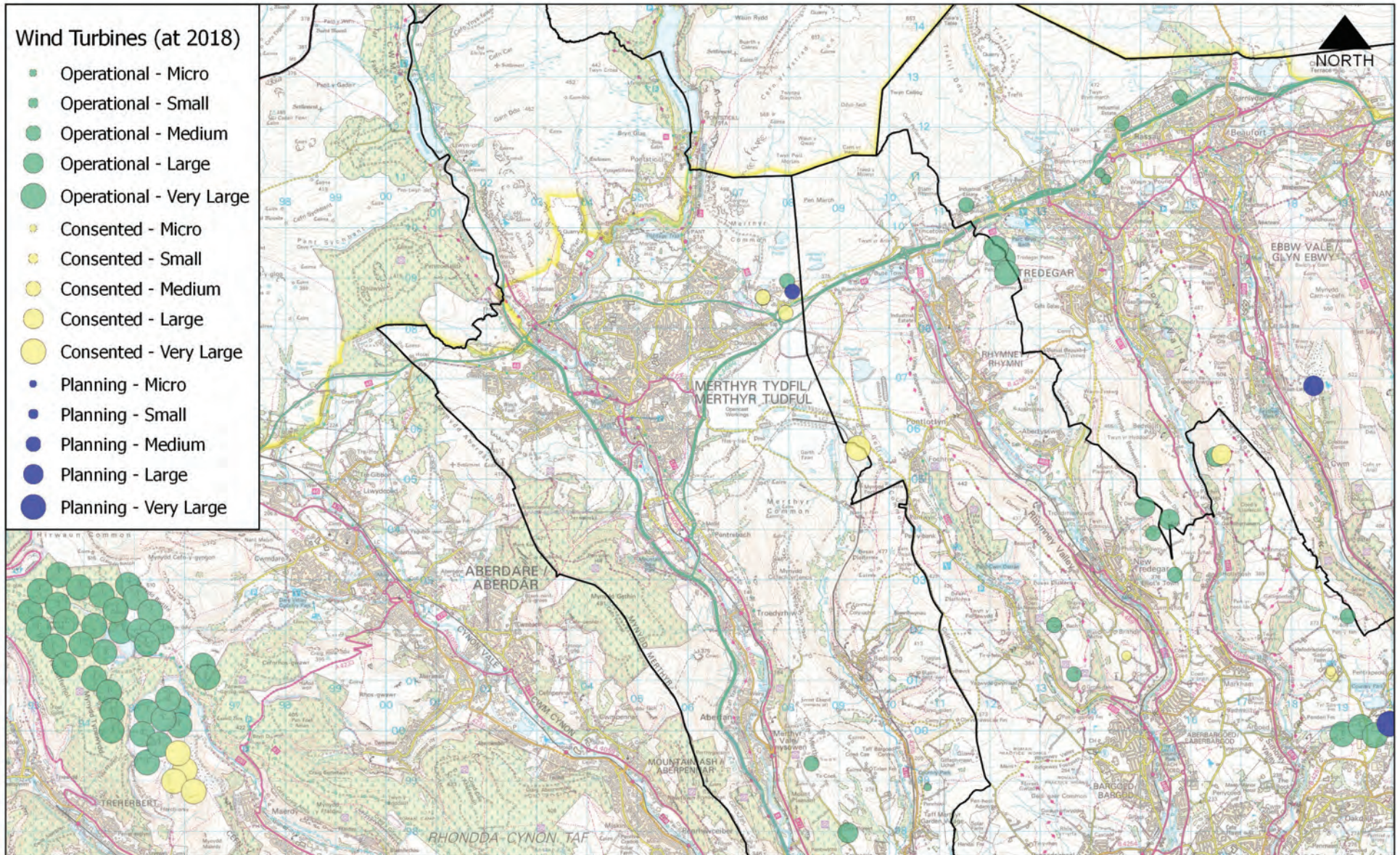
Renewable energy can be a way of meeting some of these objectives, as well as providing a means of building economic resilience, providing clean growth and contributing to improved health. Suitable renewable energy schemes will therefore be supported, in appropriate locations.

### F - 1 North of the A465

Land immediately north of the A465 consists of upland, greenfield land in close proximity to the boundary with the Brecon Beacons National Park and is located within a Special



## Operational and Planned Windfarm Developments in the A465 Corridor





degree of community ownership. Examples exist from elsewhere of utility providers and renewable energy companies investing in community development with the help of a community fund established for that very purpose. Where such organisations are involved in the development of proposals within a particular locality, they should be encouraged to:

- Engage with the community to establish its needs and aspirations;
- Make funding available for the benefit of that community as part of a community fund, possibly as match funding in conjunction with other initiatives;
- Allow community representatives to take a lead in terms of how such funds are spent.

## **F - 2 Markham Renewable Energy Scheme**

The Council, in partnership with Argoed Community Council and Renew Wales, is

investigating the potential for a community-focused renewable energy generation scheme on land at Markham Colliery, and is also considering the options for hydro, solar and wind generation. Initial scoping work has been undertaken and has determined that such a scheme could supply enough electricity for 1,500 homes.

### **Development Principles**

- Creation of a sustainable energy generation scheme;
- Increased community resilience;
- Integration with country park development at Markham Colliery;
- Increasing the potential range of rural economic uses to be located within the envisioned country park;
- Job and training opportunities delivered through community benefit;
- Linking with similar initiatives and partners to improve awareness.

## **F - 3 Rhymney to Bargoed Water Resilient Communities**

Dwr Cymru Welsh Water are presently producing plans for increasing water resilience in the HOVRA. Work regarding physical improvements in terms of infrastructure will commence in early 2020. In addition, however, this will involve local engagement to ensure that the concept of water resilience is embedded within the local community. This will involve:

- Engagement through existing community networks e.g. Parent Network, Flying Start, Community Regeneration;
- Dissemination of information and good practice through local schools, community groups;
- Establishing links with private landlords' networks;
- Obtaining increased resilience through Council's portfolio of housing (monitoring usage and downsizing meters in Council properties, where appropriate & beneficial).

## Principles

- Embedding sustainability principles within the community;
- Ensuring a joined-up approach between stakeholder organisations;
- Increased community development and confidence;
- Physical improvements to utility infrastructure.

## G - Support the development and diversification of housing in sustainable locations

Despite the success of the LDP Strategy in delivering new housing elsewhere within the County Borough, this is not the case in the HOVRA where, despite some small-scale development having taken place, many of the sites allocated for housing in the LDP remain undeveloped, irrespective of the sustainability of their locations.

There is therefore a need to provide new sustainably located housing development in

order to increase the amount and quality of housing stock, and to support the role and function of settlements, in tandem with the economic improvements that are anticipated as a result of City Deal, Metro and the council's regeneration aspirations.

New models of housing delivery are required to bring development forward and these will include:

**Self Build:** Welsh Government has introduced a self-build scheme aimed at encouraging first time house buyers to build their own homes. Through the Development Bank of Wales, Welsh Government will offer loans to self-builders to assist in building their own homes and Welsh Government is setting up a database of sites that are being promoted for self-build development.

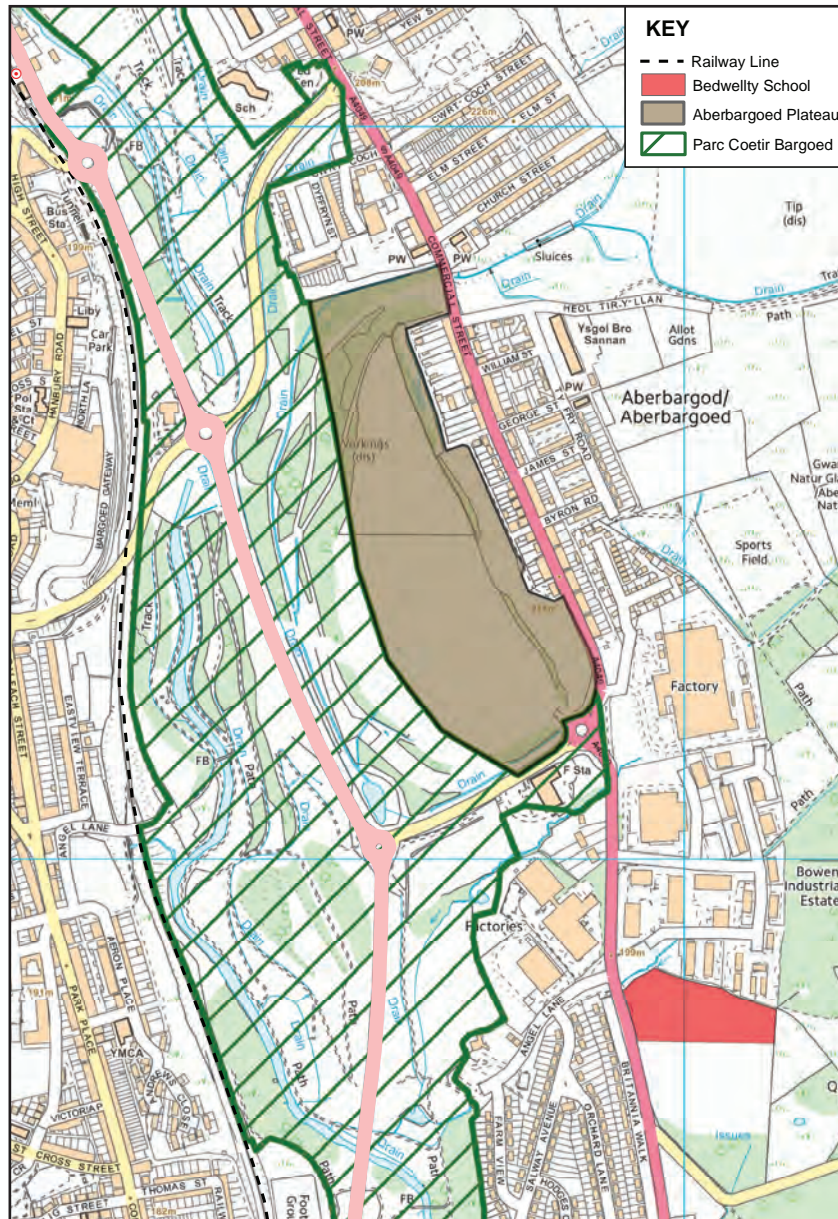
**Stalled Sites:** Welsh Government has introduced a system of loans to assist in bringing housing sites, which have stalled for various reasons, forward for development.

**Small-scale council house building:** Through the WHQS process the council may bring forward a number of small-scale sites for housing development. In doing so the council will seek to maximise use of the foundational economy of the area, which will ensure goods and services are procured locally and that the schemes will assist in developing appropriate skill sets within the population.

These options will bring forward new housing, which will increase the range and choice of housing available in the Masterplan area. However, these will not be sufficient to address the situation completely. Consequently the council will continue to lobby Welsh Government to provide mechanisms for incentivising housing development in the Masterplan area, as well as the wider A465 corridor, is made available to ensure that a sufficient level and range of housing is developed to sustain the existing communities.



## Aberbargoed Plateau & Bedwelty School



## G - 1 Aberbargoed Plateau

The plateau is the result of the reclamation of the old Bargoed Colliery tip, and is situated on the Aberbargoed side of the Rhymney Valley. It is allocated for housing in the adopted LDP, though remains undeveloped, and is in Council ownership. Redevelopment of the plateau would utilise an important brownfield site and provide an opportunity for the diversification of the housing stock in the area. However, the viability of the site for residential development remains an issue.

The site is in close proximity to the neighbourhood centre of Aberbargoed and is adjacent to Parc Coetir Bargoed, one of the council's country parks, providing a sustainable location with an attractive environmental setting.

A review is presently being undertaken of sixth form provision across the County Borough and there is the possibility that part of the site could be utilised for a new further education college to serve this part

of the County Borough. This would facilitate the development of a mixed-use scheme for the plateau, enabling housing to come forward on the remainder. The formulation of an appropriate scheme would enable such a scheme to meet its full potential, from a sustainability perspective.

## Development Principles

- Sustainable mixed-use scheme taking advantage of the site's location on Angel Way;
- Some provision for housing development, providing new build development in the area and adding variety and choice to existing housing stock, close to existing employment facilities;
- Development of a new FE college to cover the Upper Rhymney Valley;
- Providing access to Parc Coetir Bargod through extension of the cycle route.

### G - 2 Bedwellty School

Planning permission was granted in 2019 for

residential (55 units) on the former Bedwellty School site and development is underway. The development of this site will result in the diversification of housing stock in the Aberbargoed area, sustainably located within close proximity of Aberbargoed town centre, the A4049 and employment uses at Bowen Industrial Estate and Angel Lane. Cabinet approval has since been forthcoming to release land immediately to the south for a second phase of development.

## Development Principles

- Diversification of housing stock within the local area, adding variety and choice to the local housing market;
- Ease of accessibility in relation to local facilities;
- Utilisation of vacant, brownfield land.

### G - 3 Empty Homes Grant Scheme

Following the implementation of a successful model in Rhondda Cynon Taf, £10 million has been provided by Welsh Government

to fund the Empty Homes Grant Scheme across the VTF area, which offers purchasers funding for the renovation of empty homes, bringing them back into beneficial use. Property owners can only apply in relation to owner occupation and the grant is not open to builders or landlords for the purposes of renting out accommodation. The scheme will be rolled out over two phases:

- Phase one will be rolled out with the following conditions:
  - Homes would need to have been empty for a six-month period (the immediate six months prior to approval of the grant);
  - Property owners can apply once, to avoid landlords and builders from benefiting;
  - Maximum grant of £20,000.
- Phase two will involve working with local authorities on developing frameworks to support local supply chains, with links to:
  - Skills and apprenticeships;

- Local supply chains;
- Foundational economy.

## Principles

- Potential reduction in the number of empty homes;
- Increase in the diversity of housing stock;
- Development of skills;
- Strengthening of local supply chains through use of local firms.

## H - Provide a suitable level of community, leisure and education facilities, and establish Integrated Well-Being Networks in order to connect communities' strengths and assets

The provision and location of community facilities are of crucial importance to the sustainability of settlements and to the well-being of their populations. New facilities that have opened since the start of the LDP plan period in 2006 include:

- Bargoed Library and Customer First Centre (Hanbury Chapel);
- Hafod Deg Resource Centre;
- Rhymney Integrated Health and Social Care Centre;
- Idris Davies School, Abertysswg.

Whilst constraints on public resources have an impact on the provision of such facilities, this does present an opportunity for new models of delivery. For instance, the rationalisation and sharing of facilities as multi-purpose 'hubs' can provide community benefits, as well as providing opportunities for more cost-effective managing and resourcing of facilities. This can have a positive impact in terms of social capital, engendering networking opportunities, knowledge sharing and the development of transferable skills which are of invaluable importance in a modern social and economic context.

### H - 1 21st Century Schools

The 21st Century Schools and Education programme is a major, long-term and

strategic capital investment programme supporting large-scale capital projects with the aim of enhancing school buildings to meet modern educational and community needs.

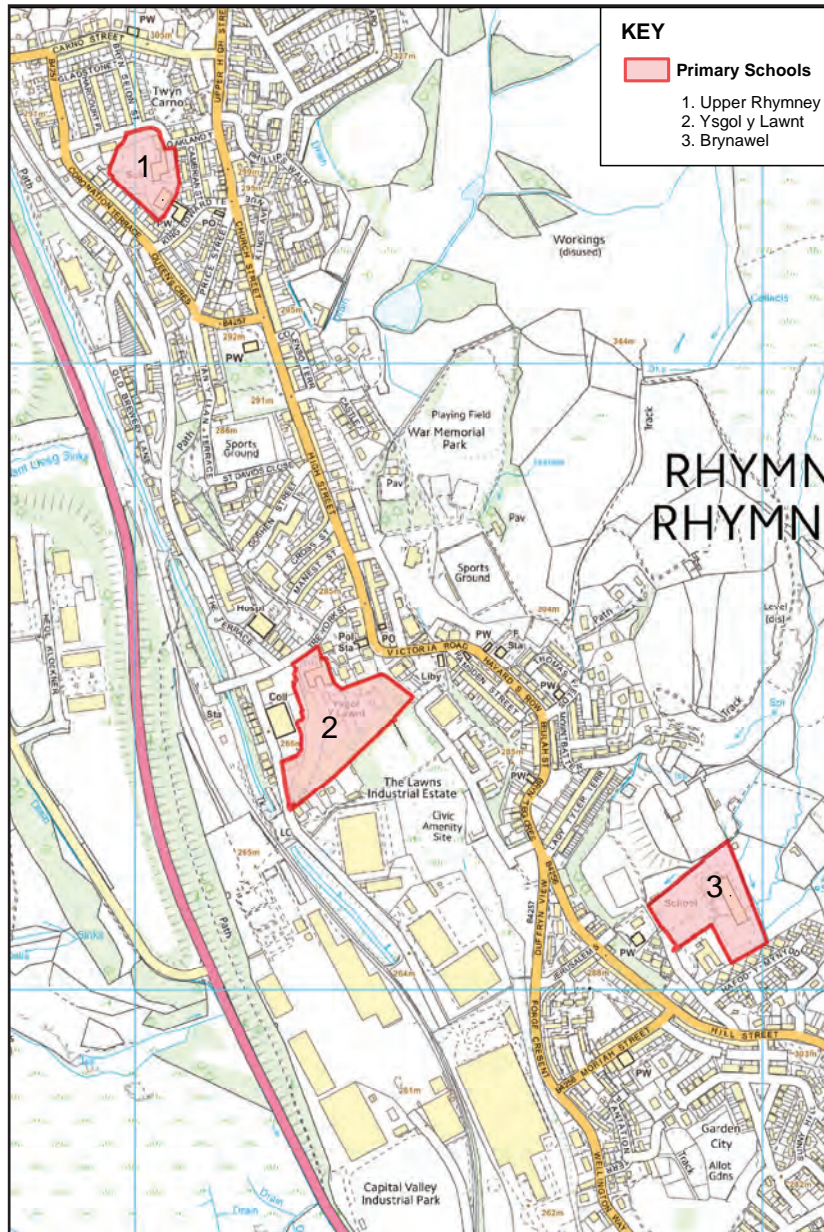
### The key aims are to:

- Reduce the number of schools in poor condition;
- Ensure the right size schools in the right location;
- Ensure the effective and efficient use of the educational estate for both schools and the wider community.

Idris Davies School in Abertysswg was developed under Band A of the programme as a replacement for Abertysswg and Pontlottyn Primary Schools on land within the existing Rhymney Comprehensive School site. As well as the school, it also accommodates a nursery, Flying Start unit and integrated children's centre offering after-school and wraparound provision.



## Upper Rhymney and Brynawel Primaries and Ysgol y Lawnt



Band B of the 21st Century Schools programme runs between 2019 and 2026 and proposals have been developed. However, these remain proposals at this stage, subject to a business case submission and Welsh Government approval; in addition, consultation with stakeholders will be a key part of the process. Proposals concerning primary education will be dependent on the review of secondary education that is ongoing. Band B proposals in Rhymney include:

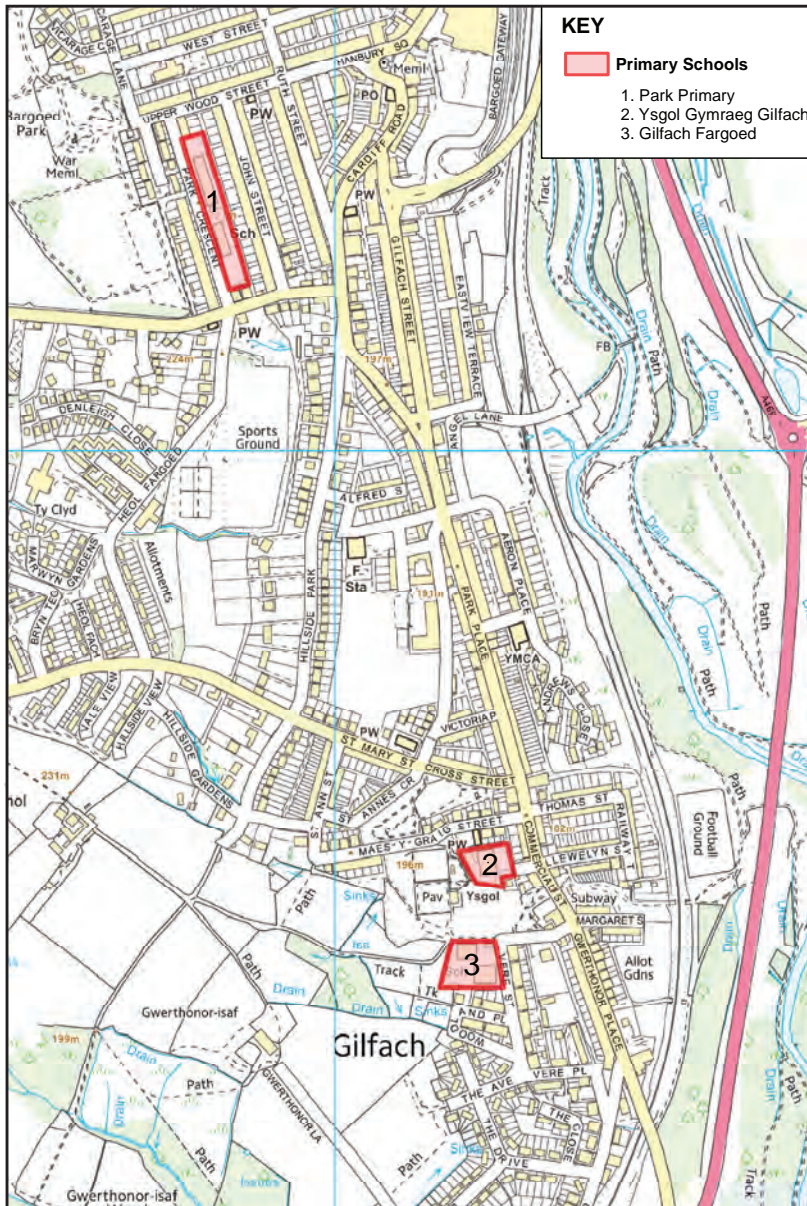
- New build school to replace the existing Upper Rhymney Primary School;
- Relocation of Brynawel Primary School pupils to Upper Rhymney Primary and Idris Davies Schools;
- Refurbishment of a school site to relocate Ysgol y Lawnt.

### Band B proposals in Bargoed include:

- Amalgamation of the Park and Gilfach Fargoed Primary Schools into a new build school;



## Park and Gilfach Fargoed Primaries and Ysgol Gymraeg Gilfach Fargoed



- Refurbishment of Park Primary School to accommodate the relocation of Ysgol Gymraeg Gilfach Fargoed.

These are expected to realise the following benefits:

- Target areas of high social deprivation;
- Creation of fit-for-purpose, energy efficient schools;
- Significant reduction of surplus places;
- Estimated saving on backlog maintenance costs;
- Increased opportunities for community use and on-site childcare provision;
- Expansion of Welsh medium education.

## H - 2 Rhymney Integrated Health and Social Care Centre and Hafod Deg Resource Centre

The Integrated Health and Social Care Centre for the north of the County Borough brings together several different community health functions in an integrated way, including:

- Two GP practices, complementing a continuing presence at New Tredegar and Deri;
- Dental practice;
- Optometry services;
- Social services day care facilities;
- In-patient facilities;
- A base for health and social services staff delivering a range of services across the north of the County Borough.

Hafod Deg Resource Centre delivers a range of support services for people in the local area, including:

- Citizens Advice;
- Mental health organisations;
- Credit union;
- Nutritional and dietary advice;
- Space for volunteering and community groups.

Through the integration of service delivery from facilities such as these, the capacity of

public sector resources to have a positive impact within the community is maximised. However, it is necessary that this approach ensures the delivery of services for the whole community, and therefore the Council will work with key organisations such as the Local Health Board, the 'third sector' and others to ensure that community-based services and well-being can continue to be delivered in a sustainable and coordinated manner.

### H - 3 Integrated Well-Being Networks

In keeping with the Welsh Government's £100m NHS Transformation Fund aimed at driving integration and its "long term future vision of a 'whole system approach to health and social care' focused on health and wellbeing, and on preventing illness"; the Gwent Regional Partnership Board is supporting Aneurin Bevan Health Board, in conjunction with the Council and other partners, to develop and deliver the concept of Integrated Well-Being Networks (IWNs).

Integrated Well-Being Networks are place-

based models of more effective collaborative, integrated working to support and sustain community well-being. In essence, this means effectively connecting and coordinating the disparate assets that contribute to well-being in a location.

#### There are four elements to IWN development:

- Place-based collaboration;
- Connecting community-based 'hubs';
- People who deliver services and support;
- Easily accessible well-being information.

The initial focus for IWN development in the County Borough is the area covered by Caerphilly North Neighbourhood Care Network, much of which lies within the HOVRA. Initial mapping work has been undertaken for part of the area and there is an intention to roll this out, as part of a programme of community engagement, in order to help make existing networks of facilities more identifiable for service users.



# Integrated Well-Being Networks

## HOW INTEGRATED WELL-BEING NETWORKS WORK

PEOPLE IN GWENT HAVE ALL THE THINGS THEY NEED TO KEEP WELL AND ARE LIVING HEALTHIER LIVES, FOR LONGER.

### 1. PLACE-BASED COLLABORATION

WE ARE COLLABORATING WITH PARTNERS IN OUR COMMUNITIES, BUILDING RELATIONSHIPS AND WORKING TOGETHER BETTER TO MAKE THE BEST USE OF WHAT WE HAVE.



### 3. PEOPLE WHO DELIVER SERVICES & SUPPORT

WORKING CO-PRODUCTIVELY WITH PEOPLE, BUILDING ON THEIR STRENGTHS TO FIND THEIR OWN SOLUTIONS AND CONNECTING PRIMARY CARE TEAMS TO WELL-BEING RESOURCES.

### 2. COMMUNITY-BASED HUBS

HUBS CONNECT PEOPLE WITH HEALTH AND WELL-BEING RESOURCES, ACTIVITIES, AND OTHER PEOPLE.

LINKING OUR HUBS IN THE COMMUNITY TO IMPROVE THEIR WELL-BEING ROLE AND ACCESS TO THE RIGHT SERVICES AND SUPPORT.

### 4. EASY ACCESS TO WELL-BEING INFORMATION

PROVIDING WAYS FOR PEOPLE TO ACCESS RELIABLE WELL-BEING INFORMATION, THIS CAN BE THROUGH:

- FAMILY, FRIENDS OR A SERVICE
- A LINK WORKER
- A HUB IN THE COMMUNITY
- TECHNOLOGY, INCLUDING DEWIS CYMRU



INTEGRATED WELL-BEING NETWORKS ARE NOT ABOUT CREATING SOMETHING NEW - IT'S ABOUT STARTING WITH WHAT WE ALREADY HAVE. USING THE UNIQUE STRENGTHS AND ASSETS THAT EXIST IN OUR COMMUNITIES: OUR PEOPLE - RELATIONSHIPS, KNOWLEDGE AND SKILLS  
OUR PLACES - HEALTHY PEOPLE NEED HEALTHY PLACES  
OUR PROVISION - WELL-BEING SUPPORT AND SERVICES.

PLEASE VISIT [WWW.WALES.NHS.UK/IWNGWENT](http://WWW.WALES.NHS.UK/IWNGWENT) AND SHARE INFORMATION ABOUT INTEGRATED WELL-BEING NETWORKS GWENT USING #IWNGWENT



© Swansea Design Ltd. Ltd. 2018

The recommended approach to delivering IWNs will contribute to the delivery of the Public Service Board's Well-Being Plan. This approach includes:

- Establishing the core offer of well-being services that exist across:
  - Health and social care hubs e.g. GP surgeries;
  - Local authority hubs libraries, Customer First Centres, provision of housing advice;
  - Community hubs – shared spaces for people, community groups and recreational activities;
- Agreeing the role of lead organisations, including the Council, Health Board, Public Health Wales, Housing Associations, GAVO and others;
- Review 'linking' roles to ensure the effective use of resources and address identified gaps – 'linking' roles are people and organisations that provide connections

between people, professionals and different parts of the well-being network.

### **I - Ensure that accessibility for all is embedded in all improvement schemes**

Accessibility is a cross-cutting objective which is relevant to schemes within the HOVRA. All development proposals should adhere to the principles of inclusive design to ensure that schemes meet the accessibility needs of all those living, working and visiting the HOVRA, including those with mobility and sensory impairments and learning difficulties.

### **J - Ensure all communities within the Heads of the Valleys are able to engage and benefit from the Masterplan**

As a result of the 2019 Welsh Index of Multiple Deprivation (WIMD), it has been agreed that there will be a priority focus to implement a new way of working in a number of the deprived communities within the County Borough.

A fundamental change to how public services are collectively approached and delivered is required to address the multifaceted needs in the County Borough's most deprived communities. There should be more emphasis upon local government working with communities as enablers, rather than delivering for them.

A greater emphasis on identifying community assets is required. When practitioners begin with a focus on what communities have, as opposed to what they don't have, a community's efficacy in addressing its own need increases, as does its capacity to lever in external support. Currently, services are designed to 'fill gaps' and 'fix problems', creating dependency and disempowering individuals who become passive recipients of services.

The Council's new approach to service provision will provide a changing perspective on building bridges with communities, mobilising individual and community assets and enabling a process of co-production,



with community members as active agents in their own and their families' lives. Co-production requires users of services to be seen as experts in their own circumstances and capable of making decisions, while service providers move from being fixers to facilitators. This will necessitate new relationships to be developed with front line professionals, and an enabling role being adopted.

The projects identified in the HOVRA have the potential to provide far-reaching benefits for all residents, including those living in deprived areas within the Masterplan area and the wider County Borough.

This will require an approach to public service provision that seeks to better coordinate services to achieve maximum impact. The intention is to adopt a place-based focus, with a review of public services to assess how well they meet the outcomes required by residents, and how they could improve their impact and value for money. The role of the Public Service Board, with the support of its partners, is key to implementing this approach and it provides an opportunity to develop this across a number of key areas across the County Borough.

## Section 7: Delivering and Implementing Change

The table below sets out the projects identified in Section 6 of the report, together with the expected outputs that the project will deliver and how these proposals will address the objectives of A Foundation for Success. The table identifies the indicative costs of each scheme and highlights any funding that has been secured to date. It should be noted that many of these projects are at an embryonic stage and, as such, the outputs and costs can only be estimated.

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
A - Complement, and integrate with, nearby initiatives such as the Ebbw Vale Enterprise Zone (EZ) in order to develop a strategic employment function for Rhymney, establishing it as a gateway to the Valleys	A - 1 Capital Valley, Rhymney	Redevelopment for modern, fit-for-purpose class B premises	<ul style="list-style-type: none"> <li>● Creation of a Heads of the Valleys Enterprise Zone (expansion of Ebbw Vale EZ)</li> <li>● Development of underutilised land/older premises for employment use;</li> <li>● Accelerate business growth within the Rhymney area;</li> <li>● Creation of physical premises required for growth of complementary sectors to the EZ;</li> <li>● Potential to capitalise on Metro improvements and greater connectivity with external markets, through existence of a railhead;</li> <li>● Reduction in commuting through provision of local jobs;</li> <li>● Inclusion of social clauses in relevant public sector contracts to encourage local community benefit</li> </ul>	<ul style="list-style-type: none"> <li>● SP1</li> <li>● SP3-5</li> <li>● SP9-11</li> <li>● SB1-4</li> <li>● CPP2-5</li> </ul>	<p>Funding secured: none to date, expected to come from VTF or CCRCD</p> <p>Total cost: to be determined</p> <p>Dialogue is ongoing between the Council, Welsh Government and site owner in relation to potential investment</p>

Strategic Objective	Project	Description	Expected/Indicative Outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
<b>A - Complement, and integrate with, nearby initiatives such as the Ebbw Vale Enterprise Zone (EZ) in order to develop a strategic employment function for Rhymney, establishing it as a gateway to the Valleys</b>	A - 2 The Lawns Industrial Estate	Development of additional (modern, fit-for-purpose) start-up units at The Lawns	<ul style="list-style-type: none"> <li>● Creation of a Heads of the Valleys Enterprise Zone in conjunction with Ebbw Vale;</li> <li>● Development of additional (modern, fit-for-purpose) start-up units at The Lawns;</li> <li>● Better integration of business space within the sites, enhanced legibility of access;</li> <li>● Additional space for business start-up provision to cater for demand;</li> <li>● Potential to capitalise on Metro improvements through proximity to Rhymney Station;</li> <li>● Reduction in commuting through provision of local jobs;</li> <li>● Inclusion of social clauses in relevant public sector contracts to encourage local community benefit</li> </ul>	<ul style="list-style-type: none"> <li>● SP1</li> <li>● SP3-5</li> <li>● SP9-11</li> <li>● SB1-5</li> <li>● CPP2-5</li> </ul>	Funding secured: ERDF match-funded with CCBC core capital funding  Future phases: Privately financed or via UK Shared Prosperity Fund
	A - 3 Heads of the Valleys Industrial Estate	Development of modern, fit-for-purpose class B premises, potentially including redevelopment of existing stock and provision of a business conferencing facility to serve A465 corridor	<ul style="list-style-type: none"> <li>● Creation of a Heads of the Valleys Enterprise Zone in conjunction with Ebbw Vale;</li> <li>● Development of underutilised land/older premises for employment use;</li> <li>● Utilisation of vacant land for business conferencing facility and/or B2 use;</li> <li>● Additional space for business start-up provision to cater for demand;</li> <li>● Capitalising on good transport links (adjacent to A469, just south of A465);</li> <li>● Reduction in commuting through provision of local jobs;</li> <li>● Creation of physical premises required for growth of key sectors, including existing life sciences presence</li> </ul>	<ul style="list-style-type: none"> <li>● SP1</li> <li>● SP3-5</li> <li>● SP9-11</li> <li>● SB1-6</li> <li>● CPP2-4</li> </ul>	Funding secured: likely to be privately financed  Total cost: to be determined



Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
B - Improve social and economic resilience through education, training and careers advice, and foster the development of the foundational economy within this area to ensure that economic growth accrues more equitably	B - 1 Education, training and careers advice	This is a cross-cutting objective that should be addressed as part of strengthening the area's employment function	<ul style="list-style-type: none"> <li>Coordinated approach to education and training between relevant organisations;</li> <li>Improving links between education and training providers and business;</li> <li>Tailored education/training programmes to meet the requirements of business;</li> <li>Provision of appropriate career support through the curriculum and for adults;</li> <li>Addressing the mismatch between the skills needed to access jobs and the training provided;</li> <li>Upskilling to ensure that 'skills deficits' are addressed in relation to current employment</li> <li>Attracting employers and improving prospects for indigenous growth</li> </ul>	<ul style="list-style-type: none"> <li>SP1-3</li> <li>SP4-9</li> <li>SP11</li> <li>SB1-3</li> <li>SB5-6</li> <li>CPP5</li> </ul>	<p>Funding secured: dependent on a range of stakeholders from the public and 'third' sectors</p> <p>Total cost: to be determined</p>
	B - 2 Foundational economy	This is a cross-cutting objective that should be addressed as part of ensuring widespread economic and social benefit	<ul style="list-style-type: none"> <li>Working with local businesses to establish networks of collaboration</li> <li>Ensure that Council procurement processes invest in local firms and organisations by utilising local expertise and putting in place social contracts that benefit the community</li> <li>Developing the necessary skills base to maintain networks of collaboration and access funding opportunities (WG Foundational Economy Challenge Fund)</li> </ul>	<ul style="list-style-type: none"> <li>SP1</li> <li>SP3-6</li> <li>SP8-11</li> <li>SB1-3</li> <li>SB5-6</li> <li>CPP5</li> </ul>	<p>Funding secured: £1.5m will be available for the VTF area through the Welsh Government Foundational Economy Challenge Fund</p> <p>Total cost: to be determined</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
C - Expand the area's sphere of influence and improve connectivity	C-1 Land around Rhymney Station	Station improvements, additional car parking and creation of a multi-function business hub	<ul style="list-style-type: none"> <li>Enhanced stabling facilities, platform extension and remodelling, additional parking, toilet block, new waiting rooms, cycle racks and ticketing and wifi upgrades;</li> <li>Creation of multi-functional business hub, offering business units, live-work space and a commercial element including meeting facilities;</li> <li>Enhancing Rhymney's business and commercial focus by taking advantage of increased connectivity;</li> <li>Additional space for local start-up provision;</li> <li>Potential to capitalise on Metro improvements through proximity to Rhymney Station;</li> <li>Reduction in commuting through provision of local jobs;</li> </ul>	<ul style="list-style-type: none"> <li>SP3-5</li> <li>SP9</li> <li>SP11</li> <li>SB1-5</li> <li>SQL3</li> <li>CPP2-4</li> </ul>	<p>Funding secured: dependent on Transport for Wales commitments</p> <p>Total cost: to be determined</p>
	C - 2 Other stations (Pontlottyn, Brithdir, Tirphil)	Station improvements at Pontlottyn, Brithdir and Tirphil Stations	<ul style="list-style-type: none"> <li>Enhanced facilities plus potential for EV charging infrastructure;</li> <li>Optimising increased journey frequency through facilities improvements, to encourage use of sustainable modes</li> </ul>	<ul style="list-style-type: none"> <li>CPP2</li> <li>CPP4</li> </ul>	<p>Funding secured: dependent on Transport for Wales commitments - EV infrastructure dependent on OLEV funding</p> <p>Total cost: to be determined</p>
	C - 3 A465/A469 Transport Hub	Development of a transport interchange close to the intersection of the A465 and A469	<ul style="list-style-type: none"> <li>Provision of park and ride between A465 and Rhymney Station;</li> <li>Creation of sustainable transport links between A465 and new employment provision at Capital Valley et al;</li> </ul>	<ul style="list-style-type: none"> <li>SP1</li> <li>SP3</li> <li>SP6-9</li> <li>SB1-4</li> <li>CPP2-4</li> </ul>	<p>Funding secured: Metro Enhancement Framework to be drawn up</p> <p>Total cost: to be determined</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
C - Expand the area's sphere of influence and improve connectivity			<ul style="list-style-type: none"> <li>● Development of links with planned and existing Active Travel routes;</li> <li>● Enhancing multi-modal connectivity along A465 corridor between Merthyr and Ebbw Vale;</li> <li>● Increased access to employment, leisure, essential services for residents;</li> <li>● Increased attractiveness of businesses to external markets and investors</li> </ul>		
	C - 4 A469 Resilience Route	Pursue consideration of an A469 resilience route between New Tredegar and Rhymney	<ul style="list-style-type: none"> <li>● Adding north-south resilience to the highway network in the Masterplan area;</li> <li>● Increase in business confidence due to better intra-area links, enabling more firms to reach external markets;</li> <li>● Potential for local business growth due to better connectivity;</li> <li>● Reduction in commuting through provision of local jobs;</li> <li>● Increased access to employment, leisure, essential services for residents</li> </ul>	<ul style="list-style-type: none"> <li>● SP3-4</li> <li>● SP9</li> <li>● SB1-4</li> <li>● CPP1</li> <li>● CPP4</li> </ul>	Funding secured: none to date  Total cost: to be determined
	C - 5 Former Skinner's Site, Rhymney	Development of a commercial or service-related facility, incorporating EV charging points to serve this stretch of the A465 corridor	<ul style="list-style-type: none"> <li>● Addition of an 'attractor' to encourage potential passing trade between Merthyr and Ebbw Vale, taking advantage of the site's location just off the A465;</li> <li>● 'Plugging a gap' in terms of regional EV charging infrastructure, adding to the area's sustainability credentials;</li> <li>● Very close to Heads of the Valleys Industrial Estate – development of a regional business conferencing facility at this location could enhance the economic attraction of such a development</li> </ul>	<ul style="list-style-type: none"> <li>● SP4-5</li> <li>● SP9</li> <li>● SB1-4</li> <li>● CPP1</li> <li>● CPP3</li> <li>● CPP5</li> </ul>	Funding secured: EV infrastructure dependent on OLEV funding  Total cost: to be determined

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
C - Expand the area's sphere of influence and improve connectivity	C - 6 Dyffryn Terrace, New Tredegar	Development of EV charging points	<ul style="list-style-type: none"> <li>● Roll-out of the Council's all-electric public transport network to the north of the County Borough;</li> <li>● Sustainability benefits of EV charging provision;</li> <li>● Utilisation of a public car park will increase accessibility of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>● SP4</li> <li>● SP9</li> </ul>	<p>Funding secured: EV infrastructure dependent on OLEV funding</p> <p>Total cost: to be determined</p>
	C - 7 Active Travel Routes	Developing a network of cycle routes and pathways over the next 15 years, as per the Integrated Routes Map	<ul style="list-style-type: none"> <li>● Increasing the network of sustainable connections between, and within, places;</li> <li>● More comprehensive utilisation of Active Travel as a means of integrating different modes;</li> <li>● More opportunities to utilise Active Travel as a means of accessing employment and essential services;</li> <li>● Potential to link to additional routes, such as those associated with leisure and tourism facilities</li> </ul>	<ul style="list-style-type: none"> <li>● SP6</li> <li>● SP8</li> <li>● SQL3</li> </ul>	<p>Funding secured: £390k Core Active Travel Fund allocation for 2019/20</p> <p>Total cost: LAs required to bid for funding annually</p>
D - Reinforce the role of Bargoed as a service centre for the north of the County Borough	D - 1 Land at Bargoed Station	Expansion of car parking provision and general station improvements	<ul style="list-style-type: none"> <li>● Maximising usage through enhanced station facilities and additional parking;</li> <li>● Enhancing Bargoed's business and commercial focus by taking advantage of increased connectivity; Increased attractiveness of development opportunities at northern end of town centre</li> </ul>	<ul style="list-style-type: none"> <li>● SB1-4</li> <li>● SQL3</li> <li>● SQL7</li> <li>● CPP2-4</li> </ul>	<p>Funding secured: Metro Enhancement Framework to be drawn up</p> <p>Total cost: to be determined</p>



Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
D - Reinforce the role of Bargoed as a service centre for the north of the County Borough	D - 2 Business Quarter and Bargoed High Street	Redevelopment of vacant units for office use, some retail and complementary commercial uses	<ul style="list-style-type: none"> <li>Enhancing Bargoed's business and commercial focus by taking advantage of increased connectivity;</li> <li>Maximising the benefits arising from its proximity to bus and rail stations - opportunity to market Bargoed for office use, with better access to external markets;</li> <li>Reduction in commuting through provision of local jobs;</li> <li>Reuse of underutilised space;</li> <li>Diversifying role of town centre, increasing economic resilience</li> </ul>	<ul style="list-style-type: none"> <li>SB1-4</li> <li>SQL3</li> <li>SQL5</li> <li>SQL7</li> <li>CPP2-3</li> <li>CPP5</li> </ul>	<p>Funding secured: VTF funding may become available. Possibility of expanding scope of Welsh Government's Urban Centre Property Enhancement Fund (which targets redevelopment of vacant and underused premises)</p> <p>Total cost: to be determined</p>
	D - 3 Bargoed Retail Plateau	Development of remaining part of Bargoed Retail Plateau for commercial use	<ul style="list-style-type: none"> <li>Development of complementary uses to existing retail in the vicinity;</li> <li>Potential for increased town centre footfall, thereby benefiting town centre as a whole;</li> <li>Development of underutilised land;</li> <li>Diversifying role of town centre, increasing economic resilience</li> </ul>	<ul style="list-style-type: none"> <li>SQL3</li> <li>SQL7</li> <li>CPP3</li> </ul>	<p>Funding secured: likely to be from private sector investment</p> <p>Total cost: to be determined</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
<b>D - Reinforce the role of Bargoed as a service centre for the north of the County Borough</b>	D - 4 Former Cinema, Hanbury Square	Redevelopment of the former cinema for commercial/ office use	<ul style="list-style-type: none"> <li>• Development of complementary uses to existing retail in the vicinity;</li> <li>• Taking advantage of improved connectivity through Metro;</li> <li>• Reutilisation of existing premises;</li> <li>• Diversifying role of town centre, increasing economic resilience</li> </ul>	<ul style="list-style-type: none"> <li>• SB1-4</li> <li>• SQL3</li> <li>• SQL7</li> <li>• CPP3</li> </ul>	<p>Funding secured: VTF funding may become available. Possibility of expanding scope of Welsh Government's Urban Centre Property Enhancement Fund (which targets redevelopment of vacant and underused premises)</p> <p>Total cost: to be determined</p>
<b>E - Maximise the impact of the Valleys Regional Park, protect and enhance important green spaces and promote tourism</b>	E - 1 Parc Cwm Darran	Expansion of the park's role as a visitor attraction and community resource	<ul style="list-style-type: none"> <li>• Improved tourism facility for local residents and visitors;</li> <li>• Economic benefits of increased dwell time and spending;</li> <li>• Knock-on benefits for additional facilities and services in nearby locations e.g. shops and pubs;</li> <li>• Development of social capital through education and training programmes in relation to community woodland;</li> <li>• Promoting more active, healthier lifestyles through increased provision of outdoor activities</li> </ul>	<ul style="list-style-type: none"> <li>• SP5-6</li> <li>• SP8</li> <li>• SB1-2</li> <li>• SB6</li> <li>• SQL1-2</li> <li>• SQL4</li> </ul>	<p>Funding secured: none to date</p> <p>Total cost: £567k (£55k design costs) according to Visioning Study</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
<b>E - Maximise the impact of the Valleys Regional Park, protect and enhance important green spaces and promote tourism</b>	E - 2 Parc Bryn Bach, Bute Town and Relevant Links	Better coordination of existing facilities (Parc Bryn Bach, Bute Town) through extension of cycle routes, interpretation work re. Rhymney Upper Furnace	<ul style="list-style-type: none"> <li>Better linkage of tourism facilities in the area;</li> <li>Increase in visitor numbers to Rhymney attractions as a result of Parc Bryn Bach patronage;</li> <li>Developing a greater role for Bute Town Reservoir; Knock-on benefits for additional facilities and services in nearby locations e.g. shops and pubs;</li> <li>Promoting more active, healthier lifestyles through extension of walking and cycling links</li> </ul>	<ul style="list-style-type: none"> <li>SP8</li> <li>SB1-2</li> <li>SQL1-2</li> <li>SQL4</li> </ul>	<p>Funding secured: none to date</p> <p>Total cost: to be determined</p>
	E - 3 Winding House	Utilisation of office space and better integration of educational, visitor and economic development functions	<ul style="list-style-type: none"> <li>Increased office provision for local businesses and others, inc. Dwr Cymru Welsh Water;</li> <li>Assistance to local business start-ups;</li> <li>Strengthening of a multi-purpose community hub through integration of different services and uses;</li> <li>Retention of a locally important cultural facility</li> </ul>	<ul style="list-style-type: none"> <li>SP1</li> <li>SP3-7</li> <li>SP9</li> <li>SB1-3</li> <li>SB5-6</li> <li>SQL2-4</li> <li>CPP5</li> </ul>	<p>Funding secured: temporary contract with DCWW for duration of infrastructure works (2 years)</p> <p>Total cost: to be determined – DCWW use will generate income</p>
	E - 4 Markham Colliery	Development of country park including extension of existing routes, widening visitor appeal and creation of appropriate economic uses	<ul style="list-style-type: none"> <li>Improved tourism facility for local residents and visitors;</li> <li>Economic benefits of increased dwell time and spending, plus links to other facilities such as Penyfan Pond;</li> <li>Diversification of local economy to include appropriate rural economic uses;</li> <li>Community development through activities such as woodland management;</li> <li>Promoting more active, healthier lifestyles through increased provision of outdoor activities</li> </ul>	<ul style="list-style-type: none"> <li>SP4-5</li> <li>SP8</li> <li>SB1-2</li> <li>SB5-6</li> <li>SQL1-2</li> <li>SQL4</li> </ul>	<p>Funding secured: none to date</p> <p>Total cost: £1 million (£87k design costs) according to Visioning Study</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
E - Maximise the impact of the Valleys Regional Park, protect and enhance important green spaces and promote tourism	E - 5 Gelligaer and Merthyr Common	Enhanced custodianship, community development and increased utilisation of the Common as a visitor attraction	<ul style="list-style-type: none"> <li>● Launch of <i>Tirwedd y Comin</i>, to protect and maintain the Common;</li> <li>● Launch of <i>Tirwedd y Digidol</i>, which will establish a virtual data centre for residents and visitors;</li> <li>● Linkage to other attractions e.g. Parc Cwm Darran, Bute Town;</li> <li>● Potential for accommodation and hospitality provision in adjacent settlements;</li> <li>● Community development through landscape stewardship and digital technology</li> </ul>	<ul style="list-style-type: none"> <li>● SP4-6</li> <li>● SP8</li> <li>● SB1-2</li> <li>● SB6</li> <li>● SQL1-2</li> <li>● SQL4</li> <li>● CPP6</li> </ul>	<p>Funding secured:</p> <p><i>Tirwedd y Comin</i> £160k (£128k RDP funding via two local action groups, £32k from GMCA);</p> <p><i>Tirwedd y Digidol</i> £33.5k (£26.8k RDP funding via Cwm y Mynydd LAG, £6.7k from CCBC)</p> <p>Total cost: <i>Tirwedd y Comin</i> £160k, <i>Tirwedd y Digidol</i> £33.5k</p>
	E - 6 Parc Coetir Bargod	Increase park's accessibility in relation to local settlements via new and extended cycle and walking routes	<ul style="list-style-type: none"> <li>● Increase park's accessibility as a local visitor destination;</li> <li>● Increased opportunities to utilise the most sustainable forms of travel;</li> <li>● Greater opportunity for linkages to additional nearby facilities through the VRP;</li> <li>● Promoting more active, healthier lifestyles through use of the park</li> </ul>	<ul style="list-style-type: none"> <li>● SP6</li> <li>● SP8</li> <li>● SQL1-2</li> <li>● SQL4</li> <li>● CPP2</li> </ul>	<p>Funding secured: £390k Core Active Travel Fund allocation for 2019/20</p> <p>Total cost: LAs required to bid for funding annually</p>
	E - 7 Bargoed Park	Optimise the role of the park in terms of the sustainability of the town	<ul style="list-style-type: none"> <li>● Look at opportunities to maximise visitor numbers;</li> <li>● Ensure that facilities are fit for purpose</li> </ul>	<ul style="list-style-type: none"> <li>● SP8</li> <li>● SQL1-3</li> </ul>	<p>Funding secured: none to date</p> <p>Total cost: to be determined</p>



Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
<b>F – Support proposals for renewable energy generation and community benefit through utility infrastructure</b>	F - 1 North of the A465	Potential development of a renewable energy scheme as part of the Heads of the Valleys 'Energy Belt'	<ul style="list-style-type: none"> <li>● Development of a renewable energy scheme would give the area an economic purpose, as part of the wider 'Energy Belt';</li> <li>● Potential job creation within the energy sector;</li> <li>● Sustainability benefits of renewable energy;</li> <li>● Utilisation of funds for community benefit, and community development as a result of engagement by developers</li> </ul>	<ul style="list-style-type: none"> <li>● SP4-5</li> <li>● SB1-2</li> <li>● SQL1</li> </ul>	Private sector investment predominantly in on-shore wind, could be opportunities for CCBC to co-invest  Total cost: to be determined
	F - 2 Markham Renewable Energy Scheme	Potential development of a community renewable energy scheme	<ul style="list-style-type: none"> <li>● Contribution to the HOV 'Energy Belt';</li> <li>● Sustainability benefits of renewable energy;</li> <li>● Community resilience;</li> <li>● Integration with, and contribution to, the range of rural economic uses within the country park</li> </ul>	<ul style="list-style-type: none"> <li>● SP4-5</li> <li>● SP9</li> <li>● SB1-2</li> <li>● SQL1</li> </ul>	Funding secured: none to date  Total cost: to be determined
	F - 3 Rhymney to Bargoed Water Resilient Communities	Increasing water resilience through improvements to physical infrastructure and community engagement	<ul style="list-style-type: none"> <li>● Embedding sustainability principles within the community;</li> <li>● Ensuring a joined-up approach between stakeholder organisations;</li> <li>● Increased community development and confidence;</li> <li>● Physical improvements to utility infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>● SP4-6</li> <li>● SP8</li> <li>● SP9</li> <li>● SP11</li> <li>● SB6</li> </ul>	Scheme funded by DCWW

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
<b>G - Support the development and diversification of housing in sustainable locations</b>	G - 1 Aberbargoed Plateau	Mixed-use scheme comprising some residential, FE provision and extension of the cycle route to Parc Coetir Bargod	<ul style="list-style-type: none"> <li>Realisation of some residential development in close proximity to existing employment uses (Angel Lane, Bowen Ind Est);</li> <li>Investment in training and education through FE provision;</li> <li>Establishing further links with Parc Coetir Bargod, promoting walking and cycling;</li> <li>Enhancing Aberbargoed's role as a sustainable settlement</li> </ul>	<ul style="list-style-type: none"> <li>SP1-6</li> <li>SP8-9</li> <li>SB2</li> <li>SB6</li> <li>SQL2-3</li> <li>SQL5-6</li> </ul>	<p>Funding secured: none to date</p> <p>Total cost: to be determined</p>
	G - 2 Bedwellty School	Development of former Bedwellty School site for residential	<ul style="list-style-type: none"> <li>Utilisation of vacant, brownfield land;</li> <li>Diversification of housing stock</li> </ul>	<ul style="list-style-type: none"> <li>SQL5-6</li> </ul>	Funding secured: privately funded
	G - 3 Empty Homes Grant Scheme	Grant funding for purchasers of empty homes for renovation	<ul style="list-style-type: none"> <li>Reduction in the number of empty homes;</li> <li>Increase in the housing supply, and in the diversity of housing stock;</li> <li>Development of skills;</li> <li>Strengthening of local supply chains through utilisation of local firms</li> </ul>	<ul style="list-style-type: none"> <li>SP1</li> <li>SP3-6</li> <li>SP10</li> <li>SB1-3</li> <li>SB5</li> <li>SQL5-6</li> </ul>	£10m over two years provided by Welsh Government for the VTF area
<b>H - Provide a suitable level of community, leisure and education facilities, and establish Integrated Well-Being Networks in order to connect communities' strengths and assets</b>	H - 1 21st Century Schools	Replacement and relocation of school buildings in Rhymney and Bargoed via 21st Century Schools programme	<ul style="list-style-type: none"> <li>Developing fit-for-purpose school buildings in areas of high deprivation;</li> <li>Expansion of Welsh medium education;</li> <li>Reduction of surplus places and savings in financial terms;</li> <li>Increased opportunities for community use and childcare provision</li> </ul>	<ul style="list-style-type: none"> <li>SP2</li> <li>SP6</li> <li>SP8-9</li> <li>SB6</li> <li>SQL2-3</li> </ul>	<p>Funding secured: £110 million for Band B proposals across CCBC - £78m capital funding (50% met by CCBC), £32m revenue funding (25% met by CCBC)</p> <p>Total cost: £4.9 million (Rhymney), £5.9 million (Bargoed)</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
H - Provide a suitable level of community, leisure and education facilities, and establish Integrated Well-Being Networks in order to connect communities' strengths and assets	H - 2 Rhymney Integrated Health and Social Care Centre and Hafod Deg Resource Centre	Continued integration of community-based services	<ul style="list-style-type: none"> <li>Ensuring public availability and awareness of available support;</li> <li>Better coordination of distinct, yet complementary, services;</li> <li>Provision of workspace for community and volunteering groups</li> </ul>	<ul style="list-style-type: none"> <li>SP1-9</li> <li>SB5-6</li> <li>SQL2-3</li> </ul>	Funding secured: dependent on a range of stakeholders from the public and 'third' sectors Total cost: to be identified
	H - 3 Integrated Well-Being Networks	Establish IWNs for the Masterplan area	<ul style="list-style-type: none"> <li>Undertake a mapping exercise of existing facilities, in order to make networks more identifiable;</li> <li>Connection of community-based 'hubs' and service deliverers;</li> <li>Avoidance of duplication in terms of provision of advice and signposting;</li> <li>Greater clarity for service users and accessibility of information</li> </ul>	<ul style="list-style-type: none"> <li>SP1-9</li> <li>SB5-6</li> <li>SQL2-3</li> </ul>	Funding secured: funded by ABHB
I - Ensure that accessibility for all is embedded in all improvement schemes		This is a cross-cutting objective that should be considered an integral part of all projects	<ul style="list-style-type: none"> <li>Accessibility for those living, working or visiting the Masterplan area</li> </ul>	<ul style="list-style-type: none"> <li>SQL3</li> </ul>	
J - Ensure all communities within the Heads of the Valleys are able to engage and benefit from the Masterplan		Address multi-faceted needs in the most deprived communities by adopting a place-based focus that seeks to better coordinate services to achieve maximum impact	Social, economic and environmental outputs for deprived communities	<ul style="list-style-type: none"> <li>SP1-11</li> <li>SB1</li> <li>SB6</li> <li>SQL3</li> <li>SQL6</li> </ul>	

# Appendix 1 – A Foundation for Success Objectives

Supporting People	Supporting Business	Supporting Quality of Life	Connecting People and Places
SP1: Increase employability	SB1: Building a more resilient and diversified economy	SQL1: Manage the natural heritage and its resources appropriately for future generations, whilst accommodating much-needed sustainable development, protecting wildlife and encouraging the use of green spaces to promote well-being	CPP1: Promote and identify major highway projects that would significantly improve connectivity and accessibility
SP2: Raise educational attainment	SB2: Supporting economic growth and innovation	SQL2: Improve access to culture, leisure and the arts	CPP2: Promote public transport integration and connectivity
SP3: Reduce worklessness	SB3: Creating an environment that nurtures business	SQL3: Active place marking	CPP3: Promote place-making development around key transport hubs and nodes
SP4: Improve resilience and support development of the foundational economy	SB4: Key sites and infrastructure for employment opportunities	SQL4: There is a need to increase tourism in Caerphilly, focusing on the historic and natural heritage of the area and the opportunities that this presents	CPP4: Actively promote rail improvements and the reinstatement of new links
SP5: Develop skills in key growth areas	SB5: Boost business support and enterprise	SQL5: Improve the delivery of new housing and diversify housing across all tenures	CPP5: Seek to reduce travelling distance and reduce out-commuting
SP6: Targeted intervention of key groups	SB6: Improve the links between businesses, schools and education and training providers	SQL6: Improve the quality of the existing housing stock through targeted intervention, particularly in terms of Council-owned housing stock	CPP6: Promote digital connectivity



Supporting People	Supporting Business	Supporting Quality of Life	Connecting People and Places
SP7: Ensure a clear, coordinated 'package of services is available in order to reconnect people to employment		SQL7: Refocus town centres to serve the needs of residents and businesses	
SP8: Support interventions to improve health			
SP9: Reduce inequality by reducing the number of lower super output areas within the top 10% deprived in Wales			
SP10: Ensure that cultivational procurement is a key consideration in the procurement of goods and services			
SP11: Tackle in-work poverty			

# Appendix 2 Well-being of Future Generations

The Masterplan has had regard for the seven well-being goals set out within the Well-Being of Future Generations (Wales) Act 2015. In order to demonstrate this, an assessment has been made as to which well-being goals each strategic objective would support. The Strategic Objectives of the Masterplan are:

- A.** Complement, and integrate with, nearby initiatives such as the Ebbw Vale Enterprise Zone (EZ) in order to develop a strategic employment function for Rhymney, establishing it as a gateway to the Valleys;
- B.** Improve social and economic resilience through education, training and careers advice, and foster the development of the foundational economy within this area to ensure that economic growth accrues more equitably;
- C.** Expand the area's sphere of influence and improve connectivity;
- D.** Reinforce the role of Bargoed as a service centre for the north of the County Borough;
- E.** Maximise the impact of the Valleys Regional Park, protect and enhance green spaces and promote tourism;
- F.** Support proposals for renewable energy generation and community benefit through utility infrastructure;
- G.** Support the development and diversification of housing in sustainable locations;
- H.** Provide a suitable level of community, leisure and education facilities, and establish Integrated Well-Being Networks in order to connect communities' strengths and assets;
- I.** Ensure that accessibility for all is embedded in all improvement schemes;
- J.** Ensure all communities within the Heads of the Valleys are able to engage and benefit from the Masterplan

Goal	Description of the goal	How it will be achieved by the Masterplan
<b>A prosperous Wales</b>	An innovative, productive and low-carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.	<i>Relevant Strategic Objectives - A, B, C, D, F</i> Objectives A - D seek to increase employment by producing investment in specific sites and locations within the context of national and regional initiatives such as City Deal, VTF, Tech Valleys and Metro. Ensuring that education and training are undertaken with this context in mind will produce the skills and employment base that lends additional sustainability to this approach. Metro, and the Masterplan's role within the VTF's 'Energy Belt', will contribute to a society that recognises the need to generate sustainable resources, and respects the limits of the environment.
<b>A resilient Wales</b>	A nation which maintains and enhances a biodiverse natural environment with healthy, functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).	<i>Relevant Strategic Objectives - C, E, F</i> The Valleys Regional Park and the promotion of tourism relies, in large part, on the natural environment in which it is set, and therefore protection of this is paramount in its success. Improving accessibility and connectivity by way of expanding the capabilities of the public transport network through Metro, and the supporting of renewable energy schemes, are two ways in which the Masterplan seeks to strengthen environmental resilience and sustainability.
<b>A healthier Wales</b>	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.	<i>Relevant Strategic Objectives - A, E, G, H</i> All objectives will positively impact on this goal to a degree, but strengthening the area's economy, developing measures to ensure a supply of good quality housing stock, opportunities to utilise the natural environment for leisure purposes and ensuring access to facilities and services that directly enhance health and well-being are of utmost importance.

Goal	Description of the goal	How it will be achieved by the Masterplan
A more equal Wales	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socioeconomic background and circumstances).	<i>Relevant Strategic Objectives - A, B, C, E, G, H, I, J</i> Objectives concerning connectivity in relation to job opportunities and key services, leisure and the Valleys Regional Park and ensuring the delivery of new housing are important in terms of enabling people in the Masterplan area to access such things. However, the strengthening of the local economy, along with adequate levels of education and training to enable more people to access such opportunities, will help reduce inequality.
A Wales of cohesive communities	Attractive, viable, safe and well-connected communities	<i>Relevant Strategic Objectives - A, B, C, D, E, F, G, H, I, J</i> Improving the economic fortunes of the area and the redevelopment of key sites in line with this ethos, along with the Metro proposals, will make the area increasingly viable as a series of distinctive, yet connected and interdependent, communities. Programmes such as the Valleys Regional Park will add to its attractiveness, both in terms of residents and visitors alike.
A Wales of vibrant culture and thriving Welsh language	A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, sports and recreation.	<i>Relevant Strategic Objectives – E</i> Developing the Valleys Regional Park concept and maximising the impact of the area’s cultural heritage will encourage understanding of this aspect and participation in related activities. The Masterplan will be available bilingually.
A globally responsive Wales	A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.	<i>Relevant Strategic Objectives – C, E, F</i> There are strong links between this goal and ‘A resilient Wales’. The Valleys Regional Park proposals require the protection and enhancement of green spaces in its effort to develop the area for tourism. The Masterplan promotes the use of more sustainable modes of transport in the form of Metro and Active Travel, and references the opportunity to promote renewable energy generation.



The development of the Masterplan has also been informed by the five ways of working:

**Involvement** – The proposals contained within the Masterplan are subject to consultation with the local community, and have been developed through engagement with stakeholders such as landowners, partner organisations including the Local Health Board and Idris Davies School, and local authority ward members and community councillors representing the various communities within the Masterplan area.

**Collaborate** – The development of the Masterplan has drawn upon the expertise from key representatives across local authority departments, including Planning, Regeneration, Housing, Engineering and Countryside. The delivery of the projects identified within the Masterplan will involve collaboration between the public, private and third sectors, and the Council will work closely

with these partners to deliver schemes in a collaborative manner.

**Long term** – The objectives identified, and the projects that will deliver these objectives, are part of a longer-term vision of enhancing the role of the Heads of the Valleys as a sub-regional economic hub capable of supporting local communities. The Masterplan recognises the need for development in order to support economic growth, but recognises that this development should be of a sustainable nature, both in terms of its purpose and its location.

**Integration** – The projects identified in the Masterplan will help deliver a number of the objectives of within the Council's regeneration strategy A Foundation for Success (as set out within Section 7 of this document), as well as proposals contained within the adopted Local Development Plan. They will also deliver against the Council's own well-being objectives by identifying

projects that will lead to job creation and training opportunities, promote more healthy and active lifestyles and reduce the carbon footprint through improved Active Travel routes and facilities locally.

**Prevention** – The Masterplan recognises that there are a number of challenges within the Heads of the Valleys that need to be addressed, in order to realise the vision. The proposals identified will respond to these key concerns and will raise the profile of the area, developing the economy within the context of the A465 corridor, increasing and improving the tourism offer and enhancing town centres – all from the basis of improved connectivity, infrastructural investment and an advantageous strategic location in regional terms – thereby improving quality of life for those visiting, living and working in the Masterplan area.

# Appendix 3 - Assessment of Site-Specific Proposals against the National Well-Being Goals and the CCBC Well-Being Objectives

This appendix provides an initial assessment of the projects identified within the Masterplan against the national well-being goals and the Council's well-being objectives, as set out within the Corporate Plan 2018-23. The national well-being objectives are set out in Appendix 2, and the corporate objectives are set out below. It should be noted that many of the projects identified are at an embryonic stage and therefore a detailed analysis of the relationship between proposals and the well-being goals and objectives cannot be undertaken at this stage.

## Caerphilly CBC Well-being Objectives

Number	Description
<b>Objective 1</b>	Improve education opportunities for all
<b>Objective 2</b>	Enabling Employment
<b>Objective 3</b>	Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being
<b>Objective 4</b>	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
<b>Objective 5</b>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
<b>Objective 6</b>	Support citizens to remain independent and improve their well-being

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
A	A - 1 Capital Valley, Rhymney	Redevelopment for modern, fit-for-purpose class B premises	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment; Support citizens to remain independent and improve their well-being
	A - 2 The Lawns Industrial Estate	Development of additional (modern, fit-for-purpose) start-up units at The Lawns	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A healthier Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment; Support citizens to remain independent and improve their well-being
	A - 3 Heads of the Valleys Industrial Estate	Development of modern, fit-for-purpose class B premises, potentially including redevelopment of existing stock and provision of a business conferencing facility to serve A465 corridor	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A healthier Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment; Support citizens to remain independent and improve their well-being
B	B - 1 Education, training and careers advice	This is a cross-cutting objective that should be addressed as part of strengthening the area's employment function	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities</li> </ul>	Improve education opportunities for all; Enabling employment; Support citizens to remain independent and improve their well-being
	B - 2 Foundational economy	This is a cross-cutting objective that should be addressed as part of ensuring widespread economic and social benefit	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities</li> </ul>	Improve education opportunities for all; Enabling employment; Support citizens to remain independent and improve their well-being

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
C	C - 1 Land around Rhymney Station	Station improvements, additional car parking and creation of a multi-function business hub	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A resilient Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A globally responsive Wales</li> </ul>	<p>Enabling employment;</p> <p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment;</p> <p>Support citizens to remain independent and improve their well-being</p>
	C - 2 Other stations (Pontlottyn, Brithdir, Tirphil)	Station improvements at Pontlottyn, Brithdir and Tirphil Stations	<ul style="list-style-type: none"> <li>● A resilient Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A globally responsive Wales</li> </ul>	<p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment;</p> <p>Support citizens to remain independent and improve their well-being</p>
	C - 3 A465/ A469 Transport Hub	Development of a transport interchange close to the intersection of the A465 and A469	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A resilient Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A globally responsive Wales</li> </ul>	<p>Enabling employment;</p> <p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment;</p> <p>Support citizens to remain independent and improve their well-being</p>
	C - 4 A469 Resilience Route	Pursue consideration of an A469 resilience route between New Tredegar and Rhymney	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A resilient Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A globally responsive Wales</li> </ul>	<p>Enabling employment;</p> <p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment;</p> <p>Support citizens to remain independent and improve their well-being</p>



Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
C	C - 5 Former Skinner's Site, Rhymney	Development of a commercial or service-related facility, incorporating EV charging points to serve this stretch of the A465 corridor	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A resilient Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A globally responsive Wales</li> </ul>	<p>Enabling employment;</p> <p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment;</p> <p>Support citizens to remain independent and improve their well-being</p>
	C - 6 Dyffryn Terrace, New Tredegar	Development of EV charging points	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment;</p> <p>Support citizens to remain independent and improve their well-being</p>
	C - 7 Active Travel Routes	Developing a network of cycle routes and pathways over the next 15 years, as per the Integrated Routes Map	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment;</p> <p>Support citizens to remain independent and improve their well-being</p>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
<b>D</b>	D - 1 Land at Bargoed Station	Expansion of car parking provision and general station improvements	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment; Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment; Support citizens to remain independent and improve their well-being
	D - 2 Business Quarter and Bargoed High Street	Redevelopment of vacant units for office use, some retail and complementary commercial uses	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment; Support citizens to remain independent and improve their well-being
	D - 3 Bargoed Retail Plateau	Development of remaining part of Bargoed Retail Plateau for commercial use	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment; Support citizens to remain independent and improve their well-being
	D - 4 Former Cinema, Hanbury Square	Redevelopment of the former cinema for commercial/office use	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment; Support citizens to remain independent and improve their well-being

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
E	E - 1 Parc Cwm Darran	Better coordination of existing facilities (Parc Bryn Bach, Bute Town) through extension of cycle routes, interpretation work re. Rhymney Upper Furnace	<ul style="list-style-type: none"> <li>● A resilient Wales;</li> <li>● A healthier Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A Wales of vibrant culture and thriving Welsh language;</li> <li>● A globally responsive Wales</li> </ul>	<p>Creating a County Borough that supports a healthy lifestyle in accordance with the sustainable development principle within the Well-Being of Future Generations (Wales) Act 2015;</p> <p>Support citizens to remain independent and improve their well-being</p>
	E - 2 Parc Bryn Bach, Bute Town and Relevant Links	Better coordination of existing facilities (Parc Bryn Bach, Bute Town) through extension of cycle routes, interpretation work re. Rhymney Upper Furnace	<ul style="list-style-type: none"> <li>● A resilient Wales;</li> <li>● A healthier Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A Wales of vibrant culture and thriving Welsh language;</li> <li>● A globally responsive Wales</li> </ul>	<p>Creating a County Borough that supports a healthy lifestyle in accordance with the sustainable development principle within the Well-Being of Future Generations (Wales) Act 2015;</p> <p>Support citizens to remain independent and improve their well-being</p>
	E - 3 Winding House Museum	Utilisation of office space and better integration of educational, visitor and economic development functions	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A healthier Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<p>Improve education opportunities for all;</p> <p>Enabling employment;</p> <p>Support citizens to remain independent and improve their well-being</p>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
E	E - 4 Markham Colliery	Development of country park including extension of existing routes, widening visitor appeal and creation of appropriate economic uses	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A resilient Wales;</li> <li>● A healthier Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A Wales of vibrant culture and thriving Welsh language;</li> <li>● A globally responsive Wales</li> </ul>	<p>Enabling employment;</p> <p>Creating a County Borough that supports a healthy lifestyle in accordance with the sustainable development principle within the Well-Being of Future Generations (Wales) Act 2015;</p> <p>Support citizens to remain independent and improve their well-being</p>
	E - 5 Gelligaer and Merthyr Common	Enhanced custodianship, community development and increased utilisation of the Common as a visitor attraction	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A resilient Wales;</li> <li>● A healthier Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A Wales of vibrant culture and thriving Welsh language;</li> <li>● A globally responsive Wales</li> </ul>	<p>Improve education opportunities for all;</p> <p>Creating a County Borough that supports a healthy lifestyle in accordance with the sustainable development principle within the Well-Being of Future Generations (Wales) Act 2015;</p> <p>Support citizens to remain independent and improve their well-being</p>
	E - 6 Parc Coetir Bargod	Increase park's accessibility in relation to local settlements via new and extended cycle and walking routes	<ul style="list-style-type: none"> <li>● A resilient Wales;</li> <li>● A healthier Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A Wales of vibrant culture and thriving Welsh language;</li> <li>● A globally responsive Wales</li> </ul>	<p>Creating a County Borough that supports a healthy lifestyle in accordance with the sustainable development principle within the Well-Being of Future Generations (Wales) Act 2015;</p>



Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
E	E - 7 Bargoed Park	Optimise the role of the park in terms of the sustainability of the town	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> <li>● A globally responsible Wales</li> </ul>	<p>Creating a County Borough that supports a healthy lifestyle in accordance with the sustainable development principle within the Well-Being of Future Generations (Wales) Act 2015;</p> <p>Support citizens to remain independent and improve their well-being</p>
F	F - 1 North of the A465	Potential development of a renewable energy scheme as part of the Heads of the Valleys 'Energy Belt'	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A resilient Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A globally responsive Wales</li> </ul>	<p>Enabling employment;</p> <p>Support citizens to remain independent and improve their well-being</p>
	F - 2 Markham Renewable Energy Scheme	Potential development of a community renewable energy scheme	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A resilient Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A globally responsive Wales</li> </ul>	<p>Enabling employment;</p> <p>Address the availability, condition and sustainability of homes through the County Borough and provide advice, assistance or support to help improve people's well-being;</p> <p>Support citizens to remain independent and improve their well-being</p>
	F - 3 Rhymney to Bargoed Water Resilient Communities	Increasing water resilience through improvements to physical infrastructure and community engagement	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A resilient Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A globally responsive Wales</li> </ul>	<p>Improve education opportunities for all;</p> <p>Enabling employment;</p> <p>Address the availability, condition and sustainability of homes through the County Borough and provide advice, assistance or support to help improve people's well-being;</p>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
<b>G</b>	G - 1 Aberbargoed Plateau	Mixed-use scheme comprising some residential, FE provision and extension of the cycle route to Parc Coetir Bargod	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<p>Improve education opportunities for all;</p> <p>Address the availability, condition and sustainability of homes through the County Borough and provide advice, assistance or support to help improve people's well-being;</p> <p>Support citizens to remain independent and improve their well-being</p>
	G - 2 Bedwellty School	Development of former Bedwellty School site for residential	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> </ul>	<p>Address the availability, condition and sustainability of homes through the County Borough and provide advice, assistance or support to help improve people's well-being;</p> <p>Support citizens to remain independent and improve their well-being</p>
	G - 3 Empty Homes Grant Scheme	Grant funding for purchasers of empty homes for renovation	<ul style="list-style-type: none"> <li>● A resilient Wales;</li> <li>● A healthier Wales;</li> <li>● A Wales of cohesive communities</li> </ul>	<p>Address the availability, condition and sustainability of homes through the County Borough and provide advice, assistance or support to help improve people's well-being;</p> <p>Support citizens to remain independent and improve their well-being</p>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
H	H-1 21st Century Schools	Replacement and relocation of school buildings in Rhymney and Bargoed via 21st Century Schools programme	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A healthier Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<p>Improve education opportunities for all;</p> <p>Support citizens to remain independent and improve their well-being</p>
	H-2 Rhymney Integrated Health and Social Care Centre and Hafod Deg Resource Centre	Continued integration of community-based services	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A healthier Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> </ul>	<p>Improve education opportunities for all;</p> <p>Creating a County Borough that supports a healthy lifestyle in accordance with the sustainable development principle within the Well-Being of Future Generations (Wales) Act 2015;</p> <p>Support citizens to remain independent and improve their well-being</p>
	H-3 Integrated Well-Being Networks	Establish IWNs for the Masterplan area	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A healthier Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities;</li> </ul>	<p>Improve education opportunities for all;</p> <p>Enabling employment;</p> <p>Creating a County Borough that supports a healthy lifestyle in accordance with the sustainable development principle within the Well-Being of Future Generations (Wales) Act 2015;</p> <p>Support citizens to remain independent and improve their well-being</p>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018 - 2023
I	I - Ensure that accessibility for all is embedded in all improvement schemes	This is a cross-cutting objective that should be considered an integral part of all projects	<ul style="list-style-type: none"> <li>● A more equal Wales</li> <li>● A healthier Wales</li> </ul>	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment;
J	J - Ensure all communities within the Heads of the Valleys are able to engage and benefit from the Masterplan	Address multi-faceted needs in the most deprived communities by adopting a place-based focus that seeks to better coordinate services to achieve maximum impact	<ul style="list-style-type: none"> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Address the availability, condition and sustainability of homes through the County Borough and provide advice, assistance or support to help improve people's well-being



## Appendix 4: Sectoral Analysis

Almost 68 ha. of allocated or protected employment land lies in the HOVRA across six sites, making it the County Borough's smallest area in terms of economic/industrial presence. The table below sets out the economic sectors on sites within the HOVRA, by floorspace and numbers of units

Economic sectors on HOVRA sites, expressed by floorspace and numbers of units (2018)

Sector	Floorspace (sq m)	% Occupied Floorspace	Units	% Occupied Units
Mining & quarrying	3,285	2.2	1	0.7
Food, drink & tobacco	184	0.1	2	1.4
Textiles	623	0.4	3	2.1
Wood & paper	11,627	7.7	2	1.4
Printing & recording	56	0.0	1	0.7
Non-metallic mineral products	3,973	2.6	10	6.9
Metals & metal products	1,415	0.9	4	2.8
Machinery	714	0.5	2	1.4
Other manufacturing & repair	25,016	16.6	16	11.0
Electricity & gas	239	0.2	2	1.4
Water, sewerage & waste	21,998	14.6	8	5.5
Construction	50,593	33.7	10	6.9
Motor vehicles trade	5,311	3.5	11	7.6
Wholesale trade	343	0.2	1	0.7

Sector	Floorspace (sq m)	% Occupied Floorspace	Units	% Occupied Units
Retail trade	910	0.6	5	3.4
Land transport	826	0.5	1	0.7
Warehousing & postal	5,301	3.5	20	13.8
Food & beverage services	545	0.4	6	4.1
Head offices & management consultancies	211	0.1	4	2.8
Architectural & engineering services	1,841	1.2	8	5.5
Other professional services	2,415	1.6	7	4.8
Business support service	6,324	4.2	12	8.3
Public administration & defence	4,351	2.9	1	0.7
Education	387	0.3	1	0.7
Health	43	0.0	1	0.7
Arts	330	0.2	3	2.1
Recreational services	1,029	0.7	1	0.7
Other services	380	0.3	2	1.4
TOTAL	150,270	100	145	100

In terms of sectors, there is a great deal of variety with nearly 30 represented. Only two sectors, 'warehousing and postal' and 'other manufacturing and repair' account for

at least 10% of occupied units. In terms of floorspace, this is dominated by 'construction', which accounts for over a third. Other notable sectors regarding floorspace are

'other manufacturing and repair' and 'water, sewerage and waste', both of which account for over 10%.

On a site-by-site basis, this level of variety is also borne out, though some sites do appear to display some degree of specialism (though this must be tempered by the fact that these sectors are somewhat generic compositions of various sub-sectors):

- Heads of the Valleys – ‘other manufacturing’ (including manufacture of furniture, repair of machinery and miscellaneous manufacture that does not fall into any other sector);
- Maerdy – ‘other manufacturing’ (as above);
- Capital Valley – ‘construction’ (construction of buildings, specialised construction and civil engineering).

These sectoral groupings conceal the fact that the HOVRA is home to some key local employers, including Convatec (manufacturer of medical products) and Richards and Appleby (manufacturer of cosmetics) at Heads of the Valleys Industrial Estate, and Williams Medical (medical supplier) at Maerdy. Each of these companies employs between 100 and 200 people.

There is a need to highlight how firms are categorised within particular sectors. The three employers mentioned above are all categorised within ‘other manufacturing’. However, Williams Medical is arguably a better fit within ‘wholesale trade’, or all three companies within ‘health’. Only one unit is identified as being within the ‘health’ category – City and Country Healthcare Group, which occupies a small unit on Bowen Industrial Estate. Due to the size of this operation, this company is unlikely to feature as a key player in the area of health and life sciences in isolation, although it is possible that it may have strong links with others in the local area.

The HOVRA sites presently support some businesses categorised as ‘other professional services’ which could, theoretically, include scientific-based operations with potential links to healthcare-related industries. However, in reality, these include solicitors, driving instructors and other small businesses which offer services to the local community and no ostensible links to the area’s larger employers.

Despite the presence of a diverse economic foundation, it is clear that some of the area’s larger firms have a common basis in healthcare-related occupations, though further definition is not possible due to the slightly different nature of those firms i.e. the fact that manufacturers exist as well as suppliers, each with a focus on different types of products. It is therefore necessary to look further afield across the HOVRA in order to identify whether there is sectoral strength in this area, and whether the potential for linkages between these firms may exist.

### Regional Context

As well as the northern part of Caerphilly County Borough, the HOVRA also incorporates the entirety of Blaenau Gwent and Merthyr Tydfil, and the northern parts of the Torfaen and Rhondda Cynon Taf administrative areas. However, although information was sought from all of these, it was only provided by Blaenau Gwent.

Blaenau Gwent is particularly pertinent to the Caerphilly context due to:

- it being the location of the Ebbw Vale Enterprise Zone (EZ) – a Welsh Government-supported network of eight industrial sites designed to accommodate automotive-based uses; and
- its proximity to the Rhymney sites.

Although a comprehensive, sectoral-based inventory of businesses in Blaenau Gwent is not available, manufacturing remains dominant which, like Caerphilly, is diverse in nature. There are two potential areas of focus here:

- The presence of firms operating in healthcare/life sciences, which, in conjunction with the firms operating in Rhymney, may demonstrate the importance of this sector to this part of the HOVRA; and
- The success of the EZ sites in developing an automotive base, which could provide an opportunity for the development of complementary uses in the Caerphilly part of the HOVRA.

In terms of healthcare/life sciences, the following firms are of potential importance, given its role as a targeted sector within the CCR Industrial and Economic Plan:

- Crown Business Park – Eurocaps Ltd (capsule/soft gelatine manufacture);
- Rassau Industrial Estate – Weiss Technik UK Ltd (environmental test chambers);
- Roseheyworth Business Park – Neem Biotech (laboratory);
- Tafarnaubach Industrial Estate – Nordic Care Services (supplier of healthcare products), PCI Pharma Services (pharmaceutical manufacture).

Each of the firms mentioned above occupy units of 1,000 sq m+, suggesting that each has a not insignificant role in the local economy. Together with Convatec, Williams Medical and Richards and Appleby, this indicates the importance of the Ebbw Vale-Rhymney stretch of the A465 corridor as being a geographical nucleus for healthcare/life sciences, with the existence of a cluster

that itself displays some diversity within its field, including pharmaceuticals, testing, other health-related manufacture and supply.

Of the EZ sites, the following accommodate firms that may have some direct value in developing the area's role as an automotive hub:

**Rassau Industrial Estate** – G Tem (manufacture of car components), Sears Manufacturing (seat assembly/manufacturing);

**Tafarnaubach Industrial Estate** – Tenneco Walker (exhausts);

**Waun-y-Pound Industrial Estate** – Continental Teves UK Ltd (hydraulic brake systems).

Of the additional (non-EZ) sites, Sogefi Filtration Ltd (automotive manufacture) at Crown Business Park also falls into this category. Again, all of these firms occupy units of 1,000 sq m+.



The Ebbw Vale Enterprise Zone is particularly relevant to the north of Caerphilly County Borough as it encompasses sites that are a few miles from those at Rhymney, including Tafarnaubach Industrial Estate which lies on the Caerphilly-Blaenau Gwent boundary. Therefore, an attempt to develop the automotive focus of this location could have an impact on those other sites within its immediate environs, in terms of creating opportunities for the development of complementary uses – albeit without the benefit of publicly-funded financial incentives as is the case in the EZ.

For instance, the CCR Employment and Skills Plan identifies advanced materials and manufacturing as being a priority sector for employment and skills support. Whilst this might include life sciences, it would also include businesses in other areas, some of which could help diversify and strengthen the EZ's economic base. However, the 2018 ELAS does not identify any examples of existing firms, other than those already provided,

that might be regarded as being currently operational in the north of the County Borough.

### Premises

The JLL report makes the case for the development of different types of units, three of which would appear to be relevant to the HOVRA:

- Sites developed in conjunction with Metro stations, such as Rhymney, could benefit from some level of small business unit/ office provision as part of a 'business hub pathfinder' scheme;
- Larger B2 units – larger sites are best-placed to cater for units of 25,000+ sq ft due to the lack of remaining, vacant floorspace. Some of the Rhymney sites such as Capital Valley would appear to meet the required criteria, along with sites in the Ebbw Vale EZ;
- Small B1/B2/B8 units – existing premises have very high occupancy rates and

strong levels of demand suggest that these would be suitable for smaller estates as well as some larger sites in order to complement the portfolio of stock at these locations. Again, these units could be considered for 'business hub' schemes in relation to Metro stations. Whilst some provision is being made for new start-up units at The Lawn, additional provision at Capital Valley would add further capacity and take advantage of the site's proximity to the station.

# Appendix 5: Welsh Index of Multiple Deprivation (2019)

Data is collated for the Welsh Index of Multiple Deprivation (WIMD) at super output area (SOA) level. Of the twenty LSOAs that constitute the HOVRA, six are in the most 10% deprived of all Welsh LSOAs. A further five are in the most 10%-20% deprived. Data regarding each of the indices is set out below, for each of the LSOAs:

Twyn Carno 1	Rank (of 1909)	Deprivation
Overall	8	10% most
Income	21	10% most
Employment	8	10% most
Health	25	10% most
Education	9	10% most
Access to Services	510	20-30% most
Community Safety	148	10% most
Physical Environment	450	20-30% most
Housing	1198	50% least

Twyn Carno 2	Rank (of 1909)	Deprivation
Overall	473	20-30% most
Income	509	20-30% most
Employment	303	10-20% most
Health	642	30-50% most
Education	817	30-50% most
Access to Services	1075	50% least
Community Safety	71	10% most
Physical Environment	426	20-30% most
Housing	1059	50% least

Moriah 1	Rank (of 1909)	Deprivation
Overall	391	20-30% most
Income	497	20-30% most
Employment	331	10-20% most
Health	230	10-20% most
Education	221	10-20% most
Access to Services	1657	50% least
Community Safety	863	30-50% most
Physical Environment	976	50% least
Housing	476	20-30% most

Moriah 3	Rank (of 1909)	Deprivation
Overall	67	10% most
Income	137	10% most
Employment	44	10% most
Health	186	10% most
Education	62	10% most
Access to Services	562	20-30% most
Community Safety	27	10% most
Physical Environment	629	30-50% most
Housing	552	20-30% most

Moriah 2	Rank (of 1909)	Deprivation
Overall	228	10-20% most
Income	368	10-20% most
Employment	122	10% most
Health	189	10% most
Education	477	20-30% most
Access to Services	1464	50% least
Community Safety	70	10% most
Physical Environment	310	10-20% most
Housing	582	30-50% most

Pontlottyn	Rank (of 1909)	Deprivation
Overall	315	10-20% most
Income	370	10-20% most
Employment	180	10% most
Health	447	20-30% most
Education	258	10-20% most
Access to Services	1079	50% least
Community Safety	219	10-20% most
Physical Environment	1013	50% least
Housing	843	30-50% most

Darren Valley 1	Rank (of 1909)	Deprivation
Overall	832	30-50% most
Income	958	50% least
Employment	819	30-50% most
Health	682	30-50% most
Education	816	30-50% most
Access to Services	860	30-50% most
Community Safety	712	30-50% most
Physical Environment	1731	50% least
Housing	219	10-20% most

New Tredegar 1	Rank (of 1909)	Deprivation
Overall	578	30-50% most
Income	768	30-50% most
Employment	594	30-50% most
Health	538	20-30% most
Education	651	30-50% most
Access to Services	1204	50% least
Community Safety	25	10% most
Physical Environment	1299	50% least
Housing	1421	20-30% most

Darren Valley 2	Rank (of 1909)	Deprivation
Overall	137	10% most
Income	338	10-20% most
Employment	98	10% most
Health	71	10% most
Education	50	10% most
Access to Services	736	30-50% most
Community Safety	621	30-50% most
Physical Environment	1526	50% least
Housing	606	30-50% most

New Tredegar 2	Rank (of 1909)	Deprivation
Overall	246	10-20% most
Income	348	10-20% most
Employment	308	10-20% most
Health	188	10% most
Education	280	10-20% most
Access to Services	383	20-30% most
Community Safety	241	10-20% most
Physical Environment	1369	50% least
Housing	279	10-20% most



New Tredegar 3	Rank (of 1909)	Deprivation
Overall	59	10% most
Income	73	10% most
Employment	83	10% most
Health	77	10% most
Education	104	10% most
Access to Services	367	10%-20% most
Community Safety	41	10% most
Physical Environment	1075	50% least
Housing	222	10-20% most

Bargoed 2	Rank (of 1909)	Deprivation
Overall	704	30-50% most
Income	711	30-50% most
Employment	553	20-30% most
Health	623	30-50% most
Education	871	30-50% most
Access to Services	1861	50% least
Community Safety	129	10% most
Physical Environment	1035	50% least
Housing	551	20-30% most

Bargoed 1	Rank (of 1909)	Deprivation
Overall	538	20-30% most
Income	626	30-50% most
Employment	381	10-20% most
Health	300	10-20% most
Education	778	30-50% most
Access to Services	1049	50% least
Community Safety	297	10-20% most
Physical Environment	1464	50% least
Housing	1038	50% least

Bargoed 3	Rank (of 1909)	Deprivation
Overall	456	20-30% most
Income	635	30-50% most
Employment	422	20-30% most
Health	486	20-30% most
Education	341	10-20% most
Access to Services	1539	50% least
Community Safety	248	10-20% most
Physical Environment	954	30-50% most
Housing	153	10% most

Bargoed 4	Rank (of 1909)	Deprivation
Overall	29	10% most
Income	23	10% most
Employment	18	10% most
Health	29	10% most
Education	161	10% most
Access to Services	343	10-20% most
Community Safety	146	10% most
Physical Environment	1613	50% least
Housing	765	30-50% most

Aberbargoed 1	Rank (of 1909)	Deprivation
Overall	349	10-20% most
Income	426	20-30% most
Employment	286	10-20% most
Health	349	10-20% most
Education	233	10-20% most
Access to Services	764	30-50% most
Community Safety	318	10-20% most
Physical Environment	1280	50% least
Housing	877	30-50% most

Gilfach	Rank (of 1909)	Deprivation
Overall	482	20-30% most
Income	576	30-50% most
Employment	248	20-30% most
Health	501	20-30% most
Education	710	30-50% most
Access to Services	1182	50% least
Community Safety	464	20-30% most
Physical Environment	1096	50% least
Housing	514	20-30% most

Aberbargoed 2	Rank (of 1909)	Deprivation
Overall	177	10% most
Income	162	10% most
Employment	139	10% most
Health	210	10-20% most
Education	282	10-20% most
Access to Services	1335	50% least
Community Safety	180	10% most
Physical Environment	1297	50% least
Housing	149	10% most

Argoed 1	Rank (of 1909)	Deprivation
Overall	213	10-20% most
Income	156	10% most
Employment	192	10% most
Health	267	10-20% most
Education	155	10% most
Access to Services	1375	50% least
Community Safety	604	30-50% most
Physical Environment	1584	50% least
Housing	411	20-30% most

Argoed 2	Rank (of 1909)	Deprivation
Overall	710	30-50% most
Income	913	30-50% most
Employment	958	50% least
Health	1198	50% least
Education	826	30-50% most
Access to Services	260	10-20% most
Community Safety	678	30-50% most
Physical Environment	1294	50% least
Housing	44	10% most





This page is intentionally left blank