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Am unrhyw ymholiad yn ymwneud â'r agenda hwn cysylltwch â Sharon Hughes
(Rhif Ffôn: 01443 864281 E-bost: hughesj@caerphilly.gov.uk)

Dyddiad: Dydd Mercher, 7 Medi 2022

I bwy bynnag a fynno wybod,

Cynhelir cyfarfod aml-leoliad o'r **Pwyllgor Craffu Tai ac Adfywio** yn Nhŷ Penallta, a thrwy Microsoft Teams ar **Dydd Mawrth, 13eg Medi, 2022** am **5.30 pm** i ystyried y materion a gynhwysir yn yr agenda canlynol. Gall Cynghorwyr ac aelodau'r cyhoedd sy'n dymuno siarad ar unrhyw eitem wneud hynny drwy wneud cais i'r Cadeirydd. Mae hefyd croeso i chi ddefnyddio'r Gymraeg yn y cyfarfod, mae angen o leiaf 3 diwrnod gwaith o rybudd os byddwch chi'n dymuno gwneud y naill neu'r llall. Bydd gwasanaeth cyfieithu ar y pryd yn cael ei ddarparu ar gais.

Gall aelodau'r Cyhoedd neu'r Wasg fynychu'n bersonol yn Nhŷ Penallta neu gallant weld y cyfarfod yn fyw drwy'r ddolen ganlynol: live via the following link: <https://civico.net/caerphilly>

Bydd y cyfarfod hwn yn cael ei ffrydio'n fyw a bydd recordiad ar gael i'w weld drwy wefan y Cyngor, ac eithrio trafodaethau sy'n ymwneud ag eitemau cyfrinachol neu eithriedig. Felly, bydd delweddau/sain yr unigolion sy'n siarad ar gael yn gyhoeddus i bawb drwy wefan y Cyngor: www.caerffili.gov.uk

Yr eiddoch yn gywir,

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

Christina HARRY
PRIF WEITHREDWR

A G E N D A

Tudalennau

- 1 I dderbyn ymddiheuriadau am absenoldeb

A greener place Man gwyrddach



2 Datganiadau o Ddiddordeb.

Atgoffi'r Cynghorwyr a Swyddogion o'u cyfrifoldeb personol i ddatgan unrhyw fuddiannau personol a/neu niweidiol mewn perthynas ag unrhyw eitem o fusnes ar yr agenda hwn yn unol â Deddf Llywodraeth Leol 2000, Cyfansoddiad y Cyngor a'r Cod Ymddygiad ar gyfer Cynghorwyr a Swyddogion.

I gymeradwyo a llofnodi'r cofnodion canlynol:-

- | | | |
|---|---|---------|
| 3 | Pwyllgor Craffu Tai ac Adfywio a gynhaliwyd ar 9fed Mehefin 2022. | 1 - 6 |
| 4 | Pwyllgor Craffu Tai ac Adfywio a gynhaliwyd ar 21ain Mehefin 2022. | 7 - 10 |
| 5 | Ystyried unrhyw fater a gyfeiriwyd at y Pwyllgor hwn yn unol â'r drefn galw i mewn. | |
| 6 | Blaenraglen Waith y Pwyllgor Craffu Tai ac Adfywio. | 11 - 26 |
| 7 | *I dderbyn ac ystyried yr adroddiadau Cabinet canlynol:- | |
| | 1. Sefydliad y Glowyr Coed Duon - Adroddiad Diweddarau – Cabinet fel Ymddiriedolwyr Sefydliad y Glowyr Coed Duon 15fed Mehefin 2022; | |
| | 2. Gronfa Codi'r Gwastad Llywodraeth y Deyrnas Unedig – 29ain Mehefin 2022; | |
| | 3. Y Gronfa Ffyniant Gyffredin – 29ain Mehefin 2022; | |
| | 4. Y Bwrdd Prosiect Adfywio - Cynigion Prosiect – 29ain Mehefin 2022; | |
| | 5. Aseiad o Lety i Sipsiwn a Theithwyr 2022-27 – 13eg Gorffennaf 2022; | |
| | 6. Adolygu Polisi Rhent y Cyfrif Refeniw Tai – 13eg Gorffennaf 2022; | |
| | 7. Gweithdrefn Gorfodi a Chydymffurfio Safonau Gofynnol Effeithlonrwydd Ynni (MEES) mewn Eiddo Domestig Rhent Preifat – 13eg Gorffennaf 2022. | |

** Os oes aelod o'r Pwyllgor Craffu yn dymuno i unrhyw un o'r adroddiadau Cabinet uchod i gael eu dwyn ymlaen ar gyfer adolygiad yn y cyfarfod, cysylltwch â Sharon Hughes, 01443 864281, erbyn 10.00 a.m. ar ddydd Llun, 12fed Medi 2022.*

Derbyn ac ystyried yr Adroddiad Sgriwtini canlynol: -

- | | | |
|---|--|---------|
| 8 | Bwrdd Prosiect Adfywio – Trosolwg Prosiect ac Adroddiad Cynnydd. | 27 - 52 |
|---|--|---------|

Cylchrediad:

Cynghorwyr Mrs P. Cook (Is Gadeirydd), D. Cushing, G. Ead, Mrs C. Forehead, A. Hussey, L. Jeremiah, C.P. Mann, A. McConnell, B. Owen, L. Phipps, Mrs D. Price, J.A. Pritchard, A. Whitcombe (Cadeirydd), S. Williams, W. Williams a J. Winslade

A Swyddogion Priodol

SUT FYDDWN YN DEFNYDDIO EICH GWYBODAETH

Bydd yr unigolion hynny sy'n mynychu cyfarfodydd pwyllgor i siarad/roi tystiolaeth yn cael eu henwi yng nghofnodion y cyfarfod hynny, weithiau bydd hyn yn cynnwys eu man gweithio neu fusnes a'r barnau a fynegir. Bydd cofnodion o'r cyfarfod gan gynnwys manylion y siaradwyr ar gael i'r cyhoedd ar wefan y Cyngor ar www.caerffili.gov.uk. ac eithrio am drafodaethau sy'n ymwneud ag eitemau cyfrinachol neu eithriedig.

Mae gennych nifer o hawliau mewn perthynas â'r wybodaeth, gan gynnwys yr hawl i gael mynediad at wybodaeth sydd gennym amdanoch a'r hawl i gwyno os ydych yn anhapus gyda'r modd y mae eich gwybodaeth yn cael ei brosesu.

Am wybodaeth bellach ar sut rydym yn prosesu eich gwybodaeth a'ch hawliau, ewch i'r Hysbysiad Preifatrwydd Cyfarfodydd Pwyllgor Llawn ar ein gwefan <http://www.caerffili.gov.uk/Pwyllgor/Preifatrwydd> neu cysylltwch â Gwasanaethau Cyfreithiol drwy e-bostio griffd2@caerffili.gov.uk neu ffoniwch 01443 863028.

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HOUSING AND REGENERATION SCRUTINY COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL SPECIAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON THURSDAY, 9TH JUNE 2022 AT 5.30 P.M.

PRESENT:

Councillor A. Whitcombe - Chair
Councillor P. Cook - Vice-Chair

Councillors:

D. Cushing, G. Ead, C. Forehead, A. Hussey, A. McConnell, B. Owen, L. Phipps, J. A. Pritchard, S. Williams, W. Williams and J. Winslade.

Cabinet Members:

Councillor P. Leonard (Planning and Public Protection), Councillor J. Pritchard (Prosperity, Regeneration and Climate Change), Councillor S. Cook (Housing) and Councillor E. Forehead (Social Care).

Together with:

N. Taylor-Williams (Head of Housing), F. Wilkins (Housing Services Manager), Rhian Evans-McLean (Principal Housing Officer - Communities), Julie Reynolds (Landlord Services Manager), Kerry Denman (Housing Solutions Manager), Lesley Allen (Principal Group Accountant - Housing), Sandra Isaacs (Rents Manager), C. Forbes-Thompson (Scrutiny Manager), S. Hughes (Committee Services Officer) and R. Barrett (Committee Services Officer).

RECORDING ARRANGEMENTS

The Chair reminded those present that the meeting was being recorded and would be made available to view following the meeting via the Council's website, except for discussions involving confidential or exempt items – [Click Here to View](#). Members were advised that voting on decisions would be taken via Microsoft Forms.

Due to technical difficulties this meeting was not live-streamed.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L. Jeremiah, C. Mann and Mrs D. Price.

2. DECLARATIONS OF INTEREST

Councillor D. Cushing declared a personal and prejudicial interest in relation to Agenda Item No. 3 – Enforcement and Compliance of the Minimum Energy Efficiency Standards in Private Rented Domestic Properties (MEES) Procedure, Agenda Item No. 4 – The Renting Homes Wales Act 2016 and Agenda Item No. 5 – Housing Revenue Account Rent Policy Review, as a private landlord of a property in the Caerphilly county borough, and as such left the meeting during consideration of these items. Details are also minuted with the respective items.

Councillor A. McConnell declared a personal and prejudicial interest in relation to Agenda Item No. 5 – Housing Revenue Account Rent Policy Review, as a Council tenant, and as such left the meeting during consideration of this item. Details are also minuted with the respective item.

Councillor J. A. Pritchard sought advice from the Scrutiny Manager, as a private landlord of a property in Cardiff, and was advised that there was no requirement to make a declaration of interest.

During the course of the meeting Councillor J. Pritchard (Cabinet Member for Prosperity, Regeneration and Climate Change) declared a personal and prejudicial interest in relation to Agenda Item No. 5 – Housing Revenue Account Rent Policy Review, as family members are Council tenants, and as such left the meeting during consideration of this item. Details are also minuted with the respective item.

REPORTS OF OFFICERS

Consideration was given to the following reports.

3. ENFORCEMENT AND COMPLIANCE OF THE MINIMUM ENERGY EFFICIENCY STANDARDS IN PRIVATE RENTED DOMESTIC PROPERTIES (MEES) PROCEDURE.

Councillor D. Cushing declared a personal and prejudicial interest as a private landlord of a property in the Caerphilly county borough, and as such left the meeting during consideration of this item.

The Cabinet Member for Housing introduced the report for Members of the Housing and Regeneration Scrutiny Committee to consider and take a view on the adoption of the enforcement approach and protocol set out in Appendix 1 to satisfy the requirements under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, as amended, regarding rented domestic properties, prior to its presentation to Cabinet on 13th July 2022. The Committee was advised that the Energy Efficiency (Private Rented Property) (England and Wales) Regulation 2015 sets out the legal obligation for landlords to provide energy performance certificates of E or above to existing, new and prospective tenants in most rented homes unless they are exempt. The Regulations impose a minimum energy efficiency standard to help reduce fuel poverty and carbon emissions. A landlord could be liable to a penalty notice if a property is privately rented which either does not have a current EPC or the EPC is rated energy bands F or G. It was highlighted that a large proportion of landlords have already engaged and/or taken the required action without the need to take enforcement action. Members were informed that there are also several third-party companies that offer financial support for private sector landlords to help

improve the energy efficiency of their rented property such as LA ECO Flex, Nest Wales, and Rent Smart Wales Warm Homes funding.

A Member sought clarification in relation to G rated properties and the Head of Housing confirmed that any size property can be G rated, depending on the construction type and energy efficiency provisions. The Member noted Rent Smart Wales offer part funding for first-time gas central heating in properties with EPC bands F and G and it was clarified that plans to enforce the move away from gas central heating applies to new build properties and will not apply to existing properties. In response a query, it was explained how the £60,000 awarded to the Council, following a successful application for funding, will be used. The Committee was also informed how the Head of Housing is in the process of agreeing additional resources to further the work.

A Member asked if the financial cap that only requires landlords to spend a maximum of £3,500 to improve the property will be sufficient, particularly when the rise in building materials costs is considered. It was clarified that a lot of the measures to improve energy efficiency are quite cost effective and examples were provided, such as using LED light bulbs. The Principal Housing Officer for Communities explained that landlords will need to spend the £3,500 in the first instance and then they can access grants to carry out additional works, the cap is proposed to be increased to £10,000.

A discussion took place regarding the enforcement approach and protocol to satisfy the requirements under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 across the 22 unitary authorities. Concerns were raised in that there would be many different approaches across Wales and reference was made to a staged approach adopted by another authority. The Principal Officer for Communities explained that a task group has been established with colleagues in other authorities to share and learn from good practice and to develop a toolkit which includes templates for the procedures, so that there is more consistency throughout Wales. Members were informed that the staged approach criteria set out in another local authority had been looked at but it was decided against as the main aim of the policy is to encourage compliance by landlords. It was highlighted that landlords are given every opportunity, advice and guidance to comply with the legislation and receive three letters before being issued with a penalty. The Housing Services Manager emphasised the responsibilities that come with being a landlord and their legal obligations to meet the requirements and highlighted that by not complying they are contributing to the fuel poverty of their tenants. It was further emphasised that there are products and loans available to landlords if they are struggling and this policy is there to target those landlords who are wilfully non-compliant.

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

RECOMMENDED to Cabinet:

- (i) To agree and adopt the Enforcement Protocol in Appendix 1 as the Council's approach to dealing with identified non-compliances, including the use of Compliance Notices and Penalty Notices where appropriate.
- (ii) The Enforcement and Compliance of the Minimum Energy Efficiency Standards in Private Rented Domestic Properties (MEES) procedure be periodically reviewed and updated in line with Welsh Government Legislation to reflect the maximum values of penalty permitted and the minimum Energy Performance Rating required under the regulation.

4. THE RENTING HOMES (WALES) ACT 2016

Councillor D. Cushing declared a personal and prejudicial interest as a private landlord of a property in the Caerphilly county borough, and as such left the meeting during consideration of this item.

The Cabinet Member for Housing introduced the report to inform the Committee of The Renting Homes (Wales) Act 2016, which is new legislation the provisions of which affect all rented homes in Wales from 15th July 2022 and to advise Members of the statutory changes that Caerphilly Homes is required to make to comply with The Renting Homes (Wales) Act 2016 and the implications of those changes on the service. The Committee was informed that from 15th July 2022, the Act will change the way by which all landlords in Wales rent their properties and it is intended to improve the way in which rented homes in Wales are managed and lived in. The Act aims to make it simpler and easier to rent a home, intending to replace the various and complex pieces of existing legislation with one clear legal framework and gives greater clarity on the rights and responsibilities of both tenants and landlords through written contracts. The Act will also have an impact on how the Local Authority via its Statutory Homelessness functions provides emergency temporary accommodation and access to supported accommodation to those households who are threatened with/or who are homeless and without suitable accommodation to occupy. The Cabinet Member for Housing placed on record his thanks to all the Officers and the team who have worked on the Act.

The Head of Housing advised the Scrutiny Committee that notification has been received from Welsh Government that the implementation date, for the new legislation, of 15th July 2022 has been delayed until 1st December 2022. It was highlighted that this will enable more time to be spent on some of the background procedures and guidance policies and also provide extra resource time to ensure that new contracts are managed appropriately. A query was raised regarding the impact of the delayed start and the Head of Housing advised Members that he was confident it was not going to change the work done to date or substantially change any of the contracts already received in draft form. It was noted that there has been a recognition by Welsh Government that more time was needed.

A Member referred the Committee and Officers to section 5.6.17 of the report and concerns were raised in that contract holders will no longer be automatically liable for the behaviour of anyone he/she has living with them, and criminal behaviour in the locality and immorality are no longer able to be included within the contract. In response, the Scrutiny Committee was advised that, initially, it will be more difficult to take action for the behaviour of other residents and visitors. However, it was recognised that additional support will need to be provided to work with those tenants to resolve the issues. Members were informed that Welsh Government has issued some guidance in relation to provision of support to tenants where there have been instances of anti-social behaviour. In response to a Member's question, the Committee was informed that immorality can relate to drug use, prostitution, etc. which is currently included in the Tenancy Agreement. In response to a query regarding the potential impact on neighbours, Members were advised that it is a matter of concern and the importance of strong anti-social behaviour policies and procedures were highlighted.

Clarification was sought in relation to the ability for the landlord to temporarily exclude the contract holder from the dwelling for up to 48 hours, a maximum of three times in six months, to ensure the safety of residents and staff or to prevent an eviction and a question was raised in relation to the provision of alternative accommodation during that time. The Scrutiny Committee was advised that Welsh Government has been asked to provide clarity on this and Officers are committed to working with others on this issue to support tenants.

Clarification was sought in relation to the enhanced succession rights outlined in 5.6.15 of the report. Members were advised that guidance has been issued and the legislation sets out who qualifies. It was explained that a reserve successor now has the same entitlement as the main successor, with two rights of succession overall. This will enable homes to be retained by families for another generation.

A Member raised concerns regarding the significant impact on the provision of temporary accommodation by the Local Authority in meeting its homelessness duties and the capital and revenue resource implications associated with implementation of the Act. In response the Scrutiny Committee was provided with an explanation on the financial impact and consequence to the authority.

Following consideration of the report, the Housing and Regeneration Scrutiny Committee discussed and noted the contents.

5. HOUSING REVENUE ACCOUNT RENT POLICY REVIEW

Councillor D. Cushing declared a personal and prejudicial interest as a private landlord of a property in the Caerphilly county borough, and as such left the meeting during consideration of this item.

Councillor A. McConnell declared a personal and prejudicial interest as a Council tenant, and as such left the meeting during consideration of this item.

Councillor J. Pritchard declared a personal and prejudicial interest as family members are Council tenants, and as such left the meeting during consideration of this item.

The Cabinet Member for Housing introduced the report which sought the views of the Housing and Regeneration Scrutiny Committee on the new Rent Policy prior to its presentation to Cabinet. Members were informed that the HRA is funded by rental income received from Council tenants, rather than the Council taxpayer. It was noted that whilst there is a clear separation of these funds, a significant proportion of Council tenants rent is funded from financial support in the form of Housing Benefit or Universal Credit, which is derived from the taxpayers' purse, therefore value for money must always be sought. 75% of tenants receive financial assistance towards their rent. It was highlighted that the key recommendations from the Affordable Housing Supply Review, which was published in April 2019, was that there should be a focus on landlords considering Value for Money alongside affordability. Welsh Government will note favourably where social landlords have used an established affordability model such as the Joseph Rowntree Foundation. The Head of Housing raised a number of points to supplement the introduction and highlighted that Caerphilly is one of the most affordable landlords across the eleven Stockholm landlords, and in terms of affordability the policy does demonstrate that a very affordable rent would be maintained for residents, Council tenants and contract holders.

A question was raised in relation to methods of consultation, particularly in relation to those who are digitally excluded. The Principal Group Accountant for Housing acknowledged that it has been very difficult to engage with all tenants because not all of them have access to online facilities. It was confirmed that online methods have been used but other methods such as telephone calls have been undertaken. Members were also informed that a dedicated group of tenants are regularly being engaged with and they do pass on the information to other tenants.

Clarification and further information were sought in relation to homes with additional bedrooms (bedroom tax). The Rents Manager advised the Scrutiny Committee that the

Council has made use of the Discretionary Housing Payments to assist tenants and offset the shortfall in benefits. Members were informed that last year £720,000 was available to fund this, however central government reduced this figure to £340,00 for this year, which was of concern. However, Cabinet has agreed to increase the amount by £390,00 to allow tenants to be supported for this year.

A Member of the Scrutiny Committee asked if the Council is exploring opportunities to develop new manufactured housing. The Head of Housing advised that the authority has actively been looking at component assembled housing and will also look at other methods, especially where they have energy efficient and time saving benefits. The Committee also heard how prefabricated steel frame construction techniques are already being used in two of the first new schemes built by the Council.

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

RECOMMENDED to Cabinet:

- (i) To include the JRF Living Rent model as part of our existing rent policy, using the JRF model to benchmark at least every 2 years against our current rent policy to ensure affordability levels are evidenced.
- (ii) Any variances outside of the benchmark Living Rent model to be reported to members as part of the annual rent increase report with appropriate recommendations.
- (iii) To adopt an average household earnings approach to the JRF model rather than based on earnings over 24 Middle Super Output Areas in Caerphilly County Borough. This would maintain the current basic 14 property rent types as opposed to 336 basic property rent types.

The meeting closed at 6.40 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 13th September 2022, they were signed by the Chair.

CHAIR



HOUSING AND REGENERATION SCRUTINY COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON TUESDAY, 21ST JUNE 2022 AT 5.30 P.M.

PRESENT:

Councillor A. Whitcombe - Chair

Councillors:

D. Cushing, G. Ead, C. Forehead, A. Hussey, C. Mann, A. McConnell, B. Owen, L. Phipps, J. A. Pritchard, S. Williams, W. Williams and J. Winslade.

Cabinet Members:

Councillor P. Leonard (Planning and Public Protection), Councillor J. Pritchard (Prosperity, Regeneration and Climate Change) and Councillor S. Cook (Housing).

Together with:

N. Taylor-Williams (Head of Housing), J. Roberts-Waite (Strategic Coordination Manager), M. Jennings (Principal Housing Strategy Officer), M. Jacques (Scrutiny Officer), S. Hughes (Committee Services Officer) and M. Afzal (Committee Services Officer).

RECORDING ARRANGEMENTS

The Chair reminded those present that the meeting would be live-streamed and a recording made available to view via the Council's website, except for discussions involving confidential or exempt items. Members were advised that voting on decisions would be taken via Microsoft Forms.

Due to technical difficulties this meeting was not live-streamed or recorded.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P. Cook (Vice Chair), L. Jeremiah and Mrs D. Price.

2. DECLARATIONS OF INTEREST

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

3. MINUTES – 15TH MARCH 2022

It was moved and seconded that the minutes of the meeting held on 15th March 2022 be approved as a correct record. By way of Microsoft Forms this was agreed by the majority.

RESOLVED that the minutes of the Housing and Regeneration Scrutiny Committee meeting held on 15th March 2022 (minute nos. 1 - 9) be approved as a correct record and signed by the Chair.

4. CALL-IN PROCEDURE

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

5. HOUSING AND REGENERATION SCRUTINY COMMITTEE FORWARD WORK PROGRAMME

The Scrutiny Officer presented the report which outlined details of the Housing and Regeneration Scrutiny Committee Forward Work Programme for the period June 2022 to March 2023 and included all reports that were identified at the Housing and Regeneration Scrutiny Committee meeting held on 15th March 2022. Members were asked to consider the Forward Work Programme, alongside the Cabinet Forward Work Programme, prior to publication on the Council's website.

Members were advised that a joint scrutiny meeting, with the Environment and Sustainability Scrutiny Committee, has been scheduled for 28th July 2022 to consider the Caerphilly County Borough Council Car Parks Task and Finish Group report.

Following consideration of the report, it was moved and seconded that the recommendations be approved. By way of Microsoft Forms (and in noting there were 11 votes for, 0 votes against and 2 abstentions) this was agreed by the majority present.

RESOLVED that the Housing and Regeneration Scrutiny Committee Forward Work Programme be published on the Councils' website.

6. CABINET REPORTS

None of the Cabinet reports listed on the agenda had been called forward for discussion at the meeting.

REPORTS OF OFFICERS

Consideration was given to the following reports.

7. GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT 2022-27

The Cabinet Member for Housing presented the report to seek the views of Members of the Housing and Regeneration Scrutiny Committee on the new Gypsy and Traveller Accommodation Assessment 2022-27 (GTAA) prior to its presentation to Cabinet on 13th July 2022. Members were informed that Part 3 of the Housing (Wales) Act 2014 requires local authorities to undertake an assessment of the accommodation needs of Gypsies and

Travellers residing in or travelling through their area, and to make provision for sites where the assessment identifies an unmet need for mobile home pitches. Local authorities must submit their completed GTAA to Welsh Ministers for scrutinization who will then decide whether to approve or reject the GTAA.

A point of correction was made in relation to the report in that current unmet need now is 11, raising to 12 within the next 5 years and to 14 over the life of the Local Development Plan.

Clarification and further information were sought regarding the three unauthorised developments at separate locations in the county borough. The Principal Housing Strategy Officer confirmed that members of the Gypsy and Traveller community were living on private sites without planning permission. A Member drew particular attention to the report which noted that the location of the 3 sites have not been disclosed to protect the identities of the people living at these sites. In response to a query, Members were advised that planning applications have been submitted for 2 of the 3 unauthorised developments which are in the public domain, and as such details of these locations were then shared with the Committee.

It was noted that 9 surveys were completed during the undertaking of the GTAA and the information provided from these surveys found that all respondents considered themselves to be suitably accommodated, despite not having planning permission to reside at their current location. In response to a query, the Principal Housing Strategy Officer advised Members that the process is ongoing and that the progress of each planning application for the unauthorised developments will be monitored.

During the course of debate, enquires were made regarding the provision of local authority owned Gypsy and Traveller sites in the county borough. In response, the Head of Housing advised the Committee that additional sites can be provided; however, the previous evidence base had indicated that there was no identified need for a Gypsy and Traveller site and, therefore, no permanent or transit sites have been allocated.

Following consideration of the report, it was moved and seconded that the recommendations be approved. By way of Microsoft Forms (and in noting there were 11 votes for, 0 votes against and 2 abstentions) this was agreed by the majority present.

The Housing and Regeneration Scrutiny Committee noted and discussed the content, prior to its presentation to Cabinet on 13th July 2022.

RESOLVED that the Housing and Regeneration Scrutiny Committee supported the recommendation to endorse the findings of the GTAA report.

The meeting closed at 6.01 p.m.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 13th September 2022, they were signed by the Chair.

CHAIR

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HOUSING AND REGENERATION SCRUTINY COMMITTEE – 13TH SEPTEMBER 2022

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

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

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1. PURPOSE OF REPORT

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

2. SUMMARY

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

3. RECOMMENDATIONS

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

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To improve the operation of scrutiny.

5. THE REPORT

- 5.1 The Housing and Regeneration Scrutiny Committee forward work programme includes all reports that were identified at the scrutiny committee meeting on Tuesday 21st June 2022. The work programme outlines the reports planned for the period September 2022 to March 2023.
- 5.2 The forward Work Programme is made up of reports identified by officers and members. Members are asked to consider the work programme alongside the

cabinet work programme and suggest any changes before it is published on the council website. Scrutiny committee will review this work programme at every meeting going forward alongside any changes to the cabinet work programme or report requests.

- 5.3 The Housing and Regeneration Scrutiny Committee Forward Work Programme is attached at Appendix 1, which presents the current status as at 22nd August 2022. The Cabinet Work Programme is attached at Appendix 2. A copy of the prioritisation flowchart is attached at appendix 3 to assist the scrutiny committee to determine what items should be added to the forward work programme.

5.4 **Conclusion**

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

6. **ASSUMPTIONS**

- 6.1 No assumptions are necessary.

7. **SUMMARY OF INTEGRATED IMPACT ASSESSMENT**

- 7.1 As this report is for information only an Integrated Impact Assessment is not necessary.

8. **FINANCIAL IMPLICATIONS**

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

9. **PERSONNEL IMPLICATIONS**

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

10. **CONSULTATIONS**

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

11. **STATUTORY POWER**

- 11.1 The Local Government Act 2000.

Author: Mark Jacques, Scrutiny Officer jacqum@carphilly.gov.uk

Consultees: Dave Street, Corporate Director for Social Services and Housing
Mark S. Williams, Corporate Director for Economy and Environment
Robert Tranter, Head of Legal Services/ Monitoring Officer
Lisa Lane, Head of Democratic Services and Deputy Monitoring Officer,
Legal Services

Councillor Andrew Whitcombe, Chair of Housing and Regeneration
Scrutiny Committee
Councillor Patricia Cook, Vice Chair of Housing and Regeneration
Scrutiny Committee

Appendices:

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

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Forward Work Programme - Housing and Regeneration

Date	Title	Key Issues	Author	Cabinet Member
13/09/22 17:30	Regeneration Project Board – Project overview and progress report		Kyte, Rhian;	Cllr. Pritchard, James;
13/09/22 17:30	Information Item - Environment & Economy 2022-23 Budget Report		Roberts, David;	Cllr. Stenner, Eluned;
13/09/22 17:30	Information Item - Environment & Economy 2022-23 Revenue Grants Report		Roberts, David;	Cllr. Stenner, Eluned;
13/09/22 17:30	Information Item - Environment & Economy 2022-23 P3 Budget Monitoring Report		Roberts, David;	Cllr. Stenner, Eluned;
13/09/22 17:30	Information Item - HRA Outturn 2021/22		Allen, Lesley;	Cllr. Cook, Shayne;
13/09/22 17:30	Information Item - HRA Budget Monitoring Period 3		Allen, Lesley;	Cllr. Cook, Shayne;
18/10/22 17:30	Low Cost Home Ownership (Decision)	The LCHO (Low Cost Home Ownership) report will document the formulation, implementation and the publication of a new policy which governs the process by which the Council will sell homes to people living and/or working in the borough wanting to access homeownership but cannot afford to do so without some form of public subsidy.	Roberts-Waite, Jane;	Cllr. Cook, Shayne;
18/10/22 17:30	Redevelopment of the former Oakdale Comprehensive School site by Caerphilly Homes	For Cabinet to approve the contract, cost plan, design and environmental credentials of the scheme, along with continuation of the SCAPE framework agreement, social value plan and sales & marketing strategy.	Roberts-Waite, Jane;	Cllr. Cook, Shayne;
18/10/22 17:30	Redevelopment of the former Ty Darran Care Home by Caerphilly Homes	For Cabinet to approve the contract, cost plan, procurement, design and environmental credentials of the scheme.	Roberts-Waite, Jane;	Cllr. Cook, Shayne;
18/10/22 17:30	Caerphilly Homes (Development) Forward Work Programme	To discuss the next set of sites that will be brought forward as part of the Caerphilly Homes development programme and Caerphilly Homes governance arrangements	Taylor-Williams, Nick;	Cllr. Cook, Shayne;
18/10/22 17:30	Information Item - HRA Budget Monitoring Period 5		Allen, Lesley;	Cllr. Cook, Shayne;
29/11/22 17:30	Local Housing Market Assessment	The Local Housing Market Assessment (LHMA) is a Welsh Government requirement. The results will be presented to Committee and Cabinet thereafter. The data and information obtained will inform housing need and therefore an updated housing prospectus together with the emerging Local Development Plan.	Roberts-Waite, Jane;	Cllr. Cook, Shayne;
29/11/22 17:30	Updated Welsh Government Prospectus (Decision)	Cabinet are asked to approve the principle of residential development on identified sites (subject to viability) and acquisition policy, the principle of package deals and new governance arrangements to underpin the development programme.	Roberts-Waite, Jane;	Cllr. Cook, Shayne;
29/11/22 17:30	HRA Charges (Rent Increase)(Dec)		Allen, Lesley;	Cllr. Cook, Shayne;

29/11/22 17:30	Empty Property Grant Approval (Dec)	The new Welsh Government National Empty Property Grant Programme will launch in September 22 and ask for bids from LAs to issue grants up to a Max of £25K to owner occupiers to bring empty properties back into use. Caerphilly Homes will administer the grant for Caerphilly with an expectation that in years 2 and 3 of the 3 year programme, there will be a 35% contribution from each participating LA. The grant will be awarded on a first come first served basis.	Davies, Claire;	Cllr. Cook, Shayne;
29/11/22 17:30	Information Item - Local Housing Strategy Delivery Plan		Roberts-Waite, Jane;	Cllr. Cook, Shayne;
29/11/22 17:30	Information Item - Environment & Economy 2022-23 P5 Budget Monitoring Report		Roberts, David;	Cllr. Stenner, Eluned;
31/01/23 17:30	Empty Homes Strategy (Decision)		Davies, Claire;	Cllr. Cook, Shayne;
31/01/23 17:30	HRA Business Plan 2022/23		Allen, Lesley;	Cllr. Cook, Shayne;
31/01/23 17:30	Information Item - Environment & Economy 2022-23 P7 Budget Monitoring Report		Roberts, David;	Cllr. Stenner, Eluned;
14/03/23 17:30	Information Item - Environment & Economy 2022-23 P9 Budget Monitoring Report		Roberts, David;	Cllr. Stenner, Eluned;
25/04/23 17:30	Private Sector Housing Renewal Policy		Davies, Claire;	Cllr. Cook, Shayne;

Meeting date:	Report title:	Key issue:	Presenting Officers:	Cabinet Member:
07/09/2022 13:00	Rapid Rehousing Strategy 2022	Rapid rehousing is based upon a systematic approach to understanding what housing is needed, how that housing is going to be funded developed and allocated to people who find themselves homeless. This approach, when properly applied, means the need for many forms of temporary accommodation will diminish and where it is needed, is for a shorter period than currently. CCBC’s strategy will outline how this will be achieved through various route and partnerships over the term of this 5 years strategy.	Nick Taylor-Williams	Cllr. Shayne Cook
07/09/2022 13:30	Review of Asylum dispersal and Afghan Relocation Scheme	To consider the findings of the review and agree a way forward.	Nick Taylor-Williams, Kathryn Peters, Kath Thomas	Cllr. Shayne Cook
21/09/2022 13:00	Trinity Fields update	To update members on the expansion of Trinity Fields School	Sue Richards, Andrea West	Cllr. Carol Andrews
21/09/2022 13:10	Car Parking Charges 2022	To update Cabinet on the outcome of the car parking scrutiny task and finish group and to seek decisions on future strategy for town centre car parking charges	Marcus Lloyd	Cllr. Julian Simmonds

Meeting date: **Report title:** **Key issue:** **Presenting Officers:** **Cabinet Member:**

21/09/2022 13:20	Cost of living Crisis	To provide Cabinet with an update with regard to work undertaken and future travel	Dave Street	Cllr. Carol Andrews
21/09/2022 13:30	Shared Prosperity fund	To update Cabinet on the UK Government Shared Prosperity Fund as part of the UK Government’s Levelling Up programme following submission of the regional investment plan and to seek Cabinet approval of the Caerphilly local investment plan.	Rhian Kyte	Cllr. James Pritchard
21/09/2022 13:40	2021/22 Provisional Outturn Report	To provide Cabinet with details of the provisional revenue budget outturn for the 2021/22 financial year prior to the completion of the annual external audit of the accounts by Audit Wales.	Stephen Harris	Cllr. Eluned Stenner
21/09/2022 13:50	Bryn Carno, Rhymney Remediation Works	To update Members on a business case submitted to WG to undertake remedial works to address issues associated with failed external wall insulation to both Caerphilly Homes’ and private residential properties at Bryn Carno, Rhymney, and to seek approval for an HRA contribution towards the project should the business case be approved.	Nick Taylor-Williams	Cllr. Shayne Cook

Meeting date:	Report title:	Key issue:	Presenting Officers:	Cabinet Member:
21/09/2022 14:00	Transitional Accommodation Capital Programme	To make members aware of the Transitional Accommodation Capital Programme, and officer views on potential sites within the county borough and to understand the possible financial implications for the authority and possible grant assistance with the scheme.	Nick Taylor-Williams	Cllr. Shayne Cook
05/10/2022 13:00	Outline Business Case for Cwm Ifor Solar Farm Proposal	To seek Cabinet approval to proceed with the planning application, initiate the consultation processes and to sign the option agreement and lease that sits behind the proposed Solar Farm development	Anna Lewis, Sue Richards, Allan Dallimore	Cllr. James Pritchard
05/10/2022 13:10	Agile Working Update	To receive an update on the Councils approach to Agile Working.	Lynne Donovan	Cllr. Nigel George
05/10/2022 13:20	Shaping the Policy on cash collection	To receive an update on the payment methods currently available to our residents and service users and to consider recommendations in respect of the future policy on cash payments.	Stephen Harris	Cllr. Eluned Stenner
05/10/2022 13:30	Authorisation of Officers in Public Protection	For Cabinet to note the introduction of new legislation relevant to the responsibilities of the Public Protection service and to approve additional authorisation so that Officers may carry out their duties.	Robert Hartshorn, Jacqui Morgan	Cllr. Philippa Leonard

Meeting date:	Report title:	Key issue:	Presenting Officers:	Cabinet Member:
05/10/2022 13:40	Safer Caerphilly Community Safety Partnership	For Cabinet to note an update on the work of the Safer Caerphilly Community Safety Partnership, to endorse the latest Terms of Reference, and to approve the Cabinet Member as a voting representative on the Safer Caerphilly Community Safety Partnership.	Robert Hartshorn	Cllr. Philippa Leonard
19/10/2022 13:00	Workforce capacity and associated challenges	For members to consider the recruitment and retention challenges	Lynne Donovan	Cllr. Nigel George
19/10/2022 13:10	Bryn Community Engagement Proposal	To propose a terms of reference for a Community Group to be established.	Mark S Williams	Cllr. Philippa Leonard
19/10/2022 13:20	Annual Corporate Complaints Report	To provide Cabinet with an overview of the complaints dealt with under the Corporate Complaints policy for the period 1st April 2021 to 31st March 2022 together with the outcomes and lessons learned.	Robert Tranter, Lisa Lane	Cllr. Nigel George
02/11/2022 13:00	Caerphilly Homes (Development) Forward Work Programme	To discuss the next set of sites that will be brought forward as part of the Caerphilly Homes development programme and Caerphilly Homes governance arrangements	Nick Taylor-Williams, Jane Roberts-Waite	Cllr. Shayne Cook

Meeting date:	Report title:	Key issue:	Presenting Officers:	Cabinet Member:
02/11/2022 13:10	Low Cost Home Ownership (Decision)	The LCHO (Low Cost Home Ownership) report will document the formulation, implementation and the publication of a new policy which governs the process by which the Council will sell homes to people living and/or working in the borough wanting to access homeownership but cannot afford to do so without some form of public subsidy.	Nick Taylor-Williams, Jane Roberts-Waite	Cllr. Shayne Cook
16/11/2022 13:00	Street lighting	Review of current street lighting part night lighting policy in view of increasing carbon reduction targets and the declared climate emergency.	Marcus Lloyd	Cllr. Julian Simmonds
16/11/2022 13:00	The Biodiversity and Resilience of Ecosystems Duty Ecosystem Resilience Duty	To consider and approve a report on the actions taken to help maintain and enhance biodiversity prior to publication in accordance with the biodiversity duty under the Environment (Wales) Act 2016.	Robert Hartshorn, Philip Griffiths	Cllr. Chris Morgan
30/11/2022 13:00	Redevelopment of the former Oakdale Comprehensive School site by Caerphilly Homes	For Cabinet to approve the contract, cost plan, design and environmental credentials of the scheme, along with continuation of the SCAPE framework agreement, social value plan and sales & marketing strategy.	Nick Taylor-Williams, Jane Roberts-Waite	Cllr. Shayne Cook

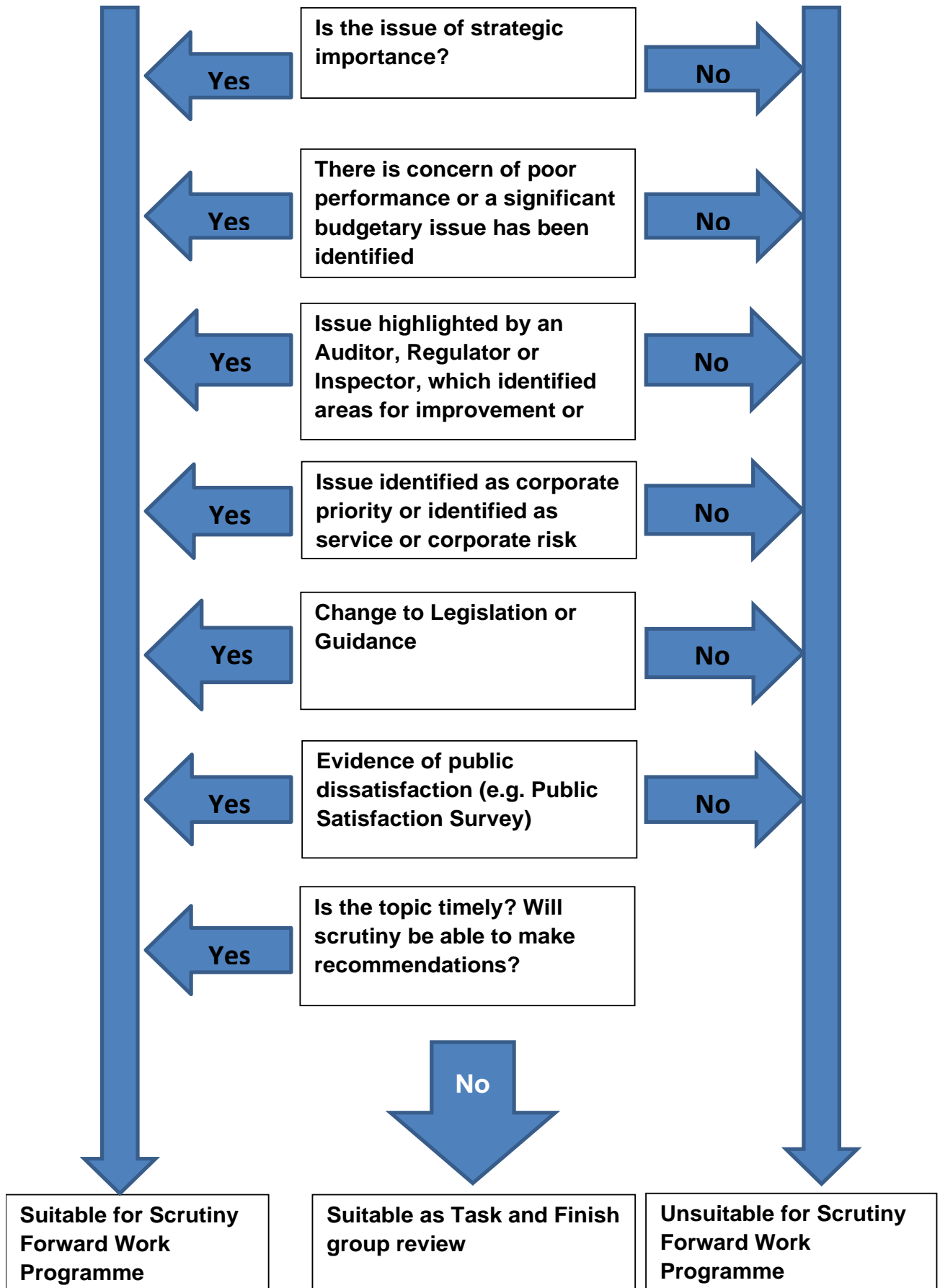
Meeting date:	Report title:	Key issue:	Presenting Officers:	Cabinet Member:
30/11/2022 13:10	Redevelopment of the former Ty Darran Care Home by Caerphilly Homes	For Cabinet to approve the contract, cost plan, procurement, design and environmental credentials of the scheme.	Nick Taylor-Williams, Jane Roberts-Waite	Cllr. Shayne Cook
30/11/2022 13:20	Cyber Security Strategy	To recommend endorsement and implementation of the Strategy	Lucas, Liz, Ian Evans	Cllr. Nigel George
30/11/2022 13:30	Programme for Procurement	To extend the Council’s existing Programme for Procurement, which is due to expire in May 2023 for a period of up to 12 months to consider and where applicable incorporate aspects of the UK Procurement Bill and Social Partnership & Public Procurement (Wales) Bill in the Council’s new Procurement Strategy (the new Procurement Strategy will replace the existing Programme for Procurement).	Liz Lucas, Ian Evans	Cllr. Nigel George
14/12/2022 13:00	Waste Strategy Proposals	Consideration of options to achieve compliance with Welsh Government statutory recycling targets and other waste service improvements.	Mark S Williams, Marcus Lloyd	Cllr. Chris Morgan

Meeting date:	Report title:	Key issue:	Presenting Officers:	Cabinet Member:
14/12/2022 13:10	Local Housing Market Assessment	The Delivery Plan sits underneath the Local housing Strategy which was approved in October 2021. It is designed to be a collaborative document that contains a number of key actions designed to take forward the objectives of the strategy.	Nick Taylor-Williams, Jane Roberts-Waite	Cllr. Shayne Cook
14/12/2022 13:20	Updated Welsh Government Prospectus (Decision)	Cabinet are asked to approve the principle of residential development on identified sites (subject to viability) and acquisition policy, the principle of package deals and new governance arrangements to underpin the development programme.	Nick Taylor-Williams, Jane Roberts-Waite	Cllr. Shayne Cook
14/12/2022 13:30	Empty Property Grant Approval (Decision)	The new Welsh Government National Empty Property Grant Programme will launch in September 22 and ask for bids from LAs to issue grants up to a Max of £25K to owner occupiers to bring empty properties back into use. Caerphilly Homes will administer the grant for Caerphilly with an expectation that in years 2 and 3 of the 3 year programme, there will be a 35% contribution from each participating LA. The grant will be awarded on a first come first served basis.	Nick Taylor-Williams, Jane Roberts-Waite	Cllr. Shayne Cook

Meeting date: Report title: Key issue: Presenting Officers: Cabinet Member:

Meeting date:	Report title:	Key issue:	Presenting Officers:	Cabinet Member:
14/12/2022 13:00	HRA Charges (Rent Increase) (Dec)	Members to agree the level of rent increase for council tenants effective from April 2023	Nick Taylor-Williams, Lesley Allen	Cllr. Shayne Cook

Scrutiny Committee Forward Work Programme Prioritisation



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HOUSING AND REGENERATION SCRUTINY COMMITTEE – 13TH SEPTEMBER 2022

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

REPORT BY: CORPORATE DIRECTOR FOR ECONOMY AND ENVIRONMENT

1. PURPOSE OF REPORT

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

2. SUMMARY

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

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

3. RECOMMENDATIONS

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

4. REASONS FOR THE RECOMMENDATIONS

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

5. THE REPORT

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

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

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

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

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

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

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

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

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

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

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

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

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

Conclusion

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

6. ASSUMPTIONS

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

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

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

8. FINANCIAL IMPLICATIONS

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

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

9. PERSONNEL IMPLICATIONS

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

10. CONSULTATIONS

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

11. STATUTORY POWER

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

Author: Allan Dallimore, Regeneration Services Manager

Consultees:

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

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

Appendices: Appendix 1 Projects Supported by the Regeneration Project Board

Appendix 1 - Projects Supported by the Regeneration Project Board

Wave 1 Projects

Caerphilly Transport Hub - No financial allocation, just endorsement

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

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

Forward Plan

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

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

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

Await approval of the LUF bid in Autumn 2022.

Potential investment Induced - £33m

Lessons Learned

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

Llanbradach Park and Ride - £150,000

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

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

Forward Plan

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

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

Lessons Learned

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

Oakdale Business Park Expansion - £100,000

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

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

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

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

Forward Plan

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

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

Lessons Learned

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

Park Lane Acquisition – £40,000 allocation

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

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

Forward Plan

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

Potential investment Induced - £10m

Lessons Learnt

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

Wave Two Projects

Cwmcarn Forest Masterplan - £75,000 allocation

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

Forward Plan

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

Potential investment Induced - £12m

Lessons Learned

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

Pentrebane Street Development - £37,500 allocation

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

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

Forward Plan

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

Potential investment Induced - £ 14.5m construction costs

Lessons Learned

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

Ystrad Mynach Park and Ride – £170,000 allocation

Allocation towards the initial design costs

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

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

Forward Plan

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

Awaiting final draft of the report.

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

Lessons Learned

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

Wave Three Projects

Caerphilly Castle Coach Facilities – £50,000

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

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

Forward Plan

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

Potential investment Induced - £350,000

Lessons Learnt

- Programme duration underestimated due to:

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

Ty Du Phase 1B - £40,000

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

Forward Plan

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

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

Lessons Learned

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

Wave Four Projects

Llanbradach Park and Ride revisited - £200,000

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

Ystrad Mynach Park and Ride revisited £170,000

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

Wave Five Projects

TRI Thematic Urban Centre Funds £20,000

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

Forward Plan

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

Potential investment Induced - £1.3m

Lessons Learned

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

Wave 6 Projects

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

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

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

Forward Plan

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

Potential investment Induced - £1.2m

Lessons Learned

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

WG TRI Caerphilly place making plan - £126,000

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

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

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

Forward Plan

This is completed

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

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

Lessons Learned

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

Oakdale Business Park plateau 1 £85,000

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

Forward Work Plan

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

Potential investment Induced - £3m

Lessons Learned

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

Caerphilly Workmens' Hall & Institute £110,000

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

Forward Work Plan

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

Potential investment Induced - £3.5m

Lessons Learned

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

Cwm Ifor Solar Farm - £46,000

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

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

Wave 7 Projects

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

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

Forward Plan

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

Potential investment Induced - £10m

Lessons Learned

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

Pen March wind farm - no financial allocation

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

Forward Plan

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

Lessons Learned

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

Licence to Innovate - Coffi Vista - £20,689

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

Lessons Learned

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

Wave 8 Projects

Licence to Innovate - commercial training - £10,000

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

Lessons Learned

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

Licence to innovate - Llancaiach fawr - £10,000

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

Forward Plan

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

Lessons Learned

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

Cwm Ifor Solar Farm - £434,000

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

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

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

Forward Plan

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

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

Lessons Learned

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

Wave 9 Projects

Bargoed Enforcement Action Plan - £100,000

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

Forward Plan

Continue to work with the property owners

Potential investment Induced - £250,000

Lessons Learned

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

Birds site Risca - Development plan - £30,000

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

Potential investment Induced – Not progressed

Forward Plan

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

Lessons Learned

- Not progressed - money will be redistributed.

Wave 10 Projects

Caerphilly Town 2035 - £150,000

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

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

Forward Plan

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

Potential investment Induced - £300,000

Lessons Learned

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

Wave 11 Projects

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

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

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

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

Forward Plan

Completion of the procurement exercise

Lessons Learned

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

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

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

Forward Plan

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

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

Lessons Learned

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

Contribution to Acquisition Fund - £575,000

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

Forward Plan

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

Lessons Learned

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

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

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

Forward Plan

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

Potential investment Induced - £1.3m

Lessons Learned

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

CIL PROJECTS

CIL – Non-Community Council Project – Oakdale Sports Pavilion

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

Forward Plan

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

Potential investment Induced – N/A

CIL Infrastructure Fund - Caerphilly Well Being Centre

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

Forward Plan

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

Potential investment Induced - £22m

Potential Return on Investment.

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

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

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

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