

SUBJECT: CALDICOT TOWN CENTRE REGENERATION SCHEME

MEETING: SEVERNSIDE AREA COMMITTEE

DATE: 11th NOVEMBER 2019

DIVISION/WARDS AFFECTED: SEVERNSIDE

1. PURPOSE:

The purpose of this report is to update members of the Severnside Area Committee on progress made in respect of the Caldicot Town Centre Regeneration Scheme

2. RECOMMENDATIONS:

To accept the report.

3. KEY ISSUES:

Background

3.1 Caldicot Town Centre has been identified by Monmouthshire County Council as a key strategic priority for the County.

3.2 The removal of the Severn Crossing Bridge Tolls and substantial ongoing housebuilding programme add to the pressing need to repurpose and regenerate the town centre that has been underperforming for decades.

3.3 Welsh Government have included Caldicot Town Centre in the Cardiff Capital Region Regeneration Plan, enabling consideration of funding support for projects through the Targeted Regeneration Investment programme (TRI)

3.4 The initial projects identified, in principle, for TRI funding include:

- Caldicot Cross Destination Space
- Urban Centre Property Enhancement Fund/ Urban Centre Living Fund
- Enterprise Hub
- Retail Parade, 7-43 Newport Road,
- Urban Courtyard Proposal (incorporating 27 residential units on Jubilee Way)

Project Progress

3.5 **The Cross Destination Space** - Alun Griffiths (Contractors) Ltd. were successful in the tender process, commencing work on 30th September 2019. The contract duration is 28 weeks with a completion date is 4th May 2020.

3.6 Works are progressing to programme, with the contractor having a designated 'Public Liaison Officer' working with the local business community to minimise disturbance and and maintain business continuity.

3.7 A phasing plan has been issued to all properties (see Appendix A) providing a guide to sequencing of works. No public issues have been reported to the authority to date.

3.8 Contractors and MCC Officers continue to liaise closely with the Caldicot Town Council and Events Committee on requirements for Remembrance Day and the Christmas Switch-on.

3.9 Urban Centre Property Enhancement Fund/ Urban Centre Living Fund – £920k Grant funding is now available for properties within a designated area of Caldicot Town Centre that wish to undertake eligible improvements (see Appendix 2 for the eligibility boundary)

3.10 The objective of the scheme is to achieve an enhanced and integrated approach to the physical regeneration of the town reactivating vacant or underutilised commercial and residential space, safeguarding existing businesses, promoting 'in town' living and encouraging additional private sector investment.

3.11 Applicants can apply for up to 70% funding support towards projects that meet the eligibility requirements of the scheme (to a maximum of £250,000). Projects must completed by 31st March 2021. Funding availability is profiled as follows:

Yr	UCLG	UCPEF	Total
2019/20	£10,000	£40,000	£50,000
2020/21	£90,000	£780,000	£870,000

3.12 Funding will be prioritised for those projects that meet the quality and ambition for the town as outlined in the [Caldicot Town Centre Design Manual](#).

3.13 So far, nine approaches have been made to the Council with four, formal, 'Expression of Interest' forms being received. Most interest received at this point is in, and around, the Cross area.

3.14 **Enterprise Hub** – The Project aims to refurbish and remodel the town's 'Community Hub' to create dedicated space for 'co-working' and enterprise.

3.15 Planning consent for works was secured in May 2019, with Tenders being received in September 2019.

3.16 Unfortunately, the lowest Tender was significantly in excess the capital budget available for the works (£75k in excess) resulting in a 'pause' for review of the proposal.

3.17 Officers are currently undertaking an 'options review' for the site as a whole which includes the adjoining PTU/former OSS building and associated green space - prior to final decision on progress.

3.18 Retail Parade (7-43 Newport Road) & Urban Courtyard Proposal - The Caldicot Town Centre Strategic Framework identified a key opportunity to remodel and refurbish the retail block, improving the presentation and retail footprint of this key town centre site. The proposal also allows for the potential development of 27 much needed one and two bedroom properties to the rear, as part of an 'Urban Courtyard' development

3.19 However, both the Retail Parade and servicing area to the rear are privately owned and leased by remote interests. Both the freeholder (Debenhams Property Trust) and the Leaseholder (MW Properties) have been approached with a view to clarifying their appetite to work with the council on options to deliver these proposals.

3.20 The approaches are ongoing with no firm progress to report at this point.

4. REASONS:

4.1 To provide Severnside Area Committee members with baseline information upon which to understand and query matters of progress.

5. RESOURCE IMPLICATIONS:

5.1 Urban Centre Property Enhancement Fund/Urban Centre Living Grant. - No capital implications as the scheme is funded through Welsh Government TRI and owner contributions. MCC's role is as administrator of grant, in return for 5% costs.

5.2 The Cross Destination Space - Increased project costs arising from additional utilities, SUDs & Road Safety Audit considerations. Revised project cost is £1,573,165.51 with the funding profile broken down as follows.

- WG/TRI - £607,050.00 (approved subject to conditions)
- MCC - £216,615.51
- S106 contributions £144,500
- WG/Local Transport Fund £605,000 (£355,000 approved to date. Additional £250k to be applied for)

5.3 Enterprise Hub – Project paused following receipt of tenders £75k in excess of budget available.

6. CONSULTEES:

N/A

7. BACKGROUND PAPERS:

8. AUTHOR:

Colin Phillips, Strategic Lead Urban & Physical Regeneration

9. CONTACT DETAILS:

Tel: 01291 426491

E-mail: colinphillips@monmouthshire.gov.uk

Appendix A – Cross Destination Space Works-Contractor Phasing Plan



Griffiths Phase
Plan.pdf

Appendix B – UCPEF/UCLG Eligibility Boundary



UCPEF_Eligible
Property Boundary.pdf