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Date: 20th November 2019

Dear Sir/Madam,

A meeting of the **Cabinet** will be held in the **Sirhowy Room, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 27th November, 2019** at **10.30 am** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided 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 meeting 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

A G E N D A

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 the 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



To approve and sign the following minutes: -

3 Cabinet held on 13th November 2019 1 - 6

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

4 Regeneration Board - Project Proposals. 7 - 14

5 #Team Caerphilly - Better Together Transformation Strategy- 6-Month Update. 15 - 30

6 Hafod-Yr-Ynys Air Quality Project - Compulsory Purchase Order, Land and Buildings at Woodside Terrace, Hafod-Yr-Ynys. 31 - 54

7 Cabinet Forward Work Programme - To Note. 55 - 56

Urgent Item – Not Subject to Call-In.

8 Appropriation of Residential Properties. 57 - 62

Circulation:

Councillors C.J. Cuss, N. George, C.J. Gordon, Mrs B. A. Jones, P.A. Marsden, S. Morgan, L. Phipps and Mrs E. Stenner,

And Appropriate Officers.

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Agenda Item 3



CABINET

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, TREDOMEN ON WEDNESDAY, 13TH NOVEMBER 2019 AT 10.30 A.M.

PRESENT:

Councillor B. Jones - Chair

Councillors:

C. Cuss (Social Services and Well Being), N. George (Neighbourhood Services), C.J. Gordon (Corporate Services), P. Marsden (Education and Achievement), S. Morgan (Economy, Infrastructure and Sustainability), L. Phipps (Homes and Places) and E. Stenner (Environment and Public Protection).

Together with:

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

Also in Attendance:

S. Ellis (Lead for Inclusion and ALN), S. Richards (Head of Education Planning and Strategy), J. Southcombe (Finance Manager – Education, Lifelong Learning and Schools), M. Williams (Interim Head of Property Services), S. Harris (Interim Head of Business Improvement Services and Acting S151 Officer), L. Goodwin (Project Manager – European Projects), R. Tranter (Head of Legal Services and Monitoring Officer) and E. Sullivan (Senior Committee Services Officer).

1. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

2. DECLARATIONS OF INTEREST

Councillors N. George and B. Jones declared a personal interest and Councillor L. Phipps declared a personal and prejudicial interest in Agenda Item No. 4 – Specialist Resource Base (SRB) Funding Review and Councillors C. Cuss and L. Phipps declared a personal and prejudicial interest in relation to Agenda Item No. 6 – Formula Funding Arrangements for Ysgol Gyfun Cwm Rhymni (Spilt Site), detailed and minuted with the respective item.

3. CABINET – 30TH OCTOBER 2019

RESOLVED that the minutes of the meeting held on 30th October 2019 were

approved as a correct record.

MATTERS ON WHICH EXECUTIVE DECISIONS WERE REQUIRED

4. SPECIALIST RESOURCE BASE (SRB) FUNDING REVIEW

Councillor N. George declared a personal interest as a Local Authority Governor at Ty Sign Primary School and Risca Comprehensive School and Councillor B. Jones declared a personal interest as a Local Authority Governor at St. James Primary School and St Cenydd School.

Councillor L. Phipps declared a personal and prejudicial interest as her sister works in Ysgol Gyfun Cwm Rhymni and her nieces are also students at that school and left the meeting when the item was discussed.

Consideration was given to the report which was presented to the Education Scrutiny Committee on the 2nd July 2019. It was noted that the majority of pupils have their needs met in mainstream education however; there is a range of provision for children with differing complex needs across the local authority. The staffing model and resources outlined within the report would allow the increasingly complex needs of children within specialist resource bases to be met. The Cabinet Member for Education confirmed that the Education Scrutiny Committee had unanimously supported the proposals.

Cabinet were advised that a robust analysis of those needs had been undertaken in order to identify a model that would ensure equity across the provisions or for provisions of similar designations and Members were referred to section 5.16 of the scrutiny report which detailed the proposed provision at primary and secondary phases and the timescale for implementation was confirmed. It was noted that provision would be reviewed on a 3 year rolling programme in order to ensure that the authority continues to meet the needs of children.

Cabinet Members commended the schools providing Specialist Resources Bases and placed on record their thanks for making this type of provision possible.

Clarification was sought in relation to 21st Century Schools Band B proposals and future SRB provision. Officers confirmed that they had recognised the need for forward planning particularly as children's needs become more and more complex and discussion had taken place as to how this could be linked to Band B proposals.

Following consideration and discussion it was moved and seconded that the recommendation contained with the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in Officer's report the proposed staffing model, resourcing and timeline for implementation for the Council's SRB's be agreed.

5. EUROPEAN SOCIAL FUND OPERATION INSPIRE 2 ACHIEVE (I2A)

Consideration was given to the report which sought Cabinet approval to deliver Inspire 2 Achieve (I2A) as part of a regional operation lead by Blaenau Gwent County Borough Council subject to final approval from the Welsh European Office (WEFO).

Cabinet were advised that Inspire 2 Achieve is an operation to provide support to young people aged between 11-24 who are at risk of becoming Not in Education, Employment and Training (NEET) across the 5 local authorities in South East Wales (West Wales and the

Valleys). This would be achieved through a collaborative approach identifying and addressing the need of those most at risk of disengagement and equip them with the skills needed to enable them to deal with and remove any barriers to learning.

It was noted that Caerphilly would aim to support 550 participants over two years with support provided on an individual basis or in small groups to develop their learning, motivational and engagement skills in order to reduce the risk of then becoming NEET. Tailored coaching sessions will be provided to meet the learner's individual needs and learning styles and where required participants would be referred to partner agencies or procured services.

Clarification was sought as to what support would be provided to the most deprived of the electorate wards within the borough, where statistically there was the highest NEET risk.

The Officer confirmed that they would be working very closely with schools, Careers Wales and were looking at innovative approaches as well as providing specialist training for staff and the most deprived areas of the borough would be targeted as part of the work.

It was highlighted that this project would draw down £1.2M of grant funding with no further costs to the local authority and this was noted as a prime example of the social heart/commercial head aspect of the Team Caerphilly operational model.

Clarification was then sought in relation to how I2A success would be monitored and it was noted that any European funded programme was subject to immense monitoring by the WEFO and this would be coupled with local authority monitoring from an EOTAS perspective.

Cabinet acknowledged the positivity of the programme and difference it would make to the learning and development of the participants.

Following consideration and discussion it was moved and seconded that the recommendation contained within the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's report the Authority's participation in the Inspire 2 Achieve project be approved, subject to final approval from the Welsh European Funding Officer (WEFO).

6. FORMULA FUNDING ARRANGEMENTS FOR YSGOL GYFUN CWM RHYMNI (SPLIT SITE)

Councillor L. Phipps declared a personal and prejudicial interest in that her sister works at Ysgol Gyfun Cwm Rhymni and her nieces are students at the school and Councillor C. Cuss declared a personal and prejudicial interest in that his cousins attend the Y Gwindy site, both left the meeting when the item was discussed.

Consideration was given to the report that sought Cabinet approval for changes to the formula funding arrangements for Ysgol Gyfun Cwm Rhymni as a split site school. It was noted that to date the school has been funded as one school with an additional split site lump sum. The split site formula funding allocation recognises the additional financial burden that arises for a school as a direct result of delivery across 2 sites.

Following consideration and discussion it was moved and seconded that the recommendations contained in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's report: -

- (i) the split funding arrangements for Ysgol Gyfun Cwm Rhymni be updated following consideration of the issues presented in the body of the report (Equates to circa £114k additional funding to the school);
- (ii) retrospective funding for financial years 2018/19 to 2019/20 be agreed (Equates to circa £228k for the 2 financial years);
- (iii) financial pressure linked to this proposal be included as a “growth” item within the Authority’s budget strategy proposals for 2020/21 (Equates to £114k in 2019-20).

7. ACQUISITION OF VIRGINIA PARK GOLF CLUB PREMISES

Consideration was given to the report which sought Cabinet approval to acquire the former Virginia Park Golf Club premises in Caerphilly for the purpose of providing non-residential education and training, subject to a successful change of use planning application from D2 Assembly and Leisure to D1 Non-residential institutions.

Cabinet were advised that the building holds the potential to provide a suitable base for statutory education activities, including youth work, within the Caerphilly Basin as well as providing a platform for the delivery of education and training opportunities for vulnerable young people unable to attend school. It was noted that in order for the building to come into Local Authority ownership, the Council would be required to lift a covenant on the land and in doing so, would forgo a potential future capital receipt in the region of £300k in the short term.

It was noted that the acquisition would allow services to be moved out of less suitable accommodation and provide learners with low level anxiety who find traditional school challenging an improved and fit for purpose educational environment. It was noted that this would be ideal accommodation for those learners currently served by the HIVE.

Clarification was sought in relation to the timescales involved in the acquisition process and Officers confirmed that this would be very much dependent on due diligence and advised that current owners were keen to progress.

Following consideration and discussion it was moved and seconded that subject to an amendment to recommendation (ii) to include ‘in consultation with the relevant Cabinet Member’ the recommendations contained in the Officer’s report be approved and by a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer’s report: -

- (i) the acquisition of the former Virginia Park Golf Club premises be agreed in principle, and its use as a base for youth work, education and training, subject to planning for a change of use being granted to D1 Non Residential Institutions be agreed;
- (ii) authority be delegated to the Head of Property Services, *in consultation with the relevant Cabinet Member*, to negotiate an agreement on the best possible terms with Withey Properties on the transfer of Virginia Park Golf Club premises to the Council’s ownership.

8. DRAFT BUDGET PROPOSALS FOR 2020/21

Consideration was given to the report which presented Cabinet with details of the draft budget proposals for the 2020/21 financial year to allow for a period of consultation prior to a final decision in February 2020.

It was noted that details of the Provisional Local Government Financial Settlement would normally be announced by Welsh Government (WG) in early October each year. However, due to a combination of the continuing uncertainty around Brexit, along with the delay in undertaking the UK Government spending review; the announcement of the Provisional Local Government Financial Settlement for 2020/21 had been delayed.

At the time of writing the report it was anticipated that the Provisional Settlement would be announced on the 26th November 2019, however last week WG confirmed that details will not now be released until the 16th December 2019. To ensure that sufficient time is allocated to consult on the draft budget proposals, Cabinet endorsement is being sought in advance of the announcement. Therefore the draft budget proposals use a start point based on the Medium Term Financial Plan presented to Council on the 21st February 2019, which showed a projected 2020/21 savings requirement of £15.658M based on information available at that time. This position has since been reviewed and based on updated information and a revised set of assumptions an updated savings requirement of £8.485M has been projected, a reduction of £7.173M.

The main reasons for this significant reduction in the savings requirement were noted as an assumed cash flat position in respect of the core funding from WG, an assumption that cost pressures in respect of Teachers Pensions would be fully funded by WG and the proposed increase in Council Tax of 6.95%. It was noted that Caerphilly CBC is currently in the lower quartile compared to other Welsh Local Authorities in terms of Band D Council Tax levels.

Cabinet were referred to the proposed savings detailed in Appendix 2 of the Officer's report which totalled £8.485M and it was acknowledged that identifying the proposals had not been an easy task but thanks to effective budget management and a prudent approach the public had been protected from deep cuts and major disruption to frontline services. The impact of the new authority operating model "Team Caerphilly – Better Together" in delivering efficiencies through process reviews, automation and a review of the council's investment strategy were noted.

In terms of the financial outlook for future years the Medium-Term Financial Plan presented to Council in February 2019 showed a potential savings requirement of £44M for the four year period 2020/21 to 2023/24, however considerable uncertainty remains surrounding the funding position moving forward. With UK Government only completing a spending review for 2020/21 at this stage there is currently no indication of likely funding levels in the medium to long-term. Therefore the Medium-Term Financial Plan has been updated based on current information and a revised set of assumptions, which results in an anticipated savings requirement of £27M for the period 2021/22 to 2024/25 as detailed in Appendix 3 of the Officer's report.

Cabinet agreed that these are unprecedented times and clarification was sought as to what innovative methods were being utilised in order to secure efficiencies. The Interim Chief Executive confirmed that the "Team Caerphilly – Better Together" Transformation Strategy would be used to improve the way we work, enhance relationships with our communities and partners, and to develop proud and trusted staff. By improving and changing ways of working cuts to front line services can be minimised and through exploring commercial opportunities we can generate income to invest in services and help them remain resilient. Using digital technology to unlock and retrain staff would also provide new opportunities for role enrichment whilst securing positive outcomes for service users.

The Interim Chief Executive confirmed that the model presented an exciting agenda for the next 12 months and with strong foundations now in place was looking forward to moving ahead with more pace and energy in the new year.

Cabinet Members acknowledged the positive impact that collaborative working was having in terms of both Education and Social Services.

The consultation process was discussed and Cabinet emphasised the importance in reaching as many people as possible, being mindful of the pre-election period and the limitations that placed on Members involvement, Officers were asked that it be clearly communicated to the public that Cabinet and Councillors would be involved if they could but were unable to do so because of these restrictions.

Clarification was sought on what consultation methods would be employed, particularly in relation to harder to reach residents and communities. It was noted that consultation would be conducted face-to-face, via social media, questionnaire and roadshow events so there would be plenty of opportunities for public involvement.

Following consideration and discussion it was moved and seconded that the recommendations contained within the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the Officer's report: -

- (i) the draft 2020/21 budget proposals, including the proposed savings totalling £8.485m (inclusive of the proposed use of £800k of Social Services service reserves) be endorsed;
- (ii) the proposal to increase Council Tax by 6.95% for the 2020/21 financial year to ensure that a balanced budget is achieved (Council Tax Band D being set at £1,209.83) be supported;
- (ii) the draft budget proposals now be subject to consultation prior to final 2020/21 budget proposals being presented to Cabinet and Council in February 2020.

5. CABINET FORWARD WORK PROGRAMME – TO NOTE

Cabinet were advised that due to restrictions around the pre-election period two reports scheduled for the meeting on the 27th November 2019 had been deferred until after the election namely – Renewable Energy Generation – Tredomen Campus and Waste and Recycling Collection Systems.

Subject to the aforementioned amendments the Cabinet Forward Work Programme was noted.

The meeting closed at 11.25am.

Approved and signed as a correct record subject to any corrections made at the meeting held on 27th November 2019.

CHAIR



CABINET – 27TH NOVEMBER 2019

SUBJECT: REGENERATION BOARD – PROJECT PROPOSALS

REPORT BY: INTERIM CORPORATE DIRECTOR - COMMUNITIES

1. PURPOSE OF REPORT

- 1.1 To recommend the allocation of £370k Regeneration Project Board Development Funds towards two previously endorsed and re-evaluated projects, namely Llanbradach and Ystrad Mynach Park & Ride schemes.

2. SUMMARY

- 2.1 At the meeting on 30th May 2018, Cabinet agreed that a Regeneration Project Board would be set up with a cross party political representation of Councillors plus key officers. This group is supported by a Regeneration Assessment Panel consisting of officers from a range of service areas.
- 2.2 The Regeneration Assessment Panel have met on numerous occasions to consider the prioritised list of capital projects, which have been identified by the Board to move to the Assessment Stage. Following subsequent Cabinet Approvals, on the 13th February 2019, 29th May 2019, 10th July 2019 and most recently 2nd October 2019 numerous projects have been endorsed with financial assistance provided (where necessary) from the Regeneration Project Board Development Funds.
- 2.3 During January 2019 Cabinet resolved to release £1.2m of reserves for the Regeneration Board prioritised projects, bringing the Total Development Fund budget allocation to £1.5m. To date, £492,500 has been allocated towards prioritised capital regeneration schemes, across the County Borough.
- 2.4 This report seeks Cabinet approval for the allocation of a further **£370k** Development Funds towards two previously endorsed and re-evaluated projects, namely Llanbradach and Ystrad Mynach Park & Ride schemes.
- 2.5 The above request would leave an active Development Fund of **£637,500**.

3.0 RECOMMENDATIONS

- 3.1 That Cabinet:
- i) Endorse the recommendations of the Regeneration Project Board towards the review of both the Llanbradach and Ystrad Mynach Park and Ride projects.

- ii) Agree that **£370,000** of the remaining Regeneration Project Board Development Fund of £1,007,500 be allocated to these revisited priority schemes, as approved by the Regeneration Project Board.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To progress feasibility and development stage works in respect of those priority regeneration schemes identified by the Regeneration Project Board.

5. THE REPORT

- 5.1 On the 30th May 2018, Cabinet agreed that a Regeneration Project Board be set up. The Terms of Reference of the Board were approved by Cabinet at the same meeting.
- 5.2 At the subsequent June 2018 Board meeting a Project Prioritisation Toolkit was approved for the Board to prioritise projects and this was subsequently agreed by Council on 17th July 2018. An Assessment Panel has been set up to assess each of the projects using this toolkit. The Assessment Panel is an internal officer panel from a wide range of service areas set up specifically to assess prioritised strategic regeneration schemes.
- 5.3 The Assessment Panel has met several times to consider a list of previously prioritised capital projects (Tranche 1 - Tranche 3). These, for the most part, have been evaluated and considered by the Regeneration Project Board before being presented to Cabinet for endorsement and funding (where required) from the available Development Funds.
- 5.4 Additional funding has been secured to enhance and supplement the Regeneration Project Board Development Fund. On the 30th January 2019 Cabinet resolved to release £1.2m of reserves for Regeneration Board Projects bringing the Total Development Fund budget allocation to **£1.5m**. This has allowed additional projects to be considered for development support, prioritisation and funding.
- 5.5 Those that have currently been assessed by the Panel and considered by the Regeneration Project Board, and subsequently Cabinet are summarised in Table 1.

Table 1: Schemes with an Agreed Funding Allocation:

Capital Project	Tranche	Agreed Funding Allocation
Llanbradach Park & Ride	1	£150,000
Caerphilly Interchange	1	£0
Oakdale Business Park	1	£100,000
Park Lane, Caerphilly	1	£40,000
	Sub Total	£290,000
Ystrad Mynach Park & Ride	2	£0
Cwmcarn Forest Drive	2	£75,000
Pentrebane Street, Caerphilly	2	£37,500*
	Sub Total	£112,500
Masterplan for Public Sector Land in Ystrad Mynach	3	£0 (£30K requested but project deferred)

Ty Du, Nelson (design of additional)	3	£40,000
Penallta Colliery - Former Powerhall Building	3	£0 (£20K requested but project deferred)
Coach Facilities – Caerphilly Town Centre/Castle	3	£50K
	Sub Total	£90,000
	Grand Total Allocated	£492,500
	Regen Project Board Development Funds	£1,500,000
	<i>Residual Balance</i>	<i>£1,007,500</i>

* As per recommendation (iv) of the Exempt Report considered by Cabinet on the 2nd October 2019, a budget allocation of £37,500 towards this prioritised project was endorsed.

- 5.6 On the 6th August 2019 two projects from Tranche 1 & Tranche 2 were re-evaluated by the Regeneration Assessment Panel and subsequently re-considered by the Regeneration Project Board on 24th September 2019. These projects are as follows:
- Llanbradach Park & Ride; and
 - Ystrad Mynach Park & Ride.

- 5.7 Details of each project and the Regeneration Project Board's recommendations are set out below.

5.8 **(A) Llanbradach Park & Ride:**

- Total Project Cost Estimate (£): To be determined. Development Stage Cost Estimate: £550K
- Regen Project Board Development Funds (Secured): £150K
- Request for further funding from the Development Fund (£): £400k

- 5.9 As previously reported this project proposes a new Park and Ride (P&R) facility in Llanbradach that could accommodate up to 500 spaces. The existing station only has 10 P&R spaces which is considered unsuitable for the introduction of a much better and frequent rail service under Transport for Wales.

- 5.10 The availability of an accessible public transport network is critical to fully service areas within the County Borough and a P&R at this location would remove traffic and reduce congestion on the strategic highway network. The new park and ride would be located some distance from the existing rail station and as such the scheme would require a new rail halt to be constructed. Residual land at this location could also potentially accommodate employment growth. The provision of a strategic park and ride facility at Llanbradach will help to absorb the excess park and ride demand and also create new demand at a station that does not currently benefit from a notable park and ride facility. It will encourage greater use of the rail service on the Rhymney Valley line for those in the Mid Valleys area, particularly Llanbradach and its surrounding area and offer a more accessible rail network that will enable car users to switch to rail for their everyday journeys. The proposed scheme will increase levels

of public transport use, reduce levels of car use, and improve modal interchange by providing a new strategic park and ride facility.

- 5.11 The original bid to the Regeneration Board sought £150k to match fund a Regional Transport Bid, for resources to undertake further feasibility/design work on this project during 2019/20. Unfortunately this regional bid was unsuccessful and in order to develop the prioritised project, a revised request of £550,000 in total was made to the Regeneration Project Board. This additional request will allow officers to produce a robustly costed project, which will prove invaluable when seeking funding to implement the designed scheme.
- 5.12 **Comments:** The project was re-assessed and was again successful in respect of Strategic Fit and Deliverability, achieving a 60% eligibility score for each. However, the request for an additional £400K from the Development Fund (total £550K) was not totally palatable to the Regeneration Project Board. It was agreed that a staged approach should be taken on this complex project.
- 5.13 **RPB Decision: Project Approved. It was agreed to stage gate the feasibility and design by allocating an additional £200K from the Development Fund. The total funding allocated towards the scheme would therefore be £350K.**
- 5.14 **(B) Ystrad Mynach Park & Ride:**
- Total Project Cost Estimate (£): To be determined. Development Stage Cost Estimate: £170K
 - Regen Project Board Development Funds (Secured): £0K
 - Request for further funding from the Development Fund (£): £170k
- 5.15 There is an opportunity to provide an additional 113 car parking spaces and facilities to encourage active travel at Ystrad Mynach railway station. The scheme is identified in the Local Transport Plan and the approved (April 2019) Ystrad Mynach Masterplan. The land required to progress the scheme is either in CCBC or Transport for Wales (TfW) ownership.
- 5.16 The existing P&R is over-subscribed and as a consequence the surrounding streets often experience overflow parking. The expansion of the existing park and ride facility will help alleviate this pressure and bring additional benefits to the station and the town. The improved connectivity delivered through this project will have a positive effect on the ongoing development of Ystrad Mynach which has recently been identified by WG as a key economic corridor. The provision of an extended, strategic park and ride facility at Ystrad Mynach will help to absorb the excess park and ride demand and also cater for latent and future demand at this busy station.
- 5.17 As reported at 5.10 above, the Ystrad Mynach P&R will also encourage greater use of the rail service on the Rhymney Valley line for those in the Mid Valleys area and offer a more accessible rail network that will enable car users to switch to rail for their everyday journeys.
- 5.18 The original submission to the Regeneration Project Board did not request any financial assistance from the Development Fund budget. However, unfortunately a subsequent bid to the Welsh Government Local Transport Fund to carry out the necessary detailed design works was unsuccessful. Therefore, in order to take this prioritised project forward a re-assessment was undertaken with a revised request of £170,000 made to the Regeneration Project Board.

- 5.19 **Comments:** The project was re-assessed and was again successful in respect of Strategic Fit and Deliverability, achieving a 51.3% and 67.5% eligibility score respectively. It was recommended that the financial support requested be approved, as the bid to WG Local Transport Fund was unsuccessful.
- 5.20 **RPB Decision:** Project Approved. It was agreed to allocate the requested £170K from the Development Fund towards the detailed design stage of this prioritised project.

Conclusion

- 5.21 In light of the above, this report seeks Cabinet approval for the allocation of £370k Development Funds and endorsement to progress development stage works in respect of the two previously prioritised capital transport projects at Llanbradach and Ystrad Mynach.

6. ASSUMPTIONS

- 6.1 This report assumes that the two identified projects, once supported by Cabinet, will be developed to a stage where they are robust enough to bid for and secure external funding and be implemented.

7. LINKS TO RELEVANT COUNCIL POLICIES

Corporate Plan (2018-2023):

- 7.1 The report recommendations contributes towards or impacts predominantly on the following Corporate Well-being Objectives:

Objective 2 - Enabling employment.

Objective 3 - Addressing the availability, condition and sustainability of homes throughout the county borough.

Objective 4 - Promote a modern, integrated and sustainable transport system.

Objective 5 - Creating a county borough that supports a healthy lifestyle.

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

Regeneration Strategy - A Foundation for Success (2018 – 2023):

- 7.2 The work of the Regeneration Project Board supports and contributes towards the implementation of the four key strategic themes of the above named strategy, Supporting People, Supporting Business, Supporting Quality of Life and Connecting People & Places.

- 7.3 The proposals further contribute towards a number of key priorities of the Council's Regeneration strategy (A Foundation for Success):

Priority SP1: Increasing employability

Priority SP3: Reducing worklessness

Priority SP7: Ensure a clear co-ordinated 'package of services' is available in order to reconnect people to employment.

Priority SP11: Tackle in-work poverty

Priority SB1: Building a more resilient and diversified economy

Priority SB2: Supporting economic growth and innovation

Priority SB3: Creating an environment that nurtures business

Priority SB4: Key sites and infrastructure for employment opportunities

Priority SQL2: Improve access to culture, leisure and the arts

Priority CPP2: Promote public transport integration and connectivity

Priority CPP4: Actively promote rail improvements and the reinstatement of new links

Priority CPP5: Reduce the level of out commuting

8. WELL-BEING OF FUTURE GENERATIONS

8.1 The work of the Regeneration Board will contribute towards significant levels of community regeneration and infrastructure development which will help to create an environment that we all want to live in, now and in the future. This report therefore potentially contributes to all seven wellbeing goals:

- A globally responsible Wales
- 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

8.2 The report recommendations are consistent with the five ways of working as defined within the sustainable development principle in the Act. The five ways of working of the sustainable development principle, listed in the Act are:

- Long Term – The importance of balancing short-term needs with the need to safeguard the ability of future generations to meet their long-term needs;
- Prevention - How acting to prevent problems occurring, or getting worse, may help public bodies meet their objectives;
- Integration – Considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies;
- Collaboration – Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives;
- Involvement – The importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.

9. EQUALITIES IMPLICATIONS

9.1 There are no specific equalities implications associated with this report for any specific groups or individuals therefore a full equalities impact assessment has not been carried out.

10. FINANCIAL IMPLICATIONS

10.1 An overall project development fund of £1.5m has been approved and will allow a

project team of officers to develop projects ready for implementation once funding becomes available.

- 10.2 As shown in Section 5.5 above Development Funds of £492,500 have previously been approved and allocated to Tranche 1, 2 & 3 projects. Leaving a residual balance of £1,007,500 from the total budget allocation.
- 10.3 The re-visited project request is **£370,000** in total (£200K for Llanbradach P&R and & £170K for Ystrad Mynach P&R).
- 10.4 The above request would leave an active Development Fund of **£637,500**.

11. PERSONNEL IMPLICATIONS

- 11.1 There are no direct personnel implications associated with this report.

12. CONSULTATIONS

- 12.1 All consultation responses are reflected in the report.

13. STATUTORY POWER

- 13.1 The Planning and Compulsory Purchase Act 2004.
- 13.2 Local Government Acts.

Author: Ryland Llewellyn, Principal Regeneration Projects Officer

Consultees: Cllr Sean Morgan, Cabinet Member for Economy, Infrastructure, Sustainability & Wellbeing of Future Generations Champion (*and Chair of the Regeneration Project Board*)
Cllr John Ridgewell, Chairperson, Housing & Regeneration Scrutiny Committee
Cllr Christine Forehead, Vice Chairperson, Housing & Regeneration Scrutiny Committee
Mark S. Williams, Interim Corporate Director Communities
Stephen Harris, Interim Head of Business Improvement Services and Section 151 Officer
Rhian Kyte, Head of Regeneration and Planning
Marcus Lloyd, Head of Infrastructure
Allan Dallimore, Regeneration Services Manager
Robert Tranter, Head of Legal Services/Monitoring Officer
Paul Hudson, Business, Enterprise & Renewal Team Manager
Cllr Rob Gough, Llanbradach ward
Cllr Colin Mann, Llanbradach ward
Cllr Alan Angel, Ystrad Mynach ward
Cllr Martyn James, Ystrad Mynach ward

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CABINET – 27TH NOVEMBER 2019

SUBJECT: #TEAM CAERPHILLY - BETTER TOGETHER TRANSFORMATION STRATEGY- 6-MONTH UPDATE

REPORT BY: CORPORATE DIRECTOR FOR EDUCATION AND CORPORATE SERVICES

-
- 1.1 The attached report was considered by the Policy and Resources Scrutiny Committee on 12th November 2019. The report gave an update on the progress under the #Team Caerphilly – Better Together Transformation Strategy. The programme management arrangements for the strategy stipulate that a six-monthly update is provided and scrutiny members were invited to comment on the report prior to its presentation to Cabinet.
 - 1.2 The report has been grouped into three main categories consisting of Governance, Appointments and the Strategic Action Plan. Members were advised of the progress under these headings and provided with further detail of the staff appointments. The Scrutiny Committee expressed the wish for the new managers to attend a future meeting and it was agreed this would be appropriate when considering the Commercial and Investment Strategy in January 2020.
 - 1.3 Members asked sought clarification and further detail on the Strategic Action Plan in respect of staff engagement and how suggestions for innovation will be encouraged. The scrutiny committee were assured that various methods would be utilised to engage with staff. Members were advised that the Interim Chief Executive has already held face to face meetings with groups of staff to outline the strategy. It is also intended to have a formal launch in the New Year, with further staff roadshows with the Interim Chief Executive and Managers will also cascade down information. The intranet will include information and written documents will be provided for distribution to those who cannot access through information technology. It is also intended to include detail of the strategy and the new approach as part of the induction programme for new staff. Members were also advised that all staff will be encouraged to put forward suggestions for innovation and any viable ideas will be considered by Commercial Panel. In addition it is hoped that the opportunity to put forward ideas could be extended to residents going forward.
 - 1.4 The scrutiny committee asked for examples of how CCBC will embrace new technologies and were advised that investment in Abavus and Thoughtonomy has already been made and more ideas are being generated. The aim of investing in these new platforms is to open up opportunities to generate efficiencies in processes, free up staff to undertake alternative work, and to deliver savings where possible. Members asked for further detail in respect of the Commercial Approach, and were advised that the strategy is underpinned with the aim of having a social heart with a commercial head. The intent is to identify opportunities to generate income by perhaps offering services to other local authorities, members of the public where it is appropriate to do so, and in some circumstances the commercial sector. Additional income raised through commercial activities will be reinvested in services to help them remain resilient i.e. “Profit for Purpose”.

- 1.5 Members sought clarification with regard to the community hubs and were advised this is at a very early stage in some cases but further detail will be circulated to the scrutiny committee. It was commented that the report made reference to supporting a modern and sustainable transport strategy but in order to achieve this there is a need to ensure that local bus services continue to operate as they enable residents who have no alternative to travel to work.
- 1.6 The scrutiny committee asked how the performance of the strategy will be measured and were advised that performance measures are being developed by the Programme Co-ordination Group.
- 1.7 Following consideration and discussion the Policy and Resources Scrutiny Committee unanimously agreed to recommend to Cabinet:
- (i) That Members note the content of this report and make any comment on the progress against the strategy.

Author: Catherine Forbes-Thompson, Scrutiny Manager – forbec1@caerphilly.gov.uk

Appendices:

Appendix Report to Policy and Resources Scrutiny Committee 12th November 2019 – Agenda Item 7



POLICY AND RESOURCES SCRUTINY COMMITTEE – 12TH NOVEMBER 2019

SUBJECT: #TEAM CAERPHILLY - BETTER TOGETHER TRANSFORMATION STRATEGY- 6-MONTH UPDATE

REPORT BY: CORPORATE DIRECTOR FOR EDUCATION AND CORPORATE SERVICES

1. PURPOSE OF REPORT

- 1.1 This report is to update Members of Committee on progress under the *#Team Caerphilly – Better Together* Transformation Strategy. The strategy was introduced to Committee at its meeting of the 28th May 2019. The programme management arrangements stipulate that a six-monthly update is provided to Members for comment prior to its presentation to Cabinet.

2. SUMMARY

- 2.1 The Council's *#Team Caerphilly – Better Together* Transformation Strategy was adopted by Cabinet on the 12th of June 2019, subsequent to its consideration by Policy and Resources Scrutiny Committee on the 28th May 2019. This report provides an update on actions to deliver the strategy to date. It includes a summary of progress against the strategic action plan and the place shaping programmes.
- 2.2 The report updates on the appointment of the additional staffing capacity to deliver the strategy.

3. RECOMMENDATIONS

- 3.1 That Members note the content of this report and make any comment on the progress against the strategy prior to the update being provided to Cabinet.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To allow Policy and Resources Scrutiny Committee Members the opportunity to scrutinise progress and provide comments.

5. THE REPORT

- 5.1 Committee were introduced to the *#Team Caerphilly – Better Together* Transformation Strategy earlier this year. The strategy itself is hyperlinked at Background Papers for ease of reference. The programme management arrangements require that six-monthly progress reports are provided to Policy and Resources Scrutiny Committee, prior to presentation to

Cabinet. The strategy has been active since its adoption by Cabinet on the 12th of June this year. In order to provide an update to Committee this report is grouped into headings that categorise the activity over the past five months.

5.2 **Governance**

The Interim Chief Executive acts as the Programme Sponsor, with Leadership Team (Corporate Management Team with Heads of Service) as the Sponsoring Group. The Head of Business Improvement Services takes day to day responsibility for overseeing the implementation of the programme.

A #Team Caerphilly Programme Board has been established comprising: -

Interim Leader and Cabinet Member for Finance, Performance and Governance
Chief Executive and Corporate Management Team
Head of Business Improvement Services
Corporate Policy Manager
Senior Communications Officer
Policy Officer

Co-opted as required:

Section 151 Officer
Head of Legal Services and Monitoring Officer

Terms of Reference are at Appendix 1

A #Team Caerphilly Programme Coordination Group has also been convened to coordinate delivery of the strategy and make recommendations to the Programme Board. This group comprises: -

Head of Business Improvement Services
Corporate Policy Manager
Transformation Manager – Innovation
Transformation Manager- Commercial Investment
Digital Services Manager
Principal Officer – Workforce Development
Senior Communications Officer
Policy Officer

Draft Terms of Reference are at Appendix 2

5.3 **Appointments**

The Transformation Manager - Innovation and the Transformation Manager - Commercial Investment have been appointed. Both commenced in post on the 1st October for a fixed-term period of 2 years. Initial work programme tasks are linked to the delivery of the strategy and its action plan. The Transformation Manager - Innovation has been revising the process for undertaking service reviews, considering the output of ongoing service reviews and delivering opportunities for efficiencies. The Transformation Manager – Commercial Investment has been finalising the Commercial and Investment Strategy and considering the commercial options that are being established through the service review process.

Communication and engagement capacity has been added to the overall Transformation Team with the Senior Communications Officer recently seconded to deliver the staff, manager and community engagement strands of the strategy.

The Principal Officer - Workforce Development has also recently been appointed for a fixed-term period of 2 years with a start date to be confirmed.

5.4 **Strategic Action Plan**

There are 26 action areas in the strategic action plan, grouped in themes: -

- **Creating the Right Organisational Culture** - Work has begun on staff engagement materials including a #Team Caerphilly resource that establishes the expectation of staff and what they, in turn, can expect as an employee of Caerphilly. In development known as a 'culture book', we expect this to be part of staff induction and used to train existing employees on the new operating model. This will be rolled out to staff in the New Year.
- **Encouraging and Supporting Innovation** - Staff will be encouraged to make suggestions for innovation, either in terms of efficiency or commercialisation, and managers will be expected to support staff in developing the suggestions that meet certain criteria. The 'Licence to Innovate' scheme is in development and will be communicated to staff in the New Year. In addition, a new staff recognition scheme is being developed to recognise the individuals and teams that have delivered more than is expected of them in providing services to communities.
- **Embracing New Technologies** - The Customer and Digital Strategy was approved by Cabinet on the 12th of June alongside the #Team Caerphilly strategy. Digital services will be an important component of transforming the way in which we interact with our customers and the two strategies run alongside and complement each other.
- **Establishing a Structured Programme of Service Reviews** - Pilot reviews have been undertaken in Catering and Building Cleaning with priority workstreams established to deliver efficiency and increased income generation, these are currently being worked through. Reviews are also underway in Waste Services and Fleet Management. The learning from the initial reviews is being used to develop a consistent methodology for the authority with the expectation that all services will either self-review or be assisted by the transformation capacity over the next few years. The selection of services for review may be made due to identified opportunities for efficiency, as a result of required savings, or for any other reason. It is important that staff understand the reason for the review and are part of the process. To assist the central understanding of services and so that decisions can be made from a level playing field a service directory is being finalised that acts a central information repository of all service provided, including financial, staffing, demand and output data etc.
- **A More Commercial Approach** - Cllr Sean Morgan, Deputy Leader and Cabinet Member for Economy, Infrastructure and Sustainability has been appointed as the nominated Commercial Champion. A Commercial and Investment Strategy is in the process of being drafted, with the initial draft under consideration by the #Team Caerphilly Programme Board. The strategy will be presented to the Policy & Resources Scrutiny Committee and Cabinet in January 2020. The aim of the strategy is to provide 'profit with a purpose' to reinvest in services and the Council's portfolio of investments is also being reviewed to explore options to secure greater returns. The creation of potential trading vehicles will develop alongside the Commercial and Investment Strategy and the commercialisation options that are emerging from service reviews.
- **Engaging and Working with Our Communities** - A Corporate Volunteering Policy is in draft and is listed within the forward work programme for Cabinet in the New Year. Similarly, a draft Community Asset Transfer Policy and Protocol is listed for Cabinet consideration. A Consultation and Engagement Framework is also being developed and is itself subject to consultation with focus groups over the next few months.
- **Actively Seeking Opportunities for Collaboration** - Collaborative opportunities with the Council as 'partner of choice' are developing. The Council is currently formally involved in 56 partnerships and collaborations with external partners across all

Directorates. Community Hubs have been or are being developed with Aneurin Bevan University Health Board as the primary partner. A hub exists at the Bryntirion Surgery site in Bargoed, at the Northern Resource Centre in Rhymney and work is ongoing to develop a shared hub in the Aber Valley and Ystrad Mynach.

- **Resources and Capacity** - As set out above appointment processes have increased capacity to deliver the strategy. The necessary Directorate resources are now considered as part of quarterly Directorate Performance Assessments (DPA's).
- **Workforce Fit for the Future** - The performance review process has been redesigned to have better conversations with staff more often. Work will commence on a Workforce Development Strategy when the new Principal Officer- Workforce Development is in post.
- **Programme Management Arrangements** - Internal governance is as described above with terms of reference now agreed by the #Team Caerphilly Programme Board. Progress reports will be provided to Scrutiny and Cabinet on a six-monthly basis.

Some slippage has occurred in the timeline of the strategic action plan as summarised below. Delays are primarily due to the appointment process to increase capacity.

Action	Timescale	Update and Comment
'Culture Book'	30/11/19	In development. To be launched in New Year.
Licence to Innovate	Autumn 2019	In development. To be launched in New Year.
Staff Recognition Scheme	Autumn 2019	In development. To be launched in New Year.
Customer and Digital Strategy	12/6/19	Complete
Customer and Digital Strategy reporting	Ongoing	In train
Service Review Pilots	31/7/19	Complete
Service Directory	30/9/19	To be reviewed by #Team Caerphilly Programme Board 5/12/19
Methodology for Service Reviews	30/9/19	To be reviewed by #Team Caerphilly Programme Board 5/12/19
Structured Programme of Service Reviews	31/10/19	To be reviewed by #Team Caerphilly Programme Board 5/12/19
Commercial Champion identified	12/6/19	Complete
Commercial and Investment Strategy	31/10/19	Drafted and being reviewed by #Team Caerphilly Programme Board
Commercial Panel	30/11/19	Details being considered as part of the draft Commercial & Investment Strategy
Review of investments	31/12/19	In train
Explore Trading Vehicles	31/12/19	Not yet started
Corporate Volunteering Policy	31/12/19	In development. To be launched in the New Year.
Community Asset Transfer	31/12/19	In development. Cabinet consideration in the New Year

Consultation and Engagement Framework	31/12/19	In draft and due to be consulted upon
Partner of Choice	30/12/19	Ongoing
Development of Community Hubs	31/2/19	2 Hubs in place
Transformation Manager appointments	Approval 12/6/19	Appointments completed
Performance Development Reviews	30/9/19	Redesigned as "My Time" (regular) and "My Time Extra" (annual)
Workforce Development Strategy	31/1/20	In train
Directorate Performance Assessments	From June 2019	2 nd quarter reporting underway
Programme Governance	From July 2019	In train

5.5 Place Shaping Programmes

The Council's strategic place shaping programmes, being delivered over the next 3 years are listed within the *#Team Caerphilly - Better Together* Transformation Strategy. These programmes are subject to Member Scrutiny and associated reporting: -

- The completion of £261m physical improvements to housing stock through the WHQS programme by 2020. Further enhanced by a new build programme.
- Implementing the 'Shared Ambitions Strategy' to raise standards and improve opportunities for learners.
- The commencement of the second phase of the 21st Century Schools programme.
- Delivering the Customer and Digital Strategy.
- The provision of a new Children's Centre.
- Continuing the delivery of the Sports and Active Recreation Strategy.
- The introduction of Community Hubs.
- Economic, social and environmental investment linked to the City Deal and maximising our green energy credentials.
- Making the best use of financial resources through risk-based investment.

5.6 Conclusion

Significant progress has been made in the five months since the *#Team Caerphilly – Better Together* was adopted by Cabinet on the 12th June 2019. However, this is the start of the transformation journey for the local authority. Activity will continue under the Strategic Action Plan and Place Shaping Programmes. Other workstreams will be generated as work progresses. Performance measures are being developed alongside the workstreams.

Updates will continue to be provided to Committee and Cabinet on a six-monthly basis.

6. ASSUMPTIONS

- 6.1 It is a reasonable assumption that the financial and demand challenges facing the authority will continue. The financial outlook is as challenging as it has been since austerity began, demand levels will continue to increase with changing demographics and increased expectations placed on the local authority. Political uncertainty in Central Government is also making it less easy to plan services. The approach to managing these challenges, and ensuring the resilience of the Council, is underpinned by the delivery of the *#Team Caerphilly - Better Together* Transformation Strategy.

7. LINKS TO RELEVANT COUNCIL POLICIES

7.1 The *#Team Caerphilly – Better Together* Transformation Strategy supports the new operating model for the authority and therefore it supports whole authority delivery.

7.2 Corporate Plan 2018-2023

The *#Team Caerphilly- Better Together* Transformation Strategy supports the delivery of the Corporate Well-being Objectives in the Corporate Plan 2018-2023: -

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 Well-being 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 The *#Team Caerphilly – Better Together* Transformation Strategy will assist the authority in its duties as a public body under the Well-being of Future Generations (Wales) Act 2015 to contribute to the national well-being 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

8.2 Delivery of the *#Team Caerphilly – Better Together* Transformation Strategy is dependent on using the sustainable development principle within the new operating models: -

- **Long Term** – The strategy enables the authority to meet its long-term aim to secure sustainable services. Elements of the strategy have been designed to ensure ongoing service resilience.
- **Prevention** - Taking a commercial approach will allow 'profit with a purpose' to secure reinvestment in services that have been subject to cuts in budget.
- **Integration** – Working with communities will support a shared understanding of community well-being; releasing our staff capacity and considering the use of our assets for community purposes are part of our contribution to *#Team Caerphilly – Better Together*, in which we expect communities to play their part.
- **Collaboration** – The strategy sets out a strategic approach to collaboration and the wish to be seen as a partner of choice where there are opportunities to improve services or reduce costs.

- **Involvement** – #Team Caerphilly- Better Together supports the involvement of engaged communities and supports our staff in finding innovative solutions to problems.

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 unlawful discrimination and/or low level or minor negative impact has been identified; therefore, a full EIA has not been carried out.

10. FINANCIAL IMPLICATIONS

- 10.1 The *#Team Caerphilly- Better Together* transformation strategy aligns with the Cabinet's Medium-Term Financial Plan (MTFP) savings principles. The aim of the strategy is partly to ensure that the Council remains financially resilient into the future.
- 10.2 Additional capacity has been created to support existing staff. Without this additional capacity it would not have been possible to deliver the changes required, the additional 3 posts have been appointed on fixed term contracts over two-years. As reported to Scrutiny Committee in May this year the additional funding of £425k, has come from earmarked reserves.
- 10.3 As the strategy develops there will be a need for significant one-off investments to pump prime the changes that will be needed. Investments will be supported by robust business cases that demonstrate service efficiency and savings. Significant additional investments will be subject to further Cabinet reports as they arise.

11. PERSONNEL IMPLICATIONS

- 11.1 There are no direct personnel implications in this report. The two Transformation Managers for Innovation and Commercial Investment are in post, the third Transformation Manager for Workforce Planning has also been recruited with a start date to be confirmed.

12. CONSULTATIONS

- 12.1 All consultation response have been reflected in this report.

13. STATUTORY POWER

- 13.1 The Local Government Acts 1998 and 2003.

Author: Kathryn Peters, Corporate Policy Manager, Tel: 01443 811365 E Mail: peterk@caerphilly.gov.uk

Consultees: Corporate Management Team
S. Harris, Interim Head of Business Improvement Services & Acting S151 Officer
Cllr J Pritchard, Chair of Policy and Resources Scrutiny Committee
Cllr G Kirby, Vice-chair Policy and Resources Scrutiny Committee

Background Papers:

#Team Caerphilly – Better Together Transformation Strategy
<https://www.caerphilly.gov.uk/tc-eng/>

Appendices:

Appendix 1 Terms of Reference for the #Team Caerphilly Programme Board

Appendix 2 Draft Terms of Reference for the #Team Caerphilly Programme Coordination Group



#TeamCaerphilly Programme Board

Terms of Reference

THE ROLE OF THE BOARD

The role of the #TeamCaerphilly Programme Board is to provide executive leadership to the delivery of the #TeamCaerphilly – Better Together Transformation Strategy.

The Programme Board will fulfil this role by:

- Providing oversight to the delivery of the key strategic Place Shaping programmes and actions set out in the Strategy and associated Strategic Action Plan.
- Sustainably securing improvement, value for money and a return on investment to improve outcomes for citizens through the delivery of the Strategy.
- Championing the Strategy to secure engagement and ownership in supporting sustainable and resilient communities through the delivery of effective, efficient and economical Council services; upholding our Social Heart: Commercial Head principle.
- Holding to account Lead officers with responsibility for delivering elements of the Strategy.
- Considering the recommendations of the #TeamCaerphilly Programme Coordination Group.
- Setting the strategic parameters of a structured programme of Service Reviews.
- Considering the output of Service Reviews and determining how any recommendations will be supported.
- Considering the recommendations of the Commercial Panel in delivering the Commercial and Investment Strategy.
- Considering any recommendations made in relation to strategic business cases.
- Considering opportunities for collaboration with external partners to deliver improved outcomes in the context of decreasing resources.
- Ensuring that each element of the Place Shaping programmes and Strategic Action Plan have set appropriate measures to establish effectiveness.
- Ensuring the capability and capacity to deliver the Strategy.

- Keeping under review the content of the Strategy and the work of the Programme Board and updating and refreshing programmes, initiatives, actions and intended outcomes as necessary.

MEMBERSHIP

The #TeamCaerphilly Programme Board comprises:-

Deputy Leader and Cabinet Member for Finance, Performance and Governance

Chief Executive – Programme Sponsor

Members of Corporate Management Team

Head of Business Improvement – Senior Responsible Officer

Supported by:-

Corporate Policy Manager

Senior Communications Officer

Policy Officer

Statutory Officers co-opted as required:-

Section 151 Officer

Head of Legal Services and Monitoring Officer

ORGANISATION AND MEETINGS

The #TeamCaerphilly Programme Board will meet regularly, and at least quarterly.

The #TeamCaerphilly Programme Board will be chaired by the Chief Executive. The Cabinet Member for Finance, Performance and Governance will be the representative of Cabinet.

Programme co-ordination and administration will be facilitated by Service Improvement and Partnerships (Corporate Policy Unit).

The Board will manage its work through relevant digital systems with appropriate permissions.

Papers, reports and business cases will be considered by the Programme Board. These will be circulated in advance of meetings, giving the Board sufficient time to prepare.

Lead Officers will be expected to attend to give account of progress on their areas of responsibility.

GOVERNANCE AND MEASUREMENT OF PROGRESS

The #TeamCaerphilly Programme Board will review the delivery of the Strategy, Place Shaping programmes and Strategic Action Plan at each of its meetings.

Cabinet Policy Development Meeting will receive relevant reports.

Progress updates on the delivery of the Strategy will be presented to Policy and Resources Scrutiny Committee, thereafter to Cabinet, on a 6-monthly basis.

Relevant Scrutiny Committees and Cabinet will receive reports related to specific aspects of the Strategy in accordance with the Council Constitution.

The primary measure of progress will be against the milestone dates set out in the Place Shaping programmes and Strategic Action Plan. However, the effectiveness of programmes, activities, actions and initiatives will also be assessed; specific measures will be dependent on the nature of each action. The #TeamCaerphilly Programme Board will ensure appropriate measures are recorded and reported to ensure progress and effectiveness. Measures may be financial, outcome related, output measures, qualitative measure, customer satisfaction measures etc.

#TeamCaerphilly
BETTER TOGETHER



#TeamCaerphilly Programme Coordination Group

Terms of Reference **DRAFT**

THE ROLE OF THE GROUP

The role of the #TeamCaerphilly Programme Coordination Group is to oversee the day to day management of the delivery of the #TeamCaerphilly – Better Together Transformation Strategy.

The Programme Coordination Group will fulfil this role by:

- Providing the coordination of the delivery of the key strategic Place Shaping programmes and actions set out in the Strategy and associated Strategic Action Plan.
- Sustainably securing improvement, value for money and a return on investment to improve outcomes for citizens through the delivery of the Strategy.
- Championing the Strategy to secure engagement and ownership in supporting sustainable and resilient communities through the delivery of effective, efficient and economical Council services; upholding our Social Heart: Commercial Head principle.
- Receiving regular reports from Lead Officers with responsibility for delivering elements of the Strategy and feeding information to the #TeamCaerphilly Programme Board on progress to date and where decisions are required.
- Members of the Group will be involved in Service Reviews and work with Lead Officers to develop appropriate work streams that will emerge from the reviews.
- Working closely with the Commercial Panel to ensure that the Transformation Strategy and the Commercial and Investment Strategy help to deliver effective, efficient and economical Council services; feeding information to the #TeamCaerphilly Programme Board on progress to date and where decisions are required.
- Considering opportunities for collaboration with external partners to deliver improved outcomes in the context of decreasing resources.
- Ensuring that each element of the Place Shaping programmes and Strategic Action Plan report on progress against appropriate measures and/or outcomes.

MEMBERSHIP

Head of Business Improvement – Senior Responsible Officer

Corporate Policy Manager

Transformation Managers – Commercial Investment, Innovation and Workforce Development

Senior Communications Officer

Digital Services Manager

Policy Officer

Other Officers will be co-opted onto the Group as and when required.

ORGANISATION AND MEETINGS

The #TeamCaerphilly Programme Coordination Group will meet monthly.

The Group will be chaired the Head of Business Improvement. The Vice Chair is the Corporate Policy Manager.

Group co-ordination and administration will be facilitated by Service Improvement and Partnerships (Corporate Policy Unit).

The Group will manage its work through relevant digital systems with appropriate permissions.

Papers, reports, service review outcomes and business cases will be considered by the Group in advance of the Programme Board. These will be circulated in advance of meetings.

Lead Officers will be expected to attend Group meetings to give account of progress on their areas of responsibility as appropriate.

GOVERNANCE AND MEASUREMENT OF PROGRESS

The #TeamCaerphilly Programme Coordination Group will review progress on the delivery of the Strategy, Place Shaping programmes and Strategic Action Plan at each of its meetings. Any matters requiring a decision will be brought to the #TeamCaerphilly Programme Board for consideration.

Progress updates on the delivery of the Strategy will be presented to Policy and Resources Scrutiny Committee, thereafter to Cabinet, on a 6-monthly basis.

Relevant Scrutiny Committees and Cabinet will receive reports related to specific aspects of the Strategy in accordance with the Council Constitution.

The primary measure of progress will be against the milestone dates set out in the Place Shaping programmes and Strategic Action Plan. However, the effectiveness of programmes, activities, actions and initiatives will also be assessed; specific measures will be dependent on the nature of each action. The #TeamCaerphilly Programme Coordination Group will ensure appropriate measures are recorded and reported to ensure progress and effectiveness. Measures may be financial, outcome related, output measures, qualitative measures, customer satisfaction measures etc.



CABINET 27TH NOVEMBER 2019

SUBJECT: HAFOD-YR-YNYS AIR QUALITY PROJECT – COMPULSORY PURCHASE ORDER, LAND AND BUILDINGS AT WOODSIDE TERRACE, HAFOD YR YNYS

REPORT BY: INTERIM CORPORATE DIRECTOR, COMMUNITIES

1. PURPOSE OF REPORT

- 1.1 To seek Cabinet approval for the making and implementation of a Compulsory Purchase Order to acquire all interests in the land and buildings known as 1- 20 Woodside Terrace, 1 & 2 Woodside Shops and Yr Adfa at Hafod-yr-ynys Road (as denoted on the map in Appendix 1) (“the Site”) together with ancillary rights to achieve compliance with the Air Quality Direction 2019 and the EU Ambient Air Quality Directive (2008/50/EC) in the shortest possible time.

2. SUMMARY

- 2.1 The national nitrogen dioxide air quality objectives are being exceeded at receptor locations on Hafod-yr-ynys Road. In February 2018 Welsh Government issued an Air Quality Direction to Caerphilly CBC to undertake a feasibility study for the area and to determine a preferred option or basket of options which will achieve compliance with the Ambient Air Quality Directive (2008/50/EC) air quality limit values for nitrogen dioxide in the ‘shortest possible time’.
- 2.2 On 26th June 2019 Cabinet approved its final air quality plan for Hafodrynys Road for submission to Welsh Government. The plan included the preferred option of purchase and demolition of the properties at 1-20 Woodside Terrace, 1&2 Woodside Shops and Yr Adfa on the south side of the A472 together with re-alignment of the footway for achieving compliance with the Ambient Air Quality Directive (2008/50/EC) at Hafod-yr-ynys. On the 31st July 2019, Welsh Government issued a new Direction to Caerphilly County Borough Council, in accordance with the ‘Environment Act 1995 (Feasibility Study for Nitrogen Dioxide Compliance) Air Quality Direction 2019’. The Direction stated that the demolition option should proceed immediately and without delay.
- 2.3 Whilst many of the residents at the Site have shown willingness to voluntarily dispose of their interests in the Site to the Council, a Compulsory Purchase Process is required to ensure the preferred option is delivered within project time scales and compliance is achieved with the Air Quality Direction 2019 and the EU Ambient Air Quality Directive (2008/50/EC) in the shortest possible time.

3. RECOMMENDATIONS

- 3.1 That Cabinet authorise the making of a Compulsory Purchase Order (CPO) pursuant to statutory powers contained in section 226 of the Town and Country Planning Act 1990 (as amended), and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to acquire all interests and rights within the land and buildings edged red on the plan attached to this report at Appendix 1 and known as 1- 2 Woodside Terrace, 1 & 2 Woodside Shops and Yr Adfa at Hafod-yr-ynys Road for the purpose of implementing the scheme set out in this report to achieve compliance with the Air Quality Direction 2019 and the EU Ambient Air Quality Directive (2008/50/EC) in the shortest possible time.
- 3.2 Notwithstanding recommendation 3.1 above that, pending the making of the CPO, officers be authorised to continue negotiations to purchase the land and buildings identified in this report by agreement.
- 3.3 Delegate to the Head of Public Protection, Community, and Leisure Services authority to:
- i) agree and approve the final form of plans to be annexed to the CPO delineating the exact boundaries of the land and properties at the Site;
 - ii) to undertake appropriate land referencing work to identify all interests affected by the proposed order identified in the table of properties annexed at Appendix 2. Appendix 2 is attached as an item exempt from publication.
 - iii) to make amendments where necessary to the draft Statement of Reasons at Appendix 3.
- 3.4 To authorise the Head of Legal Services and Monitoring Officer:
- i) to make and seal the CPO and to submit the same to the Welsh Ministers for confirmation;
 - ii) sign all notices in connection with the CPO and, if objections are received, to take all actions in connection with the arrangement of a Public Inquiry and where necessary the appointment of Counsel to represent the authority;
 - iii) to serve notices to treat and enter and to take all other requisite steps pursuant to the compulsory acquisition procedures to obtain possession of the Site if it is considered appropriate to do so, and in conjunction with the Head of Property services to deal with any compensation issues, if necessary, by reference to the Lands Tribunal.
- 3.5 To authorise the Head of Public Protection, Community, and Leisure Services or the Head of Legal Services and Monitoring officer (as appropriate) to take any further actions required to make and implement the CPO and acquire all interests in the Site.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To ensure high levels of air pollution are addressed to mitigate any potential impacts on health and the environment and to comply with the statutory obligations of the local authority.
- 4.2 To ensure compliance with the Air Quality Direction served on the local authority and the Ambient Air Quality Directive (2008/50/EC) in the shortest possible time.

5. THE REPORT

5.1 Background

The national nitrogen dioxide air quality objectives are being exceeded at receptor locations on Hafod-yr-ynys Road. In February 2018 Welsh Government issued an Air Quality Direction to Caerphilly CBC to undertake a feasibility study for the area and to determine a preferred option or basket of options which will achieve compliance with the Ambient Air Quality Directive (2008/50/EC) air quality limit values in the 'shortest possible time'.

5.2 The completed Feasibility Report was approved by Cabinet in June 2019, and thereafter submitted to Welsh Government. The report concluded that the preferred option to achieve compliance in the shortest possible time was to demolish the buildings at the Site with re-alignment of the footway.

5.3 On the 31st July 2019, Welsh Government issued a new Direction to Caerphilly County Borough Council, in accordance with the 'Environment Act 1995 (Feasibility Study for Nitrogen Dioxide Compliance) Air Quality Direction 2019'. The Direction states that the demolition option should proceed immediately and without delay, on the basis assessments completed to date show this is the most likely option to achieve the legal requirement with strong modelled reductions in nitrogen dioxide and the potential to reduce below the threshold. However, further modelling and assessment of the demolition option and complementary measures should also be undertaken.

5.4 Demolition of the buildings will need to be preceded by the Council acquiring the properties and land through a voluntary acquisition or compulsory purchase process. Many of the residents have agreed to dispose of their interests in the site by negotiation with the authority, however a compulsory purchase process is required to ensure the preferred option of demolition and realignment of the footway is delivered within planned project timescales to ensure compliance with the EU Ambient Air Quality Directive(2008/50/EC) in the shortest possible time.

5.5 The scheme is a strategic priority for the Council and as mentioned previously is one required by Direction from Welsh Government. The work supports the Corporate Well-being Objectives, identified within the Council's Corporate Plan 2018-2023:

- WBO 4: Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
- WBO 5: 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

5.6 The benefits of this scheme are numerous, the main ones being:

- It reduces high levels of pollution and as modelling predicts it will bring an area currently failing the air quality limits back in to compliance with the EU Ambient Air Quality Directive.
- By reducing the high levels of pollution, this will have a positive impact on the health and well-being of the remaining residents on the northern side of the A472 and those travelling through the area.

- The scheme will also benefit the environmental well-being of the area. Reducing high levels of pollution will mean that plants and eco-systems can thrive.
- The realignment of the footway provides an opportunity within the scheme for a new dual use path which will take members of the public away from an area with current high levels of pollution in to a safe area that can be utilised for both cycling and walking.
- The scheme will improve the visual amenity of the area at Hafod-yr-ynys Road for both residents remaining on the northern side of the A472 and visitors to the borough.
- Local people may be able to gain temporary employment opportunities through the project.

5.7 **Current Position**

The buildings at the Site are owned by a number of different people. The local authority's principal valuer has valued the assets concerned and all valuations have been independently verified by the District Valuer. The local authority has already commenced negotiations with some of the residents as they have found alternative accommodation and are keen to conclude matters.

- 5.8 The demolition of buildings and realignment of the footway has to be completed by December 2021 and it is imperative that the project remains within the defined timescales to achieve that deadline. It is for this reason that a compulsory purchase process is required so that the local authority are able to stipulate definitive timescales in which we can take control of the properties / land to ensure the project remains on schedule. The consequences of not delivering within the timescales stipulated could mean a further Direction from Welsh Government or potential litigation from external bodies.

5.9 **The Use of CPO**

A compulsory purchase order (CPO) allows certain bodies, 'the acquiring authority', (commonly local authorities) which need to obtain land or property, to do so without the consent of the owner. CPOs are granted to facilitate developments of public interest. The acquiring authority must be able to demonstrate that taking the land is necessary and that there is a 'compelling case in the public interest'.

- 5.10 The acquiring authority does not have the powers to compulsorily acquire land until the 'confirming authority' approves the CPO. In Wales the confirming authority is the Welsh Government. The acquiring authority can acquire by agreement at any time and should attempt to do so before acquiring by compulsion, which should be a last resort.
- 5.11 Compulsory purchase powers exist in many different pieces of legislation and are often specialised to the purpose for which an authority is seeking to acquire land. In this instance if approved, the order would be made under Section 226 of the *Town and Country Planning Act 1990*.
- 5.12 Section 226 of the *Town and Country Planning Act 1990* gives local authorities broad powers to acquire land compulsorily and is commonly used. The Circular on CPOs (14(2)/2004) advises that local authorities should use specific powers available for the purpose in mind and only general powers where unavoidable.

5.13 Section 226 of the *Town and Country Planning Act 1990* sets out circumstances under which compulsory purchase may be authorised:

(1) A local authority to whom this section applies shall, on being authorised to do so by the Secretary of State, have power to acquire compulsorily any land in their area –

- (a) if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land;
- (b) which is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.

5.14 It should be noted that a local authority must not exercise the power unless they think that the development, re-development or improvement is likely to contribute to the achievement of any one or more of the following objectives –

- (a) the promotion or improvement of the economic well-being of their area;
- (b) the promotion or improvement of the social well-being of their area;
- (c) the promotion or improvement of the environmental well-being of their area.

Demolition of the site will support the above objectives, as detailed in paragraph 5.6.

5.15 The need for planning permission is currently being explored, and there is a strong likelihood that much of the work will be permitted development as an improvement to the highway as defined by the Town and Country Planning (General Permitted Development) Order 1995 as amended. A final decision in that respect will be taken once the scheme has been fully designed.

5.16 Should planning permission be needed, and without prejudice to the decision of the local planning authority, there are no obvious impediments to a consent being granted. The main issues would be the temporary impacts of the demolition works on the traffic flows on Hafodyrynys Road, and the control of noise and dust. In the longer term the impact of the remediation works, particularly any retaining structures or embankments would be the primary concern. The design of the scheme would take all of those matters into account as required by policies CW2 (amenity) and CW3 (highways) of the adopted Caerphilly County Borough Local Development Plan.

5.17 Since there is no specific power of acquisition for air quality purposes it is proposed that the general power contained in Section 226 above would be most appropriate. It will require the authority to undertake a scheme of demolition works and re-landscaping, and ancillary footway alignment, to improve the area. Officers have tested the proposed project against the legislative criteria set out in paragraph 5.11 and 5.12 above and believe that there is a justifiable rationale for using CPO powers in this instance. Additionally, paragraph 7 below provides links to the relevant Council policies which will be met by carrying out the scheme of works following compulsory acquisition of the Site.

5.18 There is a requirement for the use of CPO powers to be used at Hafod-yr-ynys Road in order to protect the health and well-being of the residents, to improve the environmental well-being of the area and to ensure that compliance is achieved with the Ambient Air Quality Directive (2008/50/EC) in the 'shortest possible time'. Without these powers being enacted simultaneously with a process of voluntary acquisition, should there be delay in finalising negotiations and they become protracted, there is likelihood that this key project identified within the Hafod-yr-ynys Feasibility Study will not be delivered on time.

5.19 **Conclusion**

The draft Statement of Reasons sets out in detail the rationale and justification for the scheme of demolition, including how this meets the authority's air quality ambitions, resulting in substantial public benefits. There is a compelling case in the public interest for compulsory acquisition to justify interference with human rights of those with an interest the Site in the event that acquisition by agreement cannot be delivered in a timely manner.

6. **ASSUMPTIONS**

- 6.1 Based on information obtained to date, it is assumed that Welsh Government will award funding based on the Compensation Code (equivalent to 130% of the market value of the property), which does not include discretionary well-being top-up payments. There will be a deficit in funding of approximately £269k, which will be funded from ring-fenced under-spend within the Environmental Health budget for 2019/20 which was reported to and approved by Cabinet on 16th October 2019.

7. **LINKS TO RELEVANT COUNCIL POLICIES**

- 7.1 Local Air Quality Management (LAQM) is a statutory requirement. Addressing air quality contributes to the Caerphilly Public Services Board Well-being Plan 2018-2023, supporting the Positive Change, Positive People and Positive Places objectives.
- 7.2 The work also supports the following Corporate Well-being Objectives, identified within the Council's Corporate Plan 2018-2023:
- WBO 4: Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
 - WBO 5: 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
- 7.3 Addressing air quality contributes 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

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

- 8.1 Local Air Quality Management contributes to the Well-being Goals as set out in the Links to Strategy above. The service's activity in this regard is consistent with the five ways of working as defined within the sustainable development principle in the Act in that it is focussed on preventing harm to public health. The service follows a statutory process in relation to Local Air Quality Management and uses a range of strategies, activities and interventions that ensure an integrated and balanced approach to

service delivery. This process seeks to balance the need for proactive intervention programmes with the need to promote, educate and inform both key stakeholders and the public; collaborating with them to promote and improve air quality over the long term.

9. EQUALITIES IMPLICATIONS

- 9.1 The equalities implications associated with the Final Plan have been considered and all protected groups will gain positive health benefits from reductions in nitrogen dioxide levels. An Equalities Impact Assessment has been developed for the demolition proposal within the Hafod-yr-ynys Final Plan and it is assumed that all residents will benefit equally from the proposed financial protections afforded to them under the proposed acquisition mechanism.

10. FINANCIAL IMPLICATIONS

- 10.1 Welsh Government has agreed in principle to fund the acquisition of properties in accordance with the Compensation Code with funding totalling circa £2.502k. However, valuations indicate that the cost of purchasing all the properties in question at 150% of market value, with a 10% home loss payment (where appropriate) will amount to circa £2.770k. A report was agreed by the Council's Cabinet on 16th October 2019 to ring fence Environmental Health underspend for 19/20 to fund the shortfall of circa £269k.

11. PERSONNEL IMPLICATIONS

- 11.1 There are no personnel implications arising from this report.

12. CONSULTATIONS

- 12.1 This report has been sent to the Consultees listed below and all comments received are reflected in this report.

13. STATUTORY POWER

- 13.1 Environment Act 1995
European Ambient Air Quality Directive (2008/50/EC)
Local Government Act 2000
Town & Country Planning Act 1990

14. URGENCY

- 14.1 The decision will be subject to the "call-in" procedure.

Author: Maria Godfrey, Team Leader Pollution Control and Emergency Planning & Resilience

Consultees: Cllr Eluned Stenner, Cabinet Member for Environment and Public Protection

Cllr Sean Morgan, Deputy Leader and Cabinet Member for Economy, Infrastructure, Sustainability and Well-being of Future Generations
Councillor Carl Thomas, Crumlin Ward Member
Councillor Mike Davies, Crumlin Ward Member
Cllr. D.T. Davies – Chair of Environment & Sustainability Scrutiny Committee
Cllr. A. Hussey - Vice Chair of Environment & Sustainability Scrutiny Committee
Ceri Edwards, Environmental Health Manager
Mark S. Williams, Interim Corporate Director Communities
Robert Hartshorn, Head of Public Protection, Community and Leisure Services
Marcus Lloyd, Head of Infrastructure
Rhian Kyte, Head of Regeneration & Planning
Rob Tranter, Head Of Legal Services and Monitoring Officer
Steve Harris, Head of Corporate Finance and S.151 Officer
Mark James, Principal Valuer
Richard Crane, Senior Solicitor
Anwen Cullinane, Senior Policy Officer (Equalities and Welsh Language)
Shaun Watkins, HR Manager
Mike Eedy, Finance Manager
Paul Adams, Senior Assistant Accountant

Background Papers:

Environment Act 1995 (feasibility Study for Nitrogen Dioxide Compliance) Air Quality Direction 2018, dated 15th February 2018
Environment Act 1995 (feasibility Study for Nitrogen Dioxide Compliance) Air Quality Direction 2019, dated 29th July 2019
Hafod-yr-ynys Final Plan
Hafod-yr-ynys Feasibility Study (WeITAG Stage 1 and 2)

Appendix 1 – Map of Area for CPO
Appendix 2 – Table of Properties and interests
Appendix 3 – Statement of Reasons



- Legend:**
- Plot Boundaries
 - Title
 - Rights
- Notes:**
1. Plots 4, 18, 21 and 23 are unregistered. Title extent shown is currently assumed pending receipt of certified deeds to these plots.
 2. It is not known if the plot currently indicated as plot 24 is actually part of plot 23 or whether it is a separate parcel of unregistered land. Pending receipt of certified deeds to plot 23.
 3. There are anomalies in CCBC titles WAB87360 and WA781434. The gaps between the titles may need to be added to the CPO.
 4. Confirmation required whether northern half of unnamed stream abutting CCBC title CYM582180 needs to be added to CPO. It is currently assumed CCBC has riparian ownership of the northern half width of the unnamed stream over the length of the stream shown in title CYM582180.
 5. For landownership details refer to TH1243 - SK02.

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Revisions

Rev	Date	Author	Description
A	Nov 19KD		Plot 26 amended
B	Nov 19KD		Appendix One added
C	Nov 19KD		Additional plot no 28 added.

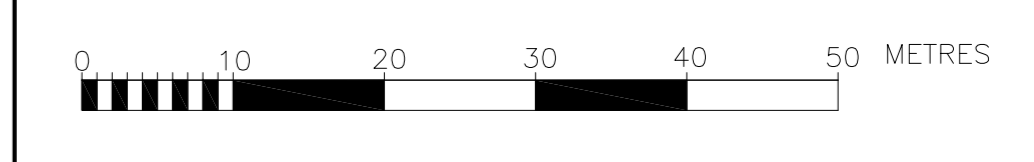


ENGINEERING PROJECTS GROUP
ENGINEERING CONSULTANCY

Communities Directorate
Infrastructure Division
Ty Penallta, Tredomen Park
Hengoed CF82 7PG
Head of Infrastructure – Marcus Lloyd
B.Eng., M.B.A., C.Eng., M.C.E., M.C.M., M.C.H.T.
project title
Hafodyrnyrs Hill, Demolition and Broadwalk Provision

drawing title
DRAFT CPO
Land Reference Plan
APPENDIX ONE

Hafodyrnyrs y Goron a hwyllau crwta ddiro 2019 amlwy Gwersys 100025372 © Crown copyright and database rights 2019 Ordnance Survey 100025372



scale	date	drawn	checked
1:500 @A0	Oct 19	KD	
project ref.	drawing no.	rev.	
TH1243	07	C	

APPROVAL COMMENT INFORMATION
DRAFT TENDER CONTRACT AS CONSTRUCTED

No. on Map	Extent, Description and Situation of the Land	Qualifying persons under Section 12(2)(a) of the Acquisition of Land Act 1981 - name and address				Requirement (Title, s250 Right, Licence)	Remarks	Name	Description of Interest to be acquired	Remarks
		Owners or Reputed Owners	Lessess or Reputed Lessees	Tenants or Reputed Tenants (other than Lessess)	Occupiers					
1	515.088 sqm Property known as Yr Adfa (formally Bognor House), Hafod-Yr-Ynys Road, Crumlin, NP11 5EQ, together with garden thereto.								All interests	Note CCBC have a right to access part of the land.
2	188.251 sqm Property known as Lynbrook, 1 Woodside Shops, Hafod-Yr-Ynys Road, Crumlin, NP11 5EU, together with garden thereto.				Lessee				All interests	
3	251.051 sqm Property known as 2 Woodside Shops, Hafod-Yr-Ynys Road, Crumlin, NP11 5EU, together with garden thereto.				Owner				All interests	

4	XX.XX sqm Property known as 1 Woodside Terrace, Crumlin, NP11 XXX, together with garden thereto.	unregistered			Owner				All interests	
4	Property known as 1 Woodside Terrace, Crumlin, NP11 5EW together with garden thereto				Owner					
5	191.944 sqm Property known as 2 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				Owner				All interests	
6	177.762 sqm Property known as 3 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				Owner				All interests	

7	170.609 sqm Property known as 4 Woodside Terrace, Crumlin, NP11 5EW , together with garden thereto.								All interests	
8	187.539 sqm Property known as 5 Woodside Terrace, Crumlin, NP11 5EW , together with garden thereto.				Owner				All interests	
9	194.219 sqm Property known as 6 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				Unoccupied				All interests	
10	201.676 sqm Property known as 7 Woodside Terrace, Crumlin, NP11 5EW , together with garden thereto.				Owner				All interests	

11	206.487 sqm Property known as 8 Woodside Terrace, Crumlin, NP11 5EW , together with garden thereto.				Owner				All interests	
12	224.311 sqm Property known as 9 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				Owner				All interests	
13	217.858 sqm Property known as 10 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				Owner				All interests	
14	194.143 sqm Property known as 11 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				Owner				All interests	

15	200.660 sqm Property known as 12 Woodside Terrace, Crumlin, NP11 5EW , together with garden thereto.				Owner				All interests	
16	180.282 sqm Property known as 13 Woodside Terrace, Crumlin, together with garden thereto.								All interests	
17	193.409 sqm Property known as 14 Woodside Terrace, Crumlin, NP11 5EW. together with garden thereto.				unoccupied				All interests	
18	XXX sqm Property known as 15 Woodside Terrace, Crumlin, NP115EW, together with garden thereto.								All interests	

19	191.436 sqm Property known as 16 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				Owners				All interests	
20	198.298 sqm Property known as 17 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				owner				All interests	
21	XX.XX sqm Property known as 18 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				unoccupied				All interests	
22	200.683 sqm Property known as 19 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.				owner				All interests	

23	XX.XX sqm Property known as 20 Woodside Terrace, Crumlin, NP11 5EW, together with garden thereto.	unregistered			unoccupied				All interests	
24	84.312 sqm Land situated east of no 20 Woodside Terrace, lying south of Hafod Yr Ynys Road and north of unnamed stream.	unregistered			unoccupied				All interests	
25	702.940 sqm Northern half width of unnamed stream, lying south of properties on southern side of Hafod Yr Ynys Road (Yr Adfa (formally Bognor House) to number 20 Woodside Terrace) and continuing to junction with private road leading to Llwyna - wen Farm.	unregistered			unoccupied				All interests	

26	<p>503.937 sqm Southern half width of unnamed stream, lying south of properties on southern side of Hafod Yr Ynys Road (Yr Adfa (formally Bognor House) to number 20 Woodside Terrace) and continuing to junction with private road leading to Llwyna - wen Farm, abutting heavily wooded land lying to the south.</p>				?				<p>The right to construct water course erosion protection measures to the Northern side of the unnamed stream and the right of access for the purpose of felling trees for the purpose of constructing a new footway and the right to inspect and maintain any structures constructed thereafter.</p>	
27	<p>46.821 sqm Southern half width of unnamed stream, lying south of properties on southern side of Hafod Yr Ynys Road (Yr Adfa (formally Bognor House) to number 20 Woodside Terrace)</p>								<p>The right to re - construct the retaining wall to the north of the inlet structure situated south of Yr Adfa (formally Bognor House) and the right to inspect and maintain any structures constructed thereafter.</p>	
28	<p>46.821 sqm Southern half width of unnamed stream, lying south of properties on southern side of Hafod Yr Ynys Road (Yr Adfa (formally Bognor House) to number 20 Woodside Terrace)</p>				Unoccupied				All interests	

HYY CPO

Statement of Reasons

1.0 Description and Location of the land

- 1.0 The land subject to this order lies south of the A472 (Hafod-yr-ynys Road) approximately 0.26 miles to the east of Crumlin and approximately 0.6 miles west of Hafod-yr-yns. The land use is currently mainly residential.
- 1.1 The majority of properties that need to be acquired are situated in a continuous block to the south of Hafod-yr-ynys Road, comprising Nos 1 to 20 Woodside Terrace (Ref. Nos. 4 to 23 on the CPO plan).
In addition there is a detached property, Yr Adfa (ref. no 1 on the CPO plan) and two semi- detached properties, nos 1 & 2 Woodside Shops (ref. nos 2 & 3 on the CPO plan). These properties are also situated to the south of Hafod-yr-ynys Road. The land comprised in the proposed Compulsory Purchase Order also includes land that lies between the residential boundaries and an unnamed watercourse (ref. no 25 on the CPO plan).
- 1.2 The land comprised in the proposed Compulsory Purchase Order also includes a small parcel of land in unknown ownership being an area of steeply sloping embankment situated immediately to the east of no 20 Woodside Terrace. (CPO plan ref 24).
- 1.3 The proposed CPO includes rights of access in order to construct a retaining wall to the inlet structure to the unnamed water course (CPO plan ref 27) and also rights of access in order to construct water course erosion protection measures (CPO plan ref 26).
- 1.4 Finally, there is a parcel of land included within the CPO (CPO plan ref 28) which, upon final design, maybe required for the construction of the supporting structure for the board walk. There may also be a requirement to move the access track to the culvert inlet structure.

2.0 Enabling Power

- 2.1 Section 226 of the Town and Country Planning Act 1990 (as amended), and section 13 of the Local Government (Miscellaneous Provisions) Act 1976

3.0 Purpose

- 3.1 The land is required to enable CCBC to comply with a Direction (the 'Environment Act 1995 (Feasibility Study for Nitrogen Dioxide Compliance) Air Quality Direction 2019') issued to Caerphilly County Borough Council by Welsh Government.
- 3.2 The national nitrogen dioxide air quality limit values are being exceeded at receptor locations on Hafod-yr-ynys Road. In February 2018 Welsh Government issued an Air Quality Direction to Caerphilly CBC to undertake a feasibility study for the area and to determine a preferred option or basket of options which will achieve compliance with the Ambient Air Quality Directive (2008/50/EC) air quality limit values in the 'shortest possible time'.
- 3.3 On the 31st July 2019, Welsh Government issued a new Direction to Caerphilly County Borough Council, 'Environment Act 1995 (Feasibility Study for Nitrogen Dioxide Compliance) Air Quality Direction 2019'. The Direction stated that the demolition option should proceed immediately and without delay. At the meeting of the 1st August 2019, Cabinet previously approved implementation of its final plan and preferred option of purchase and demolition of the properties at 1-20 Woodside Terrace, 1&2 Woodside Shops and Yr Adfa on the south side of the A472 together with re-alignment of the footway for achieving compliance with the Ambient Air Quality Directive at Hafod-yr-ynys.
- 3.4 Whilst many of the residents at the Site have shown willingness to voluntarily dispose of their interests in the Site to the Council, a Compulsory Purchase Process is required to ensure the preferred option is delivered within project time scales and compliance is achieved with the Air Quality Direction 2019 and the EU Ambient Air Quality Directive in the shortest possible time.
- 3.3 The demolition of buildings and realignment of the footway has to be completed by December 2021 and it is imperative that the project remains within the defined

timescales to achieve that deadline. It is for this reason that a compulsory purchase process is required so that the local authority are able to stipulate definitive timescales in which the Council can take control of the properties and land to ensure the project remains on schedule.

4.0 **The Scheme**

4.1 The scheme involves demolishing the properties that will be acquired through the CPO and re-alignment of the existing footway that currently runs adjacent to the properties.

4.2 The affected residents have been involved in the process throughout the course of the feasibility study and are aware that a CPO process will be undertaken alongside any voluntary acquisitions. Many of the residents have already made offers on alternative properties and have agreed to enter in to voluntary acquisition with the local authority.

4.3 Since there is no specific power of acquisition for air quality purposes it is proposed that the general power contained in Section 226 above would be most appropriate. It will require the authority to undertake a scheme of demolition works and re-landscaping, and ancillary footway alignment, to improve the area. Officers have tested the proposed project against the legislative criteria and believe that there is a justifiable rationale for using CPO powers in this instance. Additionally, the works contribute towards the Council policies listed below:

4.4 Local Air Quality Management (LAQM) is a statutory requirement. Addressing air quality contributes to the Caerphilly Public Services Board Well-being Plan 2018-2023, supporting the Positive Change, Positive People and Positive Places objectives.

4.5 The work also supports the following Corporate Well-being Objectives, identified within the Council's Corporate Plan 2018-2023:

- WBO 4: Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
- WBO 5: 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

4.6 Addressing air quality contributes 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

4.7 The benefits of this scheme are numerous, the main ones being:

- It reduces high levels of pollution and will bring an area currently failing the air quality limits back in to compliance with the EU Ambient Air Quality Directive.
- By reducing the high levels of pollution, this will have a positive impact on the health and well-being of the remaining residents on the northern side of the A472 and those travelling through the area.
- The scheme will also benefit the environmental well-being of the area. Reducing high levels of pollution will mean that plants and eco-systems can thrive.
- The realignment of the footpath provides an opportunity within the scheme for a new dual use path which will take members of the public away from an area with current high levels of pollution in to a safe area that can be utilised for both cycling and walking.
- The scheme will improve the visual amenity of the area at Hafod-yr-ynys Road for both residents remaining on the northern side of the A472 and visitors in to the borough.
- Local people to gain temporary employment opportunities through the project.

5.0 **Planning position**

5.1 The need for planning permission is currently being explored, and there is a strong likelihood that much of the work will be permitted development as an improvement to the highway as defined by the Town and Country Planning (General Permitted Development) Order 1995 as amended. A final decision in that respect will be taken once the scheme has been designed.

5.2 Should planning permission be needed, and without prejudice to the decision of the local planning authority, there are no obvious impediments to a consent being granted. The main issues would be the temporary impacts of the demolition works on the traffic flows on Hafod-yr-ynys Road, and the control of noise and dust. In the longer term the impact of the remediation works, particularly any retaining structures or embankments would be the primary concern. The design of the scheme would

take all of those matters into account as required by policies CW2 (amenity) and CW3 (highways) of the adopted Caerphilly County Borough Local Development Plan

6.0 Government Policy Statements

6.1 Welsh Government have issued a Direction which states that the scheme should proceed without delay.

7.0 Special Considerations affecting the land

7.1 There are no special considerations such as listed buildings, SSSI's, consecrated land etc affecting the site. There are Welsh Water combined sewers which run through the site.

8.0 Obstacles and prior consents

8.1 The site does not currently have planning consent for the scheme. As described above, there is currently ongoing consultation with the planning department. If planning permission is required a planning application will be submitted.

9.0 Human Rights

The Council has considered the need for the scheme (i.e. the demolition of properties specified in item 1 above), in relation to the general rights, subject to the law of the individuals affected by the scheme, whether by the provisions of article 1 of the first protocol in schedule 1 of the Human rights Act 1998 or otherwise.

Article 1 - Protection of property.

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

The Council considers there is a compelling case in the public interest for this scheme and that there are no feasible alternatives to the scheme as proposed that will achieve compliance with the 'Environment Act 1995 (Feasibility Study for

Nitrogen Dioxide Compliance) Air Quality Direction 2019' in the 'shortest possible time'. The Council therefore considers that general private property rights should give way to the public interest in this instance.

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Agenda Item 7

Forward Work Programme - Cabinet				
Date	Title	Key Issues	Author	Cabinet Member
27/11/19 10:30	#Team Caerphilly/ Better Together (Transformation Strategy) – 6th month update	to provide a 6 monthly update	Harris, Stephen R	Cllr. Jones, Barbara
27/11/19 11:00	Regeneration Board - Project Proposals	To recommend the allocation of £370k Regeneration Project Board Development Funds towards two previously endorsed and re-evaluated projects, namely Llanbradach and Ystrad Mynach Park & Ride schemes	Kyte, Rhian	Cllr. Morgan, Sean
27/11/19 11:15	Making of a Compulsory Purchase Order - Land and buildings at Woodside Terrace, Hafod-yr-ywnys	For Cabinet to authorise the making of a Compulsory purchase Order to acquire land and buildings known as 1-20 Woodside Terrace, 1 & 2 Woodside Shops and Yr Adfa at Hafod-yr-ywnys Road together with ancillary rights to achieve compliance with the Air Quality Directive 2019 and the EU Ambient Air Quality Directive (2008/50/EC) in the shortest possible time.	Godfrey, Maria	Cllr. Stenner, Eluned
27/11/19 11:30	Cabinet Forward Work Programme	For discussion and update	Tranter, Robert J.	Cllr. Jones, Barbara
11/12/19 10:30	Council Tax Base - 20- 21	The report will seek Cabinet approval of the Council Tax base for 2020/21 for tax setting purposes and the collection percentage to be applied.	Southcombe, Andrew; Harris, Stephen R	Cllr. Jones, Barbara
15/01/20 10:30	Affordable Housing New Build	For Cabinet to note the progress on a number of new builds and refurbishment projects, and to seek Cabinet approval to appropriate the land at Ty Darren, Risca and the transfer of associated funds to Caerphilly Homes.	Couzens, Shaun; Williams, Mark	Cllr. Phipps, Lisa
15/01/20 10:30	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
15/01/20 10:30	Community Sport - Regional agenda	To consider future delivery options for community sport on a regional (pan "Gwent") basis.	Lougher, Jared	Cllr. George, Nigel
15/01/20 10:30	Waste and Recycling Collection Systems	To advise Cabinet of the findings of the Regeneration and Environment Scrutiny Waste Review Working Group and to seek Cabinet approval for recommendations relating to the Authority's waste and recycling services.	Hartshorn, Robert	Cllr. George, Nigel
15/01/20 11:15	Integrated Wellbeing Hubs	To provide an update to Cabinet	Street, Dave	Cllr. Cuss, Carl J.
29/01/20 10:40	(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
29/01/20 10:45	Proposed Use of Reserves	To consider proposals for the use of reserves.	Harris, Stephen R	Cllr. Jones, Barbara
29/01/20 11:15	Corporate Volunteering	To consider our options for the establishment of a Corporate Volunteering Scheme on a Directorate or Whole Organisation basis.	Peters, Kathryn; Street, Dave	Cllr. Cuss, Carl J.
12/02/20 10:30	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
12/02/20 10:30	(9) Structured programme of service reviews to be agreed	Strategic Action Plan - item to be agreed.	Harris, Stephen R	Cllr. Jones, Barbara
12/02/20 10:30	Caerphilly LA FSM Strategy	Consider a coordinated approach to accelerating the progress of this group of learners	Warren, Paul	Cllr. Marsden, Philippa
26/02/20 10:30	(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; Doyle, Vicki	Cllr. Jones, Barbara
26/02/20 10:30	Directorate Performance Assessments	To discuss and approve the new Directorate Performance Assessments and service planning framework.	Roberts, Ros	Cllr. Jones, Barbara
11/03/20 10:30	EAS Business Plan	To approve the EAS Business Plan for 20-21	Cole, Keri	Cllr. Marsden, Philippa
11/03/20 10:30	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. Jones, Barbara
11/03/20 10:30	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
10/06/20 10:30	#Team Caerphilly - Transformation Strategy - 6 Monthly Update	To provide an update to Cabinet	Peters, Kathryn	Cllr. Jones, Barbara

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CABINET –27TH NOVEMBER 2019

SUBJECT: APPROPRIATION OF RESIDENTIAL PROPERTIES

REPORT BY: INTERIM CORPORATE DIRECTOR FOR COMMUNITIES

1. PURPOSE OF REPORT

- 1.1 This report seeks Cabinet approval to appropriate two formally tied residential properties, currently held by Bereavement Services (General Fund), for Housing purposes to Caerphilly Homes (Housing Revenue Account). The properties are surplus to their original requirements and therefore tenancies and other operational matters will be managed by Caerphilly Homes.

2. SUMMARY

- 2.1 The properties known as Cemetery House, Abercarn, which is situated within the grounds of Abercarn Cemetery and 65 Cromwell Road, Risca were previously let as tied tenancies by Bereavement Services for members of their staff. Following the ending of the tied tenancies the tenants have held a secure tenancy under the Housing Act 1985 and Bereavement Services have certain duties and responsibilities as part of this contract.
- 2.2 Providing, managing and maintaining tenanted accommodation is not the primary role of Bereavement Services. Consequently they are highly reliant on other services to support them in this regard so it is proposed to transfer this responsibility by appropriating the assets for housing purposes to be held in the Housing Revenue Account. Caerphilly Homes have agreed, in principle, to the transfer of these properties to their stock at market value and would improve the properties to the Welsh Housing Quality Standard. However financial viability of the proposal is dependent on the success of applications to Welsh Government for Affordable Housing Grant assistance. In order to achieve funding for both the transfer and improvement costs it is anticipated that the transfer of the properties would be required to be completed by 29 November 2019. The report seeks urgent Cabinet approval for appropriating both properties from the General Fund to the Housing Revenue Account for housing purposes.

3. RECOMMENDATIONS

- 3.1 It is recommended that Cabinet approve the appropriation of the tenanted assets known as Cemetery House, Abercarn and 65, Cromwell Road, Risca from Bereavement Services to Housing, pursuant to S.122 of the Local Government Act 1972 and at an agreed market value.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 The two residential properties are surplus to the operational requirements of Bereavement Services and the management of residential properties is outside of their operational remit. Caerphilly Homes have indicated a willingness to accept the two tenanted properties into the social housing stock and improve them to meet the Welsh Housing Quality Standard thereby increasing their stock of affordable homes for rent.

5. THE REPORT

- 5.1 Cemetery House, Abercarn is a three bedroom detached house, whilst 65 Cromwell Road, Risca is a three bedroom semi-detached property. Both properties have current tenants who have secure tenancies; Caerphilly Homes have accepted that they will remain tenants of those properties.
- 5.2 The properties were previously let as tied tenancies by Bereavement Services for members of their staff; however the tenants are no longer tied to employment with the Service. Following the ending of the tied tenancies, the tenants have since held secure tenancies under the Housing Act 1985 and Bereavement Services have retained certain duties and responsibilities in respect of maintenance of the premises and occupation as part of these contracts.
- 5.3 Providing, managing and maintaining tenanted accommodation is clearly not the primary role of Bereavement Services and they are reliant on other services, including Legal, Housing and Property Services to support them in this regard.
- 5.4 Since 2003 the two properties have been included in the Caerphilly Homes rent debit (non HRA) which collect the rent and water charge on behalf of Bereavement Services. The annual rent is journaled from the HRA to the relevant cost centre each year minus an admin fee. Annual Caerphilly Homes rent increases, in accordance with cabinet decisions, have been applied to these properties since 2003.
- 5.5 Bereavement Services are looking to divest themselves of the responsibility by transferring these tenanted assets, and the 'best fit' is considered to be Caerphilly Homes. Caerphilly Homes have agreed to consider the transfer of the properties into their social stock however, in addition to funding the transfers; they will be obligated to invest substantial sums in the two properties in carrying out improvements to ensure they meet the Welsh Housing Quality Standard. Due to the type of properties and extent of work involved to bring them up to the WHQ Standard the transfers are not considered to be a viable proposal for Caerphilly Homes unless it is successful in applying for Affordable Housing Grant funding to contribute to the transfer and improvement costs necessary to bring these properties up to an acceptable standard.
- 5.6 Affordable Housing Grant (AHG) is a grant programme which provides 58% revenue funding to Local Housing Authorities (LHAs) towards the costs of acquiring and improving new social housing. The grant is paid in the form of a revenue stream by annual instalments over a period of up to 29 years with the remainder of the cost required to be funded by Caerphilly Homes.
- 5.7 LHAs are able to submit affordable housing scheme applications to Welsh Government for approval subject to the schemes being included within a Local Authority's Programme Development Plan (PDP). In order for AHG to be paid to

LHAs affordable housing schemes must receive Welsh Government approval. The individual approval stages are listed below:

Stage 1 – Acquisition

This is a LHA's application to purchase land or property with AHG funding. It provides an indication of costs anticipated at tender stage. It seeks approval of acquisition costs and requests grant based on the purchase price.

Stage 2 – Pre Planning

This is a LHAs application to seek Welsh Government's view of estimated costs.

Stage 3 – Tender/Works

This is an LHAs application to build affordable homes on a specific site or rehabilitate an existing dwelling with AHG funding.

5.8 The proposed appropriation of these two properties was included in the LHAs latest PDP but AHG funding ends in March 2020 and the deadline for submitting claim forms for all stages is 29 November 2019. To benefit from grant funding it is anticipated that Caerphilly Homes would require full ownership by 29 November 2019 and to begin works on site before April 2020.

5.9 The appropriation of the properties would be under Section 122 of the Local Government Act 1972, and it has been agreed by Caerphilly Homes that they would be appropriated at full market value, taking into consideration property condition and the presence of secure sitting tenants. These valuations have been confirmed by an independent valuer at £72K in respect of Cemetery House, Abercarn and £54k in respect of 65 Cromwell Road, Risca.

5.10 In order to qualify for the AHG funding the properties need to be improved to Development Quality Requirements (DQR) Part 2 (Requirements for existing and rehabilitated dwellings built by housing associations), which is largely comparable to WHQS. Initial property condition surveys have been completed and costs for achievement of WHQS are estimated at:-

- Abercarn Cemetery House - £23,100.03;
- 65 Cromwell Road, Risca - £29,021.44.

5.11 Conclusion

The two tenanted properties known as Cemetery House and 65 Cromwell Road are surplus to the operational requirements of Bereavement Services and the management of residential properties is outside of their operational remit. Should the proposed appropriation be approved by Cabinet then Caerphilly Homes, if successful in applying for Affordable Housing Grant, would utilise the properties as social housing and improve the properties to meet WHQS.

6. ASSUMPTIONS

6.1 No assumptions have been made.

7. LINKS TO RELEVANT COUNCIL POLICIES

7.1 *Caerphilly Homes Service Plan (2018-2023).*

Priority Object 2 – Increase the provision of new, affordable homes to meet identified needs, promoting “Lifetime Homes” principles for grant funded delivery and where appropriate supporting Welsh Government’s innovative Housing Programme.

7.2 *Corporate Plan 2018-2023.*

The proposal contributes towards or impacts the following Corporate Well-being Objectives:

Objective 2 - Enabling employment - Use investment in improving homes to increase the number of skilled, qualified workers by providing apprenticeship, training and work placements with our in-house workforce and building contractors.

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

Welsh Government Policies

7.3 *Improving Lives and Communities: Homes in Wales (Welsh Government, 2010),* which sets out the national context for improving homes and communities, including the energy efficiency of existing homes.

8. WELL-BEING OF FUTURE GENERATIONS

8.1 The report contributes to the following Well-being Goals:

- A prosperous Wales*
- A resilient Wales*
- A healthier Wales*
- A more equal Wales*
- A Wales of cohesive communities*
- A globally responsible Wales*

8.2 The report is consistent with the five ways of working as defined within the sustainable development principle in the Act. The five ways of working of the sustainable development principle, listed in the Act are:

- Long Term – Housing is a long term asset and these proposed additional social rented homes will meet current and future needs.
- Prevention – The additional homes will assist in meeting housing need and prevent homelessness and poor health attributable to poor housing conditions.
- Integration –The proposal brings together a variety of stakeholders to deliver long term sustainable benefits for lives and communities.
- Collaboration – Bereavement Services and Caerphilly Homes are working in collaboration to ensure a sustainable future for the properties concerned.
- Involvement – There will be an opportunity for tenants to have an input into the

planning and design of proposed improvement works and into determining their future housing needs.

9. EQUALITIES IMPLICATIONS

- 9.1 An EqIA screening has been completed in accordance with the Council's Equalities Consultation and Monitoring Guidance and no potential for unlawful discrimination and for lower level or minor negative impact have been identified, therefore a full EqIA has not been carried out.
- 9.2 The current tenants of the two properties have been consulted on the proposals and their views taken into consideration in planning for the transfer and improvement of the properties should the appropriation be approved.

10. FINANCIAL IMPLICATIONS

- 10.1 The recent approval of AHG to part fund the purchase and improvement of these properties will be included in the next business plan due for submission to Welsh Government and does not require further borrowing to implement. The funding will be taken from the HRA capital receipts reserve where we have retained 25% of our Right To Buy (RTB) sales. The AHG funding stream over the next 29 years will in theory replenish 58% of the capital used. Since the abolition of RTB's in January 2019, there is no further opportunity to gain additional income in this way.
- 10.2 The properties have been valued by an independent valuer at £72K in respect of Abercarn Cemetery House and £54K in respect of 65 Cromwell Road.

11. PERSONNEL IMPLICATIONS

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

12. CONSULTATIONS

- 12.1 Consultation responses have been reflected in this report.

13. STATUTORY POWER

- 13.1 Section 122 Local Government Act 1972.

14. URGENCY (CABINET ITEMS ONLY)

- 14.1 The decision will not be subject to call-in as the decision needs to be implemented urgently to ensure the Council can benefit from Affordable Housing Grant from Welsh Government to contribute towards the cost of the appropriation and improvement works, by completing the transfer no later than 22nd November. In accordance with the Overview and Scrutiny Procedure Rules within the Council's Constitution, the Mayor has agreed that the decision proposed is reasonable in all the circumstances and should be treated as urgent. The decision will be reported to the next meeting of the Council together with the reasons for urgency.

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