

## **The Vale of Glamorgan Council**

### **Cabinet Meeting: 20 November, 2017**

### **Report of the Cabinet Member for Regeneration and Planning**

### **Barry Regeneration Progress Report**

#### **Purpose of the Report**

1. The purpose of this report is to apprise Cabinet of past regeneration policy, programmes and projects in relation to Barry and to identify the key issues and challenges for the future.

#### **Recommendations**

1. That Cabinet note the progress made.
2. That the report be referred to Environment & Regeneration Scrutiny Committee for consideration.

#### **Reasons for the Recommendations**

1. To inform Cabinet of the progress made and of the key issues and challenges for the future.
2. To inform Environment & Regeneration Scrutiny Committee of the progress made and of the key issues and challenges for the future.

#### **Background**

2. The socio-economic and cultural environment of Barry has changed dramatically over the last 100 years or so. The coal boom, as the nineteenth century turned into the twentieth, was followed by a steady economic decline, following the interwar period. This decline prompted a plethora of government-led regeneration and redevelopment initiatives stretching back to the late 1980s, differing in scale, scope and vision.
3. The primary purpose of this report is to provide an overview to the subject of regeneration in Barry and the possible future direction. This report does not claim to be fully comprehensive, but instead, attempts to give a sense of the regeneration activity that has been undertaken in Barry to address economic failure, poverty, degradation and social exclusion; and, to identify the key issues and challenges for the future.

## Relevant Issues and Options

### **Welsh Development Agency (WDA) Urban Renewal Unit / Urban Development Programme (1987 - 1992)**

4. Barry was included along with six other areas across Wales, all characterised by dereliction and economic decline, for a multi-million pound programme of investment. Investment was largely capital based, focusing on land assembly, land reclamation and environmental improvements.

### **Barry Joint Initiative / Barry Joint Venture (1992 - to present)**

5. The Barry Joint Initiative between the WDA and Associated British Ports (and its successors) was a delivery vehicle created to direct and manage the redevelopment of 190 acres of land around the decommissioned Barry No.1 Dock. Capital investment focused on reclaiming derelict land, providing new infrastructure and making sites available for property development and investment by the private sector. The Joint Initiative agreement ended in 2008 following the disposal of the remaining No.1 Dock lands to a private sector consortium of housing developers.
6. The regeneration programme known as Barry Joint Venture was a delivery vehicle comprised of the WDA, South Glamorgan County Council and the Vale of Glamorgan Borough Council (and its successors) which worked alongside the Barry Joint Initiative. Capital investment focused on land assembly, clearance and disposal at key locations across the town such as Nell's Point, Holton Road, Innovation Quarter and the Barry Steam Railway Project.

### **Barry Regeneration Area (2010 - 2014)**

7. The Barry Regeneration Area programme was launched by the Welsh Government in March 2010. A total of £9.8m of Welsh Government investment was allocated to the programme, which ran from the years 2010/11 to 2013/14 (inclusive). Barry was one of seven Regeneration Areas declared by the Welsh Government under its Framework for Regeneration Areas policy commitment.
8. In July 2015 the Welsh Government published an achievements report (refer to [Appendix 1](#)) which was subsequently reported to the meeting of Scrutiny Committee (Economy and Environment) on 6th October 2015 (minute 475 refers).

### **Vibrant and Viable Places Programme (2014 - 2018)**

9. From 2014/15 the Welsh Government targeted regeneration investment across Wales through the Vibrant and Viable Places (VVP) Regeneration Framework (published in March 2013). In July 2014 the Council was awarded £1m in capital funding through the VVP programme (Tackling Poverty Fund) over the three financial years 2014/15, 2015/16 and 2016/17.
10. In September 2017 the Council published an achievements report (refer to [Appendix 2](#)) which provides information on regeneration projects which have either taken place or have started during the first three years (2014/15-2016/17 inclusive) of the programme. Work on an evaluation report will commence during the course of financial year 2017/18 and will consider both the direct and long-term impact of the whole programme.

### **Regenerative Impact of Other Initiatives and Projects (2001 - to present)**

11. In recent years the policy focus for the Council has been to encourage and facilitate a more joined up or whole-town approach to regeneration in Barry in order to maximise the regenerative impact of mainstream Welsh Government initiatives such as Flying

Start and Communities First i.e. combining the improvements to places with support for the people who live in them. An example of where closer integration has been achieved with wider programmes of capital investment is in the housing sector in respect of initiatives like the Welsh Housing Quality Standard, Arbed and Castleland Housing Renewal Area.

12. Looking ahead there are further opportunities for closer integration, through procurement to maximise local supply chain development and associated targeted training and recruitment clauses favouring local residents. This could be particularly successful having regard to initiatives around Cardiff Airport and St Athan Enterprise Zone and sectors such as education where significant capital investment is proposed to establish two new mixed sex secondary schools in Barry.
13. Communities First (CF) is a Welsh Government funded anti-poverty programme, and the Council is the delivery body for CF in targeted wards with higher levels of deprivation in Barry, using multiple measures, working within a multi-agency partnership. CF addresses poverty issues through health, prosperity and learning strands of activities and has been very successful in building the capacity of individuals in targeted wards to improve their lives, including employment prospects.
14. The CF programme across Wales is coming to an end in March 2018 as a result of a reprioritisation in Welsh Government. This will impact on the targeted wards. Welsh Government has however announced 2 new, considerably smaller, grant schemes which will partially replace CF. Firstly, the Legacy Fund will allow the Council to deliver what it considers to be the strongest elements of CF for at least a further 2 years. Secondly, the Employability Grant will allow the Council to support individuals with their employability prospects through a broad range of potential actions. Details of both Legacy and Employability grants are still emerging and the Council is engaging with a view to delivery from April 2018, potentially across a wider area of the Vale. In the meantime, a further employability sub programme is being delivered by the Council in the current CF area, Communities For Work, and is being extended for a further 2 years.
15. Castleland Renewal Area was the third of the Vale of Glamorgan's Renewal Areas and was declared in April 2010, forming part of the Council's commitment and strategy to reverse the decline of Barry Town Centre (Holton Road) and the surrounding residential area. Over the past 7 years a programme of works was undertaken to tackle the local housing stock, the quality of the local environment, and to support businesses in the upper section of Holton Road. The programme has now completed, the final works being improvements to commercial properties and public realm in upper Holton Road, which have already drawn considerable new business investment into the area. [Appendix 3](#) is a summary of key achievements over the programme period. The £9.5m programme was supported at approximately 75% by Welsh Government grant.
16. A new reinforced Council Economic Development team was established in February 2017, the idea behind the team being that they mirrored the approach of the successful Rural Regeneration Team in Cowbridge (Creative Rural Communities) by building the capacity of local groups and businesses. The focus of this team is the urban wards within Barry, Penarth and Llandough but it works county wide. Much of the team's work to date has focused on building the capacity of groups in Barry such as a Watersports Trust, community centres and a potential community run pub. The team builds the capacity of the groups to lead on Community Asset Transfer, project delivery, funding bids and business planning. The team also leads on the newly

formed Strong Community Fund, (total budget of £670,000 until 2020), delivering a far more integrated approach to community regeneration.

### **Emerging Projects, Policies and Funding Programmes**

17. On 20th October 2017 the then Welsh Government's Cabinet Secretary for Communities and Children launched a new capital regeneration programme known as Targeted Regeneration Investment (TRI) for the three year period 2018/19-2020/21. Under the new programme local authorities, along with their partner organisations, will be able to apply for capital investment for projects that promote economic regeneration and serve the aims of wider sustainable development with activities focussed at individuals and areas most in need. The Welsh Government's intention is that the new programme will help create jobs, enhance skills and employability and create the environment for businesses to grow and thrive. The main elements of the guidance published by the Welsh Government (refer to [Appendix 4](#)) are listed below:
- The new programme mirrors the commitment to joined up working and doing things differently set out in 'Prosperity for All', the Welsh Government's new national strategy.
  - A requirement for the new programme is for robust regional partnership and governance arrangements to be in place at the outset to agree an overall plan for regeneration, to prioritise investment proposals and to provide assurance around decision-making. In the case of this Council the expectation is that its investment proposals should complement and align with the emerging Regional Plan for Regeneration coming forward through the City Deal for South East Wales.
  - The intention of the new programme is to target a small number of Regeneration Areas identified in the Regional Plan for Regeneration i.e. a defined geographic location where regeneration and integrated project activity takes place. The choice of area will be informed by its socio-economic profile, the complex range of challenges facing the area and the opportunity to reverse decline with an appropriate mix of interventions over a finite period.
  - A project that features in the Regional Plan for Regeneration and has been endorsed by the region may then be submitted to the Welsh Government for consideration. Once submitted to Welsh Government a National Regeneration Investment Panel will consider all project applications and will make investment recommendations to the appropriate Cabinet Secretary or Minister. It should be noted that after the recent reshuffle, this is likely to be the Minister for Housing and Regeneration.
  - The total budget for all 22 local authorities in Wales is £100million over a 3-year period. The South East Wales region (comprised of 10 local authorities) has a notional funding allocation of £44 million.
  - The budget is to be managed as a rolling programme to allow projects to come forward at an appropriate time, rather than to an artificial deadline.
  - Project proposals should be informed by the Well-being of Future Generations (Wales) Act 2015.
  - All projects seeking funding from TRI must provide a minimum financial contribution of 30% to the project from non-Welsh Government sources.
  - A Project Development Fund is to be made available for each region to test the viability of project proposals and to assist in refining project detail. The Welsh

Government will provide a 50% contribution towards such costs and have allocated the South East Wales region a budget of £200,000.

18. There remain a number of concerns about the way TRI will operate particularly in relation to the development of the Regional Plan for Regeneration and the project approval process. This Council along with the other local authorities across South East Wales will be seeking further advice and assistance from the Welsh Government over the coming weeks and months with the aim of clarifying matters.
19. There is no guarantee that the Council will be awarded funding from TRI but it is vital the Council has schemes ready to submit for grant assistance should the opportunity arise during the period 2018/19-2020/21. The Barry Town Centre Gateway Regeneration Scheme (Cabinet 24th April 2017 minute C3544 refers) is a potential candidate for capital investment from TRI and has been developed in anticipation of such. Subject to the conclusions of an on-going complex feasibility and master planning exercise the project area covers the interface between Gladstone Road, Broad Street and Dock View Road; the Dock View Road corridor; and, the land south of Dock View Road adjoining Barry Dock Station. The links to Barry Island and the Innovation Quarter/Waterfront are also key to this project, along with the master planning of Barry Island. As a future project it is considered well-placed to meet the fundamental aims and objectives of TRI, which is to support regionally significant regeneration investment proposals; enable people to improve their well-being and chances to access employment; and, respect the local Sense of Place by creating safe, attractive and well-connected places.

### **Resource Implications (Financial and Employment)**

20. The Council has a recurring sum in the capital programme for the years 2017/18 to 2021/22 reported as the Barry Regeneration Project Development Fund. The capital allocation for the year 2017/18 is £239,000 and for the years 2018/19 to 2021/22 is £300,000 per year. This allocation is used for preparatory work to enable the implementation of capital schemes such as feasibility, site investigation and concept design work; detailed design work; highway and building construction work over and above routine maintenance; project management in keeping with good practice for major projects; to appoint property surveyors, property advisers and other consultants as may be required to assist with project delivery; and, project match funding to lever in capital funding from external funding sources. This sum has also been supplemented by the use of relevant contributions through Section 106 funds which are obtained through the planning process.

### **Sustainability and Climate Change Implications**

21. None as a direct result of this report, however regeneration activity has implications for the sustainability of communities, especially when integrated with planning, housing and transport issues.

### **Legal Implications (to Include Human Rights Implications)**

22. Decisions by the Vale of Glamorgan Council as lead partner for regeneration in Barry are made by Council, Cabinet and officers with delegated authority.

### **Crime and Disorder Implications**

23. None as a direct result of this report, however successful regeneration activity can result in a reduction in crime and anti-social behaviour.

## **Equal Opportunities Implications (to include Welsh Language issues)**

24. None as a direct result of this report, however successful regeneration can lead to improved access to services and facilities and foster community cohesion.

## **Corporate/Service Objectives**

25. Regeneration is a long term process and can only be fully achieved through sustained and sequenced effort. Regeneration aims to tackle a combination of social, economic, physical and environmental issues and therefore requires broad action across a range of Service Areas. The regeneration programme underway in Barry seeks to align with the current Corporate Plan 2016-2020 by contributing to the following Well-being Outcomes and Objectives:

Well-being Outcome 1: An inclusive and safe Vale.

Objective 1: Reducing poverty and social exclusion.

Objective 2: Providing decent homes and safe communities.

Well-being Outcome 2: An environmentally responsible and prosperous Vale.

Objective 3: Promoting regeneration, economic growth and employment.

Objective 4: Promoting sustainable development and protecting our environment.

Well-being Outcome 3: An Aspirational and Culturally Vibrant Vale.

Objective 6: Valuing culture and diversity.

Well-being Outcome 4: An Active and Healthy Vale.

Objective 7: Encouraging and promoting active and healthy lifestyles.

## **Policy Framework and Budget**

26. The Barry Regeneration Project Development Fund is a capital allocation for the years 2017/18 to 2021/22. This type of funding is important given the time it takes to develop and complete effective capital projects, especially where working in partnership and combining multiple funding streams. The report is for executive decision by the Cabinet.

## **Consultation (including Ward Member Consultation)**

27. Local ward members for Baruc, Buttrills, Cadoc, Castleland, Court, Dyfan, Illtyd and Gibbonsdown wards in Barry were being consulted at the time of preparing this report and any comments will be minuted at the Cabinet meeting.

Cllr Brooks advised that she is not in a position to comment on the basis of the Executive summary of the report.

Cllr Johnson also raised concerns that he has not, at the time of commenting had sight of the actual report and that he reserves the right to comment further on seeing the report, once published.

## **Relevant Scrutiny Committee**

28. Environment and Regeneration.

## **Background Papers**

[Appendix 1](#): Barry Regeneration Area, Welsh Government Achievements Report (2010-2014).

[Appendix 2](#): Vibrant and Viable Places Programme for Barry, VoGC Achievements Report (up to financial year 2016/17).

[Appendix 3](#): Castleland Renewal Area, 7 years of achievement

[Appendix 4](#): Targeted Regeneration Investment (Guidance for local authorities and delivery partners), Welsh Government (20th October 2017).

## **Contact Officer**

David Williams, Principal Regeneration Officer

## **Officers Consulted**

Head of Regeneration and Planning  
Operational Manager - Regeneration  
Operational Manager - Accountancy  
Operational Manager - Legal Services  
Major Project Manager

## **Responsible Officer:**

Rob Thomas, Managing Director