

The Vale of Glamorgan Council

Cabinet Meeting: 7th January 2019

Cabinet Member for Regeneration and Planning

Targeted Regeneration Investment Programme 2018/19-2020/21: Update

Purpose of the Report

1. To provide Cabinet with an update on the Welsh Government's Targeted Regeneration Investment Programme 2018/19-2020/21 prior to seeking authority to apply for capital funding in 2018/19 financial year detailed within the Part II report later on the agenda.

Recommendations

1. That Cabinet notes the current position as set out in this report.
2. That Cabinet notes the contents of this report, with a view to taking decisions on the application for capital funding in 2018/19 financial year detailed within the Part II report later on the agenda.
3. That the use of article 14.14.2 (ii) of the Council's Constitution (urgent decision procedure) be authorised in respect of the above resolutions.

Reasons for the Recommendations

1. To apprise Cabinet.
2. To enable funding decisions to be taken via a Part II report later on this agenda.
3. To meet the deadlines for the Welsh Government's Targeted Regeneration Investment Programme in 2018/19 financial year.

Background

Targeted Regeneration Investment Programme 2018/19-2020/21

2. On 20th October 2017 the Welsh Government launched a new capital regeneration programme known as Targeted Regeneration Investment for the three year period 2018/19-2020/21. Under the new programme local authorities, along with their partner organisations, are 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 of 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.

3. The new programme requires robust regional partnership and governance arrangements (aligned with the City Deal for South East Wales) to be in place at the outset to agree an overall plan for regeneration, to prioritise investment proposals and to provide assurances around decision-making. In order to generate a greater impact the new programme is also required to target a small number of Regeneration Areas identified in a Regional Plan 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.
4. The Cabinet meeting on 30th July 2018 considered a [report](#) on the Welsh Government's Targeted Regeneration Investment Programme 2018/19-2020/21 ([Minute C383 refers](#)).
5. The Minister for Housing and Regeneration and the Cabinet Secretary for Local Government and Public Services approved the South East Wales Regional Plan for Regeneration on 19th September 2018. South East Wales (comprised of 10 Local Authorities) has a notional funding allocation of £44 million for the period 2018/19-2020/21. The budget is to be managed as a rolling programme to allow projects to come forward at an appropriate time. The Regional Plan for Regeneration identifies the settlement of Barry as a Regeneration Area for Targeted Regeneration Investment.
6. The Regional Plan for Regeneration recognises that there are shared issues and opportunities within the 10 Local Authority areas relating to town/urban centres. To address this Rhondda Cynon Taff (as Lead Authority) has recently submitted a joint application to Welsh Government for funding to deliver the following thematic grant programmes targeting key town/urban centres in all 10 Local Authority areas:
 - The Urban Centre Property Enhancement Fund will focus on addressing the lack of good quality commercial and retail space in town/urban centres. Applicants will have the opportunity to apply for grant funding or to participate in an enveloping scheme for improvements to retail and commercial property frontages and associated external and internal works including bringing vacant floor space back into use; and,
 - The Urban Centre Living Grant will support the Urban Centre Property Enhancement Fund and will allow applicants to request grant funding to undertake works enabling the conversion of vacant floor space into residential use.
7. Subject to Ministerial approval a further Cabinet Report will follow in 2019 outlining the funding award for this Council in relation to Barry Town Centre and seeking approval to deliver the project in 2019/20-2020/21 financial years.

Barry Town Centre Gateway Regeneration

8. This project has been identified as an investment proposal in the Regional Plan for Regeneration. The Cabinet meeting on 24th April 2017 considered a [report](#) on the Barry Town Centre Gateway Regeneration Project ([Minute 3544](#)).
9. Barry Town Centre Gateway Regeneration Project aims to facilitate a mixed use hub of new homes, commercial and community uses (subject to viability, funding and planning permission) in the vicinity of the Gladstone Road Roundabout Junction and

improved Active Travel links along Dock View Road Corridor to Barry Docks Station. A comprehensive Master Plan is being prepared, which focuses on two Gateway Project Areas:

- Gladstone Road Regeneration Area focusing on various development opportunities including the Gladstone Road Bridge Compound Site and Broad Street Clinic Site and other land along with potential physical infrastructure improvements; and,
 - Dock View Road Regeneration Area focusing on opportunities to improve cycling and walking from the Gladstone Road Regeneration Area along Dock View Road to Barry Docks Station, and investigating development opportunities in the vicinity of the station.
10. Due to the prominent Gladstone Road Bridge Compound site being in Council ownership and the need to align projected expenditure with the Welsh Government's timeframe of 2018/19-2020/21, the Council's resources have been focussed on developing ideas and producing a scheme for the Gladstone Road Regeneration Area. The Gladstone Road Roundabout and associated highways and the surrounding vacant and underutilised spaces have the potential to fulfil a much more important strategic role than the simple movement function that is currently attached to them. The Council is therefore keen to further evolve the previous concepts (Cabinet Report 28th March 2012, Minute C1681 refers) and to develop comprehensive redevelopment proposals that provide development opportunities, create enhanced public realm and improved vehicular and pedestrian movement. A key aim is to facilitate a family of coordinated high quality contemporary building developments with a strong sense of place, providing a positive new gateway development of scale at the west end of the town centre.
 11. Consultation with key stakeholders and the general public is a key strand in the project process and the development of the Master Plan designs. Further public consultation will be undertaken in 2019 and the information taken from it will inform the next steps in terms of the development of the project.

Innovation Quarter

12. The Innovation Quarter (IQ) is a 19-acre area of former industrial dock land which is being facilitated as a joint venture between the Council and the Welsh Government aimed at delivering a vibrant mixed use urban quarter. The IQ is well located in the heart of Barry Waterfront alongside an ongoing £230 million development known as The Quays. To date approximately £30 million of public and private investment has resulted in the delivery of various quality developments at the IQ including the award winning Grade II Listed Pumhouse (comprised of 15 live work units, Academy Espresso Bar, Hangfire Southern Kitchen and Snap Fitness Gym), Premier Inn hotel and Brewers Fayre restaurant, West Quay Medical Centre, the Business Services Centre (BSC1 providing office and workshop units for new start, rapidly expanding local businesses and inward investors) and a former skills training centre that is presently being converted into a second Business Services Centre (BSC2) offering further office space.
13. The Cabinet meeting on 9th January 2017 considered a [report](#) on the Innovation Quarter (IQ), Barry Waterfront - IQ Southern Development Site & IQ Hood Road Goods Shed Site ([Minute C3416 refers](#)).
14. The Welsh Government granted their consent for the Council to dispose of the IQ Hood Road Goods Shed Site on 19th July 2018. Exchange of conditional sale

contracts was achieved on 31st August 2018 by way of an Agreement for Lease (999 years).

Relevant Issues and Options

15. The information relating to the proposed application for capital funding in 2018/19 financial year relates to the financial and business affairs of a commercial developer linked to the Innovation Quarter and is therefore being tabled under Part II later on this agenda.
16. The timescales for the necessary funding being approved by the Welsh Government; and, for the submission of a capital funding claim before the end of 2018/19 financial year are challenging. The report therefore recommends the use of article 14.14.2 (ii) of the Council's constitution (urgent decision procedure).

Resource Implications (Financial and Employment)

17. The Resource Implications will be addressed in the Part II report later on this agenda.

Sustainability and Climate Change Implications

18. There are no direct sustainability and climate change implications associated with this report. However, the regeneration projects identified in this report align with the Council's well-being outcomes and objectives which are contained in the Corporate Plan 2016-2020.

Legal Implications (to Include Human Rights Implications)

19. The Legal Implications will be addressed in the Part II report later on this agenda.

Crime and Disorder Implications

20. There are no direct crime and disorder implications associated with this report. However, Secure by Design (which ensures that the design, layout and technical specification reduces crime) is a standard part of the establishment and ongoing development of the regeneration projects identified in this report.

Equal Opportunities Implications (to include Welsh Language issues)

21. There are no direct equal opportunity implications associated with this report. However, these issues are considered as part of the establishment and ongoing development of the regeneration projects identified in this report.

Corporate/Service Objectives

22. The Welsh Government's Targeted Regeneration Investment Programme will enable the Council to meet its Corporate Outcomes as detailed in the Corporate Plan 2016-2020:
 - Well-being Outcome 2 - An environmentally responsible and prosperous Vale (Objective 3 Promoting regeneration, economic growth and employment).

Policy Framework and Budget

23. This is a matter for Executive decision by Cabinet.

Consultation (including Ward Member Consultation)

24. Local Ward Members for Baruc, Buttrills and Castleland have been consulted and any comments arising from this consultation will be tabled at this meeting for consideration by Cabinet.

Relevant Scrutiny Committee

25. The Chairman of Corporate Performance and Resources Scrutiny Committee in respect of Recommendation 3.

Background Papers

Cabinet Report 28th March 2012, Barry Town Centre - Framework for Future Public Realm Improvements (Minute C1681 refers).

Cabinet Report, 9th January 2017, Innovation Quarter (IQ), Barry Waterfront - IQ Southern Development Site & IQ Hood Road Goods Shed Site (Minute C3416 refers).

Cabinet Report, 24th April 2017, Barry Town Centre Gateway Regeneration (Minute C3544 refers).

Cabinet Report, 24th April 2017, Barry Regeneration Project Development Fund for the years 2017/18 to 2021/22 (Minute C3545 refers)

Cabinet Report, 20th November 2017, Barry Regeneration Progress Report (Minute C144 refers).

Cabinet Report, 30th July 2018, Welsh Government Targeted Regeneration Investment Programme 2018-21 (Minute C383 refers).

Contact Officer

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Officers Consulted

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