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For all enquiries relating to this agenda please contact Andrea Jones
(Tel: 01443 864420 Email: jonesa23@caerphilly.gov.uk)

Date: 1st November 2023

To Whom it May Concern,

A multi-locational meeting of the **Corporate and Regeneration Scrutiny Committee** will be held in Penallta House, and via Microsoft Teams on **Tuesday, 7th November, 2023** at **5.30 pm** to consider the matters contained in the following agenda. Councillors and the public wishing to speak on any item can do so by making a request to the Chair. You are also welcome to use Welsh at the meeting, both these requests require a minimum notice period of 3 working days. A simultaneous translation will be provided on request.

Members of the public or Press may attend in person at Penallta House or may view the meeting live via the following link: https://civico.net/caerphilly

This meeting will be live-streamed and a recording made available to view via the Council's website, except for discussions involving confidential or exempt items. Therefore the images/audio of those individuals speaking will be publicly available to all via the Council's website at www.caerphilly.gov.uk

Yours faithfully,

Christina Harrhy
CHIEF EXECUTIVE

A G E N D A

Pages

1 To receive apologies for absence.

2 Declarations of Interest.

Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

To approve and sign the following minutes: -

3 Corporate and Regeneration Scrutiny Committee held on 26th September 2023. 1 - 6

4 Consideration of any matter referred to this Committee in accordance with the call-in procedure.

5 Corporate and Regeneration Scrutiny Committee Forward Work Programme. 7 - 20

6 To receive and consider the following Cabinet reports*: -

1. Corporate Performance Assessment – 20th September 2023;
2. Shared Prosperity Fund – SPF Programme Board and Terms of Reference – 20th September 2023.

**If a member of the Scrutiny Committee wishes for any of the above Cabinet reports to be brought forward for review at the meeting please contact Andrea Jones, 01443 864420, by 10.00 a.m. on Monday,6th November 2023.*

7 Notice of Motion - Pride in Veterans Standard. 21 - 26

To receive and consider the following Scrutiny reports: -

8 Draft Greater Blackwood Masterplan. 27 - 82

9 Listed Buildings at Risk Register and Strategy. 83 - 158

10 Revised Town Centre Management Model - Update Report. 159 - 204

Circulation:

Councillors M.A. Adams, Mrs C. Forehead, J.E. Fussell, G. Enright, A. Gair, D.C. Harse, L. Jeremiah, Ms J.G. Jones, G. Johnston (Chair), S. Kent, C.P. Mann, A. McConnell (Vice Chair), M. Powell, D.W.R. Preece, C. Thomas, L.G. Whittle, W. Williams and C. Wright

And Appropriate Officers

HOW WE WILL USE YOUR INFORMATION

Those individuals that attend committee meetings to speak/give evidence will be named in the minutes of that meeting, sometimes this will include their place of employment or business and opinions expressed. Minutes of Meetings including details

of speakers will be publicly available to all via the Council website at www.caerphilly.gov.uk. except for discussions involving confidential or exempt items.
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CORPORATE AND REGENERATION SCRUTINY COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD IN PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON TUESDAY, 26TH SEPTEMBER 2023 AT 5.30 P.M.

PRESENT:

Councillor G. Johnson - Chair
Councillor A. McConnell - Vice Chair

Councillors:

M. Adams, G. Enright, A. Gair, D. Harse, L. Jeremiah, S. Kent, D. W. R, Preece, C. Thomas, L. Whittle and C. Wright

Cabinet Members:

Councillors N. George (Corporate Services, Property and Highways), P. Leonard (Planning and Public Protection), C. Morgan (Waste, Leisure, and Garden Spaces) J. Pritchard (Deputy Leader and Cabinet Member for Prosperity, Regeneration and Climate Change), E. Stenner (Finance and Performance)

Together with:

M. S. Williams (Corporate Director for Economy and Environment), R. Edmunds (Corporate Director of Education and Corporate Services), R Kyte (Head of Regeneration and Planning), L Donovan (Head of People Services), A. Dallimore (Regenerations Services Manager) P. Hudson (Business Enterprise Renewal Team Leader), I. Raymond (Principal Project Officer), S. Richards (Head of Education Planning and Strategy), S. Pugh (Communications Manager), S. Ford (Communications Manager), K. Roberts (Communications Assistant), M Jacques (Scrutiny Officer), A. Jones (Committee Services Officer).

RECORDING, FILMING AND VOTING ARRANGEMENTS

The Chair reminded those present that the meeting was being live-streamed and recorded and would be made available following the meeting via the Council's website – Click Here to View Members were advised that voting on decisions would be taken via Microsoft Forms.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C. Forehead, J. Fussell, M. Powell, C. Mann and W. Williams

2. DECLARATIONS OF INTEREST

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

3. CALL-IN PROCEDURE

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

4. CORPORATE AND REGENERATION SCRUTINY COMMITTEE FORWARD WORK PROGRAMME

The Scrutiny Officer presented the report, which outlined details of the Corporate and Regeneration Scrutiny Committee Forward Work Programme (FWP) for the period September 2023 to March 2024.

A Member requested a copy of the Terms of Reference for the Corporate and Regeneration Scrutiny Committee. The Corporate Director for Education and Corporate Services confirmed that the Terms of Reference would be circulated to all members of the committee following the meeting.

It was moved and seconded that the report recommendation be approved. By way of Microsoft Forms (and in noting there were 10 for, 0 against and 0 abstentions) this was unanimously agreed.

RESOLVED that the Corporate and Regeneration Scrutiny Committee Forward Work Programme as appended to the meeting papers be published on the Council's website.

5. CABINET REPORTS

It was confirmed that there had been no requests for any of the Cabinet reports listed on the agenda to be brought forward for discussion at the meeting.

REPORTS OF OFFICERS

Consideration was given to the following reports.

6. UK SHARED PROSPERITY FUND – 6 MONTHLY MONITORING UPDATE REPORT

The Cabinet Member for Finance and Performance presented the report which sought to update the Scrutiny Committee on the delivery of the UK Government Shared Prosperity Fund (UKSPF) within Caerphilly CBC as part of the UK Government's Levelling Up programme.

It was explained that The UK Shared Prosperity Fund (UKSPF) is a central pillar to the UK Government's ambitious Levelling Up agenda and a significant component of its support for places across the UK. It provides £2.6 billion of new funding for local investment by March 2025, with all areas of the UK receiving an allocation from the Fund via a funding formula. The UKSPF is intended to support the UK Government's wider commitment to level up all parts of the UK by delivering on each of the levelling up objectives. The

primary goal of the UKSPF is to build pride in place and increase life chances across the UK.

It was further explained that underneath the overarching aim of building pride in place, and increasing life chances, there are three UKSPF investment priorities which are Communities and Place, Supporting Local Business and People and Skills. Caerphilly County Borough has an allocation of £28,272,298 and an allocation of £5,901,499 for *Multiply (*UK Government Adult Numeracy Programme).

Members were advised that the guidance had been received in Spring 2022 and required all Authorities to submit their plans to Rhondda Cynon Taff Council, as the lead Authority for the ten Authorities within the Sub Cardiff Capital Region. Rhonda Cynon Taff then had to submit the regional investment plans to UK Government by December 2022. Members were informed of Caerphilly Council's proactive approach in identifying projects for funding and noted that a report was presented to Cabinet in June last year.

The Chair thanked the Officer for the update and Member questions were welcomed.

A Member requested that more details be provided in relation to 5.12 of the report and asked for confirmation on what funds have been spent and where they have been distributed throughout the borough. The Member also asked for further details on which businesses have been supported, where jobs have been created or saved, and asked for confirmation on which areas have been levelled up with the use of these funds.

Members were advised that as part of the information gathering and collection exercise, a document is being collated and would provide this information on all projects, which will show which businesses or individuals are being helped. This is currently being mapped by the postcode areas and is being dealt with by colleagues in the Planning Department. Members were advised that a link to this document would be provided to Members of the Committee outside of the meeting. Members were informed that as part of the governance arrangements for the Shared Prosperity Fund regular update reports will be brought to the Committee every 6 months and any concerns raised could be referred to the Shared Prosperity Programme Board, which has oversight of the programme and ensures that any concerns or suggestions are considered.

A Member asked a question in relation to section 5.13 of the report and enquired about any delays from the UK Government and the risks going forward for future allocations.

Members were informed that due to the delay in the programme start it was recognised that certain outputs and outcomes for Multiply would not be achieved in Year 1 and so it was agreed to reduce the Year 1 funding allocation by 50%, subsequent to this the UK Government agreed that this unspent allocation could be carried forward to Year 2 and could either be kept within the 2022-23 Multiply or ringfenced to the People and Skills pillar. Caerphilly allocated its underspend across to People and Skills, in doing so Officers identified a risk as this pillar has quite a large amount of money and it needs arrangements to be put in place. To recruit the Team, some of which are transitioning from Welsh Government and European funding programs, retaining a number of staff and also recruiting new staff. There were also arrangements with local colleges to deliver some of the interventions. Members were advised that there was also a regional project being led by Torfaen around the Green Skills Agenda. Targeting high carbon industries to look at retraining opportunities to gear up for a transition from those sorts of sectors, but it was outlined that this takes time to put in place. There was also an arrangement which had recently been confirmed by the Welsh Office and DLUHC (Department for Levelling Up Housing Communities). This was the potential to carry forward funding from Year 2 into Year 3. The Officer confirmed that he would not have the opportunity to carry money forward from March 2025 when the programme ends. Members were advised that it would be possible to allocate funds from one pillar to another if underspends were identified and

there were projects that could deliver across outputs and outcomes in other interventions across the programme. However, Rhondda Cynon Taf County Borough Council must be notified if more than £5m is moved between pillars so that they can notify the UK Government and secure their agreement in writing. It was outlined that this presents a challenge for capital projects, particularly as the process can take some time and the projects could come up against unexpected complications once groundwork commences. However, this is something that the Board is mindful of and takes into consideration.

Members thanked the Officer for a thorough response.

The Chair invited the Deputy Leader to speak to the Committee.

The Deputy Leader thanked the Chair and informed the Committee that in addition to the update already provided by the Business Enterprise Renewal Team Leader, he has seen the benefits that the business community have experienced through the advancement of the Caerphilly Enterprise Fund. Hehighlighted that 78 businesses had contributed to the creation of nearly 150 jobs and safeguarded another 426 to date. The Funds popularity is due to the fact that it can be easily accessed to support businesses up and down the length of the County Borough. The Deputy Leader welcomed the mapping exercise as an opportunity to add a greater depth of information on the outcomes achieved. Members were advised that the benefits that the business community get out of this fund were game changing and heard about the impact that £5000 to £7000 can make particularly in a cost-of-living crisis. The Deputy Leader wished to put on record his support to the Business Team who have been absolutely brilliant in advertising the fund.

A Member sought clarification on what limits there were on grant funding and enquired if there were any restrictions on how monies could be spent. Members were advised that there is already an established Caerphilly Enterprise Fund and there are quite a range of opportunities that the funding can be used for, the grant programme provides up to £25,000 which is in line with the pre-existing programme that is in place. Businesses are asked to match fund the other 50% this shows the level of commitment from the business and enables the funding to be spread out more evenly. There is a Business Support Team that is supported by SPF to ensure that evidence shows that businesses have contributed their 50% of match funding. It was also noted that an additional fixed term post had been appointed to help with monitoring and evaluation.

Members were advised that some businesses may not survive, however all checks are undertaken to mitigate against this. Members were informed that there is a fund to encourage businesses to train and encourage entrepreneurship and startup and would like more people particularly younger people to think about setting up a business and are looking to set up a fund to encourage this further. It was noted that under intervention W23 under the Business Support Pillar, a number of organisations that submit applications for funding will deliver outputs and outcomes and support on the Council's behalf. The funding is given to them to work with new and existing businesses to try and help them to develop in areas of innovation, training, management competencies and startup and business growth support. Officers confirmed that there is an allocation of around £1m to award in Year Three, however CCBC would be looking to award as early as possible to allow mobilisation and time to develop. Universities and business organisations that are already operating would be included.

A Member asked for confirmation that the grants are allocated fairly. Members were advised how the grants process works from the initial application form being received by the Business Support Team who assess each application and look at the value and the worthiness of the project and match against the intervention of the outputs and the outcomes as determined by the programme. They will then make recommendations to a

panel which includes the Finance Team, Line Manager, Head of Service and Cabinet Member who will officially sign it off.

The Chair thanked The Business Enterprise Renewal Team Leader for the 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 for, 0 against and 0 abstentions) this was unanimously agreed.

RECOMMENDED that.

1. Members Note the detail of the UK Shared Prosperity Fund update and six-monthly monitoring report and the opportunities for the programme to contribute to the Council's own Place Shaping, Transformation, and Regeneration agendas.

2. Members recognise the progress officers and stakeholders have made in mobilising a significant investment programme within the time constraints afforded by the funding programme.

7. DEMONSTRATION ON MY CAERPHILLY – CCBC INTRANET SOLUTION

The Communication Managers and the Communications Assistant advised Members that they were tasked to come up with a new design for the Intranet and to make it more accessible for staff. Members were shown the new system and shown how staff will be able to navigate through the new Intranet. Members were advised that the design layout was in purple which represents innovation, and this was a fundamental part of the design process. Members were shown how easy it was to find information with the easy search engine and were informed that this has been driven by staff engagement and staff will continue to contribute to the develop following this initial phase. The system will be going live in October and the next stage will be on developing the Members portal and the Team will work with all Members to develop this service.

The Corporate Director of Education and Corporate Services thanked the Team for their hard work, this was echoed by the Chair.

The meeting closed at 18:24 p.m.

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CORPORATE AND REGENERATION SCRUTINY COMMITTEE – 7TH NOVEMBER 2023

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

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

1. PURPOSE OF REPORT

1.1 To report the Corporate 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 Corporate and Regeneration Scrutiny Committee forward work programme includes all reports that were identified at the Scrutiny Committee meeting on Tuesday 26th September 2023. The work programme outlines the reports planned for the period November 2023 until March 2024.

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. The 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 Corporate and Regeneration Scrutiny Committee Forward Work Programme is attached at Appendix 1, which presents the current status as at 16TH October 2023. 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: Richard Edmunds, Corporate Director for Education and Corporate

Services
Mark S. Williams, Corporate Director for Economy and Environment
Rhian Kyte, Head of Regeneration and Planning
Robert Tranter, Head of Legal Services/ Monitoring Officer
Lisa Lane, Head of Democratic Services and Deputy Monitoring Officer, Legal Services
Councillor Gary Johnston, Chair of Corporate and Regeneration Scrutiny Committee
Councillor Amanda McConnell, Vice Chair of Corporate and Regeneration Scrutiny Committee

Appendices:

Appendix 1	Corporate 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 - Corporate & Regeneration - Appendix 1

Date	Title	Key Issues	Author	Cabinet Member
07/11/23 17:30	NOTICE OF MOTION – PRIDE IN VETERANS STANDARD	In the name of Cllr. Carol Andrews & Cllr. Theresa Heron	Sullivan, Emma;	Cllr. George, Nigel;
07/11/23 17:30	Greater Blackwood Masterplan	For Members to consider the Draft Greater Blackwood Masterplan. The report will seek the views of members prior to its presentation to Cabinet, where Cabinet will be asked to endorse the Draft Masterplan as the basis for a public consultation exercise	Kyte, Rhian;	Cllr. Pritchard, James;
07/11/23 17:30	Listed Buildings at Risk Strategy	For Member's to consider prior to Cabinet approval for the Authority's Buildings at Risk Register and Strategy which sets out a framework for the preservation and enhancement of listed buildings at risk over the period 2023-2028.	Kyte, Rhian;	Cllr. Leonard, Philippa;
07/11/23 17:30	Revised Town Centre Management Model	To provide an update on the pilot of the Town Centre Stakeholder Meetings which were originally approved for a 12-month trial, and to obtain Scrutiny committee comments on the new model prior to consideration of its adoption by Cabinet	Kyte, Rhian;	Cllr. Pritchard, James;
09/01/24 17:30	IT Security Update	Seeking assurance on the Councils Cyber Security arrangements.	Lucas, Liz;	Cllr. George, Nigel;
09/01/24 17:30	Community Benefits from Renewable Energy Developments Strategy	Setting out the council's position on the how community benefits contributions from renewable energy developments within the county borough would be agreed and distributed.	Delonette, Heather	Cllr. Pritchard, James;
09/01/24 17:30	Employee Volunteering Scheme, update and initial 6 months review	Summary of data and feedback from the first 6 months of the Employee Volunteering Scheme including survey results from the people and organisations involved, identified benefits and potential improvements.	Donovan, Lynne;	Cllr. George, Nigel;
09/01/24 17:30	Economic Regeneration Strategy		Kyte, Rhian;	Cllr. Pritchard, James;
09/01/24 17:30	Information Item - Budget Monitoring P7		Roberts, Dave;	Cllr. Stenner, Eluned;
20/02/24 17:30	Strategic Equality Plan		Cullinane, Anwen;	Cllr. George, Nigel;
20/02/24 17:30	Recruitment Update	Impact of new team.	Donovan, Lynne;	Cllr. George, Nigel;
20/02/24 17:30	Information Item - Workforce Development Strategy 2021-24 - annual update	To provide Members with an annual update with the progress against the Workforce Development Strategy.	Donovan, Lynne;	Cllr. George, Nigel;
20/02/24 17:30	Information Item - Employee Well being Strategy 2021-24 - annual update	To provide Cabinet with an annual update with the progress against the Employee Well being Strategy.	Donovan, Lynne;	Cllr. George, Nigel;
20/02/24 17:30	Information Item - Budget Monitoring P9		Roberts, Dave;	Cllr. Stenner, Eluned;

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Cabinet Forward Work Programme – 1st November 2023

Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
15/11/2023 13:00 p.m.	Annual Report for Corporate Complaints 1st April 2022 to 31st March 2023	To review and assess the effectiveness of complaints handling in respect of the annual data for 1st April 2022 to 31st March 2023 under the Corporate Complaints Policy.	Lisa Lane	Cllr Nigel George
15/11/2023	Revised Town Centre Management Model	For Cabinet to consider the outcomes of the trial of an alternative town centre management model and determine the preferred way forward.	Rhian Kyte/Jo Hillier Raikes	Cllr James Pritchard
15/11/2023	Corporate Plan (including Well-Being Objectives) 2023 to 2028	To consider the Councils Corporate Plan and Well-being Objectives 2023 to 2028.	Christina Harrhy	Leader/Cllr Eluned Stenner
15/11/2023	Write-off debts over £20,000 – Business Rate Arrears for LTD Companies	Cabinet is asked to determine the business rate debts detailed within the report be written-off on the grounds that they are irrecoverable.	John Carpenter	Cllr Eluned Stenner
15/11/2023	Mobilising Team Caerphilly Programme – Proposed Governance Arrangements	To update Cabinet on the proposed governance arrangements, narrative and decision-making principles that will support the MTC Programme.	Liz Lucas/Sue Richards/ Kath Peters	Cllr Eluned Stenner
15/11/2023	Review of Sport and Recreation Strategy Implementation	To update Cabinet on progress with delivery of the 10 year	Rob Hartshorn	Cllr Chris Morgan

Cabinet Forward Work Programme – 1st November 2023

Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
		Sport and Active Recreation Strategy.		
15/11/2023	Future of Pontllanfraith Leisure Centre	To seek Cabinet approval to commence formal consultation on the future of Pontllanfraith Leisure Centre.	Rob Hartshorn	Cllr Chris Morgan
15/11/2023	Replacement Artificial Training Pitch at Risca Leisure Centre/ Comprehensive School	To provide Cabinet with options for the replacement of the artificial pitch at Risca Leisure Centre / Comprehensive School and to recommend a way forward.	Rob Hartshorn	Cllr Chris Morgan
13/12/2023 13:00 p.m.	Sustainable Communities for Learning Band B Proposal – Ysgol Y Lawnt / Upper Rhymney Primary	For Cabinet to consider the Consultation Report and approve the publication of a Statutory Notice.	Sue Richards/Andrea West	Cllr Carol Andrews
13/12/2023	Proposal for the closure of Cwm Glas Infants School	For Cabinet to consider the Consultation Report and approve the publication of a Statutory Notice.	Sue Richards/Andrea West	Cllr Carol Andrews
13/12/2023	Housing Revenue Account Charges – 2024/2025 (Rent increase report)	For Cabinet to agree the level of rent increase for council contract holders (tenants) effective from April 2024	Lesley Allen	Cllr Shayne Cook
13/12/2023	Housing Offices Rationalisation Report	As part of a review of how we provide housing services to our customers and communities, and following a comprehensive customer consultation exercise, we are seeking approval to	Fiona Wilkins/Julie Reynolds/Nick Taylor-Williams	Cllr Shayne Cook

Cabinet Forward Work Programme – 1st November 2023

Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
		permanently close all existing Housing Offices, replacing them with a centralised Housing Office in Penallta House. This will facilitate service modernisation and improvements by reducing the need for customers to travel to a housing office to receive services, making housing officers more available to our customers through working agilely within our communities, thereby increasing opportunities for access and engagement and building better relationships with our customers.		
13/12/2023	Greater Blackwood Masterplan	For Members to consider the Draft Greater Blackwood Masterplan. The report will seek the views of members prior to its presentation to Cabinet, where Cabinet will be asked to endorse the Draft Masterplan as the basis for a public consultation exercise.	Rhian Kyte	Cllr James Pritchard
13/12/2023	New Listed Buildings at Risk Strategy	To seek Cabinet approval for the Authority's Buildings at Risk Register and Strategy which sets out a framework for the preservation and enhancement	Rhian Kyte	Cllr Philippa Leonard

Cabinet Forward Work Programme – 1st November 2023

Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
		of listed buildings at risk over the period 2023-2028.		
13/12/2023	Consultation on Proposals to Implement Council Tax Premiums on Long-term Empty Properties and Second Homes	To seek Cabinet approval to undertake a consultation process on the implementation of premiums	Sean O'Donnell	Cllr. Eluned Stenner
13/12/2023	Cwm Ifor Solar Farm final business case	Consideration of updated financial information and options for Cwm Ifor Solar Farm to inform whether to proceed with granting additional funding for the grid connection followed by progression of the final business case.	Anna Lewis/Paul Cooke/Sue Richards	Cllr James Pritchard
17/01/2024 13:00 p.m.	Caerphilly Cares Support Package for families eligible for free school meals	Welsh Government withdrawal of free school meals for eligible families during the school holidays.	Tina McMahon	Cllr Carol Andrews
17/01/2024	Grass Cutting Regimes – 2024 Season	To consider options and proposals for grass cutting for the 2024 cutting season	Rob Hartshorn	Cllr Chris Morgan
17/01/2024	Draft Waste Strategy	To approve the draft waste strategy for public consultation.	Marcus Lloyd/Hayley Jones	Cllr Chris Morgan

Cabinet Forward Work Programme – 1st November 2023

Meeting date:	Report title:	Key issue:	Report author	Cabinet Member:
17/01/2024	Support for pupils unable to attend school (formerly "Tuition" report).	To seek Cabinet approval for proposals for revising the model of support for pupils accessing tuition.	Keri Cole	Cllr Carol Andrews
17/01/2024	Draft Budget Proposals for 2024/25	To present Cabinet with details of the draft budget proposals for the 2024/25 financial year to allow for a period of consultation prior to a final decision by Council on 27 February 2024.	Christina Harrhy/ Stephen Harris	Cllr Eluned Stenner
21/02/2024 10:00 p.m.	Additional Support Delegation - Education	To seek agreement to proceed with the delegation of additional support to schools.	Keri Cole/Sarah Ellis	Cllr Carol Andrews
21/02/2024	Community Benefits from Renewable Energy Developments Guidance	To seek Cabinet approval for the introduction of a policy for community benefits allocations arising from major developments.	Sue Richards/Heather Delonnette	Cllr James Pritchard/Cllr Philippa Leonard
21/02/2024	Budget Proposals for 2024/25	To seek Cabinet endorsement of the 2024/25 budget proposals prior to final determination by Council on 27th February 2024.	Stephen Harris	Cllr Eluned Stenner

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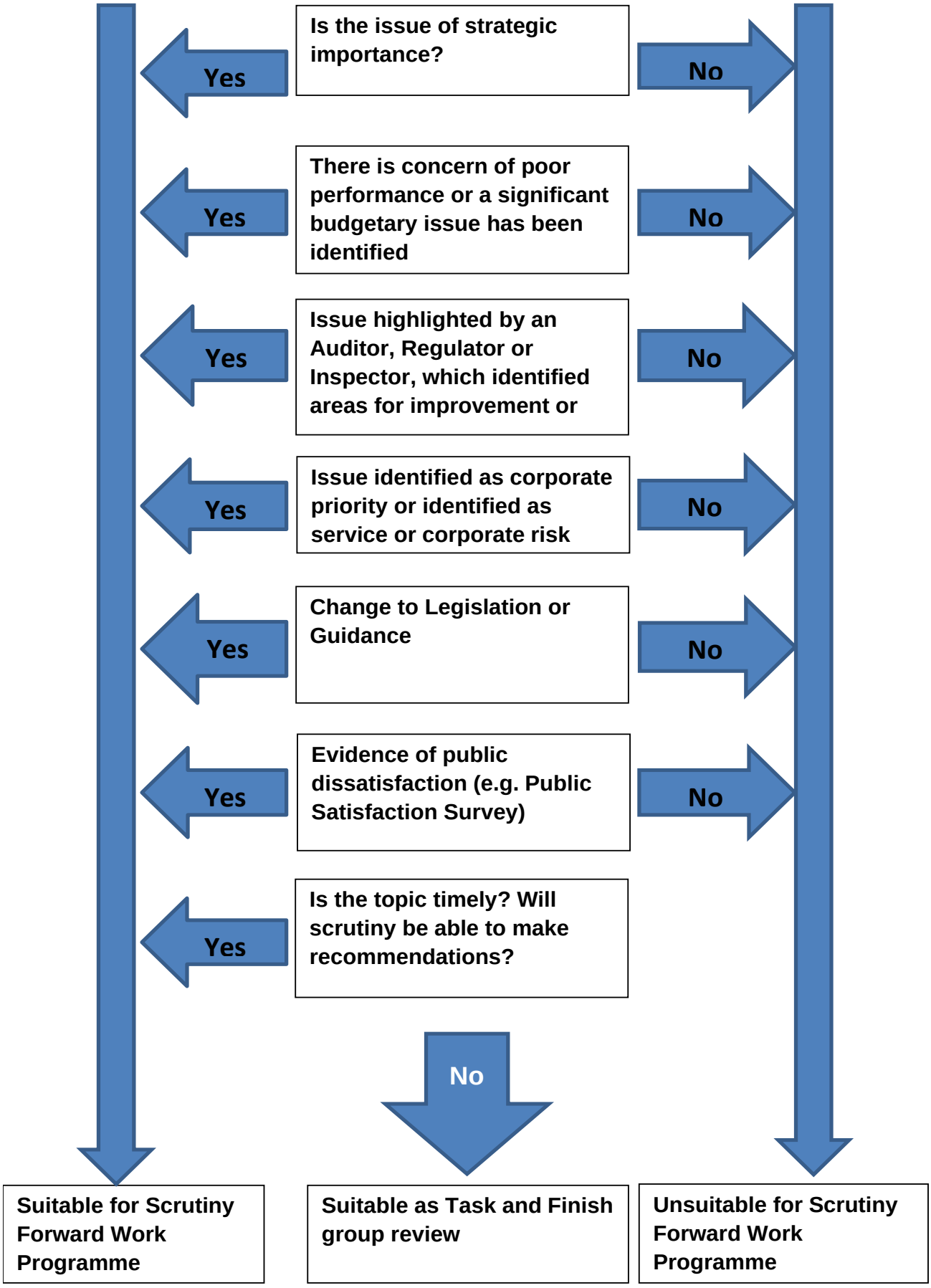
Scrutiny Committee Forward Work Programme Prioritisation



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CORPORATE AND REGENERATION SCRUTINY COMMITTEE – 7TH NOVEMBER 2023

SUBJECT: **NOTICE OF MOTION – PRIDE IN VETERANS STANDARD**

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

1. PURPOSE OF REPORT

1.1 The Corporate Services and Regeneration Scrutiny Committee is asked to consider the Notice of Motion as set out in paragraph 5.1 of the report and make an appropriate recommendation to Council. In accordance with Rule 11(3) of the Constitution.

2. SUMMARY

2.1 A Notice of Motion has been received from Councillor C. Andrews and Councillor T. Heron and is supported by Councillors S. Morgan, L. Whittle, E.M. Aldworth, N. George, A. Whitcombe, J. Pritchard, S. Cook, A. Hussey, J. Roberts, H. Pritchard, J. A. Pritchard, T. Parry, C. Thomas, A. McConnell, C. Wright, R. Champman, E. Forehead, S. Cook, E Stenner, C. Morgan, P. Leonard, K. Etheridge, A. Angel,

2.2 The Notice of Motion meets the criteria set out in the Council's Constitution and in accordance with the Council's Rules of Procedure is now referred to the Corporate Services and Regeneration Committee for consideration, prior to its consideration by Council.

3. RECOMMENDATION

3.1 The Corporate Services and Regeneration Scrutiny Committee are asked to consider the Notice of Motion as outlined in paragraph 5.1 and make an appropriate recommendation to Council.

4. REASONS FOR THE RECOMMENDATION

4.1 In accordance with the Council's Constitution.

5. THE REPORT

5.1 **Notice of Motion**

In their notice of motion Councillor C. Andrews and Councillor T. Heron request that Council adopt the Pride in Veterans Standard (PiVS) to visibly demonstrate its commitment to providing inclusive and welcoming support to LGBT+ Veterans serving personnel and their families.

5.2 Councillor Andrews and Councillor Heron provides the following information in support of her notice of motion:-

The Pride in Veterans Standard is a programme run by Fighting With Pride which supports the health and well-being of LGBT+ Veterans, service personnel and their families, in particular, those most impacted by the ban on LGBT+ personnel serving in the Armed Forces to January 2000. They work with Veteran supporting organisations to build capacity for LGBT+ Veteran support, to recognise their service and help resolve the challenges they face in their lives beyond military service.

By adopting the PiVS, organisations need to be understanding of the experiences of LGBT+ Veterans, and how this may impact them accessing support. Organisations need to be ready and able to provide services in a supportive and empathic way that meets the specific needs of our LGBT+ community.

PiVS organisations will:

- Warmly welcome LGBT+ Veterans, serving personnel and their families
- Ensure all staff volunteers and members have an awareness of the different challenges faced by LGBT+ people, in particular, those who were impacted by the Armed Forces' "gay ban"
- Have a clear understanding of the needs of LGBT+ Veterans, serving personnel and their families and tailoring support to meet their needs
- Recognise, that for some LGBT+ Veterans, their experiences have impacted their mental health, and tailor support to meet their needs
- Promote inclusion, dignity, and respect for LGBT+ people in everything that you do
- Recognise the different groups within our community and understand their specific needs

Caerphilly County Borough Council already demonstrates its support for the Armed Forces community and to the LGBT+ community, this is evidenced through signing up to the Armed Forces Covenant and our ongoing work with Proud Councils. More recently through hosting our very own Pride Caerffili, the first and only council-led Pride event in Wales, which was a massive success. By adopting the Standard further demonstrates the Council's commitment to supporting Veterans in the county borough regardless of their protected characteristics.

6. ASSUMPTIONS

6.1 As a notice of motion is a procedural matter and must be dealt with in accordance with Council's Constitution, no assumptions have been made.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

7.1 This report does not require an Integrated Impact Assessment as it relates to a procedural matter under the Councils Constitution.

7.2 The procedural rules regarding a Notice of Motion are contained within Council's Constitution as adopted in May 2002. The Council's Constitution sets out the framework for the decision-making roles and responsibilities.

7.3 However the outcome of the Notice of Motion and any subsequent reports arising from it may require an Integrated Impact Assessment.

8. FINANCIAL IMPLICATIONS

8.1 There are no financial implications associated with this report.

9. PERSONNEL IMPLICATIONS

9.1 There are no personnel implications associated with this report.

10. CONSULTATIONS

10.1 As this is a procedural notice of motion, there has been no consultation undertaken.

11. STATUTORY POWER

11.1 Local Government Act 2000

Author: Emma Sullivan (Senior Committee Services Officer)

Appendices: Appendix 1 Signed copy of Notice of Motion.

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Appendix 1

NOTICE OF MOTION – PRIDE IN VETERANS STANDARD

To consider the undersigned Notice of Motion standing in the name of county borough Councillors Carol Andrews and Teresa Heron and supported by the Members listed.

We the undersigned Elected Members request that Caerphilly Councty Borough Council adopt the Pride in Veterans Standard (PiVS) to visibly demonstrate its commitment to providing inclusive and welcoming support to LGBT+ Veterans serving personnel and their families.

The Pride in Veterans Standard is a programme run by Fighting With Pride which supports the health and well-being of LGBT+ Veterans, service personnel and their families, in particular, those most impacted by the ban on LGBT+ personnel serving in the Armed Forces to January 2000. They work with Veteran supporting organisations to build capacity for LGBT+ Veteran support, to recognise their service and help resolve the challenges they face in their lives beyond military service.

By adopting the PiVS, organisations need to be understanding of the experiences of LGBT+ Veterans, and how this may impact them accessing support. Organisations need to be ready and able to provide services in a supportive and empathic way that meets the specific needs of our LGBT+ community.

PiVS organisations will:

- Warmly welcome LGBT+ Veterans, serving personnel and their families
- Ensure all staff volunteers and members have an awareness of the different challenges faced by LGBT+ people, in particular, those who were impacted by the Armed Forces' "gay ban"
- Have a clear understanding of the needs of LGBT+ Veterans, serving personnel and their families and tailoring support to meet their needs
- Recognise, that for some LGBT+ Veterans, their experiences have impacted their mental health, and tailor support to meet their needs
- Promote inclusion, dignity, and respect for LGBT+ people in everything that you do
- Recognise the different groups within our community and understand their specific needs

Caerphilly County Borough Council already demonstrates its support for the Armed Forces community and to the LGBT+ community, this is evidenced through signing up to the Armed Forces Covenant and our ongoing work with Proud Councils. More recently through hosting our very own Pride Caerffili, the first and only council-led Pride event in Wales, which was a massive success. By adopting the Standard further demonstrates the Council's commitment to supporting Veterans in the county borough regardless of their protected characteristics.

[redacted] [redacted]

Councillor C. Andrews Councillor T. Heron
Supported by: -

Councillors S. Morgan, L. Whittle, E.M. Aldworth, N. George, A. Whitcombe, J. Pritchard, S. Cook, A. Hussey, J. Roberts, H. Pritchard, J. A. Pritchard, T. Parry, C. Thomas, A. McConnell, C. Wright, R. Champman, E. Forehead, S. Cook, E Stenner, C. Morgan, P. Leonard, K. Etheridge, A. Angel

CORPORATE AND REGENERATION SCRUTINY COMMITTEE – 7TH NOVEMBER 2023

SUBJECT: **DRAFT GREATER BLACKWOOD MASTERPLAN**

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

1. PURPOSE OF REPORT

1.1 To seek the views of the Scrutiny Committee on the Draft Greater Blackwood Masterplan prior to its presentation to Cabinet for agreement to publish the draft Masterplan for consultation for a six-week period between 3 January and 14 February 2024.

2. SUMMARY

2.1 Caerphilly County Borough and the wider Cardiff Capital Region is in a period of transformative change. The need for a strategy to coordinate regeneration initiatives and capitalise upon funding streams is urgent to maximise the potential benefits to the County Borough.

2.2 The signing of City Deal and the Cardiff Capital Region Investment Fund signalled an unprecedented investment of £1.2 billion, to support the region's economic growth. The investment fund will be used to take forward a wide range of projects and schemes that contribute toward economic growth.

2.3 The Greater Blackwood Masterplan seeks to stimulate economic, social and cultural activity, making the most of the area's town centre, employment sites, leisure venues and tourist attractions. It sets out a development strategy and framework for delivering these outcomes and will form the basis for bids from funding streams for projects in the area. The Masterplan now needs to be the subject of public consultation to get input from our communities on the proposals.

3. RECOMMENDATIONS

3.1 That the Draft Greater Blackwood Masterplan be endorsed by the Scrutiny Committee and recommended to Cabinet for the draft Masterplan be published for comment for a six-week period.

3.2 That the Draft Masterplan be published for comment for a six-week period between 3 January and 14 February 2024.

4. REASONS FOR THE RECOMMENDATIONS

4.1 To provide a policy basis for the future development and regeneration of Greater Blackwood.

5. THE REPORT

Background

5.1 The signing of the Cardiff Capital Region City Deal signalled the intention of the 10 South East Wales local authorities to work together through joint enterprise, on issues of long-term development, infrastructure, land use, economic development and employment. It represents unprecedented levels of investment from the UK and Welsh Governments, as well as local authorities, and provides the vehicle for an integrated long-term approach to investment within the region. The City Deal agreement sets out a series of priorities and recommendations for the future growth and investment within the Cardiff Capital Region, of which Caerphilly County Borough is part.

5.2 The County Borough's regeneration strategy, 'A Foundation for Success', was approved in July 2018 and provides the strategic framework for regeneration activity over the five-year period to 2023. In addition to this, masterplans for Caerphilly Basin, Ystrad Mynach, the Heads of the Valleys Regeneration Area and the Lower Ebbw and Sirhowy Valleys, the first four in a suite of five masterplans designed to complement this strategy, were approved by the Council in July 2018, April 2019, November 2020 and October 2022, respectively. While Foundation for Success is reaching its 5-year expiry date, the area masterplans are still valid and will be complemented by a new overarching strategy early in 2024. The are masterplans provide more detailed proposals for the regeneration and revitalisation of their respective areas.

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

5.4 The City Deal Investment Fund will also facilitate the delivery of the South East Wales Metro. Improvements to bus services, which provide a high level of accessibility throughout the area, are part of the overall package, and it is anticipated that a future phase of the Metro project will create a railway station at Crumlin.

5.5 While the Masterplan identifies investment and development opportunities in Greater Blackwood, the Council's Regeneration Project Board will prioritise projects and proposals for consideration by Cabinet in line with the Council's Corporate Objectives and delivery will therefore be dependent on decisions made by Cabinet.

Draft Greater Blackwood Masterplan

5.6 The Draft Greater Blackwood Masterplan has been developed with the following vision:

"Greater Blackwood will be an attractive and prosperous place in which people choose to live, work and spend their free time. New housing will meet local needs in sustainable locations, and Blackwood's town centre will be busy and sociable both during the day and at night. The area will have a strong and varied economy, an efficient and environmentally responsible transport system, and sustainable community facilities that promote well-being."

5.7 The Masterplan Vision is supported by a series of Objectives that set out the key elements of the approach to the area, and these will drive the delivery of a series of projects and actions that are set out in the Masterplan Strategy and Framework. that sets out the principles of how the area will develop over the time.

Consultation to date

5.8 Two members' sessions: 12 November 2021 and 7 October 2022
Council officers: 28 July up to 11 August 2023

The following observations were made by ward members:

Comment	Officer response
In August, a consultation period of 10 days is insufficient.	The masterplan is a complex document to pull together. An initial timeframe was identified for its preparation, but the changes to the Scrutiny Committees meant that the deadlines for Scrutiny and the preceding stages have been brought forward significantly. This has curtailed the consultation window for the report and Masterplan. The Masterplan will be the subject of a 6-week consultation that will allow any comments on the Masterplan to be made and considered before the Masterplan is approved by Council.
Town councils should have been consulted.	Town and community councils will be able to comment on the masterplan during the six-week public consultation exercise.
No cost-benefit analysis. No estimated costs. Only 'TBC' in some places.	The Masterplan is an aspirational document that sets out potential regeneration and development opportunities. Every effort has been made to provide potential costs and funding sources, but for some projects this information is not yet available.
Reference is made to the Private Sector which own the Market Square – what discussions have been held with Zip Management can these be defined.	The role of the masterplan is to identify potential regeneration projects and development opportunities to enhance the Masterplan area. It is not the role of the Masterplan to set out detailed plans,

	as these will be prepared as projects and developments are progressed by the Council.
The Council will need to share some costs with Welsh Government.	The introduction to the Masterplan sets out the role of the Masterplan in terms of maximising the potential for regeneration. This will include funding from Welsh Government sources.
What internal discussions have been held between Officers/ Cabinet / Senedd please.	The Council is in constant discussion with Welsh Government over several emerging projects and will continue to have such discussions as other projects come forward. The role of the Masterplan is to identify potential regeneration projects and development opportunities that could be implemented as part of the wider regeneration of the Masterplan Area. The projects and opportunities are then progressed, where appropriate, through the Council's regeneration service. It is as part of that process that detailed discussions with Welsh Government take place.
Concern over the night-time economy and anti-social behaviour in Blackwood town centre. Has CCBC spoken to local shops?	No changes made. The Masterplan seeks a successful mix of uses in the night-time economy. The police would have to prevent, stop or investigate anti-social behaviour in Blackwood town centre. A detailed study (which will consider Blackwood's night-time economy) is currently being prepared to further support regeneration in the town.
A railway station in Blackwood town centre seems unlikely.	The main references to a new railway station were deleted from the current draft, but a couple of references in tables near the end of the document remained. These have since been deleted.
Support for heritage-related development.	Support noted. No change needed.
Suggestions for town-centre events.	Support and suggestions noted.
Need to increase the number of stalls in Blackwood's market.	Suggestion noted. Project B1 seeks to increase economic activity on and near Blackwood Square.
Concern about future of Post Office and Wilkinson. Cinema attracts many people to the town centre.	Observations noted. No change needed.
Reference to parking charges and the removal of a bus-station link between Ystrad Mynach and Blackwood.	Comments noted. No change needed.

Masterplan could draw attention to well-known musicians and athletes from the area.	Suggestion noted. Council might need to take legal advice before mentioning people and groups by name in a document.
Wanted to check whether Gelligroes Mill still functions as a radio museum.	Officers spoke to a representative of Gelligroes Mill and confirmed that the building has ceased to be a radio museum and now functions only as a candle-making workshop.

Conclusion

5.9 The central theme of the Masterplan is to engender economic and employment growth through maintaining and enhancing the existing employment base, particularly focussing on growing the visitor economy and enhancing the sub-regional position of Blackwood town centre and attaining additional benefit through integrating these with other services and attractions to maximise the benefits.

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

6. ASSUMPTIONS

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

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

7.1 The Masterplan sets out a series of broad projects and proposals that will deliver a vision for Greater Blackwood. A key underlying theme of the Masterplan is to reduce inequality, particularly through the generation of new job opportunities through enhancements in the existing employment base, the visitor economy and the town centre and foundational economies. The Masterplan also seeks to increase accessibility throughout the masterplan area making it easier for everyone to access their required services and facilities.

7.2 The IIA has not identified any problems in the Greater Blackwood Masterplan. Every detailed project that follows the masterplan will have its own IIA.

Link to the Full IIA

8. FINANCIAL IMPLICATIONS

8.1 Funding sources (where known) for specific projects are identified in Section 7 of the Masterplan. Decisions on the funding and delivery of individual projects will be made by Cabinet, based on the Council's Corporate Priorities, and will be reported separately.

9. PERSONNEL IMPLICATIONS

9.1 There are no personnel implications arising from this report.

10. CONSULTATIONS

10.1 All consultee comments have been considered and, where necessary, incorporated into this report.

11. STATUTORY POWER

11.1 Local Government Act 2000

Author:

Mark Stringer, Planning Officer, Strategic and Development Planning
stringm@caerphilly.gov.uk

Consultees:

Councillor Gary Johnston (Chair, Corporate and Regeneration Scrutiny Committee)
Councillor Philippa Leonard, Cabinet Member for Planning and Public Protection
Councillor Amanda McConnell (Vice Chair, Corporate and Regeneration Scrutiny Committee)
Councillor James Pritchard, Deputy Leader and Cabinet Member for Prosperity, Regeneration and Climate Change

Relevant ward members:

Cllr Mike Adams (Pontllanfraith)
Cllr Marina Chacon-Dawson (Cefn Fforest and Pengam)
Cllr Patricia Cook (Pontllanfraith)
Cllr Elizabeth Davies (Penmaen)
Cllr Nigel Dix (Blackwood)
Cllr Kevin Etheridge (Blackwood)
Cllr Andrew Farina-Childs (Blackwood)
Cllr Colin Gordon (Pontllanfraith)
Cllr Teresa Heron (Cefn Fforest and Pengam)
Cllr Jo Rao (Maesycwmmer)
Cllr Roy Saralis (Penmaen)
Cllr Carl Thomas (Crumlin)
Cllr Shane Williams (Cefn Fforest and Pengam)
Cllr Kristian Woodland (Crumlin)

Council officers:

Christina Harrhy, Chief Executive
David Street, Deputy Chief Executive
Richard Edmunds, Corporate Director Education and Corporate Services
Mark S. Williams, Corporate Director Economy and Environment
Steve Harris, Head of Finance and S.151 Officer

Robert Tranter, Head of Legal Services and Monitoring Officer
Lynne Donovan, Head of People Services
Rhian Kyte, Head of Regeneration and Planning
Marcus Lloyd, Head of Infrastructure
Ben Winstanley, Head of Land and Property Services
Robert Hartshorn, Head of Public Protection, Community and Leisure Services
Keri Cole, Chief Education Officer
Mike Headington, Green Spaces and Transport Services Manager
Jeff Reynolds, Sport and Leisure Facilities Manager
Fiona Wilkins Housing Services Manager
Jane Roberts-Waite, Head of Strategy and Development
Sue Richards, Head of Education Planning and Strategy
Ryan Thomas, Planning Services Manager
Allan Dallimore, Regeneration Services Manager
Phil Griffiths, Green Space Strategy and Cemeteries Manager
Clive Campbell, Transportation Engineering Manager
Claire Davies, Private Sector Housing Manager
Jared Lougher, Sport and Leisure Development Manager

Background Papers:
Link to - A Foundation for Success – Available on Caerphilly CBC Website

Appendices:
Appendix 1 Draft Greater Blackwood Masterplan

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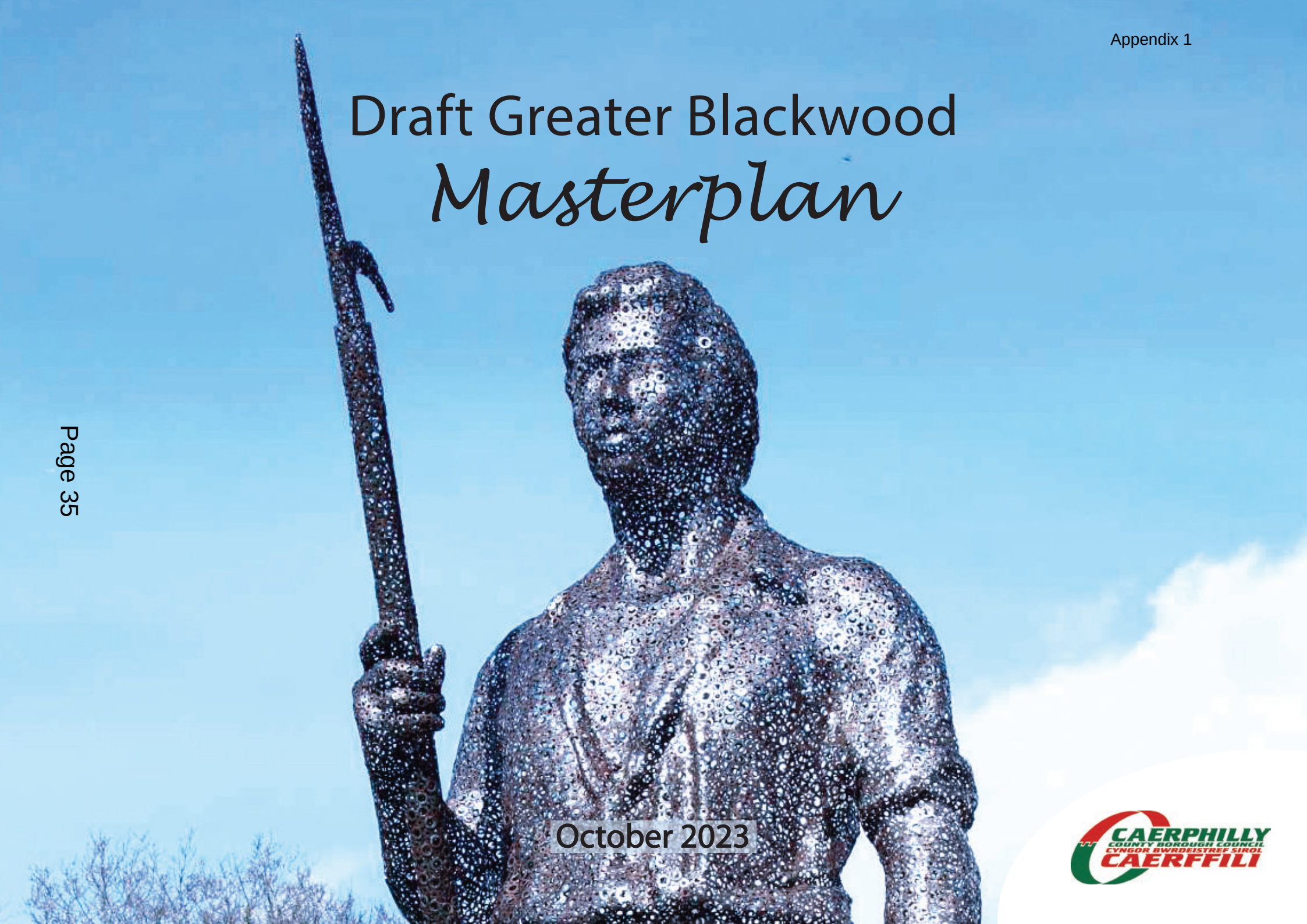
Draft Greater Blackwood *Masterplan*



October 2023

CAERPHILLY COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CAERFFILI

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Section 1: Introduction

1.1

This Masterplan sets out development and regeneration opportunities for Greater Blackwood. It seeks to strengthen the economy and to improve cultural, environmental and social conditions for residents and visitors alike.

1.2

The Cardiff Capital Region City Deal (CCRCD) has the potential to attract investment and stimulate economic activity. It seeks to rebalance the region's economy by relieving pressure on Cardiff and by promoting growth in smaller towns and industrial communities. This Masterplan sets out a strategy and a range of projects that are compatible with the CCRCD.

1.3

The City Deal Investment Fund will also facilitate the delivery of the South East Wales Metro. Improvements to bus services, which provide a high level of accessibility throughout the area, are part of the overall package. It is anticipated that future phases of Metro development will create a railway station at Crumlin and faster links throughout the Masterplan area.

1.4

As a comprehensive but flexible framework, the Masterplan will be reviewed in line with the Regeneration Strategy (the most recent version of which is 'A Foundation for Success') and four other Masterplans that sit underneath it. Some projects could be completed before the first review, but others will take more than five years to complete.

1.5

The current Regeneration Strategy ('A Foundation for Success') sets out four key themes:

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

The Masterplan discusses development in general, but it also identifies sites that should be protected, developed or redeveloped. It supports housing proposals in sustainable locations and encourages greater activity in business, leisure, education and tourism. It seeks to establish Blackwood as a sub-regional centre that is well connected to other parts of the Masterplan area and the wider county borough.

1.6

Four of the five Masterplans that sit under 'A Foundation for Success' have been prepared and approved as follows:

- Caerphilly Basin Masterplan (July 2018)
- Ystrad Mynach Masterplan (April 2019)
- Heads of the Valleys Regeneration Area Masterplan (November 2020)
- Lower Ebbw and Sirhowy Valleys Masterplan (October 2022)

1.7

The Regeneration Strategy and the associated Masterplans provide the basis for capturing and maximising regeneration and grant funding opportunities to improve the County Borough.

1.8

The Masterplan includes several proposals that figure in the adopted Caerphilly County Borough Local Development Plan (LDP). The LDP sets out land use objectives for the County Borough as well as longer term goals that extend into the next decade. A revised LDP (the 2nd Replacement Local Development Plan) will provide the policy framework for development until 2035.

Section 2: The Study Area

2.1

Greater Blackwood is near the centre of Caerphilly County Borough. It is sufficiently far from Caerphilly, Cardiff and Newport to be a distinct area with its own industrial, commercial, leisure and tourism sectors.

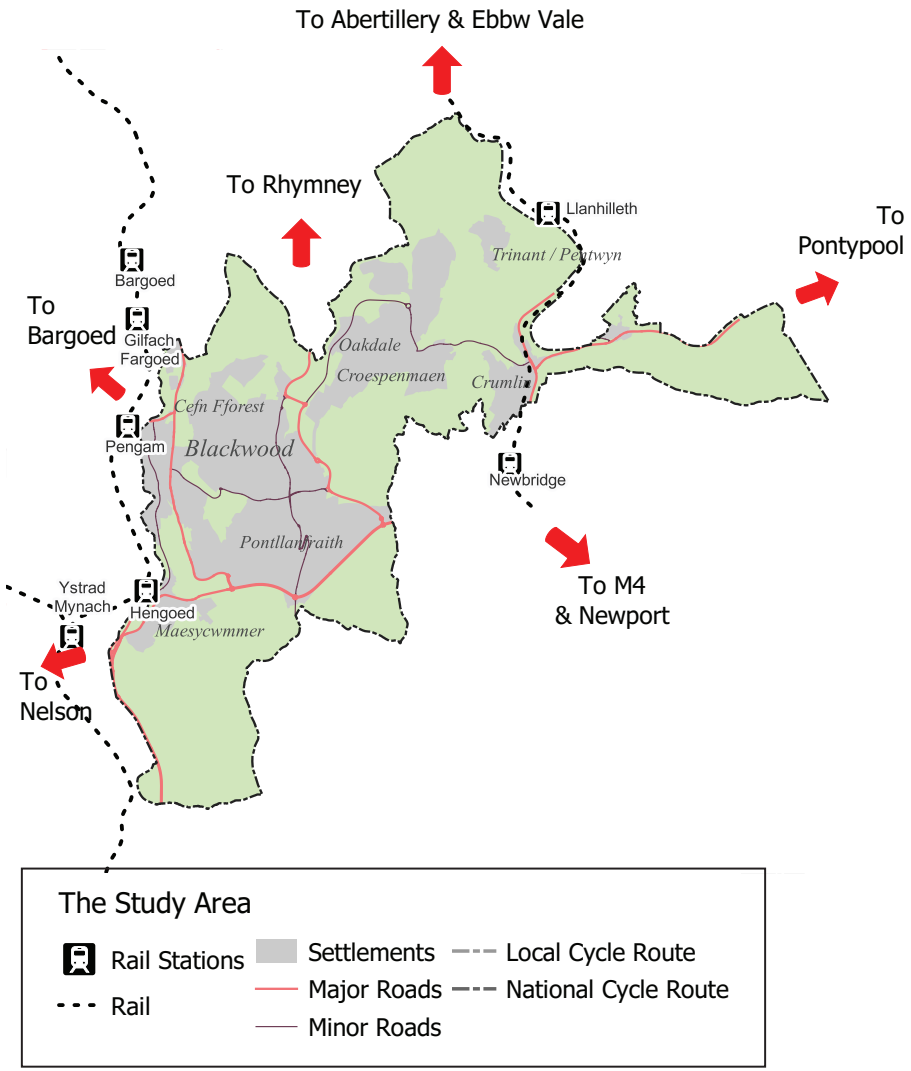
2.2

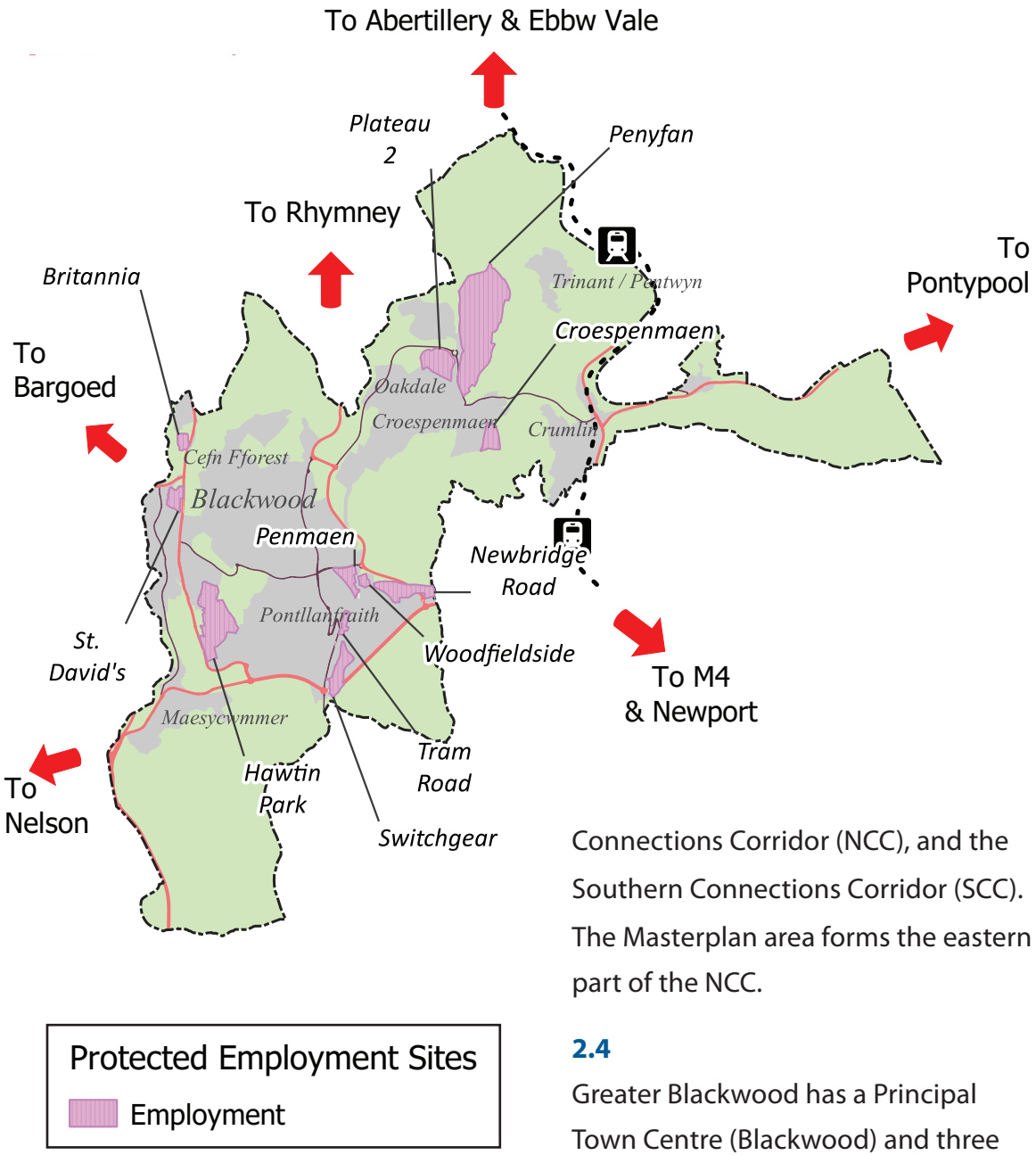
In 2011, the area had a population of 23,500 (source: 2011 census), and it consists of 23 Lower Super Output Areas (LSOAs), seven of which (Blackwood 2, Cefn Fforest 1, Cefn Fforest 2, Crumlin 3, Pengam 1, Pengam 2, and Pontllanfraith 2) are in the bottom 25% of LSOAs in Wales, measured by overall deprivation. Deprivation tends to be concentrated in built up areas.

2.3

The Adopted LDP identifies three strategy areas in the County Borough: the Heads of the Valleys Regeneration Area, the Northern

Map of Infrastructure in Masterplan Area





Connections Corridor (NCC), and the Southern Connections Corridor (SCC). The Masterplan area forms the eastern part of the NCC.

2.4

Greater Blackwood has a Principal Town Centre (Blackwood) and three neighbourhood centres (Cefn Fforest, Crumlin & Oakdale). It comprises the wards of Blackwood, Cefn Fforest and Pengam, Crumlin, Maesycwmmer, Penmaen, and Pontllanfraith.

2.5

Greater Blackwood's main employment sectors are manufacturing, wholesale/ retail, education, public administration and human health. The Adopted LDP protects 11 employment sites within the Masterplan area, namely: Plateau 2, Oakdale Business Park; Penyfan, Croespenmaen; Croespenmaen, Oakdale; Penmaen; Newbridge Road, Pontllanfraith; Tram Road, Pontllanfraith; Switchgear, Pontllanfraith; Woodfieldside, Pontllanfraith; St. David's, Pengam; Britannia, Pengam; and Hawtin Park, Gellihaf. Together, these have a combined area of approximately 171 hectares.

2.6

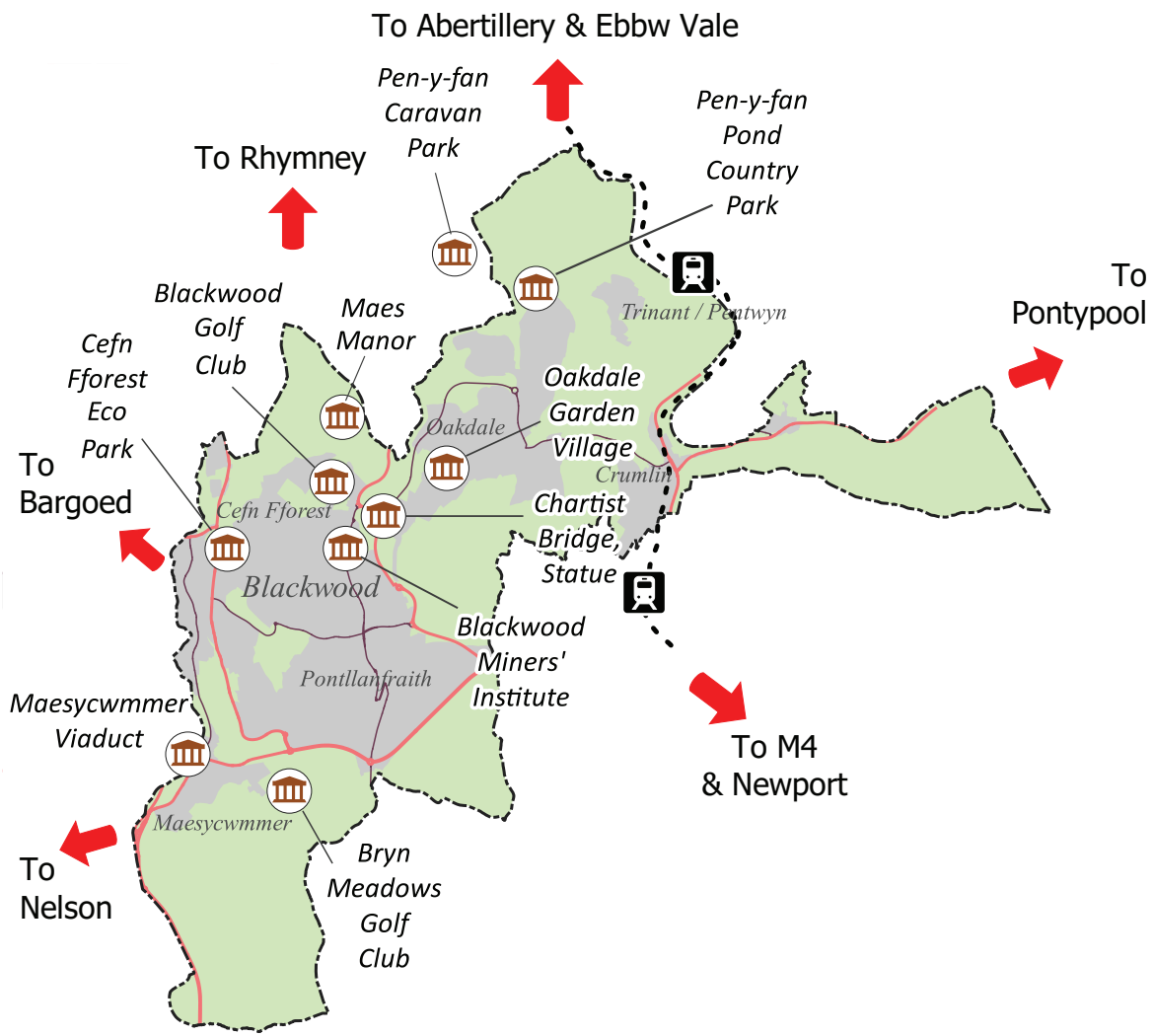
The main visitor attractions in or near Greater Blackwood are:

- Blackwood Miners' Welfare Institute (known as the 'BMI');

- Bryn Meadows Golf & Country Club and Hotel (4* facility);
- Cefn Fforest Eco Park;
- Chartist bridge and statue;
- Maes Manor Hotel (listed 3* facility);
- Maesycwmmer-Hengoed viaduct;
- Oakdale Garden Village;
- Pen-y-Fan Pond;
- Pen-y-Fan Caravan Park.

2.7

The main transport routes include the A469, the A472, the B4251, the B4254, the A4048 and the B4252. The nearest railway stations (Newbridge, Hengoed, Pengam and Ystrad Mynach) are outside the Masterplan area, but it is anticipated that the South Wales Metro Plus projects will deliver a new station at Crumlin in the longer term. Blackwood town centre has a modern bus station, and frequent bus services allow people to travel both within and beyond the Masterplan area.



Introduction - Visitor Attractions

Visitor Attractions

Section 3: The Context

3.1

In providing the context to the Masterplan it is important to understand the strengths, weaknesses, opportunities and threats that currently exist in Greater Blackwood.

Strengths

- Attractive landscape.
- Strong and broad employment base.
- Blackwood town centre has a strong mix of national retailers and independent businesses and has performed reasonably well despite the challenges of Covid and changes in retailing.
- Blackwood town centre's evening and night time economy is strong owing to the presence of Maxime Cinema (the only cinema in the County Borough), Blackwood Miners Institute, Blackwood Little Theatre).
- Good network of active travel routes with excellent connections to the national cycle network.
- A472 comprises part of the strategic east west mid-valleys corridor, providing a strategic link through the Masterplan area. This route is being considered for a future Metro rapid transit route.
- Good north south links to Tredegar and Newport.
- Sirhowy Enterprise Way provides excellent access from Blackwood to the County Borough's principal employment centre of Oakdale Business Park and Pen-y-fan Industrial Estate.
- Attractive public parks.
- Welsh medium secondary school (Ysgol Gyfun Cwm Rhymni, Fleur-de-Lys) helps to promote the Welsh language.
- Maes Manor and Bryn Meadows Golf Course offer good quality visitor accommodation.
- Most settlements have a good range and choice of housing.

Challenges

- Higher than Welsh average number of people employed in manufacturing sector, which is vulnerable to the effects of a recession.
- Nearly 10% of the population is in bad or very bad health (2011 census).
- Many town centre businesses are in small, old buildings.
- Parts of Blackwood town centre look dated.
- Residents and visitors receive too little information about local attractions.
- Too little visitor accommodation.
- Greater Blackwood lacks its own railway

station, and non car journeys between nearby stations (Newbridge, Hengoed, Pengam and Ystrad Mynach) could be improved.

- The A472 strategic route through Maesy-cwmmer gets congested at peak times.

Opportunities

- More flexible approach to land uses in town centre.
- Create livelier streets in Blackwood town centre by encouraging space for temporary uses, pop-up stalls, markets and increasing the number of events in the town centre.
- South Wales Metro and Metro Plus (improved rail services and a strategic mid-valleys rapid route along the A472 that will make it easier to get to Blackwood town centre).
- Links to valleys wide cycle path network through the active travel and national cycle networks.
- New sources of regeneration funding.
- Make better use of public open space for the benefit of residents and visitors.
- Changes in work patterns may reduce congestion on roads at traditional peak times.

Threats

- Post shutdown recession and inflation (job losses, cuts to public services (including transport), reduction in retail base).
- Competition from larger retail and leisure centres (including out of town shops).
- Internet shopping.
- Less regeneration funding may be available.
- Ageing population.

Section 4: Vision for Greater Blackwood

4.1

The analysis in Section 3 leads to a Vision that seeks to make the most of Greater Blackwood's strengths and opportunities:

"Greater Blackwood will be an attractive and prosperous place in which people choose to live, work and spend their free time. New housing will meet local needs in sustainable locations, and Blackwood's town centre will be busy and sociable both during the day and at night. The area will have a strong and varied economy, an efficient and environmentally responsible transport system, and sustainable community facilities that promote well-being."

4.2

The Vision for the Masterplan will be supported by a series of Strategic Objectives outlined below that will drive its delivery and translate directly into a series of projects and actions that:

A. - Protect and enhance Greater Blackwood's status as a sub-regional employment centre by

- Protecting established employment sites;
- Redeveloping underused or vacant employment land;
- Identifying sites for new job-creating uses;
- Diversifying uses in Blackwood town centre (see Objective B);
- Encouraging appropriate development in smaller commercial centres;
- Improving the visitor economy (see Objective C); and
- Strengthening links between schools, colleges and employers.

It is important to maximise all employment opportunities. Maintaining and protecting the existing employment sites, redeveloping vacant and underused land and taking opportunities presented in other sectors of the economy are key elements in establishing this. It should also be possible to identify sites for new job creating uses.

B. - Establish Blackwood town centre as a sub-regional hub that is attractive, accessible and busy both during the day and at night

Blackwood town centre, with its cinema, bus station, shops, pubs, cafés and entertainment venues, can be a sub-regional hub of culture and commerce. Because shopping habits have changed, the Masterplan seeks to expand the evening and night time economy and to create a more attractive and pedestrian friendly townscape. Mixed use developments will help to make the town centre busy and sociable both during the day and at night. The Masterplan will encourage 'linked trips' between the town centre and other attractions in Greater Blackwood.

C. - Expand and diversify the visitor economy.

Expanding and diversifying the visitor economy will help to stimulate economic activity. Like the rest of the County Borough, Greater Blackwood needs more visitor accommodation. People should be encouraged to visit attractions throughout the area. Improvements in active travel and public transport will support this objective.

D. - Improve transport links both within and beyond Greater Blackwood.

The Masterplan seeks to improve transport links between residential areas, commercial centres, employment sites and visitor attractions. A better transport system has the potential to stimulate social and economic activity and to create a fairer, more inclusive community.

E. - Promote well-being by enhancing or creating sustainable community facilities.

Community facilities (e.g. community centres, primary/secondary schools, parks, the countryside, sports pitches and our strategic leisure centres) can help people to be socially, culturally and physically active. Where there is a business case, we will invest in key, strategic facilities to ensure they are appropriate, attractive, inspirational and lifestyle convenient alongside working to maximise the impact of all community amenities in line with the Council's approved Sport and Active Recreation Strategy

F. - Provide housing that will meet local needs in sustainable locations.

Greater Blackwood needs both 'market' and 'affordable' housing. The Masterplan will give priority to the redevelopment of vacant and/or 'brownfield' land for housing in easy to reach place

Section 5: The Development Strategy

5.1

This section will set out the development strategy in the Masterplan area. Specific sites will be considered in the next section ('The Masterplan Framework').

Climate Change and Decarbonisation

5.2

The 2015 Paris Agreement, adopted by 196 countries at a United Nations Climate Change Conference, seeks to hold 'the increase in the global average temperature to well below 2°C above pre-industrial levels' and to pursue efforts 'to limit the temperature increase to 1.5°C above pre-industrial levels'.

5.3

Along with the Welsh Government, Caerphilly County Borough Council declared a climate emergency in 2019. The Council has also committed itself to becoming a carbon neutral organisation by 2030.

5.4

Decarbonisation is about reducing and, eventually, eliminating CO2 emissions associated with human activity. In practice, the decarbonisation effort will involve shifting from fossil fuels to alternative low carbon energy sources.

5.5

The Council's Decarbonisation Strategy has four principles: Reduce, Produce, Offset and Buy. The Council will dramatically reduce consumption levels, produce its own green clean electricity, offset carbon emissions, and look to limit its carbon impact through the goods and services that the authority buys. Specifically, the Council intends to:

- Reduce the use of carbon in buildings (old and new), street lighting, transport and waste management;
- Produce green electricity and heat;
- Use natural energy sources (for example, hydrogen);
- Offset carbon emissions (planting trees, managing existing woodland, rewilding wetlands, using sustainable drainage solutions, divesting fossil fuel use, investing in sustainable industries); and
- Buy from sustainable and/or local producers.

5.6

As far as possible, the projects identified in this Masterplan and any subsequent placemaking plans should follow the principles of the Decarbonisation Strategy.

Employment and Skills

5.7

The Masterplan area has 11 sites protected for employment use in the Adopted LDP as follows:

- Plateau 2, Oakdale Business Park (primary site) (13.04 hectares)
- Penyfan, Croespenmaen (primary site) (73.01 hectares)
- Croespenmaen, Oakdale (secondary site) (6.53 hectares)
- Penmaen (secondary site) (5.95 hectares)
- Newbridge Road, Pontllanfraith (secondary site) (12.75 hectares)
- Tram Road, Pontllanfraith (secondary site) (2.49 hectares)
- Switchgear, Pontllanfraith (secondary site) (10.06 hectares)
- Woodfieldside, Pontllanfraith (secondary site) (1.94 hectares)
- St. David's, Pengam (secondary site) (5.16 hectares)
- Britannia, Pengam (secondary site) (2.88 hectares)
- Hawtin Park, Gellihaf (primary site) (29.82 hectares)

5.8

These sites provide approximately 164 hectares of employment opportunities, and it is essential that these sites continue to be protected in the 2nd Replacement LDP. While these sites need to be protected to retain their employment status, it is also important that they can evolve to meet the future needs of business, and a flexible approach towards their modernisation and redevelopment should be taken.

5.9

Four employment Plateaux at Oakdale Business Park were allocated for employment use in the Adopted LDP. Plateau 3 has been redeveloped for Islwyn High School, and employment development has taken place on Plateaux 1, 2 and 4. The remaining parcels of land on the Plateaux are expected to be taken up in the short to medium term.

5.10

Like the rest of the County Borough, Greater Blackwood needs small and medium sized enterprises (SME) and 'starter' business units, but it also needs larger sites that will attract new employers and allow established businesses to expand. It is important that people can walk, cycle or take public transport to major employment sites, especially Oakdale Business Park.

Foundational Economy (including the visitor economy)

5.11

The foundational economy consists of basic services and products that keep us safe, sound and civilised. Elements of the foundational economy include:

- Care and health services
- Food
- Housing
- Energy
- Construction
- Tourism
- Retailers on the high street

5.12

Caerphilly Tourism Association (CTA), a group of local tourism businesses, already advertises the county borough's attractions to potential visitors. To have a stronger tourism economy, Greater Blackwood will need more prominent attractions, more visitor accommodation and easier journeys between attractions, commercial centres and leisure facilities. Also near Greater Blackwood are several regionally important visitor attractions, such as Cwmcarn Forest, Afan Forest Park, Raglan Castle, Bannau Brycheiniog National Park (formerly known as Brecon Beacons National Park) and Wye Valley Area of Outstanding Natural Beauty (AONB). The Masterplan seeks to expand the foundational economy through strategic objectives B, C, D and F.

Blackwood Town Centre

5.13

Blackwood town centre should be safe, attractive and busy both during the day and at night. In addition to having a mix of compatible uses, it should be easy to reach from other parts of Greater Blackwood. It should be known as a place where people can work, learn and enjoy spending time together.

Recreation and Leisure

5.14

Greater Blackwood has recreation and leisure facilities that appeal to every section of society. Formal facilities include Pen-y-Fan Pond, public parks and gardens, sports pitches, bowling greens, skate parks, kick walls, playgrounds, multi-use games areas, which collectively offer a wide range of recreational opportunities. The Masterplan will support efforts to make better use of these facilities for residents and visitors alike.

Transport and Connectivity

5.15

The main transport routes in the Masterplan area include the A469, the A472, the B4251, the B4254, the A4048 and the B4252. The nearest railway stations are outside the Masterplan area, but it is anticipated that the South Wales Metro Plus project will deliver a new station at Crumlin, which would better serve Oakdale and Penyfan Business Parks. Blackwood town centre has a bus station, and frequent bus services allow people to travel both within and beyond the Masterplan area. The South Wales Metro Plus project may create an east-to-west rapid-transit route along the A472. This route would increase accessibility to Blackwood and the employment centre at Oakdale/Penyfan. A quick and frequent east-west service would provide an essential link for existing north-south metro routes to increase accessibility and connectivity and simplify journeys to places such as Caerphilly and Oakdale Business Park.

Active Travel

5.16

The term 'active travel' refers to 'purposeful' journeys made on foot, in wheelchairs or on

bicycles. The destination of an 'active travel journey' might be a workplace, a school, a shop, a railway station or a visitor attraction. Active travel routes can improve public health and make places easier to reach. The development strategy seeks to develop the local economy by linking attractions, town centres and large employment sites (for example, Oakdale Business Park). Greater Blackwood already has an extensive network of active travel routes, and these have been identified, along with potential improvements to the network, in the Council's Active Travel Network Map (ATNM) (see project D2 for more details).

Community Facilities

5.17

The Masterplan will support the enhancement of sustainable facilities in line with the adopted LDP and the Council's Sport and Active Recreation Strategy. It will also support the creation of community facilities in suitable locations.

Housing

5.18

For social and environmental reasons, empty houses should be brought back into use as quickly as possible, and some vacant commercial buildings might be suitable for conversion into flats or houses. Greater Blackwood does need newly built housing, however, and the Adopted LDP allocates both brownfield and greenfield sites for development. 'Windfall' projects such as those at the former Oakdale Comprehensive School and at Chartist Garden Village (former Council offices), Pontllanfraith, can also help to meet the need for both 'market' and 'affordable' housing (see Masterplan projects F4 and F6, respectively).

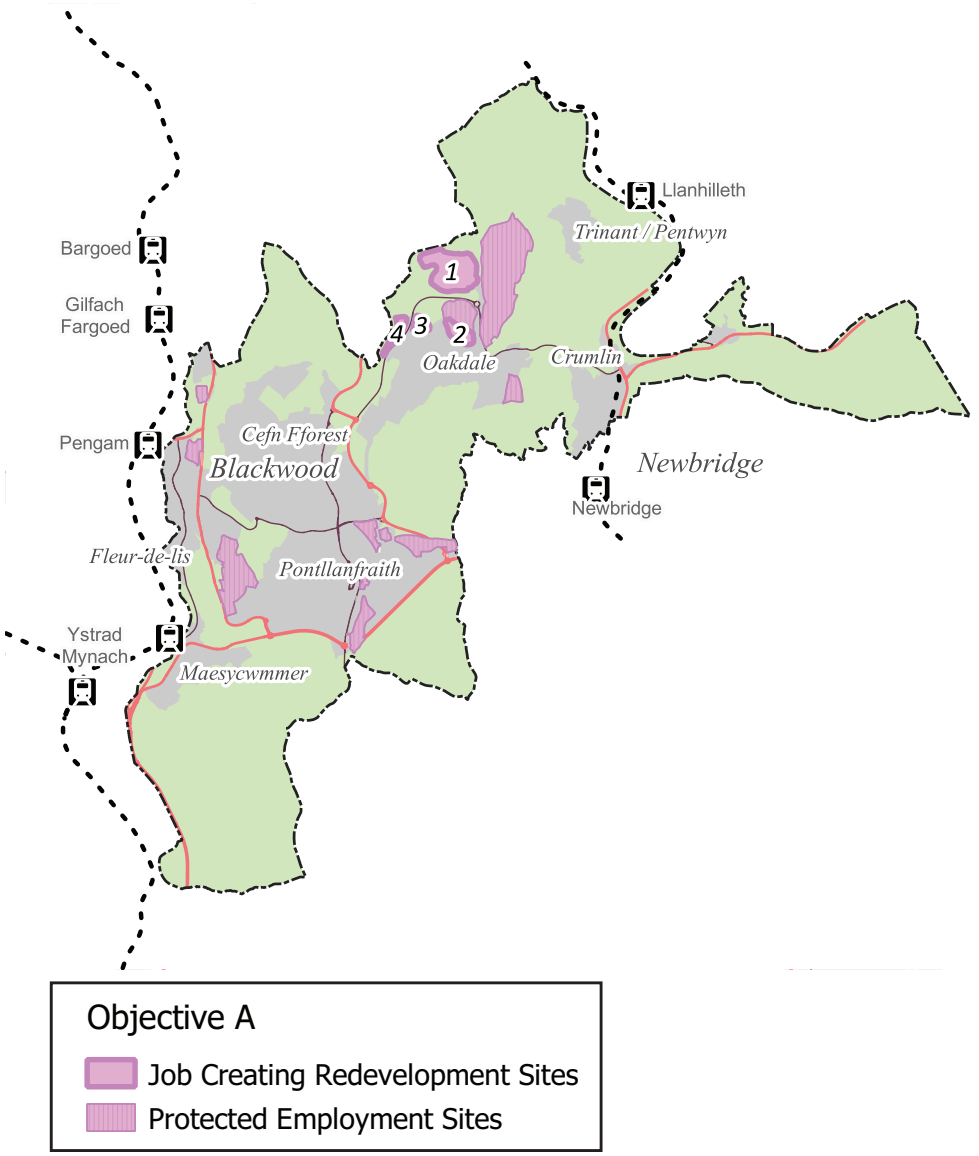
Section 6: The Masterplan Framework

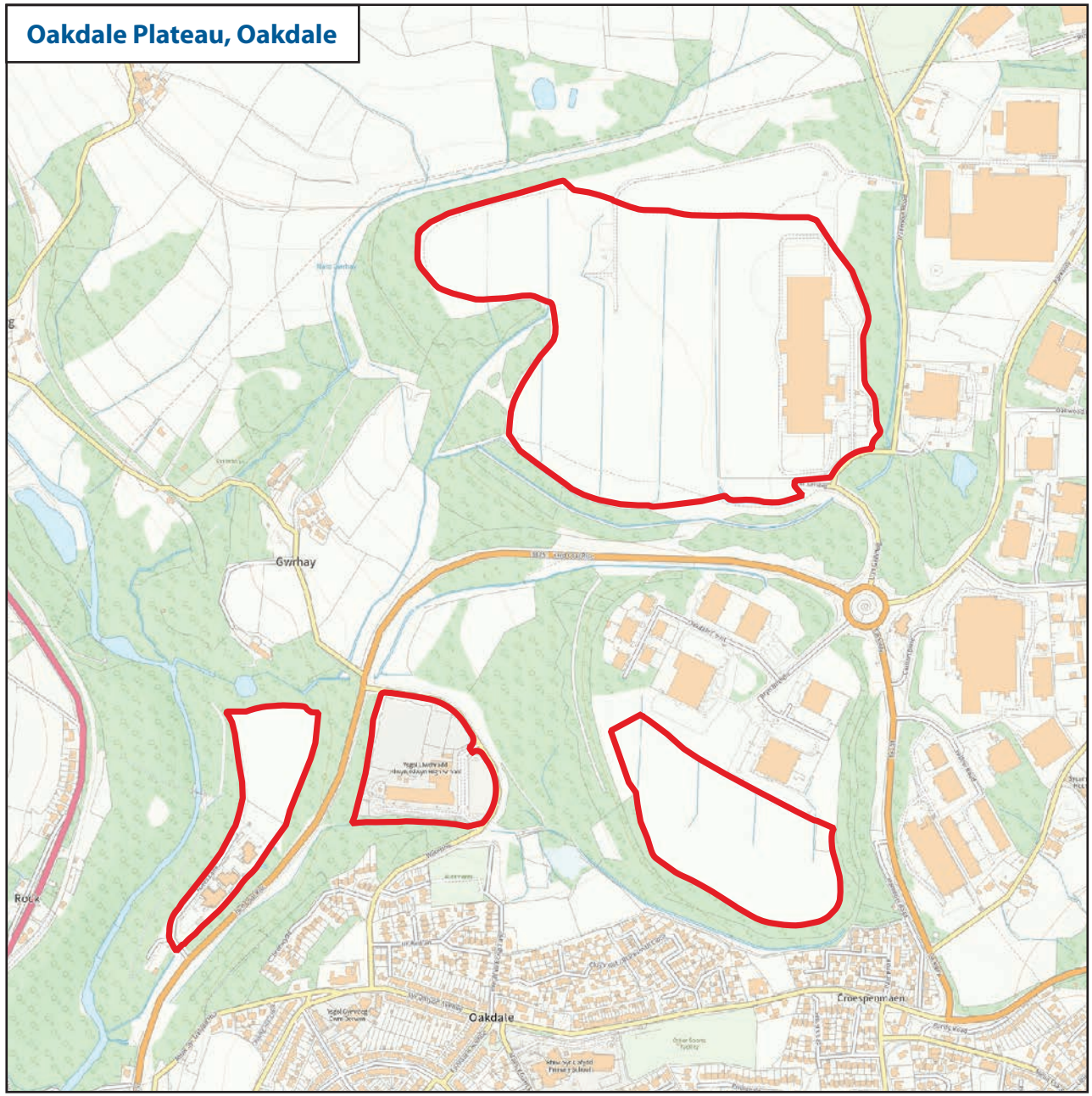
6.1

This section sets out site specific proposals that will help to achieve the vision for the Masterplan area. Many projects are interrelated, but some could be carried out individually.

A - Protect and enhance the Masterplan area's status as a sub-regional employment centre by:

- Protecting established employment sites;
- Redeveloping underused or vacant employment land;
- Identifying sites for new job-creating uses;
- Diversifying uses in Blackwood town centre;
- Encouraging appropriate development in smaller commercial centres;
- Enhancing or creating visitor attractions; and





- Strengthening links between schools, colleges and employers.

A1 – Oakdale Plateau, Oakdale

6.2

These sites are either allocated or protected for employment uses in the LDP (see policies EM1.3: Plateau, Oakdale (primary site), EM1.4: Plateau 2, Oakdale (primary site), EM1.5: Plateau 3, Oakdale (primary site) and EM1.6: Plateau 4, Oakdale (primary site)). The 'plateaux' are parts of Oakdale Business Park, a 400 acre former colliery with a mix of offices and industrial buildings.

6.3

Plateau 1 is in the process of being sold to Welsh Government. Once purchased the WG has committed to invest circa £3m in the site to provide the necessary infrastructure to facilitate its future redevelopment.

6.4

Plateaux 2: Cardiff Capital Region (CCR) has established a new Northern Valleys Initiative (NVI) that will specifically look to address

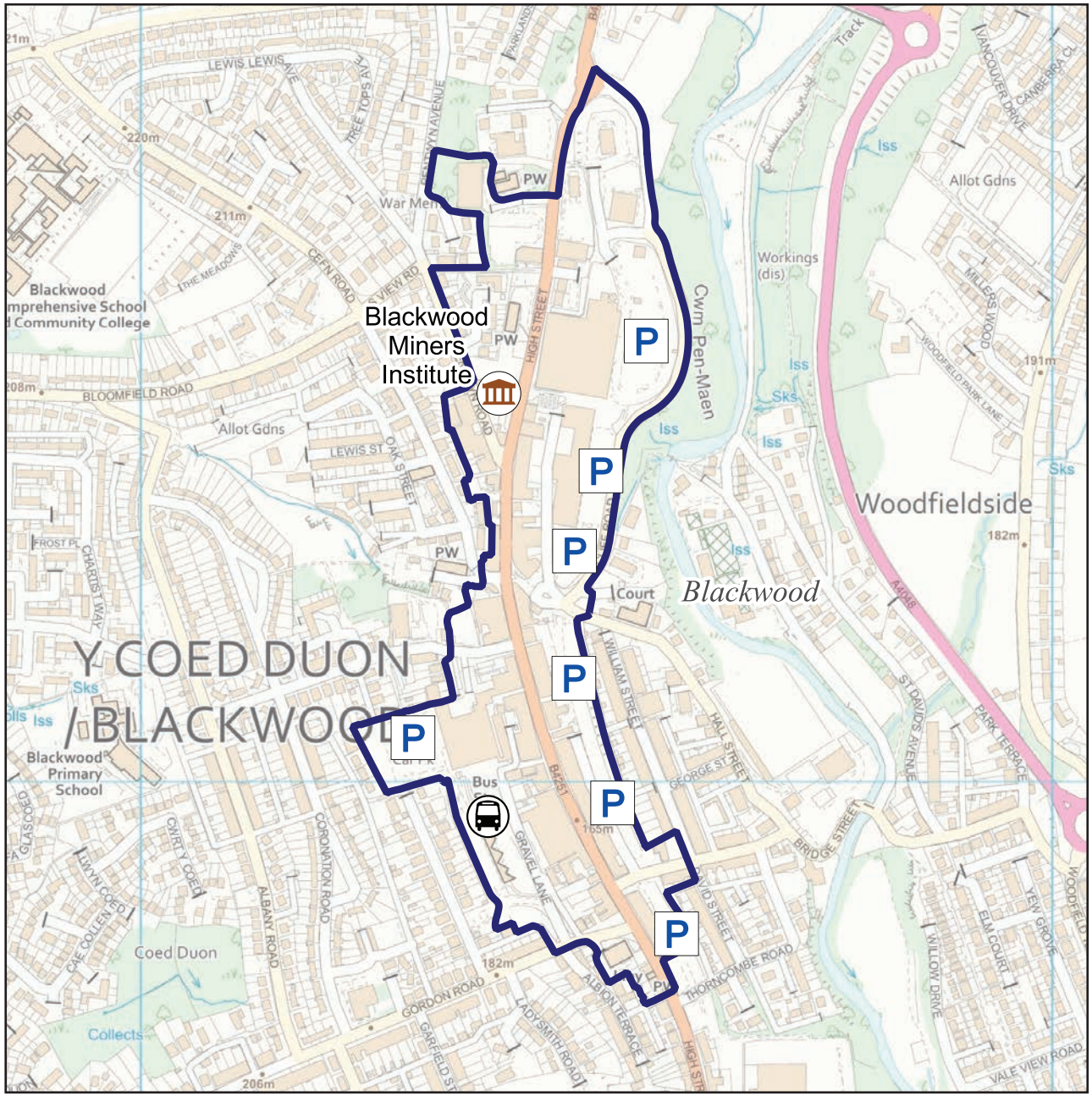
the viability challenges across a number of focused area, one of which is strategic sites and premises. The Council is working closely with the CCR via the NVI to undertake the necessary preparatory work to unlock Plateau 2 to enable the private sector to redevelop the site and to create additional jobs.

6.5

Plateau 4 is likely to be sold to private developers once certain technical issues have been settled.

Development Principles:

- Create a cluster of job creating uses near housing, transport infrastructure and proposed cycleways;
- Extend the access road and make undeveloped land available for small 'starter' buildings;
- Increase the status of, and investment in, Greater Blackwood;
- Diversify the area's economy and employment base.



A2 - Protect, upgrade or redevelop existing employment sites

6.6

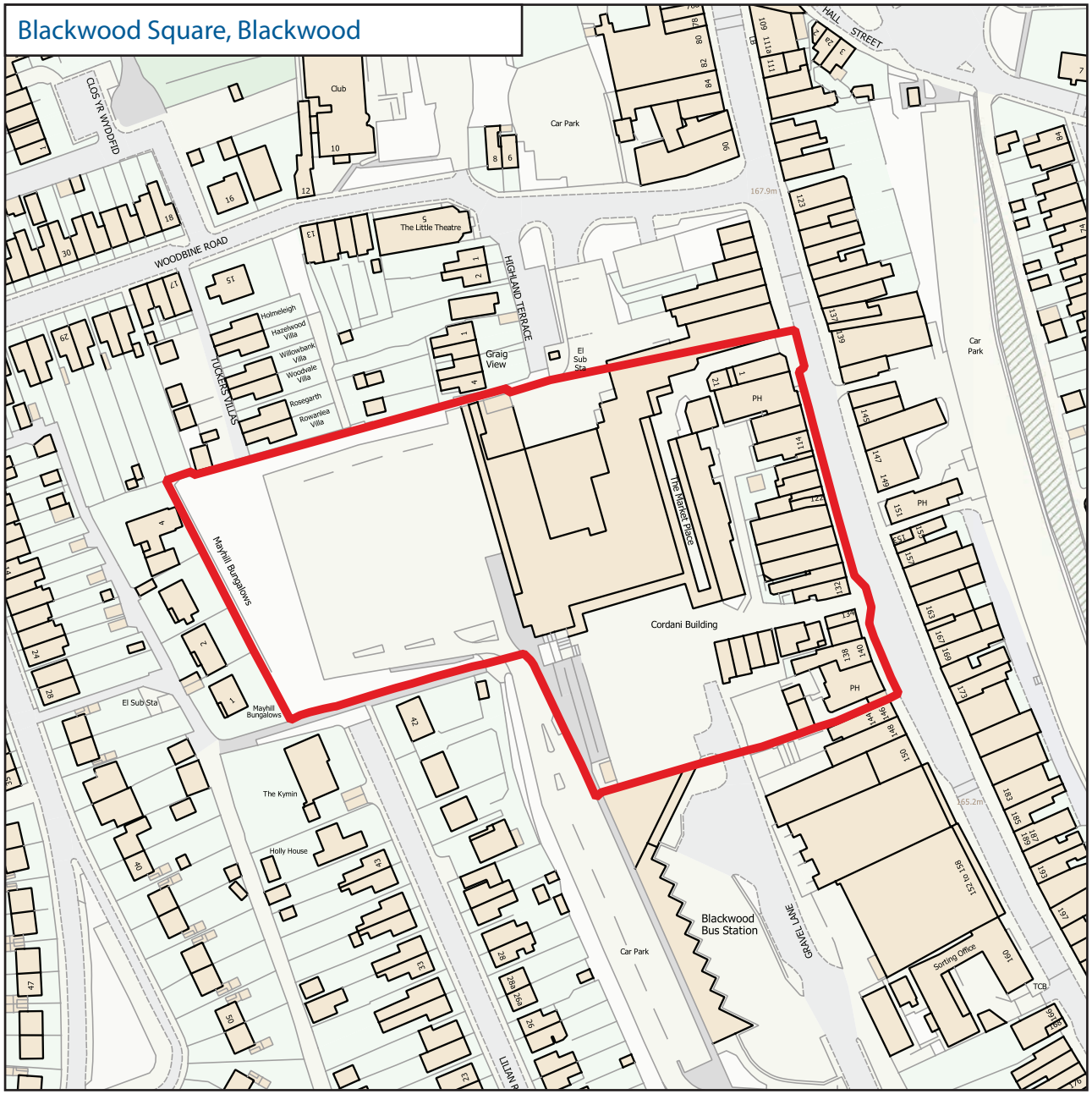
The Adopted LDP has identified 11 employment sites for protection under policy EM2. These sites collectively provide approximately 164 hectares of land and provide a wide range of existing employment opportunities. It is essential that these sites be protected, upgraded or redeveloped if they become vacant or underused .

B. Establish Blackwood town centre as a sub-regional hub that is attractive, accessible and busy both during the day and at night.

B1 - Blackwood Square, Blackwood

6.7

A new town square and/or market, surrounded by a mix of compatible uses, would make the town centre busier and more attractive.



Development Principles:

- Reuse previously developed land;
- Create jobs and stimulate economic activity in the town centre;
- Help to sustain a defined settlement and a defined town centre;
- Developed site should create, and join, an environment that is safe and convenient for active travellers;
- Chance to add to the mix of uses in the town centre.

B2 - Diverse uses, renovated buildings, vacant units

6.8

Prominent buildings should be maintained and, where possible, improved, and mixed-use developments will help to make the town centre busy both during the day and at night. For example, with the help of WG Transforming Towns Funding, the former 'Store 21' (87-89, High Street) has been redeveloped into five smaller shops and nine flats. A flexible approach to managing the centre should encourage the use of vacant units for one off events or temporary businesses.

B3 - Environmental and accessibility enhancements

6.9

A Placemaking Plan for Blackwood town centre is being prepared. The plan will consider the town centre as a whole and make recommendations on redevelopment opportunities, diversification and environmental improvements to enhance the town's strong identity. Proposed heritage trails might help to increase not only footfall but the duration of a typical visit.

B4 - Evening and night time economy

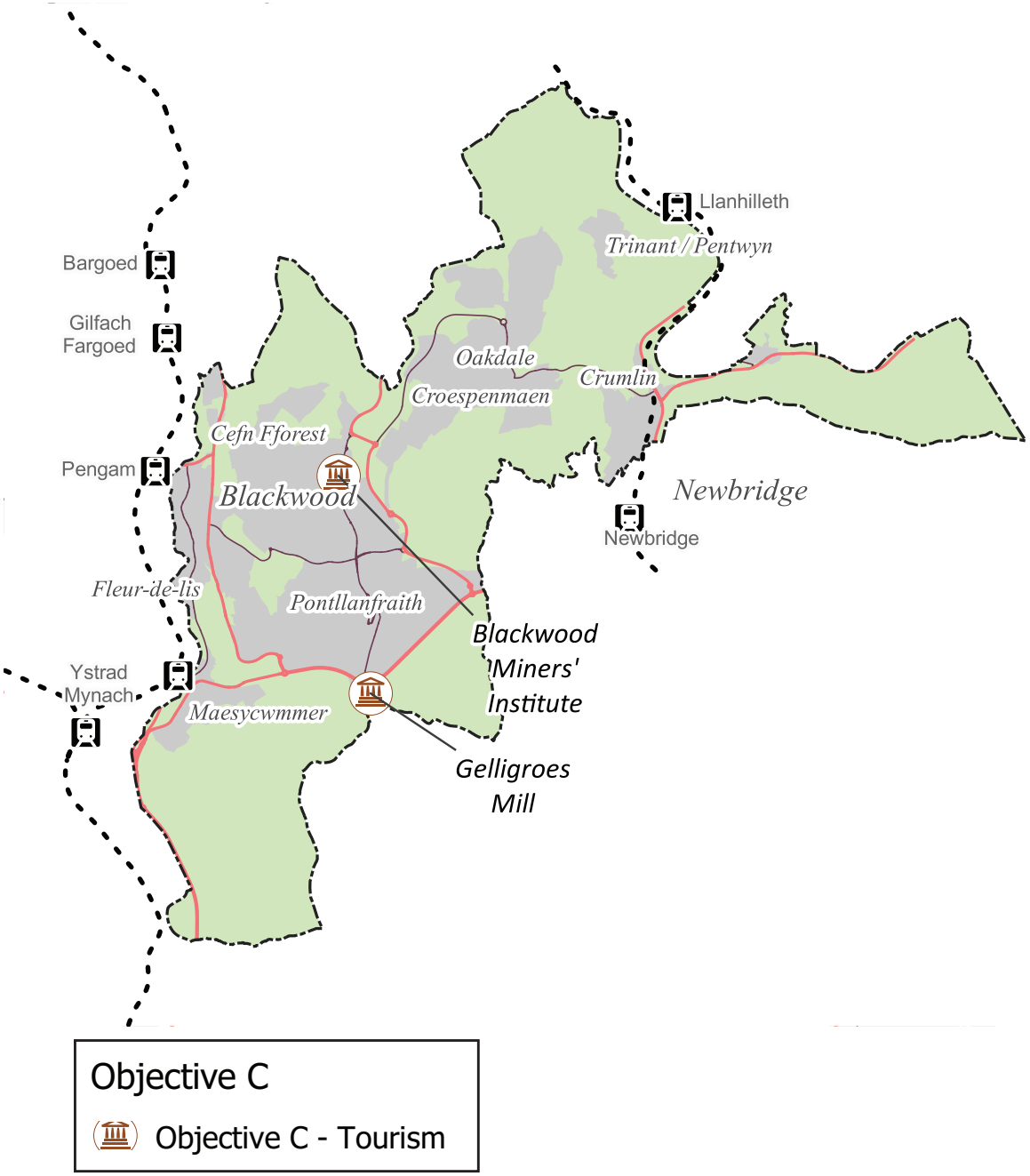
6.10

Maxime Cinema, Blackwood Miners' Institute (BMI), Little Blackwood Theatre and several pubs already attract residents and visitors to the town centre in the evening. Even so, a town of Blackwood's size would benefit from additional bars, restaurants and live-music venues than it has now. The Masterplan will support efforts to expand the evening and night time economy and to advertise the town centre as a 'package' of after dark attractions.

B5 - Town centre events

6.11

The town centre held an 'urban beach party' in July 2023, and a winter-themed food-and-craft fair will take place every November. Other kinds of festivals and exhibitions might appeal to residents and visitors alike. A well-known food-and-drink festival, for instance, might help to establish Blackwood as a sub-regional centre, making both the town and the surrounding area more attractive to investors and developers. An event to celebrate the area's rich mining history, directing people to heritage trails and drawing attention to the BMI and its distinctive architecture, will be explored.



C. Expand and diversify the visitor economy.

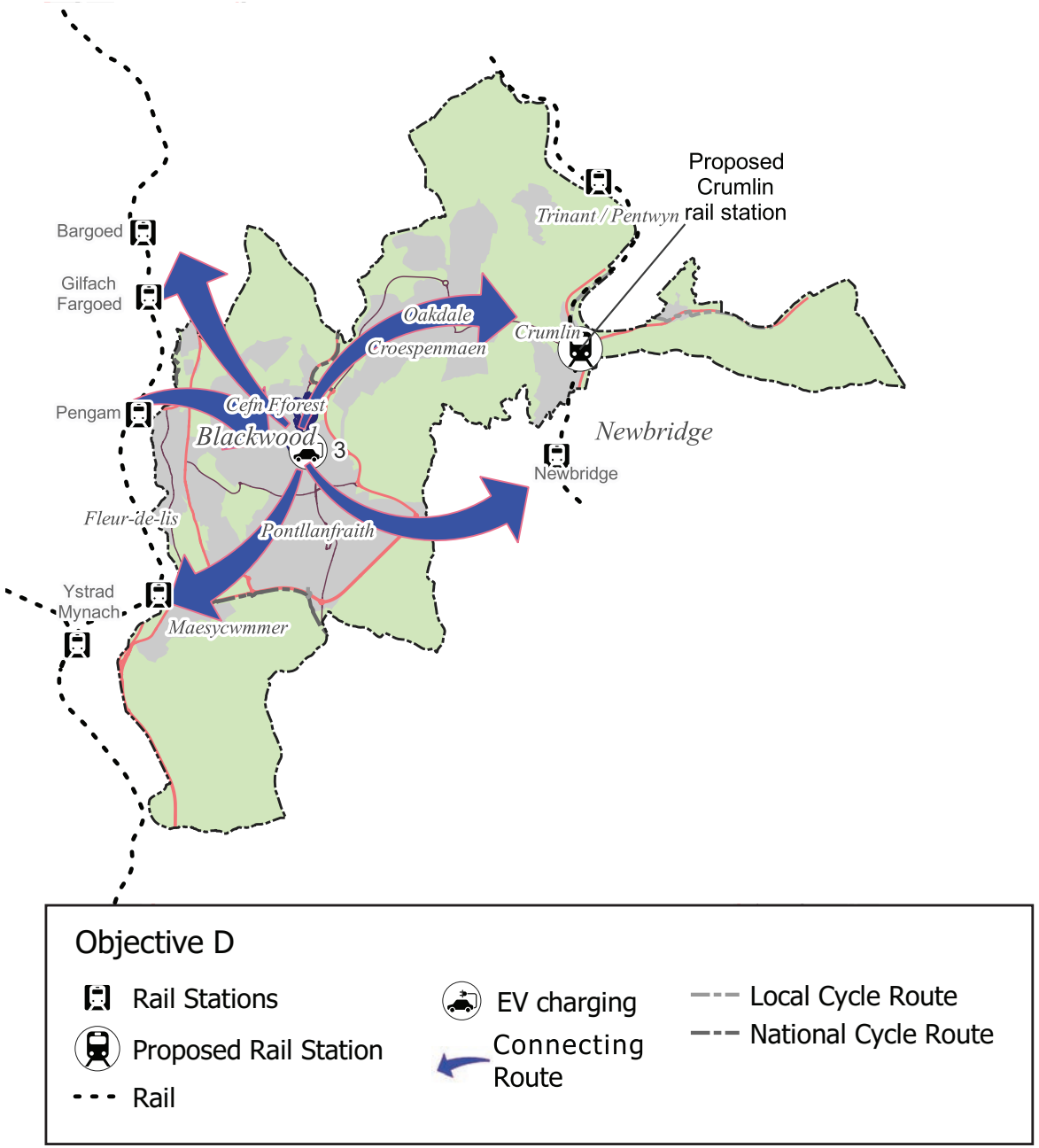
C1 – Blackwood Miners' Institute ('BMI')

6.12

The Blackwood Miners' Institute (known as the 'BMI') was built as a snooker hall in 1925. Later additions included a reading room, a library, a stage, rehearsal rooms for local societies, and the Main Hall. With coalpits beginning to close in the 1970s, the BMI fell into disrepair and was eventually sold to Caerphilly County Borough Council in 1989. It is now an entertainment venue with a varied programme of events. The management will organise more outdoor events to attract new visitors to the area.

Development Principles

- Promote the BMI as a sub-regional attraction;
- Expand the range of events to include outdoor events and other functions;
- Maximise the use of the ancillary facilities



including meeting spaces, dance studio and hospitality services;

- Place the BMI at the centre of a 'package' of after dark attractions.

D. Improve transport links both within and beyond Greater Blackwood.

D1 - South Wales Metro and Metro Plus

6.13

The South Wales Metro and Metro Plus programmes will bring about the following improvements in or near the Masterplan area:

- More frequent rail services;
- A railway station at Crumlin (Metro Plus proposal);
- Improvements to existing railway stations (more attractive environments, step free access);
- A mid valleys rapid transit route along the A472 strategic east west link, increasing accessibility to Blackwood town centre and the main employment centre at Oakdale/ Penyfan;

D2 - Improvements to Llanhilleth and Newbridge railway stations

6.14

A multi-million pound investment programme at Newbridge railway station will create an hourly service between Ebbw Vale and Newport, giving residents of the Masterplan area greater access to jobs, goods and services. The programme will also extend existing platforms, create new platforms and improve facilities at both Llanhilleth station and Newbridge station.

D3 - Active travel

6.15

The Council's Active Travel Network Map (ATNM) identifies almost 400 improvements to walking and/or cycling routes. The ATNM is an aspirational map that sets out Caerphilly CBC's Active Travel proposals for the next 15 years. The development and delivery of proposals will depend on the availability of funding. The routes shown are indicative alignments that may be subject to change as routes are further developed. The ATNM is available here: **https://datamap.gov.wales/maps/active-travel-network-maps/**

D4 - Bus services

6.16

Bus services operate within and beyond the Masterplan area but vary in both frequency and time span. For instance, while Blackwood Interchange offers early morning and night services, Britannia has a half hourly service that stops before six o'clock in the evening.

6.17

South Wales Metro Plus is considering a mid-valleys strategic rapid route that will increase accessibility to Blackwood town centre and the main employment centre at Oakdale/ Penyfan.

D5 - Electric vehicles

6.18

Welsh Government policy favours the use of electric vehicles over those with internal combustion engines. Charging points are available at the Council owned High Street, Bus Station and Market Traders car parks in Blackwood and are proposed for the Blackwood Showfield Playground car park. The Masterplan will support the creation of rental schemes and charging points for electric bicycles.

E. Promote well-being by enhancing or creating sustainable community facilities.

E1 – Blackwood Little Theatre, Woodbine Road, Blackwood

6.19

Founded in 1929, Blackwood Little Theatre is a small theatre group that puts on pantomimes, comedies, dramas and competition pieces for people of all ages in the local community.

Development Principles:

- Promote venue to stimulate the evening-and-night-time economy in Blackwood town centre.

E2 – Cefn Fforest Miners' Institute, Bryn Road, Cefn Fforest

6.20

A charity has been set up to restore and manage Cefn Fforest Miners' Institute. After several stages of renovation, the institute will be a venue for social, educational, recreational and cultural activities. It may eventually have a community café, meeting rooms and offices.

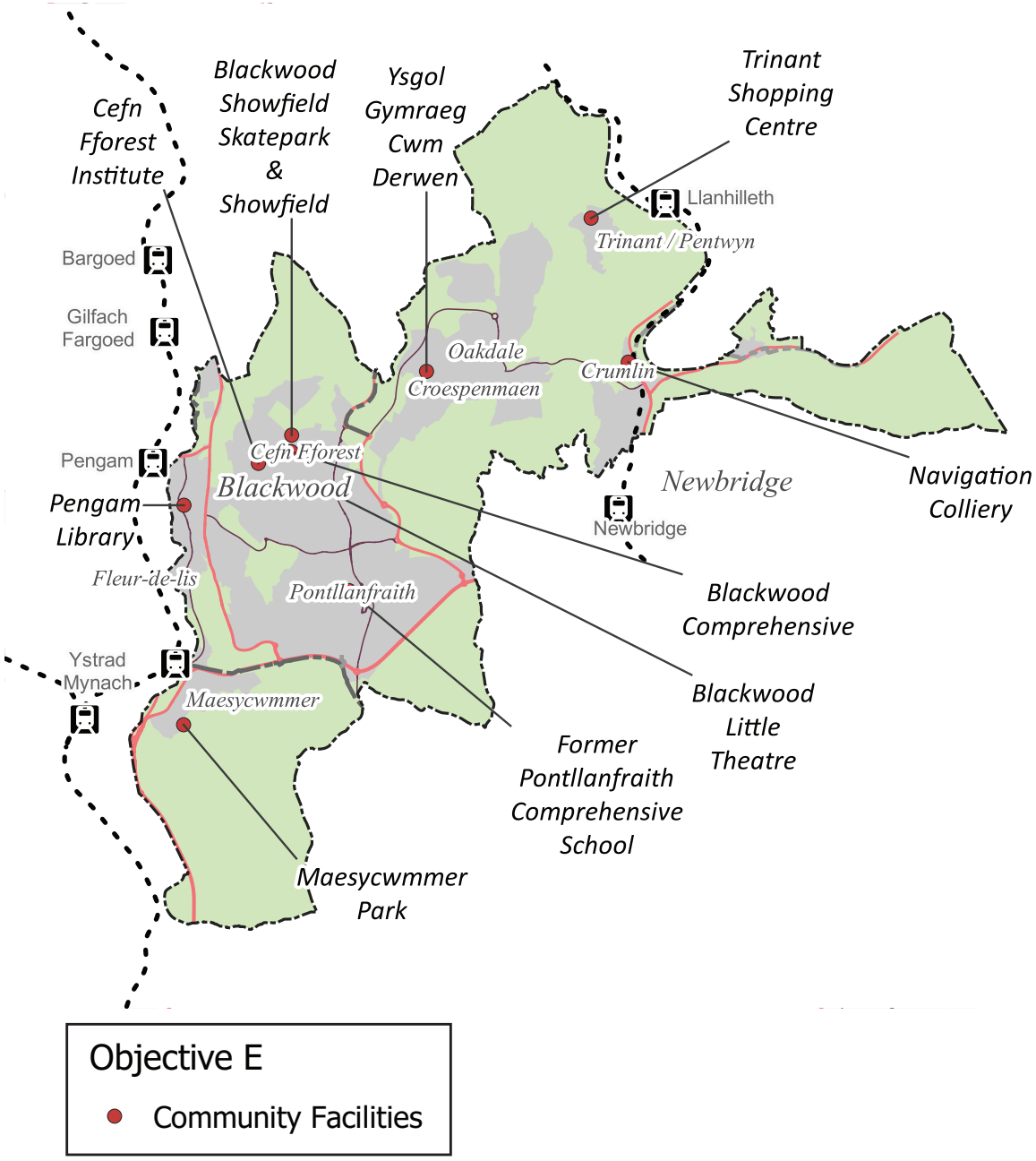
E3 – Navigation Colliery, Crumlin

6.21

Vacant since 1967, Navigation Colliery has a mix of Grade II and Grade II* listed buildings. A group of volunteers, Friends of the Navigation, intends to restore the buildings and open them to businesses and community groups. It may be possible to hold events and generate 'green' electricity on the site as well.

6.22

A draft masterplan was written in 2021, but the 'Friends' are likely to need to apply for



funding before any major development can begin.

6.23

If the Metro project were to create a railway station in Crumlin, Navigation Colliery would be well connected to other parts of south Wales.

WHQS Environmental Improvement Programme

6.24

The Welsh Housing Quality Standard (WHQS) is a set of standards that all local-authority and housing-association homes in Wales must meet. An environmental standard requires that 'all homes should be located in an environment to which residents can relate and in which they can be proud to live'.

6.25

The following projects are being progressed as part of this programme:

E4 – Trinant shopping centre, Trinant

6.26

New landscaping, benches and lights will make Trinant's shopping centre more attractive and more accessible. The project should be completed in 2023 and may increase social and economic activity in the area.

E5 – Skatepark, Blackwood Showfield Playground

6.27

A skatepark will be built between a children's playground and an outdoor gym before the end of 2024. This facility will help to increase social and physical activity within several age groups.

E6 – Maesycwmmer Park, Maesycwmmer

6.28

Since December 2021, the Council has improved the playground and built a multi-play unit and an outdoor gym. A concrete skatepark will be built before the end of 2024. This facility will help to increase social and physical activity within several age groups.

Education

6.29

The Sustainable Communities for Learning programme is a collaboration between the Welsh Government and local authorities in Wales. It is a long-term strategic capital investment programme with the aim of creating a generation of 21st Century Schools in Wales.

6.30

The 'vision' for Caerphilly is: 'To provide every learner with the best life chances … through the provision of high-quality teaching, learning and leadership across our school settings.'

E7 – Blackwood Comprehensive School, Blackwood

6.31

Improve facilities at Blackwood Comprehensive School, including a new heating system, curtain walls, new roofing and improved changing rooms.

E8 – Pengam Library, Pengam

6.32

A purpose-built extension will hold Welsh-language childcare sessions on school days. Morning and afternoon sessions will be available to children aged two or three. The service may expand according to demand for all-day care for pre-school children of every age.

E9 – Ysgol Gymraeg Cwm Derwen, Oakdale

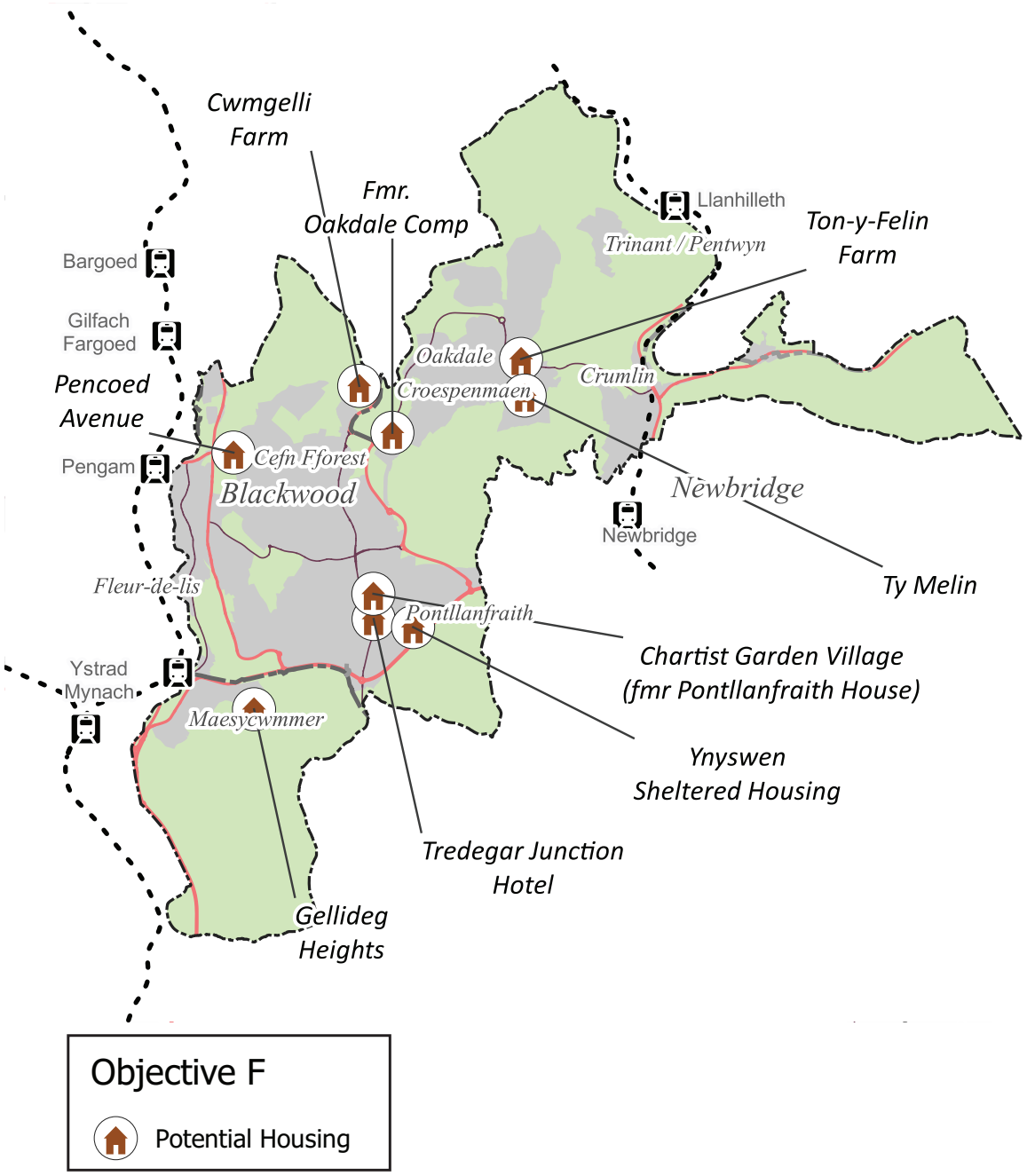
6.33

Old demountable classrooms will be removed, a new four-classroom block will create 60 school places, and two Welsh-medium childcare providers will move to another part of the school.

E10 – Former Pontllanfraith Comprehensive School, Pontllanfraith

6.34

A Centre for Vulnerable Learners will be built on one part of the former school (see planning permission 22/0994/LA), and a



four-court sports hall, a multi-use 3G pitch and a respite centre are proposed elsewhere on the site.

Development Principles:

- Reuse previously developed land;
- Efficient use of land (high-density development);
- Create community facilities;
- Help to meet local demand for housing;
- Improve local townscape.

F. Provide housing that will meet local needs in sustainable locations.

6.35

This section has a mix of 'new' sites that have planning permission and sites that are both allocated in the Adopted LDP and available for development.

F1 – Cwm Gelli Farm, Blackwood

6.36

In April 2016, outline planning permission was granted on appeal (15/0252/OUT / APP/K6920/A/15/3137884) for up to 120 dwellings. Development has commenced on the site.

F2 – Pencoed Avenue, Cefn Fforest (HG1.27 in Adopted LDP)

6.37

The eastern part of the site has been developed for 16 affordable dwellings, and the western area, which is served by new road infrastructure, remains suitable, in principle, for housing.

F3 – Land at Ton-y-Felin Farm, Oakdale

6.38

In September 2020, planning permission was granted for the erection of 60 dwellings (17/0888/FULL), and development has begun.

F4 – Former Oakdale Comprehensive School, Oakdale

6.39

The school has been demolished, and Caerphilly Homes has outline planning permission (21/1192/OUT) to build up to 99 dwellings (about half of which would be 'affordable').

Development Principles:

- High-density development;
- Give priority to walking, wheeling and cycling;
- Connect site to existing and proposed cycleways;
- Help to meet local demand for housing;
- Provide public open space.

F5 – Tredegar Junction Hotel, Pontllanfraith

6.40

Planning permission (12/0787/FULL, renewed under 18/0594/NCC) has been granted for the conversion of the former pub into seven flats and for the erection of 6 new units to the rear.

F6 – Chartist Garden Village (former Pontllanfraith House), Pontllanfraith

6.41

Chartist Garden Village, whose architecture is

based on the original garden-city movement, will have 123 dwellings (a mix of houses and flats), about two thirds of which will be 'affordable'.

F7 – Land at Gellideg Heights, Maesycwmmer (HG 1.40 in Adopted LDP)

6.42

This four-hectare site remains suitable, in principle, for housing or a mix of uses.

Development Principles:

- Reuse previously developed and underused land;
- Efficient use of land (high-density development);
- Help to meet local demand for housing;
- Improve local townscape.

F8 – Ty Melin, Croespenmaen

6.43

Existing residents will be moved from Ty Melin to purpose-built homes at the former Oakdale Comprehensive School (see project F4). Caerphilly Homes will clear the Ty Melin site and liaise with the Planning Department to establish whether the site is suitable for the development of new houses and/or flats.

Development Principles:

- Reuse previously developed and underused land;
- Efficient use of land (high-density development);
- Help to meet local demand for housing;
- Improve local townscape.

F9 – Ynyswen sheltered housing, Pontllanfraith

6.44

Internal and external layouts have been reconfigured to provide 13 accessible flats, wheelchair-accessible ramps and patio areas, new parking spaces and new ambulance bays.

Development Principles:

- Help to meet local demand for sheltered and accessible housing.

Section 7: Delivering and Implementing Change

7.1

The table below sets out the projects identified in Section 7 of the report, together with the expected outputs that the project will deliver and how these proposals will address the objectives of 'A Foundation for Success'. The table identifies the indicative costs of each scheme and highlights any funding that has been secured to date. It should be noted that many of these projects are at an embryonic stage and, as such, the outputs and costs can only be estimated.

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
A - Protect and enhance the Greater Blackwood's status as a sub-regional employment centre by: • Protecting established employment sites • Redeveloping underused or vacant employment land • Identifying sites for new job-creating uses • Diversifying uses in Blackwood town centre • Encouraging appropriate development in smaller commercial centres; • Improving the visitor economy • Strengthening links between schools, colleges and employers.	A1 - Oakdale Plateaux, Oakdale	Employment uses	• Additional jobs	SB2: Supporting economic growth and innovation SQL3: Active Place Making	TBC
	A2. Protect and redevelop existing employment sites	Protect and redevelop sites if land becomes under utilised or vacant in order that the employment function in the Masterplan remains strong.	• Protected jobs • Additional jobs	SB2: Supporting economic growth and innovation	Ongoing task. Private investors likely to bear any costs.

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Securedand Potential Costs
B - Establish Blackwood town centre as a sub-regional hub that is attractive, accessible and busy both during the day and at night	B1. Blackwood Square, Blackwood	Commercial development	• Additional jobs • Increased footfall and spending in town centre • Improved streetscape • More night time uses	SB1: Building a more resilient and diversified economy SB2: Supporting economic growth and innovation SQL3: Active Place Making SQL7: Refocus on town centres to serve the needs of residents and business	TBC
	B2. Diverse uses, renovated buildings, vacant units	Prominent buildings should be maintained and, where possible, improved. Mixed-use developments will help to make the town centre busy both during the day and at night. A flexible approach to managing the centre should encourage the use of vacant units for one off events or short term businesses	• Broaden and strengthen the night time economy • Commercial employment opportunities, including offices and services, in existing retail units should be considered more favourably	SB1: Building a more resilient and diversified economy SB2: Supporting economic growth and innovation SQL3: Active Place Making SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination SQL7: Refocus on town centres to serve the needs of residents and business	Gradual change. Public sector likely to bear the costs

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
B - Establish Blackwood town centre as a sub-regional hub that is attractive, accessible and busy both during the day and at night	B3. Environmental and accessibility enhancements	Make the town centre safer, more attractive and more convenient for pedestrians	• Broaden and strengthen the night time economy • Commercial employment opportunities, including offices and services, in existing retail units should be considered more favourably	SB1: Building a more resilient & diversified economy SB2: Supporting economic growth & innovation SQL3: Active Place Making SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination SQL7: Refocus on town centres to serve the needs of residents and business	Gradual change. Public sector likely to bear the costs.
	B4. Evening and night time economy	Expand the evening and night time economy and advertise the town centre as a 'package' of after dark attractions.	• Broaden and strengthen the night time economy • Commercial employment opportunities, including offices and services, in existing retail units should be considered more favourably	SB1: Building a more resilient & diversified economy SB2: Supporting economic growth & innovation SQL3: Active Place Making SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination SQL7: Refocus on town centres to serve the needs of residents and business	Gradual change. Public sector likely to bear the costs.
	B5. Town centre events	Support public events such as festivals and exhibitions would appeal to residents and visitors alike.	• Broaden and strengthen the night time economy • Commercial employment opportunities, including offices and services, in existing retail units should be considered more favourably	SB1: Building a more resilient & diversified economy SB2: Supporting economic growth & innovation SQL3: Active Place Making SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination SQL7: Refocus on town centres to serve the needs of residents and business	Gradual change. Public sector and private sector may share the costs.

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
C. Expand and diversify the visitor economy.	C1. Blackwood Miners' Welfare Institute (BMI)	Should be promoted as a central part not only of Blackwood town centre's after-dark attractions but of Greater Blackwood's 'package' of visitor attractions.	• More visitors to Blackwood and the rest of the masterplan area • Additional demand for accommodation and hospitality • Stimulate social and cultural activity	SB2: Supporting economic growth and innovation SQL2: Improve access to culture, leisure and the arts SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination SQL7: Refocus on town centres to serve the needs of residents and business	TBC
D. Improve transport links both within and beyond Greater Blackwood.	D1. South Wales Metro and Metro Plus improvements	Additional services. More frequent services. Possibility of a new station at Crumlin. Mid-valleys rapid transit route along the A472 strategic east-west link	• More rail passengers • Less congestion on roads	CPP2: Promote public transport integration and connectivity	Transport for Wales will bear the costs and manage the projects.
	D2. Improvements to Llanhilleth and Newbridge railway stations	Hourly service between Ebbw Vale Town and Newport. Improved accessibility and facilities. New and extended platforms.	• More rail passengers • Less congestion on roads	CPP2: Promote Public Transport Integration and Connectivity	Transport for Wales will bear the costs and manage the projects

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
D. Improve transport links both within and beyond Greater Blackwood.	D3. Active travel	Improve walking, wheeling and cycling routes in the masterplan area	• Promote physical activity • Improve links between important places • Less congestion on roads	SP8: Support interventions to improve health SQL2: Improve access to culture, leisure and the arts SQL3: Active Place Making	TBC
	D4. Bus services	Maintain, if not increase, frequency and range of bus services to give more people an alternative to driving (or being driven)	• Less congestion on roads	CPP2: Promote Public Transport Integration and Connectivity	TBC
	D5. Electric vehicles	Develop a network of vehicle charging points. Promote use of electric bicycles	• Greater use of electric vehicles • Improved local air quality	n/a	TBC
E. Promote well-being by enhancing or creating sustainable community facilities.	E1. Blackwood Little Theatre, Blackwood	Promote as community arts facility	• Stimulate social and cultural activity • Draw visitors to the masterplan area	SQL3: Active Place Making SQL2: Improve access to culture, leisure and the arts	TBC
	E2. Cefn Fforest Miners' Institute, Cefn Fforest	Promote as community arts facility	• Stimulate social activity	SP8: Support interventions to improve health SQL2: Improve access to culture, leisure and the arts SQL3: Active Place Making	Charity may have to bid for funding.

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
E. Promote well-being by enhancing or creating sustainable community facilities.	E3. Navigation Colliery, Crumlin	Promote as both a community facility and a place of business	• Stimulate social activity • Stimulate economic activity • Protect historic buildings	SB2: Supporting economic growth and in novation SP8: Support interventions to improve health SQL3: Active Place Making	Possibility: Shared Prosperity Fund (SPF) heritage grant
	E4. Trinant shopping centre, Trinant	Improve local shopping area (new landscaping, benches, lights).	• Stimulate social and cultural activity • Stimulate economic activity	SB2: Supporting economic growth and innovation SQL3: Active Place Making	£125,000 (WHQS (Welsh Housing Quality Standard) Environmental Programme)
	E5. Skatepark, Blackwood Showfield Playground	Creation of community facility.	• Stimulate social and cultural activity • Promote physical activity	SQL2: Improve access to culture, leisure and the arts SP8: Support interventions to improve health SQL3: Active Place Making	£130,000 (WHQS (Welsh Housing Quality Standard) Environmental Programme)
	E6. Maesycwmmer Park, Maesycwmmer	Improve a community facility (upgraded playground, multi-play unit, outdoor gym, concrete skatepark).	• Stimulate social and cultural activity • Promote physical activity	SQL2: Improve access to culture, leisure and the arts SP8: Support interventions to improve health SQL3: Active Place Making	£100,000 – 150,000 (mix of WHQS (Welsh Housing Quality Standard) Environmental Programme, other funding and Maesycwmmer Community Council)

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
E. Promote well-being by enhancing or creating sustainable community facilities.	E7. Blackwood Comprehensive School, Blackwood	Improve facilities at Blackwood Comprehensive School, including a new heating system, curtain walls, new roofing and improved changing rooms.	• Stimulate social activity	SQL3: Active Place Making	£1,420,000 (grant)
	E8. Pengam Library, Pengam	Additional childcare services.	• Stimulate social activity • Stimulate economic activity	SB2: Supporting economic growth and innovation	£865,942.80 (Welsh Government childcare grant)
	E9. Ysgol Gymraeg Cwm Derwen, Oakdale	Old demountable classrooms to be removed. New four-classroom block to create 60 school places. Two Welsh-medium childcare providers to move to another part of the school.	• Stimulate social and cultural activity	SQL2: Improve access to culture, leisure and the arts	£1,620,000.00 (grant)
	E10. Former Pontllanfraith Comprehensive School, Pontllanfraith	Centre for Vulnerable Learners, four-court sports hall, multi-use 3G pitch, respite centre.	• Stimulate social and cultural activity • Promote physical activity	SQL2: Improve access to culture, leisure and the arts SP8: Support interventions to improve health SQL3: Active Place Making	Funding secured through the Sustainable Communities for Learning Programme. Project should be completed before the end of August 2024

Masterplan Strategic Objective	Project/Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
F. Provide housing that will meet local housing needs in sustainable locations.	F1. Cwm Gelli Farm, Blackwood	Housing	• Help to meet local demand for housing	SQL3: Active Place Making SQL5: Improve the delivery of new housing and diversify housing across all tenures	Private developers will bear most of the costs.
	F2. Pencoed Avenue, Cefn Fforest (HG1.27 Adopted LDP)	Housing	• Help to meet local demand for housing	SQL3: Active Place Making SQL5: Improve the delivery of new housing and diversify housing across all tenures	Private developers will bear most of the costs.
	F3. Land at Ton-y-Felin Farm, Oakdale	Housing	• Help to meet local demand for housing	SQL3: Active Place Making vSQL5: Improve the delivery of new housing and diversify housing across all tenures	Private developers will bear most of the costs.
	F4. Former Oakdale Comprehensive School, Oakdale	Housing	• Help to meet local demand for housing	SQL3: Active Place Making SQL5: Improve the delivery of new housing and diversify housing across all tenures	Private developers will bear most of the costs.
	F5. Tredegar Junction Hotel, Pontllanfraith	Housing	• Help to meet local demand for housing	SQL3: Active Place Making SQL5: Improve the delivery of new housing and diversify housing across all tenures	Private developers will bear most of the costs
	F6. Chartist Garden Village (former Pontllanfraith House), Pontllanfraith	Housing	• Help to meet local demand for housing	SQL3: Active Place Making SQL5: Improve the delivery of new housing and diversify housing across all tenures	Private developers will bear most of the costs

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/ Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
F. Provide housing that will meet local housing needs in sustainable locations.	F7. Land at Gellideg Heights, Maesycwmmer	Housing	• Help to meet local demand for housing	SQL3: Active Place Making SQL5: Improve the delivery of new housing and diversify housing across all tenures	Private developers will bear most of the costs.
	F8. Ty Melin, Croespenmaen	Move residents to new homes, clear the site and build new houses/flats.	• Help to meet local demand for housing	SQL3: Active Place Making SQL5: Improve the delivery of new housing and diversify housing across all tenures	£10,000,000 (£6,000,000 from WHQS (Welsh Housing Quality Standard) Environmental Programme; £4,000,000 grant).
	F9. Ynyswen sheltered housing, Pontllanfraith	Improve sheltered housing.	• Help to meet local demand for housing	SQL3: Active Place Making SQL5: Improve the delivery of new housing and diversify housing across all tenures	£3,283,427 (mix of WHQS (Welsh Housing Quality Standard) Environmental Programme and other grant).

Appendix 1 Well-being of Future Generations Goals

The masterplan has been written with the seven well-being goals of the Well-Being of Future Generations (Wales) Act 2015 in mind. The following assessment identifies the goal, or goals, relevant to each strategic objective.

Development in the masterplan area should:

A. Protect and enhance the masterplan area's status as a sub-regional employment centre by:

- Protecting established employment sites
- Redeveloping underused or vacant employment land
- Diversifying uses in Blackwood town centre
- Encouraging appropriate development in smaller commercial centres;
- Improving the visitor economy; and
- Strengthening links between schools, colleges and employers.

B. Establish Blackwood town centre as a sub-regional hub that is attractive, accessible and busy both during the day and at night.

C. Expand and diversity the visitor economy.

D. Improve transport links both within and beyond Greater Blackwood.

E. Promote well-being by enhancing or creating sustainable community facilities.

F. Provide housing that will meet local needs in sustainable locations.

Goal	Description of the goal	How it will be achieved by the Masterplan
A prosperous Wales	An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.	*Relevant Strategic Objectives: A, B, C* A: Protecting employment sites and, so far as possible, helping to create new jobs. B: Supporting a mix of economically productive uses in town centres. C: Improving visitor attractions and encouraging visitors to see other parts of the Masterplan area.
A resilient Wales	A nation which maintains and enhances a bio diverse natural environment with healthy, functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).	*n/a*
A healthier Wales	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.	*Relevant Strategic Objectives: E* E: Promote well-being by enhancing or creating sustainable community facilities.

Goal	Description of the goal	How it will be achieved by the Masterplan
A more equal Wales	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socioeconomic background and circumstances)	*Relevant Strategic Objectives: A, B, D, E* A: Protecting jobs and helping to create new ones. B: Stimulating economic activity in the town centres, which are relatively easy to reach for most people. D: A safe and accessible built environment should allow everybody to participate in public life. E: Making sure that everybody can gain access to important services and facilities
A Wales of cohesive communities	Attractive, viable, safe and well-connected communities.	*Relevant Strategic Objectives: D, E* D: A safe and accessible built environment should allow everybody to participate in public life. E: Making sure that everybody can gain access to important services and facilities
A Wales of vibrant culture and thriving Welsh language	A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, sports and recreation.	*Relevant Strategic Objective: C, E* C: A healthy visitor economy can increase demand for cultural enterprises such as festivals, theatres and music venues. E: Making sure that everybody can gain access to important services and facilities.
A globally responsive Wales	A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribu tion to global well-being.	*Relevant Strategic Objective: D* D: Good active travel and public transport networks might help to reduce the use of polluting motor vehicles. The positive effects of this could spread beyond the county.

The masterplan has been prepared in line with the five ways of working:

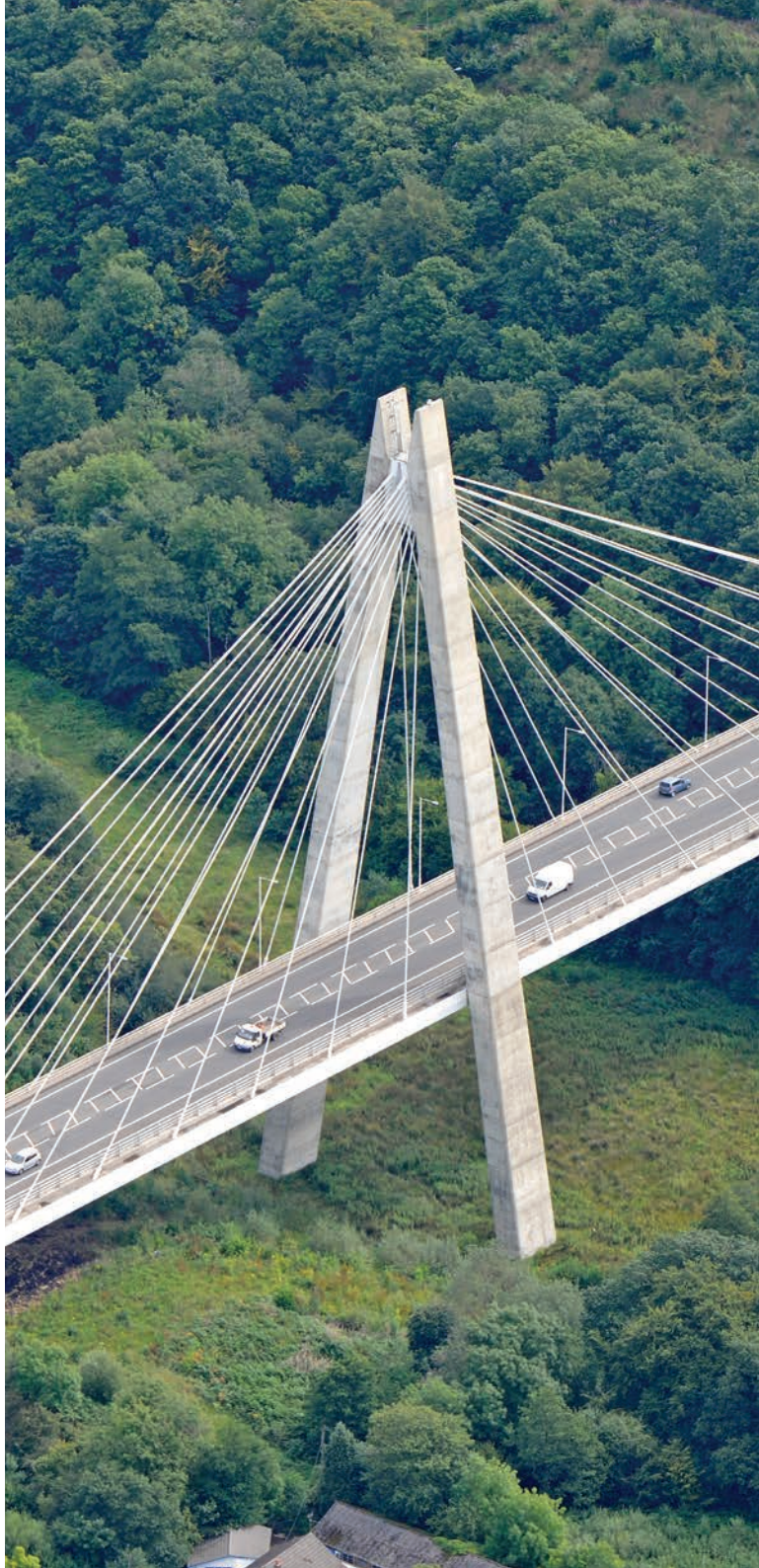
Involvement – The Masterplan proposals are subject to consultation with the local community and have been developed through engagement with such stake-holders as ward members and community Councillors.

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

Long term – The objectives identified, and the projects that will deliver these objectives, are part of a longer term vision of enhancing the role of the Masterplan area. The Masterplan recognises the need for development to support economic growth but recognises that this development should be of a sustainable nature, both in terms of its purpose and its location.

Integration – The Masterplan projects will help to deliver several objectives of the Regeneration Strategy (as set out within Section 7 of this document), as well as proposals contained within the adopted Local Development Plan. They will also deliver against the Council's own well-being objectives by identifying projects that will lead to job creation and training opportunities, promote more healthy and active lifestyles and reduce the carbon footprint through improved active travel routes and facilities locally.

Prevention – The Masterplan seeks to improve local quality of life so that existing problems do not get any worse and so that any future problems will be manageable.



Appendix 2 - Assessment of Site-Specific Proposals against the National Well-Being Goals and the CCBC Well-Being Objectives

This appendix provides an initial assessment of the projects identified within the Master-plan against the national well-being goals and the Council's well-being objectives, as set out within the Corporate Plan 2018-2023. The national well-being objectives are set out in Appendix 2, and the corporate objectives are set out below. It should be noted that many of the projects identified are at an embryonic stage and therefore a detailed analysis of the relationship between proposals and the well-being goals and objectives cannot be undertaken at this stage.

Caerphilly CBC Well-being Objectives

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

Project	Description	Master-plan objective	National well-being goals	CCBC well-being goal
A1. Oakdale Plateaux, Oakdale	Employment site (place job creating uses among other such uses and near existing housing and transport infrastructure and a proposed cycleway).	A, D	• A prosperous Wales; • A more equal Wales; • A Wales of cohesive communities	Enabling employment;
A2. Protect and redevelop existing employment sites	Protect and redevelop sites if land becomes underused or vacant in order that the employment function in the Masterplan remains strong.	A	• A prosperous Wales; • A more equal Wales;	Enabling employment;
B1. Blackwood Square, Blackwood	Commercial development.	A, B	• A prosperous Wales; • A more equal Wales;	Enabling employment Creating a County Borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
B2. Diverse uses, renovated buildings, vacant units	Prominent buildings should be main-tained and, where possible, improved. Mixed use developments will help to make the town centre busy both during the day and at night. A flexible approach to managing the centre should encourage the use of vacant units for one off events or short term businesses.	A, B, E	• A prosperous Wales; • A more equal Wales; • A Wales of cohesive communities	Enabling employment Support citizens to remain independent and improve their well-being
B3. Blackwood Town Centre Environmental and accessibility enhancements	Increase accessibility and improve the built environment.	B, D	• A more equal Wales; • A Wales of cohesive communities	Support citizens to remain independent and improve their well-being

Project	Description	Masterplan objective	National well-being goals	CCBC well-being goal
B4. Evening and night time economy	Expand the evening and night time economy and advertise the town centre as a 'package' of after dark attractions.	A, B, C	• A prosperous Wales • A Wales of vibrant culture and thriving Welsh language	Enabling employment
B5. Town centre events	Support public events such as festivals and exhibitions would appeal to residents and visitors alike.	A, B, C	• A prosperous Wales • A Wales of vibrant culture and thriving Welsh language	Enabling employment
C1. Blackwood Miners' Welfare Institute ('BMI')	Continue to promote it as a venue for events and entertainment. It has the potential to create demand for accommodation and hospitality in or near Blackwood.	A, B, C	• A prosperous Wales • A Wales of vibrant culture and thriving Welsh language	Enabling employment
D1. South Wales Metro and Metro Plus improvements	Additional services. More frequent services. Possibility of a new station at Crumlin. Mid-valleys rapid transit route along the A472 strategic east-west link.	D	• A prosperous Wales • A resilient Wales • A Wales of cohesive communities	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
D2. Improvements to Llanhilleth and Newbridge railway stations	Hourly service between Ebbw Vale Town and Newport. Improved accessibility and facilities. New and extended platforms.	D	• A prosperous Wales • A resilient Wales • A Wales of cohesive communities	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment

Project	Description	Masterplan objective	National well-being goals	CCBC well-being goal
D3. Active travel	Improve walking, wheeling and cycling routes in the masterplan area	D	• A more equal Wales • A Wales of cohesive communities • A healthier Wales	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015 Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
D4. Bus services	Maintain, if not increase, frequency and range of bus services to give more people an alternative to driving (or being driven)	D	• A more equal Wales • A Wales of cohesive communities	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
D5. Electric vehicles	Develop a network of vehicle charging points. Promote use of electric bicycles	D	• A Wales of cohesive communities	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
E1. Blackwood Little Theatre, Woodbine Road	Promote venue to stimulate night time economy in Blackwood town centre	E	• A Wales of cohesive communities • A prosperous Wales • A Wales of vibrant culture and thriving Welsh language	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015

Project	Description	Masterplan objective	National well-being goals	CCBC well-being goal
E2. Cefn Fforest Miners' Institute, Cefn Fforest	Promote as a community facility	E	• A Wales of cohesive communities • A prosperous Wales • A Wales of vibrant culture and thriving Welsh language	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
E3. Navigation Colliery, Crumlin	Promote as both a community facility and a place of business	E	• A Wales of cohesive communities • A prosperous Wales • A Wales of vibrant culture and thriving Welsh language • A healthier Wales	Creating a County Borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015 Enabling employment
E4. Trinant shopping centre, Trinant	Improve local shopping area (new landscaping, benches, lights).	E	• A Wales of cohesive communities • A healthier Wales • A prosperous Wales	Creating a County Borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
E5. Skatepark, Blackwood Showfield Playground	Creation of a new community facility.	E	• A Wales of cohesive communities • A healthier Wales	Creating a County Borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015

Project	Description	Masterplan objective	National well-being goals	CCBC well-being goal
E7. Blackwood Comprehensive School, Blackwood	Improve a community facility.	E	• A Wales of cohesive communities • A prosperous Wales • A Wales of vibrant culture and thriving Welsh language • A healthier Wales	Creating a County Borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
E8. Pengam Library, Pengam	Additional childcare services	E	• A Wales of cohesive communities	Enabling employment
E9. Ysgol Gymraeg Cwm Derwen, Oakdale	Old demountable classrooms to be removed. New four-classroom block to create 60 school places. Two Welsh-medium childcare providers to move to another part of the school.	E	• A Wales of vibrant culture and thriving Welsh language	Creating a County Borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
E10. Former Pontllanfraith Comprehensive School, Pontllanfraith	Centre for Vulnerable Learners, four-court sports hall, multi-use 3G pitch, respite centre	E	• A Wales of cohesive communities • A healthier Wales	Creating a County Borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
F1 – 9 (all housing or housing-led projects)	New housing.	F	• A more equal Wales • A Wales of cohesive communities	Address the availability, condition and sustainability of homes throughout the County Borough and provide advice, assistance or support to help improve people's well-being

CORPORATE AND REGENERATION SCRUTINY COMMITTEE – 7TH NOVEMBER 2023

SUBJECT: **LISTED BUILDINGS AT RISK REGISTER AND STRATEGY**

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

1. PURPOSE OF REPORT

1.1 This report provides the Scrutiny Committee with an opportunity to consider the Listed Buildings at Risk Register and Strategy prior to consideration by Cabinet. The Buildings at Risk Register and Strategy sets out a framework for the preservation and enhancement of listed buildings at risk over the period 2023-2028.

2. SUMMARY

2.1 Listed buildings are buildings of special architectural or historical significance. The condition of all listed buildings in the County Borough have been surveyed for Cadw who have shared the results with the Council.

2.2 A total of 433 structures have been assessed and the survey found the vast majority of listed buildings are in use and are well maintained. However, some have fallen into disuse, dereliction and disrepair. A total of 72 buildings are considered to be 'at risk'.

2.3 This Strategy has been prepared to identify an action plan to tackle these nationally important buildings and prevent them being lost forever.

3. RECOMMENDATIONS

3.1 That the contents of this report and the 2023 Buildings at Risk Register are noted; and

3.2 That Scrutiny provide any comments on the report and prior to the matter being considered by Cabinet.

4. REASONS FOR THE RECOMMENDATIONS

4.1 To ensure the long-term preservation of listed buildings in the County Borough.

5. THE REPORT

5.1 The legislative and policy framework for the protection of historic buildings and areas is currently formed by the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act) and Planning Policy Wales with additional guidance contained in Technical Advice Note 24: The Historic Environment. The Historic Environment (Wales) Act 2023 will, eventually, supersede the 1990 Act but is not yet in force.

5.2 The Council has statutory duties under the 1990 Act – for example, updating and maintaining the statutory list of buildings; having special regard for historic assets through the Development Management process; and from time to time, reviewing and creating conservation areas.

5.3 There are almost 400 buildings or structures that hold special architectural or historical significance in Caerphilly County Borough. These building, collectively known as "listed buildings," have been officially recognised and listed by the Welsh Ministers on the recommendation of Cadw.

5.4 The vast majority of listed buildings are in use and are well maintained. However, it is recognised that some buildings can fall into disuse, dereliction and disrepair, some of which are of significant social, cultural and historic importance. Surveys of the physical condition the listed buildings within the County Borough were conducted in 1998, 2006, 2011, 2016 and most recently in 2022.

Results of the 2022 Survey

5.5 Cadw appointed consultants, The Handley Partnership, to carry out a survey of all listed buildings in Wales with Caerphilly surveyed in April 2022.

5.6 The survey comprises a rapid external assessment of the condition and use of a building. This allows a condition and criticality grading of the building to be produced.

5.7 Between 2016 and 2022 five buildings at risk were removed from the Register, a major achievement given the recent economic climate. However, there is a back-log of difficult buildings at risk that have been on the register for many years and have not been repaired or found new uses.

5.8 The current Caerphilly BAR register includes 72 buildings and covers a wide range of building types, but the most significant and intractable are those buildings and structures linked to the mining past of the Borough. There are 18 separate structures in this category making up 25% of all BAR in the Borough.

The Buildings at Risk Strategy

5.9 The Strategy accepts that given the range in scale of listed buildings and their sometimes, complex issues there is a need to identify a range of options to tackle buildings at risk.

5.10 In the first instance, all owners of buildings at risk, will be approached and offered advice, encouragement and support on ways to bring their buildings back into beneficial use. However, this Strategy is clear that ‘doing nothing’ is not an option.

5.11 Where owners refuse to cooperate, or cannot be traced, the Council will not hesitate to use the range of enforcement powers available. This, where appropriate, should

include the use of powers to carry out works in default and recover the debt by enforced sale if necessary.

5.12 The approach set out in the Strategy, ensures a fair but firm way of ensuring that only problematic owners are targeted through enforcement, which will always be a last resort.

Support for Owners

5.13 The Council has always provided support for owners in the form of advice, and the Planning Service continues to do this through the Principal Placemaking and Heritage Officer.

5.14 Under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council can make discretionary historic building grants towards the cost of repairs to local historic buildings.

5.15 A Historic Building Grant is being made available from April 2024 to owners of listed buildings at risk within the County Borough utilising the Shared Prosperity Fund. This will be targeted at those buildings contained in the Register.

Enabling and Facilitating Development

5.16 Facilitating development typically involves modifying the property's use or extending it to enhance its viability.

5.17 In rare cases the concept of enabling development may be considered. This typically refers to the release of land for new construction, generating profits that can be utilised for the restoration of the listed building even where it deviates from the adopted Local Development Plan.

The use of Statutory Powers

5.18 The Council's preferred approach is to work with owners to secure improvements and remove assets from the risk register. However, where negotiations fail, owners are unwilling to work cooperatively with the Council, and the condition of the building/structure warrants it, the use of statutory powers will be considered to improve the condition of heritage assets at risk. These are detailed in the Strategy, but range from providing advice to owners, to enforcing the sale of property where there is no cooperation.

5.19 In addition, where a building at risk is also an ‘Empty Home’ a coordinated approach to action in line with Empty Homes Strategy will be taken to ensure the best possible outcome is achieved.

Total Loss / Building Recording

5.20 It is important to recognise that some heritage assets at risk will not be capable of repair and beneficial re-use. Some are already too far decayed, and no longer justify being the focus of scarce resources to try and secure their future. In this case the objective should be to ensure that an adequate record of the historic structure has been obtained.

Conclusion

5.21 The Buildings at Risk Register and Strategy has been devised to develop a more efficient way of working using existing finite resources and focussing the service in a streamlined manner with clear priorities.

6. ASSUMPTIONS

6.1 The key assumption is that delivery and implementation of this Strategy will be undertaken by the Planning Team.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

7.1 The recommendations contained in the report will have a positive overall impact. The IIA form is attached.

8. FINANCIAL IMPLICATIONS

8.1 The proposed Strategy makes use of established budgets to deliver the core Conservation service and provides a platform and direction from which to consider future actions which might require non-recurring expenditure.

8.2 Shared Prosperity Fund money will be made available for the 2024/25 financial year. The Strategy will allow this to be targeted.

8.3 The proposed Strategy provides a basis from which to prioritise expenditure; it provides a basis for seeking external funding, should opportunities arise; it takes a balanced approach to assessing matters of heritage value without committing the Council to excessive expenditure.

8.4 Any financial implications arising from the use of Statutory Powers identified in Section 5 above would need to be funded from within existing budgets or the one-off use of reserves.

9. PERSONNEL IMPLICATIONS

9.1 There are no personnel implications associated with this report.

10. CONSULTATIONS

10.1 The draft report was distributed as detailed below. All comments received have been reflected within the report.

11. STATUTORY POWER

11.1 Local Government (Miscellaneous Provisions) Act 1982
Building Act 1984
Town And Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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Consultees: Cllr Jamie Pritchard, Cabinet Member for Prosperity, Regeneration and Climate Change
Cllr Phillipa Leonard, Cabinet Member for Planning and Public Protection
Cllr Gary Johnston, Chair of Corporate and Regeneration Scrutiny Committee
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Appendices:
Appendix 1 Draft Buildings at Risk Register and Strategy
Appendix 2 IIA

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Appendix 1

Caerphilly County Borough Council

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BUILDINGS AT RISK STRATEGY 2023 - 2028

October 2023

Buildings at Risk Strategy
2023 - 2028

October 2023

This document is Caerphilly County Borough Council's Buildings at Risk Strategy It includes all listed buildings within the Borough that are 'at risk' or 'vulnerable' to becoming at risk.

It is important to bear in mind when reading this Register that most properties included on it are in private ownership and any enquiries about properties should be through the Principal Placemaking and Heritage Officer. Just because a property is included on the Register does not mean that it is for sale, in fact most properties are not.

Survey work for the Register was carried out by the Handley Partnership on behalf of Cadw, whilst the strategy was prepared by the Council's Principal Placemaking and Heritage Officer.

Foreword

Caerphilly County Borough has a rich tapestry of built heritage, spread across the Borough, covering a vast range of types of buildings and structures, both large and small in scale, many of which are designated as listed buildings. These buildings are often in prominent locations and help to establish or reinforce a sense of place. In some cases, these listed buildings can fall into disrepair, for a variety of reasons. In these circumstances, the buildings are identified as being ‘at risk’.

Buildings ‘at risk’ can impact on local communities and the environment in which we live – not only are there the visual signs of neglect, but there can also be social, economic and public safety concerns too. Heritage is a valuable and finite resource: once it’s gone, it’s gone.

The Council, together with building owners and external partners, has secured the repair and conservation of a large number of historic buildings, overseeing them being brought back into long-term use. This document, put together by the Council’s Principal Placemaking and Heritage Officer, sets out the Council’s strategy for tackling heritage ‘at risk’ going forward. It also gives examples of where the various techniques employed in the past have resulted in improvements to some of the more important heritage assets across the Borough.

I am delighted to endorse this strategy, which is aimed at everyone who is concerned with the historic environment – whether local residents, building owners, developers, external organisations, councillors and officers. This strategy will help the Council to achieve its regeneration objectives and conserve those important historic buildings which contribute so much to our Borough and our quality of life.

P. Leonard

Councillor Phillipa Leonard
Cabinet Member for Planning and Public Protection

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Introduction

Caerphilly County Borough has a rich and varied built heritage with over 400 buildings and structures and monuments that are regarded to be of national significance, these are designated as either Listed Buildings or Scheduled Ancient Monuments. In addition, Caerphilly has many areas that are of special architectural or historic interest designated as Conservation Areas, together with 4 historic parks and gardens on the national register. Together these are collectively known as Historic Assets.

Most of the Borough's built heritage is in good condition, being occupied and well maintained. However, there are several Listed Buildings that have fallen into disuse and disrepair. These structures and sites are commonly referred to as buildings 'at risk'. Buildings 'at risk' within the Borough are monitored by the Council and Cadw. A Buildings at Risk register is prepared by consultants on behalf of Cadw and this is published alongside this Strategy.

This Buildings at Risk Strategy for Caerphilly sets out the Council's approach to dealing with those buildings at risk identified on Register.

Background Explanation

"Listed buildings" are identified as buildings of special architectural or historic interest. They are included on lists that are issued by the Welsh Ministers following recommendations from specialist inspectors.

The lists are primarily a collection of the names and addresses of each "listed" property, together with the relevant Ordnance Survey map number, a reference number, a grade (which reflects the degree of significance of the property), an indication of whether or not the property has "Group Value" and a description. The description has no legal significance and acts, only, as an aid to identification.

For Caerphilly, there are twenty-six primary lists, each one covering a community in the area. These lists are subject to formal amendments that are issued by the Welsh Government from time to time.

Entries on the lists can cover a number of buildings or structures, each of which can also be included more than once, (for example where one crosses a community boundary). Furthermore, a single list entry can include several separate properties in multiple ownership (for example, Middle Row, Butetown). As a consequence, it can be difficult to determine the precise number of listed buildings that lie within Caerphilly

County Borough. For the purposes of the Register and Strategy, a count of 433 buildings has been made.

Buildings at Risk Explained

The term “Building at Risk” (BAR) has been defined by Cadw as “an historic building at risk through neglect and decay” as distinct from the threat posed by unsympathetic alteration. In practice, the term has been used more narrowly and “Building at Risk” is shorthand for listed building at risk. The Buildings at Risk Register therefore contains only listed buildings.

The use by local authorities of a standard methodology for identifying BAR allows comparisons to be made between authority areas.

Dependent on the nature of the risk, a building will remain on the register until:

- all repairs are completed;
- the building is wind and watertight;
- the building is free from structural damage; or
- the building is occupied.

Buildings will often move between categories, according to the work undertaken, yet remain on the register.

In certain instances, for example Scheduled Ancient Monuments or ruinous Listed Buildings, the above requirements may not always be appropriate. In these exceptional cases, the historic asset will only be removed once consolidation works have been completed and a ‘managed decline’ approach agreed between the owner(s), the Council and in some cases Cadw.

Navigation Colliery, Crumlin

An almost complete model colliery from the early 20th century.

The need for a Buildings at Risk strategy

The need to develop a strategy to address the issue of listed buildings at risk from neglect and decay has long been identified within Caerphilly. Surveys of the physical condition the listed buildings within the County Borough were conducted in 1998, 2006, 2011, 2016 and most recently in 2022. In order to ensure a proactive approach can be undertaken the Council has published this Strategy and Register of Buildings at Risk.

A number of these nationally important buildings in Caerphilly are at risk through neglect and decay. This register identifies these buildings at risk and notes how their condition has changed (for better or worse) during the period 2011 – 2022. The register will be used to inform and advise listed building owners, members of the public, elected members and council officers of the current condition of listed buildings within the authority's administrative area. The register will help to provide a focus for applying measures to deal with the worst cases of decay and dereliction found in the area's listed buildings.

It is recognised good practice that listed buildings should be retained in use. They are a valuable and irreplaceable resource, representing, amongst other things, an existing investment in local history and culture, of building materials, arts and craftsmanship. They are important landmarks in the local scene and their retention and reuse reduces the need to expend additional energy and resources in providing their replacement. It is part of the role of a local authority to ensure that the local stock of listed buildings is being appropriately managed. This requires an up to date working knowledge of the relevant properties and accepted procedures to be followed in the event of problems being encountered.

Owners of listed buildings are under no statutory obligation to maintain their properties in good repair, although it is usually in their interests to do so. To assist the owners of listed buildings in maintaining their property there is a wealth of advice and guidance. A list of these is available at Appendix A.

The Council can take action to secure repairs when it becomes evident that a building is being allowed to deteriorate. Ultimately, as a last resort, the Council have the power to acquire the property by compulsory purchase with minimum compensation, to secure necessary repairs.

Aims of the Strategy

This document sets out the Council's strategy towards buildings identified as being 'at risk'.

The purpose of the Buildings at Risk Strategy is to identify how the Council will prioritise action towards buildings at risk with the aim of securing their long-term conservation.

The aims of the strategy are:

- To protect and manage the historic environment within Caerphilly County Borough, to reduce the overall number of buildings that are 'at risk' or vulnerable of becoming so. 'Buildings at Risk' are assets which are deemed to be at risk of deterioration or even loss.
- To achieve the repair and restoration of historic assets, which would otherwise be lost. Dealing with heritage at risk is particularly time consuming, but essential, as it is cost-effective in the long run. The greater the deterioration in a building, the greater the costs become. Furthermore, once a building becomes seriously derelict, its chances of survival are reduced and the subsequent repairs can often

A pan-Cymru buildings at risk register is maintained by Cadw and is updated every five years. This register identifies the listed buildings at risk or vulnerable to risk, along with the scale of risk, the condition of the building and other relevant information.

Owners of listed buildings are under no legal obligation to maintain their property in a good state of repair; even though it is in their interests to do so. This Strategy and Register are not intended to criticise an owner who fails to conserve their listed building in an appropriate manner, but to focus on identifying ways to secure our most vulnerable listed buildings for future generations.

The Value of Listed Buildings

Our built heritage represents the very best of our past. It also provides a resource that can play an important role in the future of the Borough as part of regeneration schemes and the promotion of sustainable development. Evidence from across the country demonstrates that heritage is a valuable asset that has an important role to play as a catalyst for regeneration.

Heritage and Regeneration

Heritage can be perceived as a barrier to regeneration, and there are examples of regeneration schemes which have resulted in the loss of heritage assets due to factors such as efficiency, cost, viability and meeting occupier requirements. Listed buildings can be seen as too complicated and difficult to work with, leading to lengthy discussions on restoration and increased maintenance costs. However, historic assets can play an important role in supporting the local economy. For example, across Cymru the heritage sector employs almost 3,500 people with an additional 400 seasonal posts with a further 10,000 people employed in Heritage Tourism. In addition, construction workers in Cymru spend 43% of their time working on the conservation, repair or maintenance of pre-1919 buildings.

Heritage assets can be important to communities and contribute to their identity. They can enrich the fabric of townscapes and landscapes and play an important role in creating a sense of place. Including heritage assets in regeneration schemes can help build community support and have a positive impact by contributing to the character and distinctiveness of development schemes. Equally, where heritage assets fall into disrepair this can lower the overall environmental quality of an area and may detract from the positive effects of regeneration. Ensuring that heritage assets are viable without impacting on their conservation value is crucial, and may require grant support, or cross subsidy from other elements of the scheme.

Heritage and Sustainability

Heritage assets can play a positive role as part of sustainable development, contributing to local economies, attracting investment, and providing local distinctiveness and value. This is echoed by the Government in its overarching aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

Redevelopment results in expending considerable amounts of energy, including demolition, disposal of waste materials and the manufacture, transport and use of materials for any replacement buildings. The re-use and maintenance of heritage assets can contribute to sustainable development by minimising the energy expended, and may outweigh the costs of replacement over the long term. As a result the re-use of existing buildings should be prioritised wherever possible.

Penallta Colliery

The massive powerhall of the former colliery has permission for conversion but this has not yet been implemented

Susannah Houses, Rhymney

A restoration scheme has been agreed with the buildings owner but has not yet been fully implemented.

Methodology

Identification of Buildings

A Buildings at Risk Survey comprises a rapid external assessment of the condition and use of a building. This allows a condition and criticality grading of the building to be produced.

The inspection must by its nature be rapid, often taking only a few minutes. This may seem strange for a building of great importance, but clearly if detailed inspections of buildings are to be carried out it is likely that the work will not be done at all and it has been shown from the extensive work done to date that the information required can be gained from a very simple standardised survey.

The building risk assessment is based on the combination of the condition and occupancy scores according to a standardised methodology. The inspection has two distinct stages. First, an overall condition assessment is made based on a 4 point system as follows:

Score	Condition	Description
1	Very Bad	Significant structural failure or very widespread defects
2	Poor	Some elements in a bad condition but main structure intact
3	Fair	Building generally sound but in need of routine maintenance
4	Good	No major works required

Table 1: Condition Assessment

In addition, an assessment of the level of use of the building is made as follows:

Score	Level of Use
0	Not applicable – for example, a structure such as a tombstone
1	Not occupied
2	Partly occupied
3	Fully occupied

Table 2: Occupancy Assessment

At this stage the type of ownership (e.g. private, religious, public) is assessed, as the main use of the building.

Following the initial overall assessment of the building a second elemental analysis is carried out.

The inspection works to a set template and gives a condition score of between 1 and 4 (1 - very bad, 4 - very good) to a number of key elements as follows:

Element Group	Element	Output
Roof and Upper Parts	Roof covering	Provides information relating to the ability of the building to withstand exposure to weather. The assessment of chimneys and details, gives information on the general level of maintenance of the building.
	Flashings	
	Parapets	
	Chimney	
	Rooflights/Dormer	
	Rain Water Goods	
Main Walls	Wall Structure	Gives information as to the overall stability of the building. If the structure cannot be seen, assessment of the rendering / cladding condition, in conjunction with other measures, will provide the information needed
	Wall Pointing	
	Wall Render	
Windows and Doors	Window Frames	A very useful measure in terms of assessing the level of maintenance the building is receiving. Defects here often provide an early sign of the onset of neglect.
	Window Glazing	
	Door	
	Porch	
Secondary Elements	Architectural Details	These elements reflect the particular nature of a building and can be used as required for specific building types. Boundary elements are of importance to the setting of a building and, as with windows and doors, their neglect can indicate the start of overall neglect of the building
	Shop Front	
	Other Walls	
	Gates	
	Railings	

Table 3: Key Element Assessment

At the same time as carrying out the inspection a photographic record of the building can be produced. This can help to highlight specific defects.

The inspection must be carried out in a systematic and consistent way, if the results are to be compatible, if possible, an area-wide survey should be carried out by one person.

The condition and occupancy risk assessment grading system is as follows:

Survey Assessment		Risk Assessment	
Condition	**Occupancy**	**Risk Score**	**Degree of Risk**
Very Bad (1)	Vacant	1	At Extreme Risk
	Partly occupied	2	At Grave Risk
	Fully occupied	3	At Risk
Poor (2)	Vacant	3	At Risk
	Partly occupied	3	At Risk
	Fully occupied	4	Vulnerable
Fair (3)	Vacant	4	Vulnerable
	Partly occupied	4	Vulnerable
	Fully occupied	5	Not at Risk
Good (4)	Vacant	5	Not at Risk
	Partly occupied	6	Not at Risk
	Fully occupied	6	Not at Risk

Table 4: Risk Assessment

For unoccupied structures the assessment is based on condition only.

Historic Asset Assessment (HAA)

In addition, Cadw's consultants (The Handley Partnership) has developed the Historical Asset Assessment (HAA) system of recording building condition.

The HAA system combines a condition score of between 1 and 4, with 4 being good and 1 being very bad, for the main elements for which data is collected in the survey. The scores for each of the individual elements are combined with weighting factors, which reflect the importance of the element in the overall stability of the building. A measure of the occupancy of the building is also included in the assessment. For each building type there will be a maximum score of 100 and a minimum score of 0. Therefore, simply by looking at the score calculated following the elemental survey a single measure of the building's condition and risk can be arrived at.

The HAA score has a number of distinct advantages over the traditional measure of risk in that it clearly points to those

buildings which are not only at risk but are most severely in need of urgent action to prevent substantial loss.

It is recommended, therefore, that when considering any building, both the risk assessment and the HAA score are taken into account.

Horeb Baptist Church, Gelligaer

The conversion and extension of the chapel to form a house has been approved and is being implemented.

Overview

Establishing the current condition of listed buildings

Caerphilly CBC has maintained a Buildings at Risk register since 1998 with the most recent survey being completed in 2022.

The number of Buildings at Risk within the Borough has fluctuated, with new cases being added and previous cases being resolved, but in line with the national picture, the overall trend has been to reduce the number of Buildings at Risk. The percentage of listed buildings in Caerphilly that are at risk has fallen. Between 2016 and 2022 five Buildings at Risk were removed from the register, a major achievement given the recent economic climate.

However, there is a back-log of difficult BAR that have been on the register for many years and have not been repaired or found new uses.

Broad Use Group	Number of Buildings Percentage of Buildings			Percentage of Buildings		
	At Risk	Vulnerable	Not at Risk	At Risk	Vulnerable	Not at Risk
INDUSTRIAL	2	0	0	100	0	0
EXTRACTIVE	18	3	1	81.82	13.64	4.55
OUTBUILDING	8	0	7	53.33	0	46.67
BOUNDARY	10	8	2	50	40	10
FORTIFICATION	1	0	1	50	0	50
AGRICULTURAL	7	2	6	46.67	13.33	40
ANCILLARY	2	1	2	40	20	40
VACANT	2	3	2	28.57	42.86	28.57
GARDEN	1	0	3	25	0	75
MONUMENT	6	11	24	14.63	26.83	58.54
TRANSPORT	3	8	28	7.69	20.51	71.79
DOMESTIC	10	1	177	5.32	0.53	94.15
RELIGIOUS	2	4	33	5.13	10.26	84.62
HOSPITAL	0	1	0	0	100	0
PROCESS	0	1	1	0	50	50
OTHER	0	1	4	0	20	80
COMMERCIAL	0	2	10	0	16.67	83.33
CIVIC	0	1	8	0	11.11	88.89
EDUCATIONAL	0	0	4	0	0	100
STREET FURNITURE	0	0	1	0	0	100

Table 5: Risk by Broad Use Group

Establishing the current condition of listed buildings

The current Caerphilly BAR register includes 72 buildings and covers a wide range of building types, but the most significant and intractable are those buildings and structures linked to the mining past of the Borough. There are 18 separate structures in this category making up 25% of all BAR in the Borough. After mining related buildings, the other significant groups are:

- Agricultural buildings and outbuildings account for 15 entries.
- There are 10 dwellings in the register.
- Garden or boundary wall structures, such as gates and walls account for 10 entries.

Condition Profile

The condition of each building is assessed and given a rating of good, fair, poor or very bad.

26 of the buildings at risk are in very bad condition.
47 of the buildings at risk are in poor condition.

Condition		Number	%
Good	Structurally sound; weathertight; no significant repairs needed.	231	53.35%
Fair	Structurally sound; in need of minor repair; showing signs of a lack of general maintenance.	129	29.79%
Poor	Deteriorating masonry; leaking roof; defective rainwater goods, usually accompanied by rot outbreaks; general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.	47	10.85%
Very Bad	Structural failure or clear signs of structural instability; loss of significant areas of the roof covering, leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting most of the building.	26	6.00%

Table 6: Condition Profile

Occupancy Profile

An assessment of each building is carried out to best describe how the building is used.

None of the buildings at risk are fully occupied.
Six (8%) of the buildings at risk are partly occupied.
42 (58%) of the buildings at risk are vacant.
24 (33%) of the buildings at risk are structures.

Occupancy	Number	%	% (excluding structures)
Fully occupied	247	57.04%	78.91%
Partly occupied	13	3.00%	4.15%
Vacant	53	12.24%	16.93%
Structure	120	27.71%	

Table 7: Occupancy Profile

Risk Profile

The overall risk assessment is calculated by a combination of condition and occupancy/use, using the table below. Structures which cannot be occupied/used are assessed on condition alone.

Using this basic methodology the following, raw data has been found.

Risk Assessment	Number	%	Risk Score	Number	%
At Risk	72	16.63%	At Extreme Risk (1)	26	6.00%
			At Grave Risk (2)	0	0.00%
			At Risk (3)	46	10.62%
Vulnerable	47	10.85%	Vulnerable (4)	47	10.85%
Not at Risk	314	72.52%	Not at Risk (5)	86	19.86%
			Not at Risk (6)	228	52.66%

Table 8: Risk Profile

HAA Summary Band Profile

The Cadw survey is more detailed and the HAA score (described above) and, over time, typical status profiles have been identified for a range of HAA score bands. By allocating each of the individual building scores to one of these bands it is possible to build up a profile for each group. The band status descriptions are generalised and may not always be entirely applicable to each building type. They do however help to give a feel for the issues faced by a building and group of buildings. As more data is added to the system the band descriptions will be expanded to allow for the building use type in addition to the HAA score.

HAA Group	Number	Percentage
Structurally unsound	21	4.85%
Very poor condition	15	3.46%
Many items require replacement	0	0%
Some critical items require replacement	0	0%
Major repairs required to many items	0	0%
Full refurbishment required	5	1.15%
Ongoing decline	3	0.69%
Serious lack of maintenance	9	2.08%
Maintenance backlog building up	41	9.47%
Reduced maintenance levels	56	12.93%
Secondary item maintenance required	47	10.85%
No significant work required	199	45.96%

Table 9: HAA Summary Profile

Clearly the vast majority of buildings require no significant action, or some additional maintenance to ensure their long-term preservation. There are 41 buildings where more serious action is required.

Prioritising Action

Data Analysis

The Council will analyse the buildings at risk data to prioritise action taken in respect of buildings at risk.

The 2022 Listed Buildings condition survey covered 433 listed buildings in the Borough. 72 buildings have been identified as being ‘at risk’. In addition, 47 buildings are ‘vulnerable’.

Although this figure (almost 16.63%) may initially seem a very high proportion, this in fact conceals many varying building conditions and circumstances.

Of the 72 buildings which have been identified 3 are ‘Scheduled Monuments’, whereby consolidation and managed decay through a process of repair is often considered preferable to renovation or restoration. Such works are effectively regulated by Cadw as where buildings are both listed and scheduled, the scheduled monument legislation takes precedence.

Some deteriorating listed structures will have the potential to be converted to ensure beneficial use (for example Barns), whilst others may not (such as tombs) and some will be relics of a previous era of an almost archaeological nature (such as the Castell Morgraig). 24 (33%) of the Borough’s buildings at risk are structures that offer limited regeneration potential in their own right but often form part of wider heritage sites, for example colliery complexes.

The remaining 46 range from ruinous buildings, to buildings in quite reasonable condition, but which are considered at risk because of the failure of a single critical element (perhaps roof covering or flashings) which makes them vulnerable or likely to degrade exponentially in a short space of time.

The 2022 survey results therefore need to be further analysed to show which types of building are at risk, in order to determine whether there are any trends that need to be addressed by other policies and to determine the priority for action for each property.

Whilst all listed buildings are by definition important, some have a greater degree of significance. Context is a factor. Buildings of marginal quality or character can justify a high priority for action if they have a key role in urban design or landscape terms.

Once the need for intervention has been identified, doing nothing is not an acceptable option. High profile action and success is important. It sends a strong message to the owners of other, problem buildings.

Action plans need to be formulated for each individual listed building. These need to be able to respond to changing circumstances and should therefore be under regular review.

The Government has stressed that it expects local authorities to set a good example in terms of their management of historic assets. Where necessary, early action should therefore be a priority. This should be true of all public sector owners.

It is therefore necessary to evaluate priorities for local authority intervention action according to risk scores, rate of deterioration, the significance of the building and ease of achieving a positive result.

Groups of Buildings

The Council will consider an holistic approach to groups of buildings wherever possible.

Of the 72 buildings identified as at risk 31 (43%) are located within one of six distinct groups as follows:

- Ruperra Castle
- Navigation Colliery
- Penallta Colliery
- Llanbradach Colliery
- Susannah Houses
- Gelli Farm, Trinant

The circumstances of each group means a holistic approach to each site is more likely to produce a positive outcome, however, should an opportunity arise to bring back one building within a group outside of this strategy it should be considered on its own merits.

Rate of Deterioration

The Council will consider the rate of deterioration in determining any action.

To help prioritise action, it is necessary to predict the rate of deterioration. The condition survey includes a building material analysis which highlights how different building materials behave in different ways. This assessment is used to predict rates of decay.

The rate of deterioration of a structure is significant. Where a potentially viable but fragile listed structure is experiencing rapid deterioration, it may be more important to devote resources towards securing its repair than towards a solid masonry property that is only deteriorating slowly. However in the latter case, regular monitoring will be essential.

Significance

The Council will consider the significance of any building in determining any action.

Whilst all listed buildings are significant, some are more significant than others. Usually the significance of a building will be obvious from its grade, the list description and an inspection. Some, however, will be particularly complex; and decay of the fabric may itself reveal an unexpectedly complex development, or suggest much earlier origin. In these cases, reevaluation, to establish the building's true significance, both as a whole and in its elements, is particularly important.

Demonstrating Progress

Where action is taken the Council will publicise this in order to demonstrate progress in the successful and proactive management of the historic environment.

Visible action and success is important. Not only does it demonstrate value for money, but decisive action, will be publicised sends a useful message to everyone responsible for listed buildings.

The extent of intervention necessary to change a situation needs to be assessed carefully and it will be vital to seize any opportunities which arise through an unexpected change in circumstances.

Whilst there is a need to prioritise intervention, the Council consider all buildings at risk to be 'live cases' and will regularly review and take action as appropriate. This is vital in getting across the message to everyone involved the all-important message that doing nothing is not an option.

Buildings at Risk in Council Ownership

The Council will examine buildings at risk in its ownership and an action plan for each BAR will be prepared.

The Welsh Government expect local authorities to set a good example in the manner in which their care for their own listed building stock.

The credibility of the Council's strategy will be judged by the way it deals with any buildings at risk it owns. It is vitally important to be seen to set a good example in developing solutions, even if implementation may take some time.

At this time, there are no Buildings at Risk in Council ownership.

'Vulnerable' Buildings

The Council will write to owners to advise them of the vulnerable status of their buildings and will continue to monitor vulnerable buildings.

In the case of vulnerable buildings the majority of the defects present relate in one way or another to a deficit in maintenance. Over time, without intervention, the condition will worsen and the rate of decay will increase. However, all of the evidence available suggests that, in general, the rate of decay is relatively slow and it can be turned around with well-planned interventions. Some vulnerable buildings do, however, need attention in the short term.

For this group a combination of work to the building and an intensification of use is often required. Dealing with these vulnerable buildings in the short term will have a real effect on reducing the number of buildings at risk in future years.

Prioritised Action Score (PAS)

Whilst the risk assessment and HAA score give good measures as to the current status and likely change profile for a building, there are a range of other facilities which are taken into account in assessing the potential for action for any particular building. To allow the generation of prioritised action lists for all or groups of buildings, an assessment technique has been developed to take account of these additional criteria.

The PAS assessment gives a score between 0 and 100 (100 being the highest priority for action) for each building, based on the following measures: list grade, risk score, the change in decline, the rate of decline, HAA score and cluster HAA (a measure of the general status of the buildings close to that under consideration). A weighting factor is applied to each of the measures to arrive at the overall PAS value.

PAS Score	
Minimum	18.48
Average	29.55
Maximum	66.83

At present, a range of general weighting factors have been applied to the data to give an illustration of the system. Over time the weighting factor values will be updated to reflect the general national view.

PAS Weighting Factor	
Grade	5.0
Risk	6.0
Decline Change	7.0
Decline Rate	8.0
HAA	10.00
Cluster	4.00

The overall PAS value takes the measure scores and combines them by using the applicable weighting factors.

PAS Action Status	Number	%
High	3	0.69
Elevated	34	7.85
Medium	48	11.09
Low	105	24.25
Very Low	243	56.12

The PAS forms the starting point for the Council's Strategy with the 'High' and 'Elevated' buildings being the highest priority buildings.

Options for Action

Support for Owners

The Council will continue to support owners who maintain their buildings through the preparation of guidance notes as appropriate.

The Council will continue to source internal and external funding options for works to listed buildings.

The Council supports the “stitch in time” principle of undertaking regular care and maintenance to historic buildings to ensure that major disrepair does not develop.

Information regarding this will be made available on the Council’s web site. In this way the Council will attempt to pass on the specialist knowledge and information that is available, to those who have day-to-day responsibility for the maintenance of irreplaceable heritage assets.

Enabling and Facilitating Development

The Council will, in exceptional circumstances, consider enabling development to finance the conservation deficit.

As noted above, the best way to secure the future of a listed building is to ensure that it remains in a viable use. There is national guidance and local plan policies to facilitate this. The Council’s officers are available to discuss problems and options with listed building owners, in an endeavour to reach mutually acceptable solutions.

Exceptionally, there may be a case to consider the concept of enabling development to secure the restoration of a listed building that is in a severe state of disrepair. This may simply involve a change of use or extension to a property, to make it more viable.

More usually, enabling development relates to the release of land for new development, thereby realising profit that is used to repair the listed property. There are no local plan policies to support this form of development. By its nature, it often involves a departure from the adopted development plan.

Essentially, owners will need to show that; they have not allowed the property to fall into disrepair through neglect; the unrestricted freehold of the property has been offered unsuccessfully on the open market at a realistic price; the repairs are essential and their costs are not excessive; the repair costs are greater than the market value will be on restoration of the property and the proposal provides an acceptable long term solution for the listed building. In these

exceptional cases, enabling development may be considered to finance the “conservation deficit”.

Ultimately, it may be necessary to accept the total loss of structures that have decayed beyond the stage of reasonable repair. In such cases, other agencies may be required to record the structure before it is lost, and a management regime may be needed if it becomes a controlled ruin. However, if the property is of significant value as an element of formal urban or landscape design, it could be possible to make a case for reconstruction.

The Use of Statutory Powers

The Council will evaluate priorities for local authority statutory intervention action according to priority, where co-operative intervention is unsuccessful.

The Council will establish a specific strategy for each at risk property.

The Council's preferred approach is to work with owners to secure improvements and remove assets from the risk register. However, where negotiations fail, owners are unwilling to work cooperatively with the Council, and the condition of the building/structure warrants it, the use of statutory powers will be considered to improve the condition of heritage assets at risk

There are a number of statutory options and procedures that can be adopted by a local authority in relation to Buildings at Risk.

Section 215 Notice

Section 215 of the Town & Country Planning Act 1990 provides the Council with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area. In certain circumstances, early consideration of the use of s215 could prevent a need for use of other Notices (see below).

Section 215 Notices are a power that can be used by the Council to improve the external appearance of a heritage asset. They can be applied to both designated and non-designated heritage assets, whether vacant or occupied, and allow for works that would generally uplift the appearance of the heritage asset and the surrounding street scene.

Typical works that could be carried out include the tidying up of rubbish, re-glazing of broken windows and cleaning the brickwork of an elevation.

Urgent Works Notice

Where a property is not fully occupied, notice can be served under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This enables the local authority to undertake urgent works to those parts of the property that are not in use. The notice must describe the proposed works and be served to give a minimum of seven days' written warning. The owner can respond by undertaking the specified works. Where it is necessary for the local authority to undertake the works, the costs (including any reasonable establishment costs and professional fees) can be recovered from the owner. However the owner can appeal to the Welsh Ministers on the grounds that the works or their costs were unnecessary, unreasonable or would cause hardship. (This whole procedure can also be applied, under a direction from the Welsh Ministers, to an important, vacant, unlisted building within a conservation area.)

There is an inherent financial risk to the Council of serving an Urgent Works Notice should the owner fail to undertake the work and the Council resolves to do so in default. It is sensible, therefore, that an Urgent Works Notice is only served where there is a reasonable degree of certainty of the Notice being complied with.

Repairs Notice

In order to secure the long-term preservation of a listed building, a Repairs Notice can be served on the building owner under Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires the owner to undertake works that are identified in the comprehensive specification and schedule that should accompany the notice. There is no provision for an appeal against such a notice. However, if after two months, reasonable steps have not been taken to secure the necessary repairs, the local authority can begin compulsory purchase proceedings under Section 47 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This notice, which can be subject to an objection by the owner, requires the confirmation of the Secretary of State. However, the local authority can withdraw the notice at any time, and its service is not a commitment to purchase.

Where a property is acquired in this way, it is possible to request a direction for minimum compensation, if it is considered that the owner has deliberately allowed the building to fall into disrepair. In addition, a local authority will need to have established a strategy for the proper repair and reuse of the property. There are several ways that this can be achieved.

Although it is rare for a building to be compulsory purchased, should this avenue be pursued, it will be necessary from the outset to consider a disposal strategy for the building. It would be appropriate to consider a 'back-to-back' deal where the Council sells the building immediately after purchase to a

developer who has entered into a legal agreement to bring the building back into beneficial use. Such an approach would be sensible should the Council decide to consider serving a Repairs Notice with a view to compulsory purchase.

Gaining Access

Section 88 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is used to gain access to property for the purpose of evaluating its condition, preparing a schedule of works and assessing its value in connection with a proposal to acquire the land or building. The owner is served a written notice of intention to access the land, with the option of obtaining a warrant from a Magistrate's Court if the owner does not comply.

Ancient Monuments and Archaeological Areas Act 1979

Local authorities do not have the power to serve notices on the owners of scheduled ancient monuments, to secure repairs. Under the 1979 Act, grants can be made available under section 24 to provide for the cost of repair or consolidation and recording, via Cadw. Under section 17, management agreements may be arranged to provide funds for repair, agreed between the owner and Cadw or the local authority. Any works to a scheduled ancient monument, including repair, requires scheduled monument consent (SMC), which is granted by Cadw. Listed buildings that are also scheduled are therefore covered by this legislation.

Other Powers

In addition to the above powers, which are planning-based, the Council can also consider the use of a wide range of powers from other areas of the Council, such as housing and building control, to safeguard the future preservation of a heritage asset.

- Empty Dwelling Management Orders (EMDO) – section 132 of the Housing Act 2004.
- Dangerous Structures Order – section 77 of the Building Act 1984.
- Dangerous Building, Emergency Measures – section 78 of the Building Act 1984.
- Ruinous & Dilapidated Buildings & Neglected Sites – section 79 of the Building Act 1984.
- Proceedings For Statutory Nuisances – section 80 of the Environmental Protection Act 1990.
- Public Health, Protection Of Buildings – section 29 of the Local Government (Miscellaneous Provisions) Act 1982.

Enforced Sales

Utilising the powers given to the Council through under Part III Law of Property Act 1925 and Local Land Charges Act 1975, enforced sale is a process by which the Council can bring about the sale of privately owned property or land. It is a means of "selling on" the property or land to a new owner, in circumstances where the present owner is either unwilling or unable to deal with their asset and its associated problems.

The sale is primarily actioned to recover debts owed to the Council which are registered as charges on the property or land, however, it can also have the effect of changing the ownership of the building potentially stimulating new interest and investment.

Empty Homes Strategy

The Council has adopted an Empty Homes Strategy which sets out the Council's plans to bring empty homes back into use over the next five years. It outlines a coordinated, proactive approach to tackling empty homes in partnership with relevant council departments and stakeholders. Where 'Buildings at Risk' are also 'Empty Homes' a coordinated approach to action will be taken to ensure the best possible outcome is achieved.

There may be scope to utilise funding from the Council and/or Welsh Government to help bring empty properties back into use.

The Last Resort – Archaeological and Building Recording

The Council will identify buildings / structures where the condition is so poor that recording and consolidation are considered most appropriate.

It is important to recognise that some heritage assets at risk will not be capable of repair and beneficial re-use. Some are already too far decayed, and no longer justify being the focus of scarce resources to try and secure their future. In this case the objective should be to ensure that an adequate record of the historic structure has been obtained. Advice on standards of recording can be found in Historic England's guidance "Understanding Historic Buildings" (2006) and from the Glamorgan-Gwent Archaeological Trust.

It is necessary to identify where buildings or structures have decayed so far that repair would result in a virtually new structure. These are comparatively rare; even where interiors are wholly lost, a buildings shell is often of sufficient interest and soundness to be worth restoring. The remains of structures will still have archaeological value, or are significant features in the landscape, justify consolidation as ruins, if long term management can be secured.

Where it is clear that a building is a 'total loss', little can be done beyond recording and salvage, and considering whether the site still has archaeological value. Reconstruction would only be justified if the structure formed an integral part of a designed landscape. The loss should be openly admitted to highlight the inevitable consequences of long-term inaction.

Valuing Historic Buildings

Where resources can be found the Council will provide an Historic Buildings Grant programme.

Under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the council can make discretionary historic building grants towards the cost of repairs to local historic buildings.

A Historic Building Grant is being made available from April 2024 to owners of listed buildings at risk within the Borough. If successful, applicants could see the Council provide financial assistance to help fund the costs of a restoration project for buildings qualifying for the scheme.

Further details will be made available on the Council's website when such a programme is operating.

Appendix A – Useful Information

Welsh Government	Technical Advice Note 24: The Historic Environment, 2017
Cadw	Conservation Principles, 2011 Managing Listed Buildings at Risk, 2017 Managing Change to Listed Buildings, 2017 Understanding Listing in Wales, 2018
Historic England	Stopping the Rot, 2023 Vacant Historic Buildings, 2018
The Victorian Society	https://www.victoriansociety.org.uk/
The Georgian Group	https://georgiangroup.org.uk/
The Twentieth Century Society	https://c20society.org.uk/
Society for the Protection of Ancient Buildings	https://www.spab.org.uk/

Appendix B – Success Stories

Maesycwmmer / Hengoed Viaduct

The refurbishment of the Grade II* listed Maesycwmmer / Hengoed Viaduct and its opening up to pedestrians and cyclists as part of the National Cycle Route (Route 47) after it had been closed for over 35 years, with the installation of new fencing and integral lighting, easy access viewing platforms and sculptures; has given this structure a new lease of life.

Winding House, New Tredegar

The Winding House, New Tredegar is a grade II* listed building, built on the site of the former Elliot Colliery; the museum's centre-piece is its original Victorian winding engine, that used to operate the cages that transported men and coal between the surface and the mine below. It has been sensitively refurbished and extended to provide a museum, Heritage Research Centre and coffee/gift shop, and is run by local volunteers.

Llancaiach Fawr

Llancaiach Fawr Manor House, a grade I listed manor house, has been sympathetically restored inside and out, with the important addition of a new accessible lift and staircase tower hidden discreetly to the rear, to provide greater access to this major visitor attraction, designed in close consultation with Cadw and in line with the provisions of the Equality Act 2010. It was built for Dafydd ap Richard in C1550.

St Ilan's School

The bringing back into full educational use of the former St Ilan's school, Pontygwindy Road, Caerphilly which stood vacant and deteriorating for over 7 years, is now a Welsh medium primary school and now stands proudly fronting a large super-school site, now known as Ysgol Gyfun Cwm Rhymni Y Gwyndy Campus.

Newbridge Memo

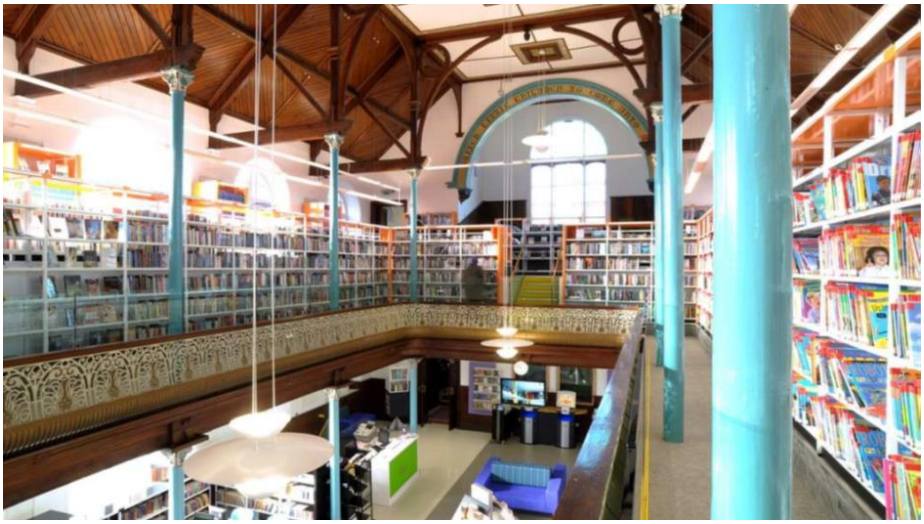
The Celynen Collieries Workmens' Hall (Memo of 1924) and Workmens' Institute (of 1908), High Street, Newbridge, 2 fine grade II* & II listed buildings, have now both been brought back into public use as a thriving arts and entertainment centre, serving the valley communities of SE Wales, with a public library, theatre conference venue and ballroom.

Blackwood Miners Institute

Blackwood Miners' Welfare Institute, High Street, Blackwood, a fine grade II* listed building that first opened its doors in 1927, has been sensitively refurbished throughout and a new, rear extension has been built to provide spacious performance facilities.

Hanbury Road Baptist Chapel

Hanbury Road Baptist Chapel, Bargoed, a Grade II* listed building has been converted into a new public library, with One Stop Customer Care Services and a local history research room, whilst continuing to serve as a smaller, but well preserved place of worship.



Oakdale Public House

The former Oakdale Hotel, Oakdale, which was for many years a deteriorating redundant public house and grade II listed building, has been sensitively converted into 9 residential apartments achieved through collaboration with the Welsh Government, Pobl, Caerphilly's Private Housing Section and its Planning Section.

Appendix C – Action Plan

Prioritised Action Score - HIGH

ID	Building Name	PAS	Summary	Recommended Action
1	Ruperra Castle	66.81	Scheduled Monument Structurally unsound with multiple failures - loss may follow in short term.	Liaison with owner and Cadw Discussion with Ruperra Castle Preservation Trust. Encourage consolidation. Consider a recording exercise. Holistic approach to site is preferred.
2	Former Navigation Colliery Power House and Pump House	66.71	Condition is very poor, main structural elements serviceable but many areas need major work or replacement.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
3	Bryngwyn Colliery Engine House	62.92	Scheduled Monument Widespread and serious defects, the loss of the building is possible in the short/medium term.	Liaison with owner and Cadw Encourage consolidation Consider a recording exercise

Prioritised Action Score - Elevated

ID	Building Name	PAS	Summary	Recommended Action
4	Tabor United Reformed Church	61.86	Condition may decline quickly if action is not taken, multiple elements need attention. Capable of reuse.	Capable of reuse. Liaise with owner.
5	Barn at Gelli	61.74	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Possibly capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
6	Gelli farmhouse - attached farm range	60.26	Structurally unsound with multiple failures - loss may follow in short term.	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
7	Glasshouse to north-east of Ruperra Castle	58.64	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Liaise with owner. Holistic approach to site is preferred.
8	Gelli farmhouse	58.41	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
9	Former Navigation Colliery Lamp Room	58.32	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
10	Former Navigation Colliery Electrical Outbuilding	58.19	Widespread and serious defects, the loss of the building is possible in the short/medium term.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
11	The Coach House, Pwll-y-Pant	58.11	Structurally unsound with multiple failures - loss may follow in short term.	Capable of reuse. Liaise with owner. Consider a Notice.
12	Former Navigation Colliery Powder Store and adjoining N Rear Revetment Wall	57.7	Structurally unsound with multiple failures - loss may follow in short term.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.

ID	Building Name	PAS	Summary	Recommended Action
13	Stable at Cascade House drive	57.63	Structurally unsound with multiple failures - loss may follow in short term.	Capable of reuse. Liaise with owner. Consider a Notice.
14	Former Navigation Colliery Offices	57.61	Structurally unsound with multiple failures - loss may follow in short term.	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
15	Church of St Luke	57.18	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Capable of reuse. Liaise with owner. Consider a Notice.
16	Generating House and attached workshops to north-west of Ruperra Castle	57.02	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner. Holistic approach to site is preferred.
17	Former Navigation Colliery Fan House and Fan Drift	56.89	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
18	Former Navigation Colliery Workshops and Stores	56.79	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
19	No.1 Susannah Houses	55.94	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.
20	No.2 Susannah Houses	56.13	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.
21	No.3 Susannah Houses	56.13	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.
22	No.4 Susannah Houses	56.13	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.

ID	Building Name	PAS	Summary	Recommended Action
23	Farm Range with Bee-boles at Beddau Farmhouse	56.09	Widespread and serious defects, the loss of the building is possible in the short/medium term	Capable of reuse. Liaise with owner.
24	Former Llanbradach Colliery fan house	55.85	Structurally unsound with multiple failures - loss may follow in short term	Liaise with owner. Holistic approach to site is preferred.
25	Former Navigation Colliery Baths	55.85	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
26	Former Llanbradach Colliery upper revetment wall	55.65	Widespread and serious defects, the loss of the building is possible in the short/medium term	Liaise with owner. Holistic approach to site is preferred.
27	Penallta Colliery Engine Hall - Fan House	55.16	Major repair or replacement of defective elements now needed, rapid action is required	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
28	Summer House to north-east of Ruperra Castle	55.1	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Liaise with owner. Holistic approach to site is preferred.
29	Former Navigation Colliery Chimney	55.05	Condition may decline quickly if action is not taken, many elements need attention	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
30	Former Navigation Colliery North Winding Engine House	54.91	Condition may decline quickly if action is not taken, many elements need attention	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.

ID	Building Name	PAS	Summary	Recommended Action
31	Former Navigation Colliery South Winding Engine House	54.8	Condition may decline quickly if action is not taken, many elements need attention	Liaise with owner and Friends of Navigation Colliery. Holistic approach to site is preferred.
32	Penallta Colliery Engine Hall	54.77	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
33	Chest tomb (No.1) at Siloh Presbyterian Church	53.32	Widespread and serious defects, the loss of the building is possible in the short/medium term	Liaise with Church
34	Barn at Dyffryn Isaf	53.16	Condition is very poor, main structural elements serviceable but many areas need major work or replacement	Capable of reuse. Liaise with owner. Consider a Notice.
35	Penallta Colliery Baths Building	52.29	Condition may decline quickly if action is not taken, many elements need attention	Capable of reuse. Liaise with owner. Consider a Notice. Holistic approach to site is preferred.
36	Barn at Gwern Leyshon Farm	51.45	Major repair or replacement of defective elements now needed, rapid action is required	Capable of reuse. Liaise with owner. Consider a Notice.
37	Former Dairy and Laundry to north of Ruperra Castle	50.4	Major repair or replacement of defective elements now needed, rapid action is required	Liaise with owner. Holistic approach to site is preferred.

Appendix D – Stages of Action

In pursuing privately-owned BARs, the Council will follow the Historic England recommended 'stages of action' set out in their document 'Stopping the Rot' which has been endorsed by Cadw. These stages or 'steps' are elaborated into the Council's own strategy as follows.

Stages of Action

1. Initial contact expressing the Authority's concerns, the need for protection and the Council's intent.
2. Request a site meeting, to discuss the circumstances of the case and Health & Safety issues.
3. Request access to the site and building, for the purpose of survey and making a dated photographic record, if necessary, using Section 88 power of entry.
4. Prepare a draft Schedule of Repairs. The form of the Schedule will be concisely written; will state why works are necessary, in terms of performance; will list specific works capable of being implemented by an owner who decides to act of his own volition; will set out alternative works, if any; and will state standards of work to be achieved.
5. Consider the most appropriate form of action to take at this point. Consider whether Notices might be appropriate such as:
    a. Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – criminal offence
    b. Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – listed building enforcement notice
    c. Section 77 of the Buildings Act 1984 – dangerous structure
    d. Section 78 of the Buildings Act 1984 – immediate danger
    e. Section 79 of the Buildings Act 1984 – dilapidation
    f. Section 215 of the Town and Country Planning Act 1990 – amenity
    g. Section 29 of the Local Government Act 1982 – public health.
6. Meet the owner or agent again, so that they are aware of the process. This may be sufficient to make the owner provide written confirmation of their intention to carry out the works on the draft schedule, with a start date.
7. Request Cadw for grant support. Cadw may possibly 'underwrite' the Authority's costs with an 80% grant in pursuing the service of a Statutory Notice. This is provided that the Council intends to recover the costs from the owner – if necessary using a Section 55 Notice – as the grant is repayable to Cadw. To qualify, the building would have to be on the Authority's BAR Register, and, in the case of a Section 54 UWN, vacant /

unoccupied, and the grade of the building would have to be Grade I or Grade II* (but not a Scheduled Ancient Monument), or Grade II within a CA.

8. Appoint a project manager– normally the Authority's Conservation Officer.
9. Seek the support of senior management and Members.
10. Prepare a costed Schedule of Repairs. The maximum administrative cost of preparing a schedule should typically be £1,000-2,000. The maximum cost of the Urgent Works could reach £40,000, including the costs of renting equipment. Items in a typical schedule should include: site barriers, propping, making services safe, removing rubbish and asbestos and vegetation, repairs to roofs and rainwater goods, provision of ventilation.
11. Meet the owner or agent again so that they are aware of the process.
12. Consider whether the building is so neglected that the need for permanent repair accumulates to 'risk of serious harm' – regardless of whether the building is occupied or not, and of the owner's means. If so, and if the Authority has a partner such as a Building Preservation Trust or other suitable partner lined up and committed to take over ownership of such a difficult BAR, then the Authority will consider pursuing not only a Section 54 UWN but also, with confirmation of the Secretary of State, a Section 48 full Repairs Notice involving Compulsory Purchase for 'the proper, long-term preservation of the building'. Only the owner can carry out repairs specified in a Section 48 full Repairs Notice. Such cases are complex, so the Authority would need to appoint a Project Manager, ideally a conservation-accredited Registered Architect or Chartered Surveyor, whilst also pursuing urgent works in the short term.
13. Prepare a project plan with target dates and a strategy for the long-term future of the building, and seek Member support. The Authority will be 'resolved but fair' in its actions.
14. Request tenderers for the contract to submit a lump fee for the works, accompanied by a methodology, and agree a time-charge for any additional work.
15. The chosen tender will not necessarily be the lowest: it will instead have the best methodology.
16. Arrange access to the site and building for the contractor, who will keep their own dated photographic record.

Appendix E - Gazetteer of 'At Risk' Buildings

Ref No	Community	Building Name	HAA
13560_1	Llanbradach	The Coach House, Pwll-Y-Pant	10.5
13587_1	Rhymney	No.4 Susannah Houses	10.5
13587_3	Rhymney	No.3 Susannah Houses	10.5
13587_4	Rhymney	No.2 Susannah Houses	10.5
16425_1	Crumlin	Former Navigation Colliery Powder Store And Adjoining N Rear Revetment Wall	11.17
25529_1	Gelligaer	Stable At Cascade House Drive	11.17
1889_1	Crumlin	Former Navigation Colliery Offices 1	11.39
13587_2	Rhymney	No.1 Susannah Houses	11.39
22103_1	Llanbradach	Former Llanbradach Colliery Fan House	11.5
14069_1	Rudry	Ruperra Castle	11.54
21259_2	Crumlin	Gelli Farmhouse - Attached Farm Range	12.29
21379_1	Caerphilly	Farm Range With Bee-Boles At Beddau Farmhouse	12.98
21260_1	Crumlin	Barn At Gelli	13.13
21259_1	Crumlin	Gelli Farmhouse	13.69
22097_1	Llanbradach	Former Llanbradach Colliery Upper Revetment Wall	14.5
20144_1	Rudry	Glasshouse To North-East Of Ruperra Castle	15.03
1895_1	Crumlin	Former Navigation Colliery Electrical Outbuilding	15.26
1892_1	Crumlin	Former Navigation Colliery Lamp Room	16
21311_1	Bedwas, Trethomas and Machen	Bryngwyn Colliery Engine House	16.65
21624_1	Pontllanfraith	Chest Tomb (No.1) At Siloh Presbyterian Church	17.49
1896_1	Crumlin	Former Navigation Colliery Power House And Pump House	19.47
1893_1	Crumlin	Former Navigation Colliery Workshops And Stores	19.5
20145_1	Llanbradach	Summer House To North-East Of Ruperra Castle	19.71
18973_1	Rhymney	Generating House And Attached Workshops To North-West Of Ruperra Castle	20.06
16428_1	Rhymney	Former Navigation Colliery Baths	21.4
18961_1	Rhymney	Tabor United Reformed Church	38.93
25497_1	Crumlin	Pigsty At Cefn-Y-Brithdir	16.9
21309_1	Gelligaer	Barn At Dyffryn Isaf	17.75
13579_1	Crumlin	Penallta Colliery Engine Hall	20
1897_1	Rhymney	Former Navigation Colliery Fan House And Fan Drift	21.12
13540_1	Llanbradach	Castell Morgraig	21.42
20146_1	Rudry	Castellated Boundary Wall To Ha-Ha To East And South Of Ruperra Castle	21.42
21267_1	Crumlin	Rear Revetment Wall S	21.42
22095_1	Caerphilly	Former Llanbradach Colliery Brick Reservoir	21.42

Ref No	Community	Building Name	HAA
1903_1	Crumlin	Church Of St Luke	21.52
16426_1	Crumlin	Former Navigation Colliery Heapstead And Main Revetment Wall	21.57
21254_1	Llanbradach	Crumlin Viaduct W Abutment Ebbw Valley	21.57
18972_1	Rudry	Former Dairy And Laundry To North Of Ruperra Castle	22.81
13579_2	Crumlin	Penallta Colliery Engine Hall - Fan House	23.97
22520_2	Crumlin	Pen-Y-Van - Attached Range To Left	24.47
21440_1	Bedwas, Trethomas and Machen	Barn At Gwern Leyshon Farm	25.25
21737_1	Pontllanfraith	Thomas Family Monument Family Monument	25.49
18971_1	Crumlin	Stable And Coach-House Courtyard Ranges To North Of Ruperra Castle	25.72
87580_1	Crumlin	Memorial Gates To Abertillery And District Hospital	26.7
25499_1	New Tredegar	Barn Range At Cefnrhychdir	26.18
25181_1	Rhymney	Boundary Wall And Railings At St David's Churchyard	27.01
21636_1	Pontllanfraith	Nicholas Monument At New Bethel	29.26
26702_1	Blackwood	Upper Terrace Revetment And Steps In Garden To S Of Maes	29.26
21255_1	Crumlin	Crumlin Viaduct Ne Abutment Cwm Kendon	29.56
22520_1	Risca	Pen-Y-Van	29.59
21511_1	Penmaen	Wall, Railings And Gates At Oakdale Hospital	30.4
22094_1	Llanbradach	Former Llanbradach Colliery Engine Hall	30.77
22100_1	Llanbradach	Former Llandbradach Colliery Workshops Range	30.92
21306_1	Bedwas, Trethomas and Machen	Gelli Wastad	31.36
21381_1	Caerphilly	Brick Stack At Wernddu	31.75
1890_1	Crumlin	Former Navigation Colliery Chimney	33.38
16427_1	Crumlin	Former Navigation Colliery Middle Revetment Wall	33.38
21630_1	Pontllanfraith	Garden Wall At Penllwyn	33.38
21503_1	Newbridge	Former Hall's Tramroad And Railway Tunnel W Portal	33.38
1894_1	Crumlin	Former Navigation Colliery North Winding Engine House	35.64
25182_1	Rhymney	Former Pay Office Noddfa Buildings	35.78
1891_1	Crumlin	Former Navigation Colliery South Winding Engine House	35.96
18971_1	Crumlin	Stable And Coach-House Courtyard Ranges To North Of Ruperra Castle	25.72
87580_1	Crumlin	Memorial Gates To Abertillery And District Hospital	26.7

Ref No	Community	Building Name	HAA
25499_1	New Tredegar	Barn Range At Cefnrhychdir	26.18
25181_1	Rhymney	Boundary Wall And Railings At St David's Churchyard	27.01
21636_1	Pontllanfraith	Nicholas Monument At New Bethel	29.26
26702_1	Blackwood	Upper Terrace Revetment And Steps In Garden To S Of Maes	29.26
21255_1	Crumlin	Crumlin Viaduct Ne Abutment Cwm Kendon	29.56
22520_1	Risca	Pen-Y-Van	29.59
21511_1	Penmaen	Wall, Railings And Gates At Oakdale Hospital	30.4
22094_1	Llanbradach	Former Llanbradach Colliery Engine Hall	30.77
22100_1	Llanbradach	Former Llandbradach Colliery Workshops Range	30.92
21306_1	Bedwas, Trethomas and Machen	Gelli Wastad	31.36
21381_1	Caerphilly	Brick Stack At Wernddu	31.75
1890_1	Crumlin	Former Navigation Colliery Chimney	33.38
16427_1	Crumlin	Former Navigation Colliery Middle Revetment Wall	33.38
21630_1	Pontllanfraith	Garden Wall At Penllwyn	33.38
21503_1	Newbridge	Former Hall's Tramroad And Railway Tunnel W Portal	33.38
1894_1	Crumlin	Former Navigation Colliery North Winding Engine House	35.64
25182_1	Rhymney	Former Pay Office Noddfa Buildings	35.78
1891_1	Crumlin	Former Navigation Colliery South Winding Engine House	35.96
25531_1	Gelligaer	The Old Mill	36.22
13541_1	Gelligaer	Llanbradach Fawr	36.35
13580_1	Gelligaer	Penallta Colliery Baths Building	37.48
21627_1	Pontllanfraith	Wall, Railings And Gates At New Bethel Chapel Graveyard	37.52
21313_1	Bedwas, Trethomas and Machen	Railed Monument Of Price Family In Churchyard At Se Corner Of St Barrwg's Church	39.72
21443_3	Rudry	Moses Family Chest Tomb (No.1) In Churchyard Of St James, Rudry	39.74
21429_1	Gelligaer	Horeb Baptist Church	44.34
21258_1	Crumlin	Penrhiwlas	45.22
21011_1	Crosskeys	Generator Tower	48.55
21957_1	Aber Valley	Tomb Of William Edwards In The Churchyard Of St Ilan, Eglwysilan	70.81

Appendix F - Gazetteer of 'Vulnerable' Buildings

Ref No	Community	Building Name	HAA
22099_1	Llanbradach	Former Llanbradach Colliery Middle Revetment Wall	33.38
21263_2	Crumlin	Llanerch-Uchaf Farmhouse - Attached Farm Range	33.99
1884_1	Crumlin	Crumlin Viaduct E Abutment Ebbw Valley	41.52
21009_1	Crosskeys	Former Railway Bridge Over Canal Outfall	41.52
21443_1	Rudry	Moses Family Chest Tomb (No.3) In Churchyard Of St James, Rudry	41.52
25738_1	Abercarn	Terraced Steps At The Gables	42.06
22098_1	Llanbradach	Former Llanbradach Colliery Engineering Shops	44.07
26706_3	Blackwood	Terrace At Maes Manor	44.41
87492_1	Penmaen	Iron Bridge In Grounds Of Woodfield Park	44.63
84994_1	Rudry	'New Mansion' At Ruperra Home Farm	51.25
21958_1	Aber Valley	Memorial To Annie Lawrence In The Churchyard Of St Ilan, Eglwysilan	60.87
21443_2	Rudry	Moses Family Chest Tomb (No.2) In Churchyard Of St James, Rudry	61.54
21624_2	Pontllanfraith	Chest Tomb (No.1) At Siloh Presbyterian Church	63.69
21633_1	Pontllanfraith	Monument To Martha Williams At New Bethel	63.69
21634_1	Pontllanfraith	Monument To Margaret Williams At New Bethel	65.66
21439_1	Rudry	Michaelston Bridge (Partly In Michaelston-Y-Fedw Community)	67.61
21307_1	Bedwas, Trethomas and Machen	Former Workmen's Hall And Institute Hall And Institute	65.57
21430_1	Rhymney	Penuel Baptist Church	68.66
20999_1	Abercarn	English Baptist Church And Walled Forecourt	69.06
1881_1	Pontllanfraith	Penllwyn, Former Manor House Now Penllwyn Arms Public House	70.57
22319_1	Ynysddu	The Pioneer Hotel	72.45
26703_1	Blackwood	Lower Terrace Revetment And Gates In Garden To S Of Maes Manor	73.7
22314_1	Ynysddu	Former Penllwyn Tramroad Viaduct At Nine Mile Point	74.24
21256_1	Crumlin	Crumlin Viaduct Sw Abutment Cwm Kendon	76.4
21304_1	Bedwas, Trethomas and Machen	Remains Of Churchyard Cross	77.83
25537_1	Gelligaer	Bee-Boles At Gelliargwellt Uchaf	77.83
87579_1	Crumlin	Abertillery And District Hospital (Original Ranges Only)	78.78
22515_1	Risca	Entrance Gateway At Churchyard Of St Mary Risca	79.03
26704_1	Blackwood	Gate Piers And Flanking Walls To Forecourt Of Maes Manor	79.03
21261_1	Crumlin	Church Of Christchurch (Former)	80.01

Ref No	Community	Building Name	HAA
21441_1	Rudry	Cefn Mably Bridge (Also Known As Cefn Llwyd Bridge)	80.23
20995_1	Abercarn	Welsh Presbyterian Church	81.13
21000_1	Abercarn	English Baptist Church Sunday School	81.52
26706_1	Blackwood	Kitchen Garden Walls At Maes Manor	81.68
26707_1	Blackwood	Gate Piers With Flanking Doorways And Walls At Entrance To Maes Manor	82.51
13578_1	Rhymney	Church Of St David	85.06
13567_1	Maesycwmmer	The Woollen Mill	85.11
13548_11	Rhymney	No.2 Middle Row	86.1
13585_1	Gelligaer	Penallta Colliery No.1 Headframe	89.12
13586_1	Gelligaer	Penallta Colliery No.2 Headframe	89.12
21632_1	Pontllanfraith	Monuments To James Thomas And Family At New Bethel	90.5
13569_1	Gelligaer	Old Fire Station	91.52
21736_1	Penyrheol, Trecenydd and	Monument To Thomas James Thomas And Others	91.94
22320_1	Ynysddu	K6 Telephone Box Outside Pioneer Hotel	93.51
21638_1	Pontllanfraith	Monument To Thomas Henry Thomas At New Bethel	93.59
22511_1	Risca	Canal Bridge Over Monmouthshire And Brecon Canal By Moriah Hill	94.01
21635_1	Pontllanfraith	Monument To Elizabeth Jones At New Bethel	97.36

Caerphilly County Borough Council - Integrated Impact Assessment – Appendix 2

This integrated impact assessment (IIA) has been designed to help support the Council in making informed and effective decisions whilst ensuring compliance with a range of relevant legislation, including:

- Equality Act 2010 (Statutory Duties) (Wales) Regulations 2011
- Socio-economic Duty – Sections 1 to 3 of the Equality Act 2010
- Statutory Consultation v Doctrine of Legitimate Expectation and Gunning Principles
- Welsh Language (Wales) Measure 2011
- Well-being of Future Generations (Wales) Act 2015

PLEASE NOTE: Section *3 Socio-economic Duty* only needs to be completed if proposals are of a strategic nature or when reviewing previous strategic decisions. See page 6 of the Preparing for the Commencement of the Socio-economic Duty Welsh Government Guidance.

1. Proposal Details			
Lead Officer	**Head of Service**	**Service Area & Department**	**Date**
Peter Thomas	**Rhian Kyte**	**Regeneration and Planning**	

What is the proposal to be assessed? *Provide brief details of the proposal and provide a link to any relevant report or documents.*

Listed Buildings at Risk Register and Strategy

2. Equality Act 2010 (Statutory Duties) (Wales) Regulations 2011

(The Public Sector Equality Duty requires the Council to have "due regard" to the need to eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity between different groups; and foster good relations between different groups). Please note that an individual may have more than one protected characteristic.

Protected Characteristics	Does the proposal have any positive, negative or neutral impacts on the protected characteristics and how?	If there are negative impacts how will these be mitigated?	What evidence has been used to support this view?
Age *(people of all ages)*	Nil.	None identified.	
Disability *(people with disabilities/ long term conditions)*	Nil.	None identified.	
Gender Reassignment *(anybody who's gender identity or gender expression is different to the sex they were assigned at birth)*	Nil.	None identified.	
Marriage or Civil Partnership *(people who are married or in a civil partnership)*	Nil.	None identified.	
Pregnancy and Maternity *(women who are pregnant and/or on maternity leave)*	Nil.	None identified.	
Race *(people from black, Asian and minority ethnic communities and different racial backgrounds)*	Nil.	None identified.	

Protected Characteristics	Does the proposal have any positive, negative or neutral impacts on the protected characteristics and how?	If there are negative impacts how will these be mitigated?	What evidence has been used to support this view?
Religion or Belief *(people with different religions and beliefs including people with no beliefs)*	Nil.	None identified.	
Sex *(women and men, girls and boys and those who self-identify their gender)*	Nil.	None identified.	
Sexual Orientation *(lesbian, gay, bisexual, heterosexual, other)*	Nil.	None identified.	

3. Socio-economic Duty (Strategic Decisions Only)

(The Socio-economic Duty gives us an opportunity to do things differently and put tackling inequality genuinely at the heart of key decision making. Socio-economic disadvantage means living on a low income compared to others in Wales, with little or no accumulated wealth, leading to greater material deprivation, restricting the ability to access basic goods and services)

Please consider these additional vulnerable groups and the impact your proposal may or may not have on them:

- Single parents and vulnerable families
- People with low literacy/numeracy
- Pensioners
- Looked after children
- Homeless people
- Carers
- Armed Forces Community
- Students
- Single adult households
- People misusing substances
- People who have experienced the asylum system
- People of all ages leaving a care setting
- People living in the most deprived areas in Wales (WIMD)
- People involved in the criminal justice system

Socio-economic Disadvantage	Does the proposal have any positive, negative or neutral impacts on the following and how?	If there are negative impacts how will these be mitigated?	What evidence has been used to support this view?
Low Income / Income Poverty *(cannot afford to maintain regular payments such as bills, food, clothing, transport etc.)*	Nil.	None identified.	

Socio-economic Disadvantage	Does the proposal have any positive, negative or neutral impacts on the following and how?	If there are negative impacts how will these be mitigated?	What evidence has been used to support this view?
Low and/or No Wealth *(enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provisions for the future)*	Nil.	None identified.	
Material Deprivation *(unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, hobbies etc.)*	Nil.	None identified.	
Area Deprivation *(where you live (rural areas), where you work (accessibility of public transport) Impact on the environment?*	Nil.	None identified.	
Socio-economic Background *(social class i.e. parents education, employment and income)*	Nil.	None identified.	
Socio-economic Disadvantage *(What cumulative impact will the proposal have on people or groups because of their protected characteristic(s) or vulnerability or because they are already disadvantaged)*	Nil.	None identified.	

4. Corporate Plan – Council's Well-being Objectives

(How does your proposal deliver against any/all of the Council's Well-being Objectives? Which in turn support the national well-being goals for Wales as outlined in the Well-being of Future Generations (Wales) Act 2015. Are there any impacts (positive, negative or neutral? If there are negative impacts how have these been mitigated?) Well-being Objectives

Objective 1 - Improve education opportunities for all	Not applicable.
Objective 2 - Enabling employment	Not applicable.
Objective 3 - Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being	The Buildings at Risk Strategy will address the condition of listed buildings and will result in the increased availability of housing across the Borough.
Objective 4 - Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impact on the environment	Not applicable.
Objective 5 - Creating a county borough that supports healthy lifestyle in accordance with the Sustainable Development principle with in the Well-being of Future Generations (Wales) Act 2015	Not applicable.
Objective 6 - Support citizens to remain independent and improve their well-being	Not applicable.

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4a. Links to any other relevant Council Policy

(How does your proposal deliver against any other relevant Council Policy?)

The scheme links with the adopted Empty Homes Strategy. It also furthers the objectives in the Council's Regeneration Strategy

5. Well-being of Future Generations (Wales) Act 2015 – The Five Ways of Working (ICLIP)

(Also known as the sustainable development principles. The Act requires the Council to consider how any proposal improves the economic, social, environmental and cultural well-being of Wales using the five ways of working as a baseline)

Ways of Working	How have you used the Sustainable Development Principles in forming the proposal?
Long Term	Consider the long-term impact of the proposal on the ability of communities to secure their well-being. The Strategy is intended to ensure the long term preservation of nationally significant listed buildings across the Borough.
Prevention	Consider how the proposal is preventing problems from ocurring or getting worse The Strategy will prevent the decline of nationally significant listed buildings across the Borough.
Integration	Consider how your proposal will impact on other services provided in our communities (these might be Council services or services delivered by other organisations or groups) The Strategy will, in part, compliment the Private Sector Empty Homes Strategy
Collaboration	Consider how you are working with Council services or services delivered by other organisations or groups in our communities. The Strategy will, in part, compliment the Empty Homes Strategy. It also reflects the ambitions of Cadw, the Welsh Government's historic environment arm.
Involvement	Consider how you involve people who have an interest in this proposal and ensure that they represent the diversity of our communities. The historic environment is a shared resource. There is a strong public interest in the heritage values of different places, whatever their ownership. The use of law, public policy and investment is justified to protect that interest. The legal procedures contained within the Strategy provide the mechanisms for arbitrating between private and public interests.

6. Well-being of Future Generations (Wales) Act 2015

Well-being Goals	Does the proposal maximise our contribution to the Well-being Goal and how?
A Prosperous Wales *An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work*	Efficient use of resources, skilled, educated people generates wealth and provides jobs Bringing empty listed buildings back in to use will ensure the embodied carbon within these buildings can be utilised fully.
A Resilient Wales *A nation which maintains and enhances a biodiverse natural environment healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for climate change)*	Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change). Have you considered the environmental impact your proposal will have and have you completed an Environmental Impact Assessment or Strategic Environmental Assessment if required? **N/A**
A Healthier Wales *A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood*	People's physical and mental well-being is maximised and health impacts are understood **N/A**
A More Equal Wales *A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio-economic background and circumstances)*	People can fulfil their potential no matter what their background or circumstances. This includes the protected characteristics listed in Q2 above. Also consider the cumulative impacts. **N/A**

Well-being Goals	Does the proposal maximise our contribution to the Well-being Goal and how?
A Wales of Cohesive Communities *Attractive, viable, safe and well-connected communities*	Communities are attractive, viable, safe and well connected. Bringing empty listed buildings back in to use will enhance the attractiveness of local communities and improve safety through the removal of empty buildings.
A Wales of Vibrant Culture and Thriving Welsh Language *A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation*	Culture, heritage and the Welsh language are promoted and protected. People are encouraged to participate in sport, art and recreation. Listed buildings are an important part of the culture and heritage of Wales. Their preservation is critical to retaining links to our past in the ever evolving built environment.
A Globally Responsible Wales *A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being*	Taking account of impact on global well-being when considering local social, economic and environmental well-being. Have you considered the environmental impact your proposal will have and have you completed an Environmental Impact Assessment or Strategic Environmental Assessment if required? Decreasing the number of empty listed buildings will have a positive impact on local communities and help with the shortage of quality housing. This will also contribute to the overall priorities of Welsh Government to preserve listed buildings and bring empty properties back into use

7. Welsh Language (Wales) Measure 2011 and Welsh Language Standards

(The Welsh Language Measure 2011 and the Welsh Language Standards require the Council to have 'due regard' for the positive or negative impact a proposal may have on opportunities to use the Welsh language and ensuring the Welsh language is treated no less favourably than the English language) *Policy Making Standards - Good Practice Advice Document*

Requirement	Does the proposal have any positive, negative or neutral impacts on the following and how?	If there are negative impacts how will these be mitigated?	What evidence has been used to support this view? *e.g the WESP, TAN20, LDP,* Pupil Level Annual School Census
Links with Welsh Government's Cymraeg 2050 Strategy and CCBC's Five Year Welsh Language Strategy 2017-2022 and the **Language Profile**	The proposal will have a neutral impact on the Welsh language. All literature, information, and advice will be available in Welsh and English.	N/A	
Compliance with the Welsh Language Standards. *Specifically Standards 88 - 93*	Consider the rights of Welsh speakers to use Welsh when dealing with the council and for staff to use Welsh at Work All material used in promoting and enforcing the Buildings at Risk Strategy will be available in both English and Cymraeg.	Ensure correspondence and details on the website is bilingual even if the proposal has no impact on the Welsh language e.g road resurfacing works N/A	
Opportunities to promote the Welsh language *e.g. status, use of Welsh language services, use of Welsh in everyday life in work / community*	Actively encourage and promote the use of our services in Welsh to see an increase in demand over time The proposal will have a positive impact as empty home owners can access the material in Cymraeg and can discuss any concerns or have advice and information in Cymraeg. The service will also be promoted in Cymraeg.	N/A	

Opportunities for persons to use the Welsh language *e.g. staff, residents and visitors*	The rights of Welsh speakers to use Welsh when dealing with the council and for staff to use Welsh at Work Neutral. The Principal Placemaking and Heritage Officer managing the Strategy is learning Cymraeg. All material will also be available in both languages.	N/A	
Treating the Welsh language no less favourably than the English language	Proposals will have a positive impact as there will be the same information and opportunity available in both languages.	N/A	

7a. Having considered the impacts above, how has the proposal been developed so that there are positive effects, or increased positive effects on (a) opportunities for persons to use the Welsh language, and b) treating the Welsh language no less favourably than the English language.

Impact on the use of Welsh, sustainability of Welsh speaking communities, numbers and/or percentages of Welsh speakers, fluency and confidence of Welsh speakers and learners to use Welsh, transmission of Welsh at home/from one generation to the next, using Welsh in the workplace, increase Welsh language digital media infrastructure and/or media, promoting Welsh in everyday life and its status

N/A

8. Data and Information

(What data or other evidence has been used to inform the development of the proposal? Evidence may include the outcome of previous consultations, existing databases, pilot projects, review of customer complaints and compliments and or other service user feedback, national and regional data, academic publications and consultants' reports etc.)

Data/evidence *(Please provide link to report if appropriate)*	**Key relevant findings**	**How has the data/evidence informed this proposal?**
What data / evidence was used? Provide links to any reports if appropriate e.g. Household Survey 2017 1. Cadw's Buildings at Risk Survey 2022. 2. A review of national and local policies and procedures.	What were the key findings? What did the data / evidence used tell you? That action needs to be taken to ensure the preservation of nationally significant listed buildings.	How has the data / evidence available helped inform the proposal? Did it support the proposal and how? If the data / evidence didn't support the proposal why was this?

3. Private Sector Empty Homes Strategy		The Cadw survey includes a methodology for prioritising action dependant on the Grade and condition of each building.

Were there any gaps identified in the evidence and data used to develop this proposal and how will these gaps be filled?

Details of further consultation can be included in Section 9.

Are there any gaps in the existing data and how will you go about filling these gaps?

N/A

9. Consultation

(In some instances, there is a legal requirement to consult. In others, even where there is no legal obligation, there may be a legitimate expectation from people that a consultation will take place. Where it has been determined that consultation is required, The Gunning Principles must be adhered to. Consider the Consultation and Engagement Framework. Please note that this may need to be updated as the proposal develops and to strengthen the assessment.

Briefly describe any recent or planned consultations paying particular attention to evidencing the Gunning Principles.

Who was consulted?

When they were consulted did the consultation take place at the formative stage and was adequate time given for consultees to consider and respond?

Was sufficient information provided to consultees to allow them to make an informed decision on the proposal?

What were the key findings?

How have the consultation findings been taken into account?

10. Monitoring and Review

How will the implementation and the impact of the proposal be monitored, including implementation of any amendments?	For example, what monitoring will be used? How frequent? The implementation of the Strategy will be annually monitored as part of data reporting on Buildings at Risk. Any change in guidance or direction from the Welsh Government will trigger a review and amendments to be incorporated into the Strategy.
What are the practical arrangements for monitoring?	For example, who will put this in place? When will it start? Quarterly Buildings at Risk meetings reviewing the Action Plan, which will also include monitoring progress with the Strategy.
How will the results of the monitoring be used to develop future proposals?	Ongoing improvement of the Strategy.
When is the proposal due to be reviewed?	The Strategy will be reviewed every 5 years or when a substantial change is triggered by Welsh Government.
Who is responsible for ensuring this happens?	Principal Placemaking and Heritage Officer

11. Recommendation and Reasoning

☒	Implement proposal with no amendments
☐	Implement proposal taking account of the mitigating actions outlined
☐	Reject the proposal due to disproportionate impact on equality, poverty and socio-economic disadvantage

Have you contacted relevant officers for advice and guidance? **Yes** ☒ **No** ☐

12. Reason(s) for Recommendation

(Provide below a summary of the Integrated Impact Assessment. This summary should be included in the "Summary of Integrated Impact Assessment" section of the Corporate Report Template. The Integrated Impact Assessment should be published alongside the Report proposal).

Include here a conclusion to your IIA. What is it telling you? How has the data / evidence used helped you to make the decision for Section 11 above? Mention any significant impacts (positive, negative or neutral) if any negative ones identified, how have they been mitigated to lessen the impact? Did you identify any cumulative impact your proposal will have? The summary you provide here will be copied into your report going forward for a decision through the committee process, therefore this section must be concise but informative.

The Integrated Impact Assessment (IIA) suggests that the introduction of the Buildings at Risk Strategy will have a positive impact upon the residents of the County Borough by ensuring the long-term preservation of nationally significant listed buildings and by increasing the housing available to buy or rent and helping meet the housing demand of the County Borough by addressing problematic long-term empties, and improving availability of good quality housing

13. Version Control

(The IIA should be used in the early stages of the proposal development process. The IIA can be strengthened as time progresses to help shape the proposal. The Version Control section will act as an audit trail to evidence how the IIA has been developed over time)

Version No.	Author	Brief description of the amendments/update	Revision Date
1	Peter Thomas		

Integrated Impact Assessment Author	
Name:	Peter Thomas
Job Title:	Principal Placemaking and Heritage Officer
Date:	17 July 2023

Head of Service Approval	
Name:	**Rhian Kyte**

Job Title:			
Signature:		**Date:**	

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CORPORATE AND REGENERATION SCRUTINY COMMITTEE - 7TH NOVEMBER 2023

SUBJECT: **REVISED TOWN CENTRE MANAGEMENT MODEL – UPDATE REPORT**

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

1. PURPOSE OF REPORT

1.1 To update Scrutiny Committee on the pilot of the Town Centre Stakeholder Meetings which were originally approved for a 12-month trial, and to ask Members to recommend to Cabinet to adopt this new Town Centre Management Model on a permanent basis and formally disband the old Town Centre Management Groups. The revised format has been proposed to encourage greater stakeholder participation and communication, especially that of businesses.

2. SUMMARY

2.1 The existing Town Centre Management Groups (TCMGs) were introduced from 1996. Their original purpose, to focus on practical issues, still remains, but over the past few years it has been recognised that there has not been an appropriate level of business representation and engagement via the TCMGs and the timing of these meetings were not conducive to attracting business involvement.
Town centres are evolving, and the way in which local authorities manage them needs to become more effective to fulfil town centre regeneration / support objectives.

2.2 Having regard to available resources and the need to support post-Covid economic recovery across our town centres, Cabinet approved a proposal to trial an alternative model of the TCMGs on 10th November 2021. This recommendation was also unanimously agreed by scrutiny before the commencement in Jan 22.

2.3 This trial was originally approved for a period of 12 months to November 2022, but in view of staffing changes within the Town Centre Management Team and the time needed to implement the new model and assess its effectiveness in view of post-Covid retail recovery, the trial was extended under delegated powers for a further 12 months.

2.4 Three rounds of Town Centre Stakeholder Meetings (two in Caerphilly) under the

new format have been held over the last 18 months. Meetings are now held at venues within each town centre to make attendance more convenient and at a time more desirable for businesses. Often the venues are private businesses not only to support town centre businesses but to encourage the business community to come together and support one another.

2.5 The new model of meetings has been positively received by town centre stakeholders and there has been a noticeable increase in business attendance and engagement at these meetings since the pilot was implemented.

2.6 The Stakeholder Meetings form part of the new Town Centre Management Model, which incorporates a Town Centre Audit, an audit report (quarterly) and communication with stakeholders, Officers and Elected Members.

3. RECOMMENDATIONS

3.1 The Scrutiny Committee are requested to consider the reported outcome of the trial and as a consequence recommend to Cabinet to:

3.1.1 Approve the adoption of the new Town Centre Stakeholder meetings as part of the new Town Centre Management Model.

3.1.2 Agree to formally disband the old Town Centre Management Groups.

3.1.3 Approve the new Terms of Reference for the Town Centre Stakeholder Meetings as set out in **Appendix 1** of this report.

4. REASONS FOR THE RECOMMENDATIONS

4.1 The new format of Town Centre Stakeholder Meetings will encourage greater attendance and engagement of businesses and other town centre stakeholders.

4.2 The new format has made stakeholder engagement more efficient, transparent, and effective.

5. THE REPORT

Background

5.1 Following local government reorganisation in 1996, the Council resolved to establish a Caerphilly TCMG. This was quickly followed by similar groups in Bargoed, Blackwood, Ystrad Mynach and Risca. The full background relating to the formation of these groups is included in the report submitted to Cabinet on 10th November 2021.

5.2 Originally, it was agreed that the TCMGs would act as a consultative forum for proposals affecting the town centre, with a particular focus on practical issues. In the early 2000s, the primary purpose of the TCMGs was redefined as a consultative forum for all stakeholders with an interest in the economic, physical, and social well-being of the town centres.

5.3 The engagement of retail businesses and other stakeholders within the TCMGs has been mixed. Chambers of Trade in our principal town centres are currently inactive, and in their prior format, only constituted groups were invited to attend and participate. This led to a noticeable lack of business representation at these meetings.

Proposed new Business Engagement Model

5.4 Given the success of business events held with other partners as a suitable forum for information-sharing and consultation with business, it was considered that this format should be replicated for business partners and other stakeholders in our town centres as an alternative to the Town Centre Management Groups model. A report was presented to Cabinet on 10th November 2021 (which was approved), for an alternative operating model of town centre engagement to be trialled and for the TCMG meetings to be suspended during the trial/pilot period. Terms of Reference for the pilot were also approved by Cabinet, including a more informal meeting structure to encourage participation from businesses in wide group discussions or via conversations in the post-meeting networking. Speakers and other organisations would be invited to engage in the meeting and respond to queries.

5.5 This trial was originally approved for a period of 12 months to November 2022, but in view of staffing changes within the Town Centre Management Team and the time needed to implement the new model and assess its effectiveness in view of post-Covid retail recovery, the trial was extended under delegated powers for a further 12 months.

Town Centre Support

5.6 The Principal Officer for Town Centres and Business Support left post in January 2022, and their replacement was appointed in late Summer 2022. Two Town Centre Support Officers were also appointed at the end of the calendar year 2022.

5.7 The new Town Centre Team recognise business and stakeholder engagement as a priority and have worked extensively with town centre businesses to obtain up-to-date contact. A tremendous amount of engagement has been carried out, including face to face visits, telephone calls and follow up emails. A new town centre database, a working document that is constantly updated by having the presence and support of the town centre team, now gives us the ability to effectively communicate, and keep abreast of what is happening in our Principal Towns,

5.8 In line with the Welsh Government's Transforming Towns the Regeneration Service is developing a series of Place Making plans for a number of our town centres, based on the Approved and Emerging Master Plans to regenerate these town centres. Place-making is the process used to shape our public spaces and buildings to improve a community's cultural, economic, social and environmental situation with community-based participation a critical part of the process. The Town Centre Support team therefore has a key role in the development of Place Making Plans by utilising the new town centre management model proposed to engage with the business and local community to aid the place making plan process.

New Town Centre Management Model

5.9 As part of the alternative operating model of town centre engagement agreed by Cabinet, a new Town Centre Management Model was implemented in late 2022. A

flowchart detailing the process is set out at **Appendix 2** of this report.

5.10 The new process aims to encourage greater participation of businesses and other stakeholders, to improve dialogue, to create more of a collaborative way of working, to assist in the development of the towns and to feedback ideas and suggestions that could be implemented. A Town Centre Audit is undertaken in each principal town centre twice a year and monthly meetings are held with Officers and the Cabinet Member for Prosperity, Regeneration and Climate Change to progress actions against the audit items. The audit is a working document whereby anything reported either via email or face to face is updated and discussed in the monthly meeting enabling the entire process to be more efficient and reactive as well as proactive.

Briefing notes summarising the progress made against the town centre audits are also circulated to Elected Members and town/community councillors on a quarterly basis.

5.11 A survey on the new Town Centre Management Model process was conducted in July 2023. Responses were received from Elected Members, town/community councillors and CCBC Officers and a summary of the responses is set out at **Appendix 3** of this report.

5.12 In conjunction with the town centre audit process, a series of business networking/stakeholder meetings were arranged, which commenced in early 2022. A summary of the meetings and the feedback received to date are set out in the following sections.

Business Networking Events – Spring/Summer 2022 – Round 1

5.13 Invitations for the first round of meetings (initially referred to as Business Networking Events) were sent to existing members of the TCMGs as well as the wider town centre business community (within the relevant town centre boundary as identified in the Local Development Plan). All town centre businesses were invited wherever contact details were held, although it should be recognised due to the Covid-19 pandemic and business movement during that time, many of the contacts had become outdated. The meetings were also advertised on the Council's website and social media channels. Administrative support for these meetings was provided by the wider Business Enterprise Renewal Team (BERT) due to the vacancies within the Town Centre Management Team at that time.

5.14 The initial round of meetings were held in Spring/Summer 2022 and comprised a mixture of morning and evening evenings. It should be noted that attendance for these meetings was low (Appendix 4).

Business Networking Events – Autumn 2022 – Round 2

5.15 The second round of meetings was arranged for Autumn 2022 (Appendix 4). Invitations were again sent to existing members of the TCMGs as well as the wider town centre business community (wherever contact details were held). The meetings were also advertised on the Council's website and social media channels.

5.16 The meeting agenda followed the same format across all five town centres. Attendees received a presentation from Adrian Emmett (a community-minded local entrepreneur based in Treorchy) who outlined the collaborative work undertaken to make Treorchy a thriving town centre, culminating in them winning "High Street of the

Year" in 2020, with an emphasis on business and community engagement and a sense of ownership across the town, and how this model of good practice could be applied to Caerphilly County Borough's principal town centres. Attendees also received updates from the BERT team and were introduced to the new Town Centre Management Team.

5.17 Attendance at the round two events was much better. There was an average of around twenty participants per meeting, which allowed productive discussions to take place. It was recognised at these fora that business attendance levels could be improved further, and it was anticipated that with the introduction of the Town Centre Team, this would be naturally progressed.

Survey - Business Networking Events - 2022

5.18 A survey covering both the Spring/Summer and Autumn 2022 Business Networking events was sent out to attendees in January 2023. Unfortunately, the response rate was low on this occasion, with only twenty surveys completed across the 5 towns, despite the best efforts of Officers to obtain further responses. A summary of the responses received is included at Appendix 4 of this report.

5.19 The responses varied across each town centre and were largely dependent on the discussions held at each individual meeting.

Question

- *"The purpose of the event was to engage with local businesses in our Town Centres. To what extent do you feel the event achieved its purpose?"*

Table 1 – Responses to Question on Engagement

Town	Fully	Partially	Not at all
Bargoed	-	83%	17%
Blackwood	40%	40%	20%
Ystrad Mynach	-	50%	50%
Caerphilly	25%	75%	-
Risca	100%	-	-

It was evident from the responses that further work needed to be done in this area.

5.20 Many respondents referenced the low attendance levels at the event and expressed a need to improve awareness of these events amongst local businesses. The full Town Centre Team were not in post until December 22 and therefore did not have the opportunity to maximise business engagement. The responses around the purpose and content of the event were generally positive, with the guest speaker from Treorchy being particularly well-received. Several responses referenced the overall tone of the meeting, with some businesses feeling that there was too much negativity expressed and there was a lack of constructive ideas and solutions during the ensuing discussions.

One comment made was *'enjoyed the meeting in regards to VZTA, not to get caught up in Caerphilly politics and be super focused on moving forward'.*(Caerphilly)

Another comment from a Town Cllr was *'less input from Cllrs and more input from businesses'.*(Blackwood)

Officers recognise this feedback and are working on meeting formats that will reduce negativity and encourage greater business participation.

5.21 The feedback was generally positive regarding the engagement activity carried out to date and was appreciative of the expertise of the BERT team whilst also recognising the collective experience of businesses, traders and residents and the need to work collaboratively.

Survey – Future Meetings and Events – February 2023

5.22 After reflecting upon the feedback results of the meetings in 2022, a follow-up survey was sent to businesses and other stakeholders in February 2023 to gauge what topics would be of interest for future meetings, what days and times would be preferred and questions on town centre events.

5.23 46 responses were received, with the main topics of interest being town centre developments, town centre events, funding/grants, and community safety. There was a high level of interest in digital development, training opportunities, business-to-business networking, and advertisement/promotion.

5.24 There was no discernible preference on which day would be most suited for stakeholder meetings. The majority of respondents favoured a meeting time after 6pm (31%), although 25% did state between 3pm-6pm as a preference.

Town Centre Stakeholder Meetings – Spring 2023 – Round 3

5.25 With the above feedback in mind, a third round of meetings was arranged for Spring 2023 (Appendix 5). The meetings were re-named "Town Centre Stakeholder Meetings", to better reflect the collaborative nature of these meetings.

5.26 Invitations including the agenda were sent to all businesses and other stakeholders where contact details were held. Reminder emails were sent closer to the time, and the Town Centre team also visited retailers to remind them of the meetings and to encourage attendance.

5.27 The meeting agenda followed the same format across all five town centres. Attendees received a presentation from a guest speaker, updates from the CCBC Business Team, Regeneration Team, Community Safety Team, and an update on town centre events. The Caerphilly and Bargoed stakeholder meetings also heard from two local business owners who spoke passionately about the need for all stakeholders to work collaboratively, to take ownership and to have pride in their towns and encouraged the formation of Business Community Groups.

5.28 There was a noticeable increase in attendance at some of the 2023 meetings as illustrated in the table below:

Table 2 - Comparison of Business Attendance at Meetings:

Town	Spring/Summer 2022	Autumn 2022	Spring 2023
Bargoed	4	1*	12
Blackwood	7	5	6
Ystrad Mynach	6	4	8
Caerphilly	n/a	5	14
Risca	1	2	2

*1 town centre business but 6 stakeholders from the wider business community also in attendance.

Survey – Town Centre Stakeholder Meetings – Spring 2023

5.29 A survey was sent out to attendees following the Spring 2023 stakeholder meetings. The survey response rate was more favourable on this occasion, with forty-four surveys completed across the 5 towns. A summary of the responses received is included at Appendix 5 of this report.

5.30 Business attendance continued to be a key theme; respondents expressed a need to improve awareness of these events to maximise participation from local businesses. Overall, respondents welcomed the presentation from the guest speaker, although some attendees felt they did not have the opportunity to discuss other agenda items in detail or raise town centre issues which they felt to be important, due to time constraints. Some suggested that workshop or focus group sessions would be beneficial to future meetings.

5.31 Responses around the purpose and content of the event were generally positive. Some participants expressed a view that the negative comments were not conducive to the meeting and became political in nature. Respondents commented upon the benefits of bringing businesses together in this new meeting format.

5.32 The results of this survey suggest that the increased level of engagement with businesses is beginning to have a positive impact on these meetings, a main indicator being in response to the question:

- "*The purpose of the meeting was to engage with local businesses in our Town Centres on matters of interest to them. To what extent do you feel the meeting achieved its purpose?"*

5.33 The majority of respondents selected "Fully" or "Partially, compared to the majority selecting "Partially" or "Not at all" in 2022. See table below.

Table 3 - Feedback on Meeting Achieving its Purpose

2022 Meetings

Town	Fully	Partially	Not at all
Bargoed	-	83%	17%
Blackwood	40%	40%	20%
Ystrad Mynach	-	50%	50%
Caerphilly	25%	75%	-
Risca	100%	-	-

2023 Meetings

Town	Fully	Partially	Not at all
Bargoed	79%	21%	-
Blackwood	73%	27%	-
Ystrad Mynach	50%	50%	-
Caerphilly	71%	29%	-
Risca	50%	50%	-

5.34 The responses regarding the meeting arrangements were also noticeably more positive compared to the 2022 survey. The majority of respondents now appear to be very satisfied or somewhat satisfied with the meeting overall:

Table 4 – Overall Satisfaction Levels with Meetings

2022 Meetings

	Very satisfied	**Somewhat satisfied**	**Neither satisfied or dissatisfied**	**Somewhat dissatisfied**	**Very dissatisfied**
Bargoed	-	66%	17%	17%	-
Blackwood	40%	20%	20%	20%	-
Ystrad Mynach	-	33%	17%	17%	33%
Caerphilly	25%	75%	-	-	-
Risca	-	100%	-	-	-

2023 Meetings

	Very satisfied	**Somewhat satisfied**	**Neither satisfied or dissatisfied**	**Somewhat dissatisfied**	**Very dissatisfied**
Bargoed	50%	43%	-	-	7%
Blackwood	45%	45%	-	10%	-
Ystrad Mynach	40%	40%	10%	10%	-
Caerphilly	71%	29%	-	-	-
Risca	100%	-	-	-	-

It is clear that the way in which we have adapted our approach has seen rising satisfaction levels within the business community. (Table 4)

5.35 In response to the question "*How did you hear about the meeting?*", a high percentage of respondents referenced the Town Centre Team by name, suggesting they were made aware of these meetings through face-to-face engagement which demonstrates the positive impact the town centre team is having.

Conclusion

5.36 The business community is at the heart of our town centres and the proposed Town Centre Model facilitates more business involvement and collaboration between all Officers and stakeholders.

5.37 From the engagement with stakeholders and the survey responses, the revised format is encouraging greater business and stakeholder involvement, compared to the old style of Town Centre Management Groups.

6. ASSUMPTIONS

6.1 It is assumed based on the evidence to date that the new Town Centre Management Model encourages greater participation of all stakeholders and improves dialogue

and service demand. This creates a more collaborative way of working which will improve the sustainability of town centres.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

7.1 The proposed changes to the format of the TCMG meetings will have a neutral impact on protected characteristics and people who are socio-economically disadvantaged.

The proposals will contribute to the existing delivery of the well-being objectives of the Well-being of Future Generations (Wales) Act 2015 and the Corporate Plan. The recommendations in this report will assist the Authority in its duties as a public body under the Well-being of Future Generation (Wales) Act 2015 to contribute to the following well-being goals:

- A prosperous Wales.
- A resilient Wales.
- A healthier Wales.
- A more equal Wales.
- A Wales of vibrant culture and thriving Welsh language; and,
- A Wales of cohesive communities.

The Well-being of Future Generations (Wales) Act 2015 sets out the sustainable development principles against which all public bodies in Wales should assess their decision-making. The aim of the legislation is to ensure the well-being of future generations through maximising the contribution public bodies make towards the well-being goals. The principle is also known as the five ways of working and the following are relevant in relation to this report:

- Long Term – Developing long-term aspirations and improvements to our town centres requires effective engagement with the town centre community.

- Prevention – Business and community concerns with town centre problems or issues can be raised quickly and effectively to prevent escalation and long-term implications.
- Integration – Private and public sector partnership is more effective through active engagement, which can be achieved through effective forums such as the Town Centre Stakeholder Meetings.

- Collaboration – The Town Centre Stakeholder Meetings are inherently collaborative groups when operating effectively.

- Involvement – The Town Centre Stakeholder Meetings aim to involve all interested parties in consultation and engagement. The new format, location and timing of the meetings is anticipated to lead to better attendance and engagement with businesses and other key stakeholders.

Link to full Integrated Impact Assessment

8. FINANCIAL IMPLICATIONS

8.1 The cost of hiring appropriate venues and any other requirements for the stakeholder meetings will be met through the Business Enterprise and Renewal Team's core

Town Centre Management budget.

8.2 The town centre team comprises of three officers, a Principal Town Centre Officer and two town centre support officers, these posts are funded from the core budget. The town centre Principal Officer has been in post for 12 months and the two support officers have been in post for approximately 10months. It has been recognised, from various stakeholders and staff, that there has been an increase in productivity, communication and collaboration that has already seen benefits within our town centres. The new management model will be managed by the existing team so there will be no management costs associated with the new model.

9. PERSONNEL IMPLICATIONS

9.1 The organisation and running of the meetings will be incorporated into the Business Enterprise and Renewal Team's work programme. Officers from other departments may be required to attend stakeholder and town centre audit meetings, but this is an ongoing commitment from the established and long-term operation of the TCMGs.

10. CONSULTATIONS

10.1 The draft report has been circulated to the consultees listed below and all comments incorporated into this version of the report.

11. STATUTORY POWER

11.1 Local Government Act 2000. This is a Cabinet function.

Author: Joanne Hillier-Raikes, Principal Officer – Town Centres and Business Support, raikej@caerphilly.gov.uk

Consultees: Cllr. Jamie Pritchard, Cabinet Member for Prosperity, Regeneration and Climate Change
Councillor G. Johnston, Chair of Corporate Services and Regeneration Scrutiny Committee
Councillor A. McConnell, Vice Chair of Corporate Services and Regeneration Scrutiny Committee
Christina Harrhy, Chief Executive
Mark S. Williams, Corporate Director for Economy and Environment
Rhian Kyte, Head of Regeneration and Planning
Allan Dallimore, Regeneration Services Manager
Paul Hudson, Business Enterprise Renewal Team Leader
Robert Tranter, Head of Legal Services/Monitoring Officer
Anwen Cullinane, Senior Policy Officer - Equalities and Welsh Language
Stephen Harris, Head of Financial Services and Section 151 Officer
Lynne Donovan, Head of People Services
Councillor Tudor Davies, Aberbargoed and Bargoed Ward Member
Councillor Dawn Ingram-Jones, Aberbargoed and Bargoed Ward Member
Councillor Dianne Price, Aberbargoed and Bargoed Ward Member
Councillor Carol Andrews – Gilfach Ward
Councillor Nigel Dix, Blackwood Ward Member
Councillor Kevin Etheridge, Blackwood Ward Member

Councillor Andrew Farina-Childs, Blackwood Ward Member
Councillor Marina Chacon-Dawson - Cefn Fforest and Pengam Ward
Councillor Teresa Heron - Cefn Fforest and Pengam Ward
Councillor Shane Williams - Cefn Fforest and Pengam Ward
Councillor Anne Broughton-Pettit, Morgan Jones Ward Member
Councillor Shayne Cook, Morgan Jones Ward Member
Councillor Colin Elsbury, St Martins Ward Member
Councillor James Fussell, St Martins Ward Member
Councillor Steve Kent, St Martins Ward Member
Councillor Christine Forehead - Van Ward
Councillor Elaine Forehead - Van Ward
Councillor Nigel George, Risca East Ward Member
Councillor Arianna Leonard, Risca East Ward Member
Councillor Philippa Leonard, Risca East Ward Member
Councillor Bob Owen, Risca West Ward Member
Councillor Ceri Wright, Risca West Ward Member
Councillor Alan Angel, Ystrad Mynach Ward Member
Councillor Martyn James, Ystrad Mynach Ward Member
Councillor Donna Cushing - Hengoed Ward
Councillor Teresa Parry - Hengoed Ward
Bargoed Town Council
Blackwood Town Council
Caerphilly Town Council
Gelligaer Community Council
Risca Town Council

Background Papers:
Cabinet Report – Town Centre Management Groups – 10th November 2021

Appendices:

Appendix 1	Town Centre Stakeholder Meetings – Terms of Reference
Appendix 2	Flowchart – New Town Centre Management Model Pilot
Appendix 3	Summary of survey responses - Town Centre Management Model Pilot
Appendix 4	Summary of survey responses - Business Networking Meetings - 2022
Appendix 5	Summary of survey responses - Town Centre Stakeholder Meetings - Spring 2023
Appendix 6	Summary of responses - Consultees

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APPENDIX 1

Town Centre Stakeholder Meetings
Terms of Reference

Primary Purpose

Town Centre Stakeholder Groups will operate in Bargoed, Blackwood, Caerphilly, Risca and Ystrad Mynach, as consultative and engagement forums for all stakeholders with an interest in the economic, physical and social well-being of the Principal Town Centres. Each Town Centre Stakeholder Group will:

- Maintain a dialogue between Council representatives and key stakeholders in the Town Centre;
- Act as the link between the services provided by the Council and the Town Centre business community;
- Influence and monitor the future development and diversification of the Town Centre;
- Assist in the development of regeneration initiatives which may impact upon the Town Centre;
- Contribute to the preparation of Placemaking Plans and Masterplans for the Town Centre;
- Consider operational issues that may affect the day-to-day running of the Town Centre.

Meeting Structure

The meeting structure will be informal in nature and encourage participation from attendees in wide group discussions or via conversations in the post-meeting networking. The networking opportunity will form part of the agenda to encourage participants to engage in this element of the meeting. Speakers and other organisations will be present to engage and answer questions or queries. Examples of subject matter that will be the focus of the breakfast/evening meetings are:

- Consultation on strategic documents that impact upon the town centre.
- Partner organisation initiatives, such as those to reduce or combat retail crime.
- Major developments, such as housing or employment sites.
- Regeneration projects/initiatives.
- Training/development opportunities.
- Cyber security and technology support for businesses.
- Presentations from organisations offering various support mechanisms for businesses.
- Updates on town centre events and encouraging business participation as a whole-town approach.

This format will be more beneficial to all town centre stakeholders for a variety of reasons, including:

- The meetings will be held in a local venue at a time outside of business hours to enable business attendance.
- Stakeholders can be represented even if they are not part of a formal organisation (such as a Chamber of Trade).
- Expert speakers will be able to attend and offer advice and support on a wide range of aspects that are pertinent to town centres.
- Attendees can network and facilitate business to business contact.
- Workshop sessions to encourage the sharing of stakeholder views/ideas.

Membership

- Chamber of Trade or similar town centre organisations;
- Representatives of town centre businesses (located within the town centre boundary);
- Community/Town Councils;
- Shopping Centre Managers (where they exist);
- Civic Society (where they exist);
- Police;
- CCBC Community Safety;
- Caerphilly County Borough Council (the Cabinet Member for Prosperity, Regeneration and Climate Change and Local Ward Members).

Administrative Support
Business Enterprise & Renewal Team – Caerphilly County Borough Council.

Frequency
Stakeholder Meetings will take place twice a year.

Town Centre Stakeholder Groups
Appendix

Wards Eligible To Attend Town Centre Stakeholder Meetings

Bargoed TCSM- Aberbargoed and Bargoed Ward, Gilfach Ward

Blackwood TCSM– Blackwood Ward, Cefn Fforest and Pengam Ward

Caerphilly TCSM- Morgan Jones Ward, St. Martins Ward, Van Ward

Risca TCSM- Risca East Ward, Risca West Ward

Ystrad Mynach TCSM– Hengoed Ward, Ystrad Mynach Ward

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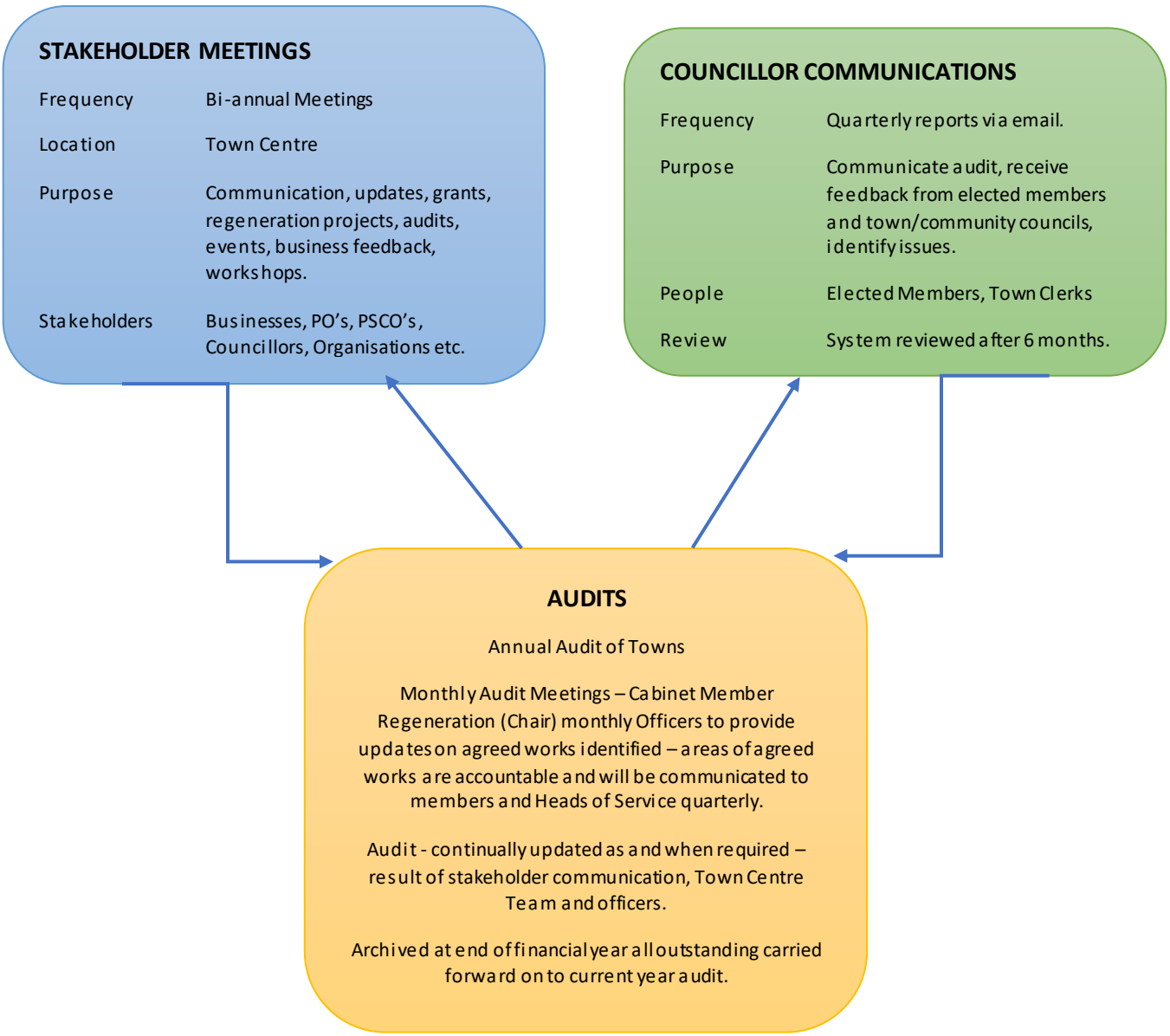
Flowchart – New Town Centre Management Model Pilot

Town Centre – Pilot Model – 2023 (extended)



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APPENDIX 3

Summary of survey responses – Town Centre Management Model Pilot

Are you a:

Elected Member	5 (38%)
Town/ Community Council Representative	4 (31%)
CCBC Officer	4 (31%)

Please state whether you agree or disagree with the following statements:

	Agree	**Neither agree or disagree**	**Disagree**
The new Town Centre Management model is effective and is achieving its overall aims.	6 (46%)	7 (54%)	0
Communication with the Town Centre Team is clear, efficient and practical.	9 (69%)	4 (31%)	0
The Town Centre Audit process is timely, productive and beneficial to the town centres.	10 (77%)	3 (23%)	0
The Town Centre Audit Briefing Notes that are circulated are useful and informative.	11 (85%)	2 (15%)	0

Summary of comments received regarding the Town Centre Management Model Pilot

One Elected Member welcomed the pilot and was complimentary of the work carried out in their ward to improve the overall look of the town centre.

Another Elected Member praised the efficiency of the new Town Centre team and whilst the Member was of the view that the previous model had been an excellent forum for dealing with town centre-related matters, they did express a need to fully support the new Town Centre Management Model.

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APPENDIX 4

Summary of survey responses - Business Networking Meetings - Spring/Summer and Autumn 2022

The following meetings were arranged:

Spring/Summer 2022

TOWN	DATE	VENUE	TIME
Risca	Tuesday 22nd February 2022	Microsoft Teams	8.30 am
Caerphilly	Tuesday 5th April 2022 (meeting cancelled due to low response)	Microsoft Teams	n/a
Ystrad Mynach	Wednesday 15th June 2022	Llancaiach Fawr	8.00 am
Blackwood	Wednesday 13th July 2022	Blackwood Miners' Institute	5.30 pm
Bargoed	Friday 29th July 2022	Bargoed Library	5.00 pm

Autumn 2022

TOWN	DATE	VENUE	TIME
Risca	Wednesday 3rd August 2022	Risca RFC	5.30pm
Caerphilly	Wednesday 7th September 2022	Gatehouse	8.00am
Bargoed	Wednesday 12th October 2022	Bargoed Library	5.00pm
Ystrad Mynach	Wednesday 16th November 2022	Centre of Sporting Excellence	5.00pm
Blackwood	Wednesday 7th December 2022	Blackwood Miners' Institute	8.00am

Bargoed

Attendance

Meeting	Businesses	Elected Members	Town/ Community Councillors	Other Stakeholders	Support Officers
29/07/23	4	3	1	2	5
12/10/23	1	2	1	6	8

Survey Response Rate

6/20	30%

Event arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Event overall	0	4 (66%)	1 (17%)	1 (17%)	0
Content of event	2 (33%)	3 (50%)	1 (17%)	0	0
Location of event	2 (33%)	4 (67%)	0	0	0
Event venue	1 (17%)	5 (83%)	0	0	0
Duration of event	3 (50%)	2 (33%)	0	1 (17%)	0
Time of day for event	3 (50%)	2 (33%)	0	1 (17%)	0

How did you hear about the event?

Letter	1 (17%)
CCBC email/social media	3 (50%)
Former member of the Bargoed TCMG	1 (17%)
Not sure	1 (16%)

The purpose of the event was to engage with local businesses in our Town Centres. To what extent do you feel the event achieved its purpose?

Fully	0
Partially	5 (83%)
Not at all	1 (17%)

How likely are you to attend future events?

Very likely	3 (50%)
Somewhat likely	3 (50%)
Somewhat unlikely	0
Very unlikely	0

Summary of comments received

A number of respondents referenced the low attendance levels at the event and expressed the need to promote awareness of these events to maximise attendance and contributions from local businesses. Attendees suggested setting the dates in advance as far as possible for the year ahead to give local businesses sufficient notice to attend, and also suggested varying the timings (e.g. one afternoon and one evening session) to maximise stakeholder attendance.

In terms of the responses around the purpose and content of the event, one business welcomed the achievements highlighted by the speaker from Treorchy and suggested that this success could be replicated in Bargoed, such as setting up a business committee to take ownership of local projects. Another attendee felt that the guest presentation could have been shorter, and therefore felt disengaged from the event, as they had been hoping to hear more from CCBC Officers and fellow Bargoed businesses (rather than a speaker from outside the area).

One respondent expressed the need to have a set agenda to make the discussions as focused and as relevant as possible, whilst several attendees highlighted the need for these meetings to concentrate on positive outcomes and with a focus on constructive comments. One respondent hoped there would be more opportunity to engage with fellow businesses at the next event.

The feedback was generally supportive of the engagement activity carried out to date and was appreciative of the expertise of the BERT team whilst also recognising the collective experience of businesses, traders and residents and the need to work together collaboratively. It was felt that the momentum around these events needs to be maintained and that these activities have the potential to make a difference across the town centre, provided there is sufficient engagement and discussion with the people of Bargoed.

Blackwood

Attendance

Meeting	Businesses	Elected Members	Town/ Community Councillors	Other Stakeholders	Support Officers
13/07/22	7	3	4	4	4
07/12/22	5	2	1	5	8

Survey Response Rate

5/29	17%

Event arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Event overall	2 (40%)	1 (20%)	1 (20%)	1 (20%)	0
Content of event	2 (40%)	2 (40%)	0	1 (20%)	0
Location of event	3 (60%)	2 (40%)	0	0	0
Event venue	2 (40%)	3 (60%)	0	0	0
Duration of event	2 (40%)	2 (40%)	1 (20%)	0	0
Time of day for event	2 (40%)	2 (40%)	1 (20%)	0	0

How did you hear about the event?

CCBC email/online/social media	4 (80%)
Through the Town Centre Management Team	1 (20%)

The purpose of the event was to engage with local businesses in our Town Centres. To what extent do you feel the event achieved its purpose?

Fully	2 (40%)
Partially	2 (40%)
Not at all	1 (20%)

How likely are you to attend future events?

Very likely	3 (60%)
Somewhat likely	1 (20%)
Somewhat unlikely	1 (20%)
Very unlikely	0

Summary of comments received

Some respondents expressed the need for greater engagement with local businesses in order to improve attendance and maximise the purpose of the event.

In terms of the responses around the purpose and content of the event, one business felt that the guest speaker should be limited to 15 minutes in order to maximise the remaining time for local businesses to engage. Another business felt that some of the approaches undertaken in Treorchy that were outlined at the meeting would not be suited to Blackwood town centre. One respondent stated that there had been little opportunity for networking and that the meeting placed more of a focus on the Council's plans for the town centre.

The feedback cited a need to network with other businesses across the county borough as a whole, and one respondent expressed the need for positive and constructive discussions at these meetings. One business also verbally provided their views following the meeting and indicated that it had been a worthwhile and positive experience and that they looked forward to attending future meetings.

Ystrad Mynach

Attendance

Meeting	Businesses	Elected Members	Town/ Community Council	Other Stakeholders	Support Officers
15/06/22	6	2	1	0	5
16/11/22	4	4	0	1	6

Survey Response Rate

6/14	43%

Event arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Event overall	0	2 (33%)	1 (17%)	1 (17%)	2 (33%)
Content of event	0	2 (33%)	2 (33%)	1 (17%)	1 (17%)
Location of event	3 (50%)	2 (33%)	1 (17%)	0	0
Event venue	3 (50%)	2 (33%)	1 (17%)	0	0
Duration of event	1 (17%)	3 (50%)	2 (33%)	0	0
Time of day for event	2 (33%)	2 (33%)	1 (17%)	1 (17%)	0

How did you hear about the event?

CCBC email	3 (50%)
Third-party email	1 (17%)
Word of mouth	1 (17%)
Through the Town Centre Management Team	1 (16%)

The purpose of the event was to engage with local businesses in our Town Centres. To what extent do you feel the event achieved its purpose?

Fully	0
Partially	3 (50%)
Not at all	3 (50%)

How likely are you to attend future events?

Very likely	3 (50%)
Somewhat likely	1 (17%)
Somewhat unlikely	1 (17%)
Very unlikely	1 (16%)

Summary of comments received.

Respondents highlighted the lack of businesses in attendance when compared to the number of CCBC Officers and Elected Members who were present and felt that business engagement is vital in making these events a success and in order for the meetings to be of benefit to attendees. One respondent felt that the event time needed to be changed to outside of the working day to allow greater opportunity for local businesses to attend.

In terms of the responses around the purpose and content of the event, the guest speaker from Treorchy was positively received and the presentation was felt to be informative and inspirational. However, some respondents felt that there was a lack of constructive ideas and solutions during the ensuing discussion, together with a lack of positive comments and no real outcome achieved.

It was also felt that the presentation from the guest speaker took up the majority of the meeting time, with one respondent disappointed that that although the UKSP Fund had been listed on the agenda, there was little discussion around this topic during the meeting. Another respondent had also believed that the draft Local Development Plan proposals and the impact on Ystrad Mynach town centre would be discussed at the meeting, and so they would be unlikely to attend again as the event was not as they had expected. One business also stated that they would have appreciated more of an opportunity to network with the other businesses and local councillors at the meeting.

Caerphilly

Attendance

Meeting	Businesses	Elected Members	Town/ Community Councillors	Other Stakeholders	Support Officers
05/04/22 - CANCELLED	n/a	n/a	n/a	n/a	n/a
07/09/22	5	2	3	6	7

Survey Response Rate

4/16	25%

Event arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Event overall	1 (25%)	3 (75%)	0	0	0
Content of event	1 (25%)	3 (75%)	0	0	0
Location of event	2 (50%)	2 (50%)	0	0	0
Event venue	1 (25%)	2 (50%)	1 (25%)	0	0
Duration of event	0	4 (100%)	0	0	0
Time of day for event	1 (25%)	3 (75%)	0	0	0

How did you hear about the event?

CCBC email	3 (75%)
BERT member visit	1 (25%)

The purpose of the event was to engage with local businesses in our Town Centres. To what extent do you feel the event achieved its purpose?

Fully	1 (25%)
Partially	3 (75%)
Not at all	0

How likely are you to attend future events?

Very likely	3 (75%)
Somewhat likely	1 (25%)
Somewhat unlikely	0
Very unlikely	0

Summary of comments received

The respondents were positive in their feedback from the network meetings. With regards to the event achieving its purpose, all respondents highlighted the desire to get more businesses as possible from the town centre to attend. One respondent felt the event was not long enough due to the amount of development that is planned for Caerphilly town centre up until 2035 but also praised the Council for recognising Caerphilly's potential as a popular tourist and investor destination.

Several respondents commented that business to business networking could be improved upon at these events. One suggestion was to give business attendants the opportunity to introduce themselves to others or for attendants to be given a list of attendees before arrival. Another suggestion was for local event organisers to be invited so that they can pitch their ideas and requests to the local business community.

Whilst the opinion of a lack of positive comments from Councillors in attendance was conveyed, the overall response from attendees was positive. Regular, face-to-face meetings where business opinions are taken into consideration, are highly valued.

Risca

Attendance

Meeting	Businesses	Elected Members	Town/ Community Councillors	Other Stakeholders	Support Officers
22/02/22	1	0	1	0	3
03/08/22	2	2	0	0	5

Survey Response Rate

2/6	33%

Event arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Event overall	0	1 (100%)	0	0	0
Content of event	1 (100%)	0	0	0	0
Location of event	1 (100%)	0	0	0	0
Event venue	0	1 (100%)	0	0	0
Duration of event	1 (100%)	0	0	0	0
Time of day for event	1 (100%)	0	0	0	0

How did you hear about the event?

CCBC email	1 (100%)

The purpose of the event was to engage with local businesses in our Town Centres. To what extent do you feel the event achieved its purpose?

Fully	1 (100%)
Partially	0
Not at all	0

How likely are you to attend future events?

Very likely	1 (100%)
Somewhat likely	0
Somewhat unlikely	0
Very unlikely	0

Summary of comments received

Overall, the response to the Risca network meeting was very positive. The respondent verbally responded to the Town Centre Support Officer that, whilst he was disappointed that more businesses had not attended the meeting, he was very much in favour of them continuing and engagement with businesses in Risca should continue for the benefit of the economy and the town.

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APPENDIX 5

Summary of survey responses - Town Centre Stakeholder Meetings – Spring 2023

The following meetings were arranged:

TOWN	DATE	VENUE	TIME
Caerphilly	Wednesday 22nd March 2023	Caerphilly Municipal Club	6.00pm
Blackwood	Thursday 20th April 2023	Blackwood Miners' Institute	5.30pm
Ystrad Mynach	Wednesday 3rd May 2023	Centre of Sporting Excellence	6.00pm
Bargoed	Wednesday 10th May 2023	Murray's Pub	6.00pm
Risca	Wednesday 24th May 2023	Risca Rugby Club	6.00pm

Bargoed Town Centre Stakeholder Meeting
Wednesday 10th May 2023 – 6.00pm – Murray's Pub

Attendees

Businesses	Elected Members	Town/ Community Council	Support Officers	Survey response rate
12	4	3	7	14/19 (74%)

Meeting arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Meeting overall	7 (50%)	6 (43%)	0	0	1 (7%)
Content of meeting	6 (43%)	6 (43%)	1 (7%)	0	1 (7%)
Location of meeting	9 (65%)	3 (21%)	1 (7%)	0	1 (7%)
Meeting venue	9 (65%)	3 (21%)	1 (7%)	0	1 (7%)
Duration of meeting	6 (43%)	7 (50%)	0	0	1 (7%)
Time of day for meeting	7 (50%)	5 (36%)	1 (7%)	0	1 (7%)

The purpose of the meeting was to engage with local businesses in our Town Centres on matters of interest to them. To what extent do you feel the meeting achieved its purpose?

Fully	11 (79%)
Partially	3 (21%)
Not at all	0

How likely are you to attend future meetings?

Very likely	12 (86%)
Somewhat likely	1 (7%)
Somewhat unlikely	0
Very unlikely	1 (7%)

How did you hear about the meeting?

CCBC email	7 (50%)
Through the Town Centre Management team	6 (43%)
Through Bargoed Town Council	1 (7%)

Summary of comments received

The majority of the comments focused on meeting content. One business felt that no time was allocated to cover what stakeholders feel are matters of importance to the town centre (such as toilet provision, banking and parking facilities and town centre events). Another business suggested that a focus group would be beneficial in order for town centre improvement ideas from stakeholders to be forwarded to the Council, or alternatively, allowing ideas for change to be discussed as part of the meeting agenda. A third respondent stated that information on business grants or loans would be welcomed at the meeting.

In terms of stakeholder engagement, one respondent acknowledged the extent of the work carried out by the Town Centre Team in reaching out to local businesses to raise awareness of the stakeholder meeting and emphasised the need for this to continue in the future.

Blackwood Town Centre Stakeholder Meeting
Thursday 20th April 2023 – 5.30pm – Blackwood Miners' Institute

Attendees

Businesses	Elected Members	Town/ Community Council	Other Stakeholders	Support Officers	Survey response rate
6	4	3	1	8	11/14 (79%)

Meeting arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Meeting overall	5 (45%)	5 (45%)	0	1 (10%)	0
Content of meeting	4 (36%)	6 (55%)	0	1 (9%)	0
Location of meeting	9 (82%)	1 (9%)	0	0	1 (9%)
Meeting venue	8 (73%)	2 (18%)	0	0	1 (9%)
Duration of meeting	5 (46%)	4 (36%)	1 (9%)	1 (9%)	0
Time of day for meeting	7 (64%)	3 (27%)	0	1 (9%)	0

The purpose of the meeting was to engage with local businesses in our Town Centres on matters of interest to them. To what extent do you feel the meeting achieved its purpose?

Fully	8 (73%)
Partially	3 (27%)
Not at all	0

How likely are you to attend future meetings?

Very likely	7 (64%)
Somewhat likely	3 (27%)
Somewhat unlikely	1 (9%)
Very unlikely	0

How did you hear about the meeting?

CCBC email	8 (73%)
Through the Town Centre Management team	3 (27%)

Summary of comments received

The meeting was well received amongst several respondents, who felt that the content from the guest speaker and CCBC was excellent and engaging. Three respondents highlighted a need for the meeting to have more contributions from businesses and third sector organisations, and with less input from local councillors.

One business highlighted that although the presentation from the guest speaker was interesting and informative, it took up the majority of the meeting and therefore other agenda items were not covered in detail, whilst another business felt that attendees did not have sufficient opportunity to discuss issues which they felt to be important and relevant to town centres (such as parking). Another respondent suggested that the meetings could benefit from the inclusion of workshop sessions.

In terms of stakeholder engagement, several respondents suggested a number of other businesses /stakeholders that might be interested in attending these meetings. It should be noted that all the suggested businesses were invited to the meeting, and although several of these gave apologies for the meeting owing to prior commitments, others did not attend.

Ystrad Mynach Town Centre Stakeholder Meeting
Thursday 4th May 2023 – 6.00pm – Centre of Sporting Excellence

Attendees

Businesses	Elected Members	Town/ Community Council	Support Officers	Survey response rate
8	2	1	7	10/11 (91%)

Meeting arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Meeting overall	4 (40%)	4 (40%)	1 (10%)	1 (10%)	0
Content of meeting	5 (50%)	4 (40%)	1 (10%)	0	0
Location of meeting	8 (80%)	2 (20%)	0	0	0
Meeting venue	8 (80%)	2 (20%)	0	0	0
Duration of meeting	7 (70%)	3 (30%)	0	0	0
Time of day for meeting	8 (80%)	2 (20%)	0	0	0

The purpose of the meeting was to engage with local businesses in our Town Centres on matters of interest to them. To what extent do you feel the meeting achieved its purpose?

Fully	5 (50%)
Partially	5 (50%)
Not at all	0

How likely are you to attend future meetings?

Very likely	7 (70%)
Somewhat likely	3 (30%)
Somewhat unlikely	0
Very unlikely	0

How did you hear about the meeting?

CCBC email	4 (50%)
Through the Town Centre Management Team	5 (50%)
Word of mouth	1 (10%)

Summary of comments received

The majority of the comments focused on stakeholder engagement and expressed a need for more town centre businesses to attend the meetings in order to make these a success. Suggestions included targeted visits to businesses in order to raise awareness of the purpose of these meetings and to encourage attendance. One respondent suggested a leaflet drop to local businesses in order to get more businesses on board. It should however be noted that emails were sent to all businesses within the town centre boundary to invite them to the meeting, with reminders and an agenda sent nearer the time, and invitations were also hand-delivered to a number of premises.

Three businesses also expressed a need for greater business engagement/contributions at these meetings and less political debate, in order to maximise the benefits of these meetings. One business emphasised the need to stick to the agenda and highlighted that that the discussion had strayed into non-agenda items such as parking, pointing out that the purpose of the meeting was not to discuss this particular matter.

Caerphilly Town Centre Stakeholder Meeting
Wednesday 22nd March 2023 - 6.00pm – Caerphilly Municipal Club

Attendees

Businesses	Elected Members	Town/ Community Council	Other Stakeholders	Support Officers	Survey response rate
14	3	3	1	8	7/21 (33%)

Meeting arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Meeting overall	5 (71%)	2 (29%)	0	0	0
Content of meeting	4 (57%)	3 (43%)	0	0	0
Location of meeting	5 (71%)	2 (29%)	0	0	0
Meeting venue	5 (71%)	2 (29%)	0	0	0
Duration of meeting	5 (71%)	2 (29%)	0	0	0
Time of day for meeting	4 (57%)	3 (43%)	0	0	0

The purpose of the meeting was to engage with local businesses in our Town Centres on matters of interest to them. To what extent do you feel the meeting achieved its purpose?

Fully	5 (71%)
Partially	2 (29%)
Not at all	0

How likely are you to attend future meetings?

Very likely	6 (86%)
Somewhat likely	1 (14%)
Somewhat unlikely	0
Very unlikely	0

How did you hear about the meeting?

CCBC email	7 (100%)

Summary of comments received

The respondents were positive in their feedback to Caerphilly's Town Centre Stakeholder meeting, with 71% of respondents very satisfied with the meeting overall. Several respondents commented upon how beneficial it was for business owners to be able to come together in this format and valued the presentation from the guest speaker, whilst the suggestion to create a town centre business group was received with positivity.

With regards to future meetings, one respondent suggested business networking or a forum to discuss trading topics may be worth considering in the future. Another respondent thought future agendas should focus on town centre cleanliness and refuse facilities as the appearance of the high street is paramount to attracting visitors. It was noted that some attendees diverted from the original agenda, which, some felt was not beneficial to meeting attendees as it risked becoming political.

Risca Town Centre Stakeholder Meeting
Wednesday 24th May 2023 - 6.00pm – Risca Rugby Club

Attendees

Businesses	Elected Members	Town/ Community Council	Support Officers	Survey response rate
2	3	3	6	2/8 (25%)

Meeting arrangements

	Very satisfied	Somewhat satisfied	Neither satisfied or dissatisfied	Somewhat dissatisfied	Very dissatisfied
Meeting overall	2 (100%)	0	0	0	0
Content of meeting	2 (100%)	0	0	0	0
Location of meeting	2 (100%)	0	0	0	0
Meeting venue	1 (50%)	1 (50%)	0	0	0
Duration of meeting	2 (100%)	0	0	0	0
Time of day for meeting	2 (100%)	0	0	0	0

The purpose of the meeting was to engage with local businesses in our Town Centres on matters of interest to them. To what extent do you feel the meeting achieved its purpose?

Fully	1 (50%)
Partially	1 (50%)
Not at all	0

How likely are you to attend future meetings?

Very likely	1 (50%)
Somewhat likely	0
Somewhat unlikely	0
Very unlikely	1 (50%)

How did you hear about the meeting?

CCBC email	2 (100%)

Summary of comments received

Overall, the response to Risca's Town Centre Stakeholder meeting was very positive, although there was a decrease in the number of attendees compared to previous meetings. Respondents were disappointed to see how few business owners attended the meeting but did not see this as a criticism of the organisers or the content of the meeting.

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APPENDIX 6

Summary of responses - Consultees - Sept 2023

Cllr James Pritchard – 8/9

- Its clear the new way of working has generated greater business interest. The rising satisfaction levels among attendees again demonstrates the strength of the new format.
- Holding the events in town centre locations has helped.
- The town centre team have done really well in contacting key businesses in each of the towns.
- I would support the abolishment of the TCMG as its clear we're now attracting more businesses, with less input from certain domineering councillors.

Cllr Teresa Parry – 11/9

I am happy with the new model of working, and see much more engagement from yourselves, taking a genuine interest in helping Ystrad Mynach town centre and the businesses, please keep up the good work it is still early days but I can see progress is being made.

Cllr Carol Andrews – 12/9

I am fully supportive of this model. I have only participated in the Bargoed events but they engage with businesses far more than the previous one where meetings were held at times that were not conducive for businesses but only elected members. Hopefully this model will strengthen our town centres and follow in Treorchy's footsteps!

Response from Helen Williams – Bargoed Town Council 26/9

At a meeting of Bargoed Town Council last week, I was instructed to provide the following feedback on the new town centre management model:

Members are supportive of the change in format for the town centre management model because they feel it brings the management of the town centre closer to the actual

traders: it encourages greater involvement and collaboration from local stakeholders.

I was also asked by the mayor to pass on his thanks for all your hard work to date.

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