

Meeting of:	Cabinet
Date of Meeting:	Thursday, 24 September 2026
Relevant Scrutiny Committee:	No Relevant Scrutiny Committee
Item which the Chair has decided is urgent (Part I) (If yes, why)	Not applicable
Urgent Decision Procedure Used (15.14 of the Constitution) (If yes, why)	Not applicable
Item Type	Part I
Report Title:	Barry Making Waves – Update Report September 2026
Portfolio Holder:	Executive Leader and Cabinet Member for Performance and Resources
Strategic Leadership Team:	Director of Place
Lead Officer:	Head of Regeneration and Strategic Project Delivery

1.0 What is this report about?

- 1.1 This report provides an update on the Mole and the Dock Office projects. These projects are being funded via the UK Levelling Up Grant Fund.
- 1.2 Physical works have commenced on the renovation of the Dock Offices, and scaffolding has now been erected.
- 1.3 Significant background work is being undertaken to progress the projects at the Mole, and to get on site in October 2026.

2.0 What is the Recommendation?

	Recommendation – What and How?	Reason for Recommendation – Why?
2.1	That Cabinet endorse the arrangements and progress being made in respect of the Barry Making Waves projects.	To apprise Cabinet of the current position regarding the projects and funding from UK Government.

3.0 What is the background to this report?

- 3.1 Cabinet were updated in May 2026 on the projects associated with the Levelling Up Funding. [Barry Making Waves Levelling Up Fund Update](#)
- 3.2 This report provides a further update regarding the progress on the projects since that report.

4.0 What issues are there to be considered?

- 4.1 The Council is progressing the Barry Making Waves projects, as follows:

The Docks Office **Operator Search**

- 4.2 The Council is currently procuring an operator to take on the management of the Dock Office and deliver a vibrant, commercially sustainable business hub that supports economic growth and enterprise.
- 4.3 The procurement is being undertaken through a four-stage tender process, developed in accordance with specialist advice provided by Ardal.
- 4.4 The dialogue stage has now concluded, and the final tender documentation will imminently be issued, inviting the two final bidders to submit their Best and Final Offers. Upon receipt, submissions will be subject to a comprehensive evaluation process, following which a preferred bidder will be identified and recommended for appointment.
- 4.5 This matter has taken longer than originally anticipated due to the requirement to procure specialist external legal advice and develop a bespoke contractual framework to support this new management arrangement.

Construction Work

- 4.6 With regards to the renovation of the building, the Council has made positive progress. Knox and Wells have been appointed as the main works contractor.
- 4.7 The refurbishment works include roof repairs, external stone repairs and cleaning, window replacement/repairs, drainage remediation, mechanical and electrical improvements, new internal lighting and full internal redecoration.
- 4.8 Since commencing on site in May 2026, the contractor has completed a range of surveys and enabling works, including electrical, fire safety, lead paint and window condition surveys, together with the erection of the external scaffold. Survey findings are being used to validate, refine and prioritise the repair and refurbishment works required to the historic building fabric.
- 4.9 The current contractual completion date remains April 2027. Progress has been affected by the timing of Listed Building Consent and ecological survey requirements; however, the project continues to move forward with surveys, design development and early works progressing in parallel. The required bat surveys have now been completed, and the project

team is awaiting the final survey report and recommendations, which will help inform the sequencing and delivery of the remaining roof repair works.

- 4.10 Key risks relate to ecological survey requirements, Listed Building Consent approvals, and the extent of repairs required to historic fabric, including windows, stonework and roofing elements. The management of lead paint and any additional defects identified through ongoing investigations are also being monitored and addressed through the project's reporting, review and risk management processes.

The Mole **Legal**

- 4.11 Lovell Partnerships Ltd. and ABP have entered a Licence arrangement which has enabled Lovell to undertake survey work.
- 4.12 The Mole remains in the ownership of Associated British Ports (ABP). Whilst Heads of Terms had previously been agreed regarding the Council's proposed acquisition of the freehold interest, ABP has subsequently reviewed its position following legal advice regarding the requirement for a Harbour Revision Order (HRO).
- 4.13 As previously reported, the Mole falls within the statutory harbour area for which ABP is the Harbour Authority. Welsh Government approval is required through the HRO process before ABP can be released from its statutory harbour responsibilities over the site. ABP is progressing the HRO application, however, there is no prescribed statutory determination period following submission to Welsh Government. Based upon the current programme, the earliest anticipated decision date being November/December 2026.
- 4.14 Pending the determination of the HRO application, ABP's current position is that completion of the transfer of the freehold interest in the site should occur following grant of the HRO.
- 4.15 This introduces a programme risk as the current delivery timetable anticipates commencement of site remediation works during October 2026 to support expenditure of Levelling Up Fund grant funding within the approved funding period of March 2028.
- 4.16 Whilst the outcome of the HRO process cannot be guaranteed, ABP has advised that no objections were received during the pre-application consultation process and that constructive engagement has taken place with Welsh Government officials throughout the development of the application. The risk of the HRO being refused by Welsh Government is considered low.
- 4.17 To mitigate potential programme impacts and to facilitate the commencement of works on site by the end of September 2026, ABP has proposed an interim legal structure comprising:
- A conditional agreement for the sale of the freehold interest in the entire site, with completion conditional upon the grant of the HRO; and
 - The grant of a 125-year lease over the eastern section of the site associated with the education and watersports activity centre, together with associated access and remediation works and improvements to the access road. This would enable delivery of the Levelling Up Fund elements of the scheme, whilst preserving ABP's ability to discharge its statutory harbour functions pending determination of the HRO application. The proposed lease area is identified as Parcel C in Appendix A.

Upon grant of the HRO and completion of the freehold acquisition, it is intended the leasehold interest would merge into the freehold title.

- 4.18 The conditional freehold acquisition and the proposed 125-year lease arrangement provide a pragmatic solution to maintain programme momentum, protecting the Council's position and enable works to commence in accordance with the Levelling Up Fund timetable.
- 4.19 Draft Heads of Terms reflecting these arrangements have been drafted by the Council's externally appointed legal advisors based upon the above, and will be issued to ABP for agreement, and are being considered by ABP's board.
- 4.20 Whilst the proposed structure provides an interim solution, it does not remove all risks associated with the programme.
- 4.21 The proposed 125 year lease arrangement would provide the Council with a long-term interest in the eastern part of the site, supporting the delivery of the education and watersports activity centre.
- 4.22 The principal risk relates to the timing and outcome of the HRO process. This risk is mitigated, in part, by the engagement undertaken by ABP through the pre-application process, the absence of objections received during consultation and the proposed lease structure, which would provide sufficient rights and interests to progress key elements of the project.
- 4.23 Should the HRO be significantly delayed or not approved, the Council may be unable to acquire the freehold interest in the remainder of the site within the anticipated timeframe. This could affect delivery of certain elements of the wider regeneration proposals and may result in programme, cost, and ownership implications that would require further consideration by the Council.
- 4.24 Having considered the available options, the proposed arrangement is considered to provide the most appropriate means of balancing programme delivery requirements with the regulatory framework applicable to the site, whilst preserving the Council's ability to progress key elements of the Barry Making Waves project.

Planning Strategy

- 4.25 The outline planning application (planning reference 2023/00051/HYB) for the proposals at The Mole were approved in July 2026.
- 4.26 Full planning permission for engineering works was sought to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD to mitigate against potential future flood risk, as part of this application, whilst the other elements are in outline. Subsequent reserved matters applications are being developed, to submit pursuant to the development of a watersports centre, associated college/education facility and café on the eastern part of the site, residential development, public open space, and ancillary works, including access, parking, landscaping and other associated infrastructure.
- 4.27 The reserved matters are being submitted in two applications. The first reserved matter will relate to road and associated footway/cycleway, and the proposals to the eastern parcel of the Mole, for the education and watersports activity centre. The technical teams are currently progressing to submit this reserved matters application in early October. The second phase would be for housing, as per the masterplan, and this would follow in due course.

Programme

- 4.28 There have been delays to the original timescales set out in the previous Cabinet report. This is notably due to the HRO.
- 4.29 Given the range of external and internal dependencies impacting delivery, the programme outlined below represents the Council's current best estimate and should be considered indicative. Timescales will continue to be reviewed and refined as the project progresses:

Item	Timescale	Comments
Hybrid Planning Application	July 2026 = APPROVED	
Harbour Revision Order submission to Welsh Government - ABP	September 2026	Original timetable slipped.
Land agreement with ABP	September-October 2026	
Commence enabling and remediation works on site	September – October 2026	
Reserved matters application for Education and Watersports Activity Centre	October 2026	
Construction starts on site for Education and Watersports Activity Centre	May 27	(Subject to Reserved Matters approval and Remediation)
Completion of LUF funded elements - infrastructure, Education and Watersports Activity Centre and public open space	March 2028	

5.0 How does this report support Vale 2030 and Reshaping?

- 5.1 This proposal seeks to deliver Objective 1 in the Council's Vale 2030 strategy, by supporting access to quality services, and facilities.

6.0 How does this demonstrate the Five Ways of Working?

- 6.1 The proposals demonstrate alignment with the five ways of working set out in the Wellbeing of Future Generations (Wales) Act 2015, and these principles have informed the development and delivery approach.

Long Term

- 6.2 The projects represent a long-term investment in the regeneration of Barry Waterfront. The Dock Office refurbishment will secure the future use of a Grade II* listed building, while The Mole development will support sustainable economic growth, education and leisure provision over the long term. The Council is seeking to secure a long-term legal interest in the Mole, in order to deliver the aspired regeneration outcomes.

Prevention

- 6.3 The Dock Office project prevents further deterioration of a heritage asset through proactive investment and reuse.
- 6.4 The Mole development brings forward underutilised land, subject to the HRO. The proposals will, at a minimum, provide a permanent base for watersports activity on the waterfront.

Integration

- 6.5 The projects support multiple Council objectives, including economic development, regeneration, education, housing and community wellbeing.

Collaboration

- 6.6 The successful progression of the projects has been underpinned by strong partnership working across the public, private and third sectors.

Involvement

- 6.7 The development of the proposals has been informed by community engagement and ongoing stakeholder involvement. This includes input from local groups, partners and service users, ensuring that the projects reflect local needs and priorities.

Resources

7.0 Finance

- 7.1 The Council has secured a UK Levelling Up Grant of £19,785,183 to deliver the scheme
- 7.2 The Council had also originally made provision for £2mil from reserves and unsupported borrowing.
- 7.3 The total approved budget for the Dock Office is £4.5mil, as follows:

Funding Source	Amount (£k)
Levelling Up Grant	3,350
Local Growth Fund	1,000
Section 106	150
Total:	4,500

- 7.4 This leaves a budget of £18,435,183 for the project at the Mole (Including £1,000,000 Growth Fund and £150,000 Section 106).
- 7.5 A Stage 2 Cost Plan is being updated by Aecom to reflect the revised masterplan for the Mole, the future phasing, and the most up to date plans and specification for the education and watersports activity centre.
- 7.6 It is likely that there will be a funding gap, but work is being undertaken to reduce this risk.
- 7.7 Additional cost analysis will be undertaken as the plans develop. Until the programme is refined, fees have been determined, plan layout has agreed, and additional survey work has developed to inform cost, this will remain as changeable.

- 7.8 In the meantime, options are being pursued to lever in additional funding to support the scheme, for example, funding through Welsh Government and Cardiff Capital Region (CCR).
- 7.9 If the land is leased to the Council, this will need to be accounted for under IFRS16.
- 7.10 **Workforce**
- 7.11 The delivery of the Dock Office and Mole projects is being supported through the Council's existing staffing resources, including the Project Management Unit, alongside input from a range of internal services such as Legal, Finance, Procurement, Property, Planning and Regeneration. Specialist external advisors and consultants have also been commissioned where required to provide additional capacity and expertise, for example, external legal advice has been sought in respect of the proposed land transaction and heads of terms.
- 8.0 Legal and Equalities**
- 8.1 The Council is acting within its statutory powers to acquire land, procure services and deliver a regeneration project, as well as its wider powers to support economic development and regeneration within its area.
- 8.2 Ongoing legal advice is being obtained from the Council's externally appointed advisors with expertise in subsidy control and public procurement matters.
- 8.3 Based on the advice received to date and the proposed transaction structure, officers are satisfied that there are no material subsidy control concerns arising from the arrangements.
- 8.4 The proposed 125-year lease of Parcel C will provide the Council with a significant and long-term legal interest in the land. The lease structure is intended to secure delivery of the education and watersports elements of the project and provides the Council with sufficient certainty to undertake the necessary enabling and development works and provides security and certainty.
- 8.5 The proposed site preparation, remediation and access improvements are considered necessary to facilitate development of Parcel C and would be required irrespective of any wider benefit that may arise to adjoining land interests. The primary purpose of the works is therefore to enable development of the Council's long-term land interest and delivery of the approved regeneration objectives.
- 8.6 In the event that the Harbour Revision Order is not granted, ABP may retain ownership of other parts of the wider site which could indirectly benefit from the infrastructure improvements undertaken. However, any such benefit would be incidental to the principal purpose of the works, which is to enable access to and development of Parcel C pursuant to the Council's leasehold interest.
- 8.7 The Council will retain a continuing legal interest in Parcel C and the associated access arrangements. The infrastructure works are therefore being undertaken to support the use,

accessibility and development potential of land in which the Council has a substantial proprietary interest.

8.8 Whilst it is acknowledged that infrastructure improvements can have wider positive effects on neighbouring landholdings, any benefit accruing to retained ABP land would be ancillary to the Council's regeneration objectives, difficult to isolate or quantify and not the primary driver for the investment decision.

8.9 Having regard to the above factors and subject to receipt of ongoing advice, there are no material subsidy control concerns.

9.0 **Key Contacts**

9.1 **Who are the primary officers to contact with any comments and/or queries on the report?**

Lead Officer: Charlotte Raine, Head of Regeneration and Strategic Project Development clraine@valeofglamorgan.gov.uk	Democratic Services Officer: Matt Swindell Cabinet and Committee Services Officer. mlswindell@valeofglamorgan.gov.uk
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Appendix

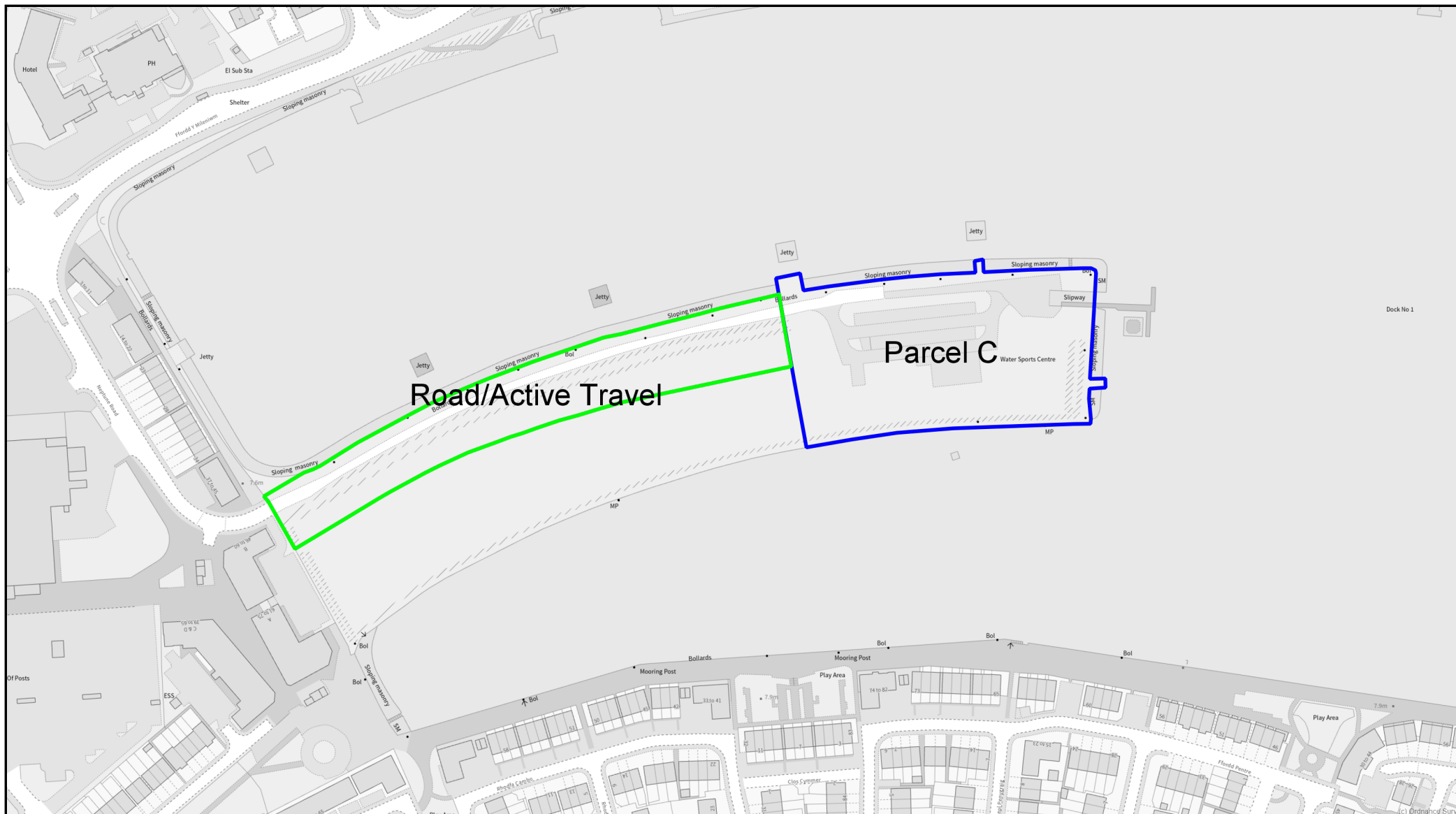
Appendix A – Map of Leased Area

Background Documents

Cabinet report May 2026 [Barry Making Waves Levelling Up Fund Update](#)

Cabinet report October 2025 [Barry Making Waves](#)

Cabinet report January 2024 [Levelling up and Long-Term Plan for Town Report](#)



Heads of Terms - Parcel C & Road/Active Travel Route



N Scale: 1:2500



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