



## **CABINET - 9TH SEPTEMBER 2020**

**SUBJECT:                   CARDIFF CAPITAL REGION HOUSING INVESTMENT FUND –  
VIABILITY GAP FUND SITES**

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

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### **1.       PURPOSE OF REPORT**

- 1.1    To update Cabinet on the Cardiff Capital Region (CCR) Housing Investment Fund (HIF) programme aimed at unlocking housing sites that are currently stalled due to a viability gap.
- 1.2    To consider the opportunities this programme offers for unlocking three sites:
  - Windsor Colliery in Abertridwr;
  - Land at Gellideg Heights in Maesycwmmmer; and
  - Land at Heolddu Grove in Bargoed.
- 1.3    To seek Cabinet approval for the Interim Head of Property Services in consultation with the relevant Cabinet Member/s to negotiate and conclude the sale of Windsor Colliery to United Welsh Housing Association (UWHA) if necessary.

### **2.       SUMMARY**

- 2.1    This report sets out the details of the Cardiff Capital Region Housing Investment Fund – Homes for all the Region, specifically the Viability Gap Fund (VGF), which will provide funding opportunities for sites that are stalled due to significant infrastructure or remediation costs.
- 2.2    The report seeks Cabinet approval to progress and submit formal funding applications for HIF VGF funding to Cardiff Capital Region (CCR) in respect of three prioritised sites which can demonstrate a gap in their viability due to infrastructure and/or remediation costs.
- 2.3    The three prioritised sites are either housing allocations in the Adopted Caerphilly County Borough Local Development Plan Up to 2021 (LDP), or within the settlement boundary. The sites are:
  - Windsor Colliery in Abertridwr;
  - Land at Gellideg Heights in Maesycwmmmer; and
  - Land at Heolddu Grove in Bargoed.

- 2.4 Windsor Colliery is within Local Authority ownership. Cabinet approval has already been granted for the site to be developed through a 'leased model' of development in order to increase affordable housing provision. However, in order to achieve a viable scheme, it may be necessary for the proposed developer for the site namely United Welsh Housing Association (UWHA) to purchase the land, and this Cabinet report also seeks approval for officers to undertake negotiations on the sale if necessary.

### **3. RECOMMENDATIONS**

- 3.1 That Cabinet acknowledges the opportunities afforded by the proposed CCR HIF VGF programme
- 3.2 That Cabinet agrees that bids for HIF VGF funding be submitted to CCR for the following prioritised sites:
1. Windsor Colliery in Abertridwr;
  2. Land at Gellideg Heights in Maesycwmmmer; and
  3. Land at Heolddu Grove in Bargoed.
- 3.3 That approval be given for the Interim Head of Property Services in consultation with the relevant Cabinet Member/s to enter into and conclude negotiations on the sale of Windsor Colliery to UWHA if necessary.

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

- 4.1 To facilitate the delivery of housing, including affordable housing, within the County Borough, on sites that would otherwise be unviable to develop.

### **5. THE REPORT**

#### **Background**

- 5.1 The CCR Regional Cabinet recognises that housing delivery across the CCR has failed to recover to the housebuilding rates achieved prior to the 2007 financial crisis and that there are significant disparities in housebuilding rates across the region, now compounded by the impact of the Covid-19 pandemic on the economy. Furthermore, there has been an under-delivery of affordable housing across the CCR and the rise in house prices compared to incomes in recent years is making housing less affordable. The need for an initiative to facilitate an increase in the supply of high quality, affordable housing across the region has been identified, recognising that this will also address wider social, economic and environmental objectives for the Region, and Wales as a whole.
- 5.2 In March 2020, a Full Business Case (FBC) was approved by the CCR Regional Cabinet for Homes for all the Region – the Housing Investment Fund (HIF). The HIF comprises two funding streams:
4. An SME finance fund –£10m fund to provide upfront finance, targeted exclusively to SME developers, to provide upfront capital to meet pre-planning costs;
  5. A Viability Gap Fund (VGF) – aimed at development sites of between 40 and 350 units that are unable to come forward due to high infrastructure or remediation costs. An indicative £35m fund is identified through this fund to target at known viability-gaps at key sites within the region

- 5.3 Further details on the SME Fund are in the process of being developed by CCR and are expected by the end of the year. Therefore, only the Viability Gap Fund will be available for the submission of applications in the near future, and this report focuses on schemes that could be delivered through this fund.
- 5.4 The VGF will provide capital funding to housing sites that are determined as being unviable on account of abnormal infrastructure or remediation costs. A viability assessment would be required to support any applications to the fund, demonstrating that the sites do not provide an appropriate level of financial return to cover the risks associated with the development.
- 5.5 All ten of the CCR Local Authorities are eligible to apply for VGF funding for schemes within their area. Funding will be awarded on a competitive basis for medium sized sites requiring a viability-gap investment of between £1m and £8m. Upon receipt of applications the CCR will rank and prioritise projects using an established Value for Money Evaluation Framework that is based on benefits per £ invested with a weighting for the development's connectivity to local employment.
- 5.6 Capital funding will be strictly subject to State Aid compliance, but under broad State Aid exemption rules can be used for:
1. The preparation of a Local Authority plot of land for development through remediation or infrastructure investment (publicly owned land must be sold on at market residual values);
  2. Funding of on-site or off-site infrastructure or remediation works at a site owned by a third / private party.
- 5.7 The LA will act as project sponsor, working with all third-party delivery partners (such as private developers, landowners or RSLs). Funding can be awarded to sites owned by either the private or public sector, and sites can be in mixed and multiple ownership.
- 5.8 The original period for the submission of applications to the Viability Gap Fund was due to be a six-month period between April and October 2020. However, due to Covid-19, there has been a delay in the preparation of the evaluation and prioritisation matrix, and guidance on a consistent method for assessing the viability gap. It is currently anticipated that the fund will be launched at the end of August 2020 with a deadline for submission of 31<sup>st</sup> December 2020.
- 5.9 Initial guidance has been provided by CCR on the types of sites that the HIF VGF is aimed at. They have indicated that the following considerations would apply:
- Size of site (circa 40-350 units);
  - Deliverability;
  - Currently an LDP allocation or within the settlement boundary;
  - Be a strategically significant site for the LA;
  - Be fully planning policy compliant;
  - Have consideration for timescales of securing planning permission;
  - Ensure all partners are engaged and keen to progress (e.g. Landowners);
  - Agreement to proceed on an open book basis and demonstrate value for money;
  - The viability gap is predominantly around infrastructure requirements / contamination clearance, etc; and
- Alignment with achieving core City Deal Outcomes.

## **How will the HIF application process work?**

- 5.10 Further guidance is expected from CCR on the technical details of the fund, but the key elements are that the Local Authority, as project sponsor, would be responsible for submitting applications to the HIF for housing schemes they wish to put forward, working in conjunction with third-party delivery partners where required. Applications must adhere to Eligibility Criteria (e.g. open-book viability gap analysis demonstrating CCR intervention is required, etc.).
- 5.11 Funding awards to LA Partner scheme sponsors will be made on a conditional basis and will be subject to the completion of detailed due diligence. Upon receipt of funding, LA Partner scheme sponsors and their partners will further be bound by the funding agreement which will set out the detailed terms and conditions. Funding draw down will then be subject to development-based milestones. The LA will then be responsible for administering payments to their delivery partner.
- 5.12 CCR will work with a Fund Coordinator and LA Partner scheme promoters to agree what outputs will be monitored during the design, build and sale of homes delivered via the VGF.
- 5.13 CCR will also provide up to £500,000 across all Local Authorities to partially support in-house resource costs for completing the application process. It is expected that where Local Authorities are working with private and third sector delivery partners, these partners will also be able to provide leverage to support application development costs.

## **The Sites**

### ***Windsor Colliery, Abertridwr***

- 5.14 Windsor Colliery is a 6.3 hectare former colliery site in a central location in Abertidwr, directly south of Ysgol Ifor Bach. The site is allocated for housing in the Adopted LDP (HG1.72 Windsor Colliery, Abertridwr). A map showing the site boundary is shown in Appendix 1.
- 5.15 An outline planning application was submitted by UWHA in 2009 for 193 dwellings, which was deferred for the signing of a Section 106 agreement. The application was subsequently withdrawn due to out of date information and viability concerns.
- 5.16 The site has been reclaimed, but there is a need for remediation and re-engineering as 'hot spots' of contamination have been identified on the site. The cost associated with this has impacted on the viability of the scheme. The remediation and re-engineering of the site complies with the requirements for VGF.
- 5.17 UWHA, together with a new development partner (Tirion Homes), are currently updating a number of surveys to support the submission of a new planning application. It is likely that the site capacity will decrease from the numbers identified in the previous application due to updated survey information, particularly in respect of the presence of culverts on site. Once all detailed surveys have been completed and the indicative Masterplan has been revised accordingly, UWHA will be able to prepare a viability assessment to demonstrate the level of the 'viability gap.' It is anticipated that the number of units will be reduced due to sustainable drainage requirements, but it should be able to accommodate a minimum of 150 dwellings. A minimum of 10% of dwellings on the site will be required to be affordable, in accordance with the policy requirements of the adopted Local Development Plan.

- 5.18 The site is currently in Council ownership. On 21<sup>st</sup> January 2015, a report was presented to Cabinet on the development of a model for increasing affordable housing provision. Under the 'leased model' arrangement, CCBC would enter into a building agreement with a nominated partner to build and manage affordable housing. Part of the site would be sold at market value, but CCBC would retain ownership of the remainder of the land and receive an annual revenue income. Cabinet approved the development of the leased model on two pilot sites namely Watford Road in Caerphilly and Windsor Colliery. The Watford Road site has been developed for a mix of market and affordable housing, but Windsor Colliery was not progressed, as the abnormal costs associated with land remediation and infrastructure and lower sales values in this area impacted on the viability of the scheme.
- 5.19 UWHA have had an involvement in the Windsor Colliery site since the submission of the 2009 application and maintain a desire to develop the site in partnership with Tirion Homes, provided that a viable scheme can be achieved. Whilst UWHA remain willing to work with CCBC through the 'leased model' arrangement, it would need be demonstrated that the scale and nature of the viability gap using this arrangement is compliant with the funding considerations. Furthermore, further detailed guidance is awaited from CCR on whether a mixed sale and lease arrangement would comply with the terms and conditions of the VGF.
- 5.20 If the 'leased model' is not considered appropriate for the VGF, a second option is available to progress the scheme – the outright sale of the land to UWHA/Tirion Homes. The implications of a more traditional method of delivery, where the developer becomes the outright owner of the site, would need to be considered in viability terms. Whilst Cabinet have previously agreed to the site being taken forward through the 'leased model,' there has been no Cabinet approval for discussions to take place in respect of the sale of the site to UWHA. In order to ensure that there is no undue delay in the timescales for delivery, a recommendation is included in the report to allow the Interim Head of Property Services in consultation with the relevant Cabinet Member/s to enter negotiations on the sale of Windsor Colliery to UWHA if necessary. This will give the Local Authority more flexibility in how the site can be taken forward once more detailed guidance emerges from CCR. Under both options, there will be an expectation that the affordable housing contribution on the site will include homes that will be transferred to the Council. Consideration will also be given to the retention of part of the site by the Local Authority for the development of Council housing. UWHA/Tirion Homes would act in the developers on behalf of Caerphilly Homes.

#### ***Land at Gellideg Heights, Maesycwmmmer***

- 5.21 The land at Gellideg Heights comprises two parcels of land that have the benefit of planning permission for housing, albeit through different applications, with a combined site area of 5.7 hectares. It is anticipated that the site could accommodate in the region of 164 dwellings, subject to the findings of additional survey work. A minimum of 25% of dwellings on the site will be required to be affordable, in accordance with the policy requirements of the adopted Local Development Plan. A map showing the site boundary is shown in Appendix 2.
- 5.22 Part of the site is within an allocated housing site (HG1.40 Land at Gellideg Heights, Maesycwmmmer) and the majority is within the settlement boundary in the Adopted LDP. A small area of the site boundary, directly south of the A472, is within a green wedge. However, officers consider that, provided an appropriate buffer between the A472 and the site is retained, the proposal would be acceptable in principle.

- 5.23 The site is in private ownership. The promoters of the scheme are United Living, in partnership with UWHA and Pobl. Extensive survey work has been undertaken to support previous planning applications on the site, but there is a requirement to update some surveys to reflect an amendment to the site boundary and the potential increase in the number of dwellings. LA officers are in discussion with the applicants in respect of this, with further assessment required in respect of the access to the site.
- 5.24 There are mine workings on part of the site, and therefore grouting would be required, together with the remediation of areas of contamination. This has resulted in a viability gap that would accord with the criteria for VGF.
- 5.25 It is anticipated that the site can be taken forward in accordance with the HIF timescales, subject to the outstanding issues in respect of additional survey work and access to the site being resolved.

#### ***Land at Heolddu Grove, Bargoed***

- 5.26 Heolddu Grove is a 2-hectare site within the settlement boundary within the Adopted LDP. The site is within Council ownership (Housing Revenue Account (HRA) land) and is being promoted by Caerphilly Homes for Council housebuilding, as part of the #Building Together programme. A map showing the site boundary is shown in Appendix 3.
- 5.27 The site is currently surrounded by homes, the majority of which are owned by the Council. Work to date has focused on 'unlocking' the site from a transport / access perspective and also to better understanding the ground and ecological conditions as the site is contaminated, but it is not clear to what extent.
- 5.28 Further work is being commissioned to undertake this work and identify the area suitable for development. Caerphilly Homes are currently in the process of procuring a multi-disciplinary consultancy to undertake development appraisals of all potential Caerphilly Homes development sites and it is proposed that this site will be prioritised as part of this work.
- 5.29 Subject to the findings of further survey work, it is anticipated that the level of information required to inform the HIF bid can be compiled within the challenging timescales. The remediation requirements and infrastructure requirements associated with securing an access to the site will comply with the requirements of the HIF.

#### **Other Sites that have been considered**

- 5.30 A number of sites have been considered for the potential submission of funding bids for the HIF. However, as indicated in Paragraph 5.9 above, the HIF is aimed at sites of a certain size (40-350 units) that can be demonstrated to be deliverable within the timeframes identified. A list of other potential sites and the reasons why it is not proposed to identify them for HIF funding is included in Appendix 4.
- 5.31 Consideration has been given to the use of the fund to assist in the rehabilitation of the two remaining listed buildings on the Penallta Colliery complex (the Powerhall and the Bath House), together with adjoining new build development. However, proposals for the conversion of these important historic buildings, which form part of an allocated housing site in the LDP, have not progressed to a stage where a scheme can realistically be delivered within the required timescales for the HIF VGF. Further funding options to support a future scheme will continue to be investigated.

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

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

- 6.1 The report recommendations contribute towards or impact predominantly on the following Corporate Well-being Objectives:

Objective 2 - Enabling employment.

Objective 3 – Address the supply, condition and sustainability of homes throughout the county borough

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

### **Caerphilly County Borough Local Development Plan up to 2021:**

- 6.2 The proposals also align with the key objectives of the Council's Adopted LDP, specifically:

- To encourage the re-use and / or reclamation of appropriate brownfield and contaminated land and prevent the incidence of further contamination and dereliction.
- Ensure an adequate and appropriate range of housing sites are available across the County Borough in the most suitable locations to meet the housing requirements of all sections of the population.

- 6.3 All three sites lie primarily within the defined settlement boundary as identified within the LDP. Windsor Colliery is an allocated housing site (HG1.72) and Gellideg Heights forms part of an allocated housing site (HG1.40).

### **A Foundation for Success - Regeneration Strategy 2018-2023:**

- 6.4 The proposals contribute towards the following key priorities of the Council's Regeneration Strategy - A Foundation for Success 2018-2023:

Priority SQL5: Improve the delivery of new housing and diversify housing across all tenures.

### **Caerphilly Homes Service Plan (2018-2023), Priority Objective 2:**

- 6.5 The proposal would support Priority Objective 2: Increase the provision of new, affordable homes to meet identified needs, promoting 'Lifetime Homes' principles for grant funded delivery, and, where appropriate, supporting Welsh Government's Innovative Housing Programme (IHP).

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

- 7.1 The aim of the Well-Being of Future Generations (Wales) Act is to improve the social, economic, environmental and cultural well-being of Wales by changing the way local authorities and public bodies think, act and make decisions with the overall objective being to create a Wales where we want to live, both now and in the future. The Act also sets a duty on public bodies to ensure that everything that they do is in accordance with the sustainable development principle (the needs of the present are met without compromising the ability of future generations to meet their own needs).

- 8.2 The HIF is aimed at increasing housing delivery to provide much-needed housing in the County Borough, contributing towards the social and economic well-being of Wales. The HIF aims to bring forward sites that would otherwise not be developed, providing the best use of land, in accordance with sustainable development principles.
- 8.3 The report recommendations are consistent with the five ways of working as defined within the sustainable development principle in the Act. The five ways of working are:
- Long Term – Housing is a long-term asset and the development of additional dwellings will diversify the housing stock and help support communities. New dwellings will need to meet high energy performance standards.
  - Prevention – new dwellings will be required to be of an exemplar design, which will support positive physical and mental health.
  - Integration – the development of housing will promote new development at a scale that can be well integrated within the existing community.
  - Collaboration – the HIF is a collaboration between CCR, the LA, and developer partners
  - Involvement – Local communities will have the opportunity to comment on any of the proposed developments as part of the planning process.

## **8. EQUALITIES IMPLICATIONS**

- 9.1 There are no direct equalities implications in respect of this report. It should be noted that the HIF fund intends to include economic inclusion criteria, where more than 50% of the total fund would be targeted to areas with 'low inclusivity status.'

## **9. FINANCIAL IMPLICATIONS**

- 9.1 The HIF is a capital payment. The mechanisms for the application and draw down of funding are summarised above. Further details will be received from CCR once the guidance is finalised.
- 9.2 Whilst the purpose of the fund is to address the viability gaps of large stalled sites through capital funding, it is assumed CCR could recover some overage from residual land values achieved, where possible. An overage would be considered prudent where sites achieve residual values greater than the industry-standard minimum viability of 20% profit. However, CCR acknowledges that the majority of funding is expected to be unrecovered.
- 9.3 There will be no financial outlay for the Local Authority in respect of the two sites being promoted by the RSL partners (Windsor Colliery and Gellideg Heights), as the developer partners promoting the schemes will be required fund for the preparation of any information required to support their funding application. The developers will be able to apply for revenue match funding from CCR to support the development of the funding applications.
- 9.4 In respect of Heolddu Grove, the financial implications of the Council housebuilding programme have already been considered by Council on 20<sup>th</sup> February 2020 (Caerphilly Homes - #Building Together) and borrowing agreements have been approved to support the delivery of the new build programme. Caerphilly Homes will also be able to access the match funding available to support the development of their



funding applications.

- 9.3 The disposal of Windsor Colliery will result in a capital receipt to the Local Authority, or, if Windsor Colliery did progress through a 'lease model' arrangement, then this would generate a revenue income for the Local Authority.
- 9.4 The development at the Windsor Colliery site will generate a requirement to pay clawback to Welsh Government in respect of grant funding for the land reclamation; there is an outstanding balance of circa £300k. Discussions between the LA and Welsh Government are required to establish whether this clawback could be waived to improve the viability of the site.

## **10. PERSONNEL IMPLICATIONS**

- 10.1 It is the responsibility of the LA to submit the application for funding to CCR on behalf of the development partners. If successful, the LA will receive the funding directly from CCR and will need to distribute to the developer partners. The LA must commit to undertaking due diligence on sites and to the ongoing monitoring of the process. It is anticipated that this work will be carried out by officers in the Planning and Regeneration team, in consultation with officers from Caerphilly Homes.
- 10.2 In respect of the site at Heolddu Grove, this site would be taken forward by Caerphilly Homes. Following Council approval on 20<sup>th</sup> February 2020 (Caerphilly Homes - #Building Together), a development team has been created to take forward the development of housing on Council owned land. Suitably qualified external consultants will be commissioned where necessary.

## **11. CONSULTATIONS**

- 11.1 All consultation responses are reflected in the report.

## **12. STATUTORY POWER**

- 12.1 Local Government Acts.
- 12.2 Town and Country Planning Act 1990

Author: Victoria Morgan, Principal Planner, Strategic and Development Plans

Consultees: Cllr Eluned Stenner, Cabinet Member for Finance, Performance & Planning  
Cllr Lisa Phipps, Cabinet Member for Homes, Places and Tourism  
Cllr Sean Morgan, Deputy Leader and Cabinet Member for Regeneration, Transportation & Sustainability  
Christina Harrhy, Chief Executive  
Mark S. Williams, Interim Corporate Director Communities  
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Stephen Harris, Interim Head of Business Improvement Services and Section 151 Officer  
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Mike Eedy, Finance Manager  
Anwen Cullinane, Senior Policy Officer, Equalities and Welsh Language  
Lynne Donovan, Human Resources Service Manager  
Scrutiny Committee Chair and Vice Chair - Cllr Ridgewell and Cllr Forehead  
Local Ward members – Aber Valley, Maesycwmmmer, Bargoed

Appendices:

Appendix 1 – Map of Windsor Colliery, Abertridwr

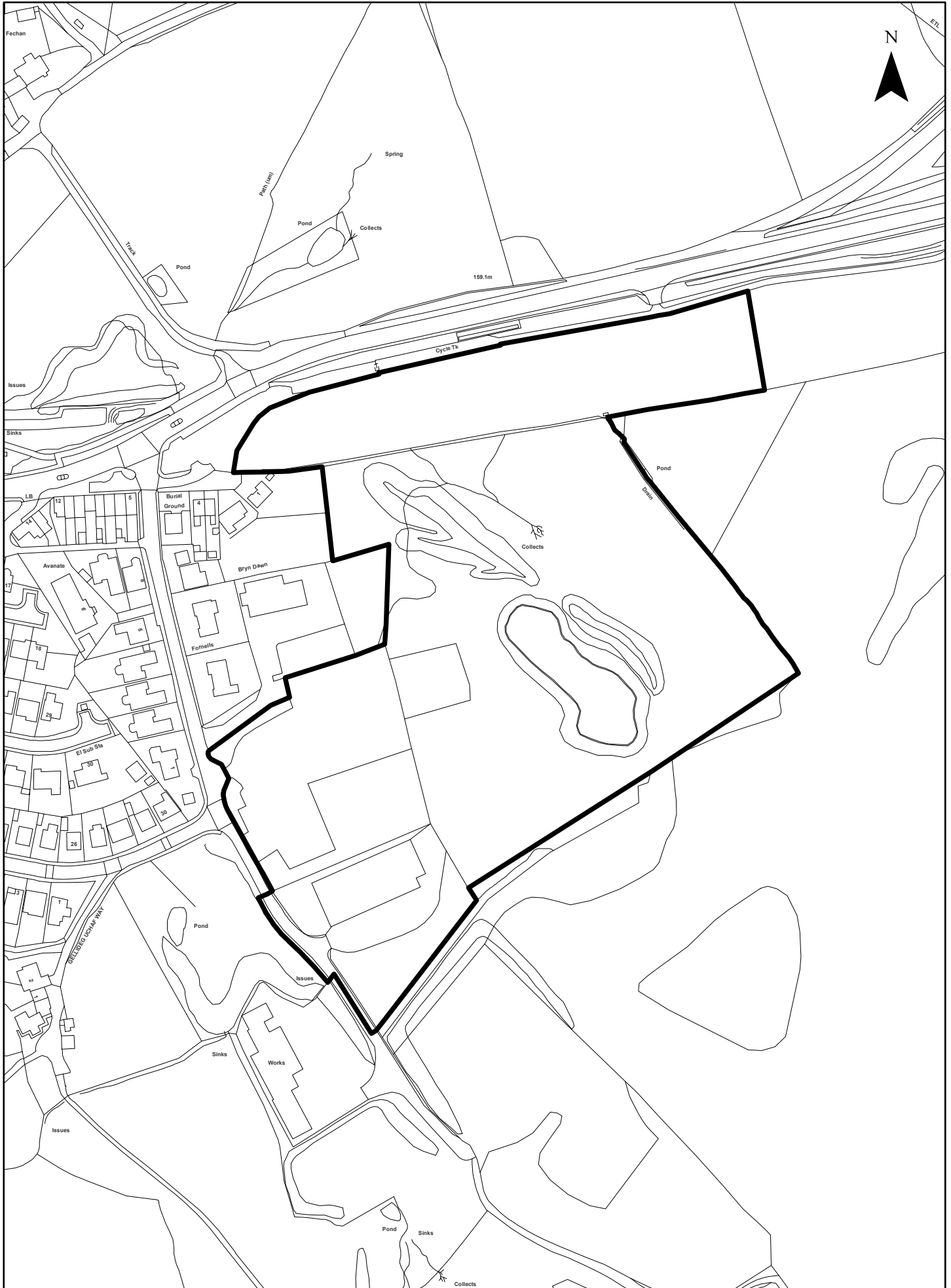
Appendix 2 – Map of Land at Gellideg Heights, Maesycwmmmer

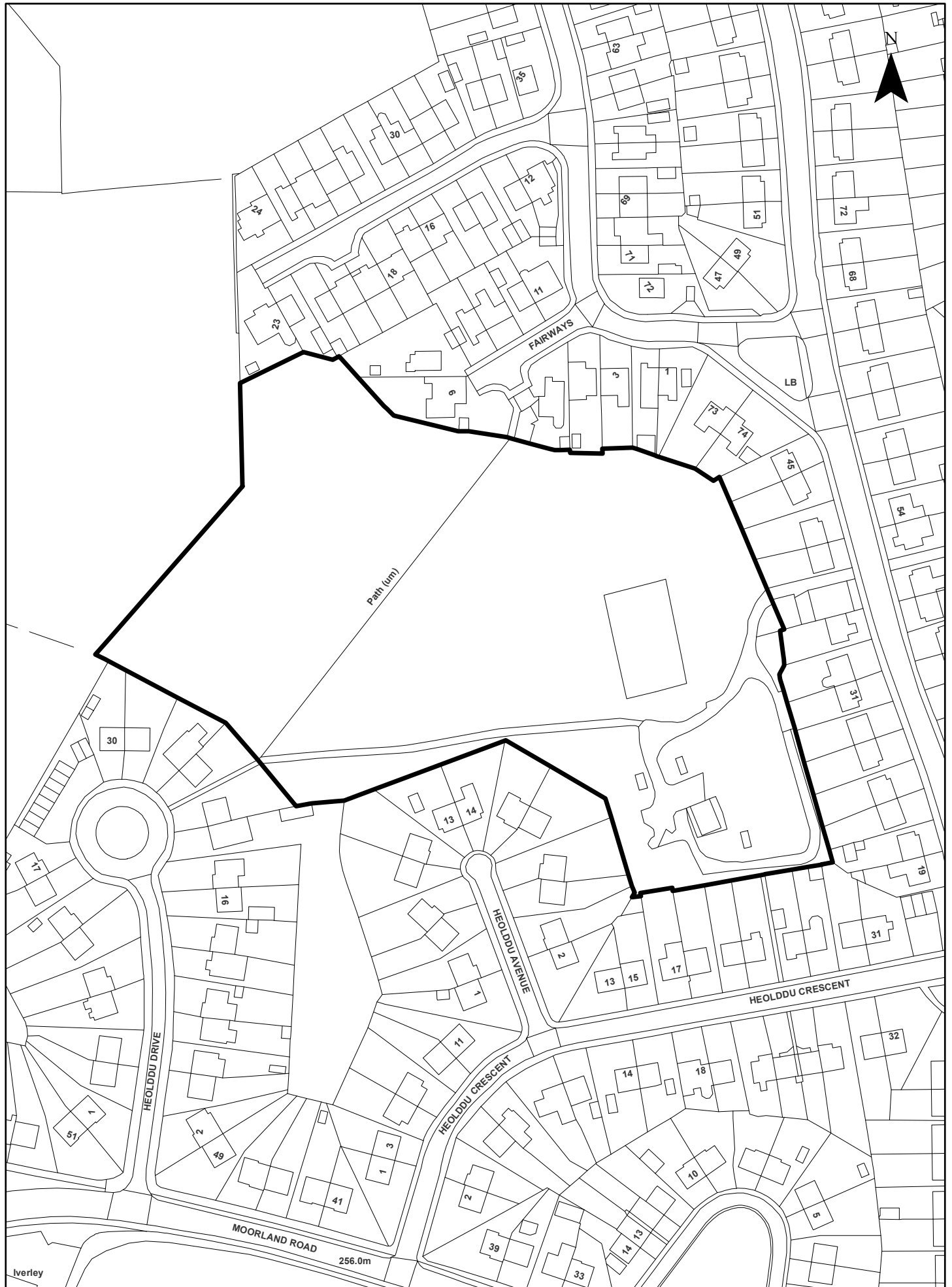
Appendix 3 – Map of Land at Heolddu Grove, Bargoed

Appendix 4 – List of other sites considered for HIF

Appendix 5 – Caerphilly Homes – Sites for consideration







#### Appendix 4 - Other sites considered for the HIF Viability Grant Fund

Site Location	Indicative Number of units	Justification for not included on the prioritised list for HIF	Commentary
Land adjacent to the River Ebbw, Pontymister (Birds site)	48	LDP housing allocation. Unable to demonstrate deliverability with prescribed timescales due to site constraints.	Site in private ownership. Land owner has high expectation regarding the value of the land. In the flood plain and therefore unlikely to attract funding.
Maerdy Crossing, Rhymney	57	LDP housing allocation. Unable to demonstrate deliverability with prescribed timescales – no potential developer.	Site in private ownership.
Land to the east of the Handball Court, Nelson	98	LDP housing allocation. Unable to demonstrate deliverability with prescribed timescales - no potential developer.	Site in multiple ownerships. Significant constraints to development in the short term.
Aberbargoed Plateau, Aberbargoed	413	LDP housing allocation. Site capacity exceeds 350 dwelling threshold. Unable to demonstrate deliverability with prescribed timescales - no potential developer.	In Council ownership. Potential to consider alternative use of site in the 2 <sup>nd</sup> Replacement LDP.
Carn Y Tyla Terrace, Abertyswg	133	LDP housing allocation. Unable to demonstrate deliverability with prescribed timescales - no potential developer	Site in private ownership.
Former Pontllanfraith Comprehensive School	165	Within LDP settlement boundary. Unable to demonstrate deliverability with prescribed timescales.	In Council ownership. Likely to be viable without intervention.
Former Aldi site, Rhymney	30	Within LDP settlement boundary. Site capacity below 40 dwelling threshold. Unable to demonstrate deliverability with prescribed timescales.	In Council ownership.
Ness Tar, Caerphilly	200-350	Within LDP settlement boundary.	In private ownership.

		Site prioritised through alternative funding mechanism. A wider scheme is likely to exceed the 350 dwelling threshold.	
Bedwas Colliery, Bedwas	630	LDP mixed use allocation. Site capacity exceeds 350 dwellings. Unable to demonstrate deliverability with prescribed timescales - no potential developer.	In private ownership. Not suitable for HIF.
Penallta Colliery, Ystrad Mynach	100+	LDP housing allocation. Listed building conversion (74 units) plus additional development (to be determined) Unable to demonstrate deliverability with prescribed timescales.	In private ownership. Listed Building conversion.

#### Potential Caerphilly Homes schemes considered for the HIF Viability Grant Fund

Site Location	Indicative Number of units	Justification for not included on the prioritised list for HIF
Western Drive, Bargoed	53	LDP housing allocation. Unable to demonstrate deliverability with prescribed timescales.
Former Oakdale Comprehensive School	100	Within LDP settlement boundary. Unlikely to require viability gap funding.
Brooklands, Risca	30	Site capacity below 40 dwelling threshold. Unable to demonstrate deliverability with prescribed timescales.

Appendix 5 Caerphilly Homes Development Opportunities at 03.07.2020

<b>Location</b>	<b>Units / Homes</b>	<b>Commentary</b>	<b>Estimated Planning Application Timescale</b>
Ty Darran	40	Partnership with ABUHB to deliver an innovative zero carbon sheltered housing (not as you know it) scheme incorporating a unique health / community hub. Commission awarded to Pentan Architects.	Planning application Winter 2020
The Crescent Trecenydd, Llanfabon Drive, Trethomas & Oakdale	120 total (The Crescent, Trecenydd – 8, Llanfabon Drive, Trethomas, 12, Oakdale School – 100)	Package of proposals with Willmott Dixon using innovative and bespoke steel framed solution locally sourced to deliver Passivehaus certified homes. Awaiting decision from CMT regarding presentation of Feasibility Study and next stage of the SCAPE process. Oakdale site – 100 units (60 market sale and 40 social rented). Circa £20m.	Planning application Autumn 2020 Trethomas & Trecenydd, Spring 2021 – Oakdale Comprehensive
Heolddu Grove, Bargoed	50-70	Contamination and ground investigation report awaiting commission (£25-30,000). Potential HIF bid to finance decontamination of the site, access and service infrastructure. Development appraisal to follow.	Planning Application - Autumn 2020
Derwendeg Avenue, Cefn Fforest	14	Partnership with housing Justice and Church in Wales. Ongoing dialogue with Leisure to incorporate adjacent community centre site. Ground investigation works to be commissioned. Members to be advised.	Planning Application – Spring 2021
Brooklands, Risca	15	Ground investigation work ongoing. Decision required on youth facility.	Summer 2021