

SUBJECT:	REGENERATION FUNDING AND DELIVERY
MEETING:	PLACE SCRUTINY COMMITTEE
DATE:	30 JUNE 2022
DIVISION/WARDS AFFECTED:	ALL

1 PURPOSE and SUMMARY:

- 1.1 This report sets out the schedule of strategic regeneration projects for the County's towns, outlining what projects are in development and setting out the challenges behind prioritising and funding them. The report proposes that some funding be allocated quickly in order that grants to businesses and work undertaken by MCC may be started as soon as possible to maximise delivery in year.
- 1.2 The purpose of the report is to allow the Place Scrutiny Committee the opportunity to scrutinise the schedule of strategic regeneration projects and potential funding sources to support delivery, the proposed package of Placemaking Grant projects for which Welsh Government Transforming Towns funding will be sought, and the proposed development of Placemaking Plans for Monmouth, Magor and Abergavenny. This will allow regeneration activity and business support to progress on smaller projects while waiting for the decision on Levelling Up Funds grant for the three bids being submitted on 6th July: once that decision is known, a decision can be made on how the remaining funding is prioritised. It is anticipated that this report will then go to Cabinet for a decision on 27th July 2022.

2 RECOMMENDATIONS:

- 2.1 That Scrutiny Committee endorses the proposed development of Placemaking Plans for Monmouth, Magor and Abergavenny. The will provide an overarching masterplan for each of the towns to support future funding bids.
- 2.2 That Scrutiny Committee notes and scrutinises the schedule of potential Strategic Projects, the scale of funding required for delivery, noting the expected decision on the bids for Levelling Up Fund in Autumn 2022.
- 2.3 That Scrutiny Committee endorses the proposed package of smaller Placemaking Grant projects for delivery in 2022/23 to 2024/25.

3 KEY ISSUES:

- 3.1 **Strategic context**

- 3.1.1 Within the current Corporate Plan the need to support local economies is highlighted within the priorities:

'THE COUNCIL PROVIDES MORE OPPORTUNITIES FOR LOCAL LIVING, WORKING & LEISURE'

'Engage with communities to create plans for the redevelopment of Usk and Caldicot town centres and begin discussions on plans for Monmouth and Chepstow'

- 3.1.2 The new administration will likely wish to review the Corporate Plan but it is anticipated that regeneration will remain a priority into the future ('promoting town centres' is a manifesto priority).
- 3.1.3 Through the previous master planning/regeneration projects plus other strategic transport plans there have been a range of projects highlighted in each town. To remind members of the projects underway or to be addressed a briefing paper prepared in May is attached (appendix C). It does not assess priorities but is of interest when considering the volume of projects to be funded and progressed going forward.
- 3.1.4 As further town plans are prepared, projects completed etc. then the list will change but it offers a useful overview at this time.

3.2 Placemaking Plans

- 3.2.1 Several towns in the county already benefit from local strategic documents (master plans, town plans etc.) which assess the key opportunities and challenges for the settlement, set high level objectives for regeneration, and set out the key projects through which those objectives can be met. The existing plans include:
- 3.2.2 The Caldicot Town Centre Regeneration Strategy was originally developed in 2018. A refresh of the strategy reflecting delivery since that time is in preparation to support the Round 2 Levelling Up Fund bid, (more information about the LUF application is provided below).
- 3.2.3 The Usk Town Improvement Plan was jointly developed by MCC, Usk TC and Llanbadoc CC. It has been adopted by all of the authorities, being adopted by the County Council in December 2021. A Masterplan steering group has been established since the May election to oversee its delivery.
- 3.2.4 A Placemaking Plan for Chepstow was jointly commissioned in 2021/22 by MCC and Chepstow Town Council, with funding from the Welsh Government. Further consultation on the plan and its proposals is planned for summer 2022, after which a report and the final draft plan will be presented to Cabinet and Chepstow Town Council for formal adoption and delivery.
- 3.2.5 A Wye Valley Villages Future Plan has been jointly developed by MCC, Devauden CC, St Arvans CC, Tintern CC, Trellech United CC and Wye Valley AONB. The report is to be scrutinised by this Committee via a separate agenda item prior to seeking adoption by MCC and the other partner authorities and organisations.

- 3.2.6 Abergavenny, Magor and Monmouth currently do not benefit from local strategic documents of this type. It would therefore be useful to develop such plans, in consultation and partnership with local stakeholders, to ensure that there is a clear shared vision for and understanding of the issues to be addressed through regeneration in those places, and a consensus on the key projects through which this can be realised.
- 3.2.7 In addition it is understood that the revised framework for Welsh Government Transforming Towns funding (more information on which is provided below) will include an expectation that all projects funded through this mechanism will be derived from a Placemaking Plan or equivalent strategic plan for a given place, or that as a minimum a Placemaking Plan should be in development. The plans already prepared or in development for Caldicot, Chepstow and Usk are expected to satisfy this requirement, but it will be essential to put in place plans of this type for Abergavenny, Magor and Monmouth if regeneration projects in those locations are to be funded in this way.
- 3.2.8 It is therefore proposed that Placemaking Plans will be developed for those towns. Given limitations of capacity and funding these are likely to be brought forward sequentially. It is proposed that the plan for Monmouth would be developed first, given the challenges in the town – in particular around town centre vitality, commercial vacancy rates, and pockets of worklessness and deprivation (identified through the development of the Levelling Up Fund proposals and other work). The plan for Magor would then follow given its new designation as a town (which therefore makes it eligible for Welsh Government regeneration funding) followed by the plan for Abergavenny. The town has benefitted from significant investment in recent years and currently the town centre is performing relatively healthily.
- 3.2.9 It is expected that some limited funding support for the development of Placemaking Plans will be made available via the Welsh Government Transforming Towns programme in 2022/23, although the timing of this is not yet known. This may influence how soon work will begin on the development of Placemaking Plans for these three towns.

3.3 Funding for regeneration delivery

- 3.3.1 The funding of regeneration (and transport related) projects has been complex in the past and will likely continue to be in the future. In most instances it should be emphasised that funding for projects is usually drawn from various grants, funds, budgets etc. and almost invariably the funding strategy will require a combination of these to make a project viable. The grants and funds are often Welsh Government awards (although LUF and SPF are awarded through UK government).
- 3.3.2 Examples of recent grant awards are Local Transport Fund (LTF), Safe Routes in Communities (SRiC), Active Travel (AT), Targeted Regeneration Investment (TRI). Further funding comes possibly from S106 and grants often require match funding from MCC: permutations of these have been brought together to fund projects in the past.
- 3.3.3 Looking forward the WG grants are now skewed more towards active travel and town centre regeneration, the latter via the Transforming Towns Grant.

3.3.4 Whilst some grants are allocated most are secured through a bidding process so plans to deliver any project(s) often rely upon a grant award and in some instances more than one. This means that plans to progress plans/projects often await an award and awards are annual so projects spanning more than one year hold a level of risk (although the new Transforming Towns grant is now being allocated over 3 years). The grants that regeneration projects will rely on are described in more detail below:

3.4 **Transforming Towns funding**

- 3.4.1 Transforming Towns is the Welsh Government's key regeneration funding programme, and (other than the UK Government's Levelling Up Fund, information about which is provided below) is the principal likely source of funding for the delivery of regeneration projects in Monmouthshire in the next three years.
- 3.4.2 Transforming Towns is focused on regeneration of town centres. As noted above, it is understood that from 2022/23 onwards there will be an expectation that projects funded through Transforming Towns will be derived from a Placemaking Plan, or at least that a Placemaking Plan should be in development.
- 3.4.3 The Transforming Towns programme includes several funding streams. Largest among these is capital funding support available, which comprises support for "Strategic" projects (defined as projects with more than £250k Welsh Government funding) as well as Placemaking Grant (for projects with up to £250k Welsh Government funding).
- 3.4.4 In recent years Welsh Government regeneration funding has been awarded on an annual basis. Transforming Towns funding was introduced in 2021/22 and funding was awarded for that year only. Before that, Targeted Regeneration Initiative (TRI) funding was also awarded annually (due to the funding criteria, Caldicot was the only town eligible for TRI funding). This annual process and changing grant streams has presented challenges for long term development and delivery of larger regeneration projects.
- 3.4.5 Welsh Government has taken on board this feedback and changes to WG funding have allowed for the current round of Transforming Towns funding to cover the three-year period 2022/23 to 2024/25. This is positive in that it provides greater certainty about funding which in turn facilitates the longer-term planning and implementation of projects.
- 3.4.6 The Transforming Towns capital funding that is available over that period is limited, however. The Welsh Government has allocated £44m of Transforming Towns capital funding to south east Wales, to include support for both Strategic projects and Placemaking Grant for the ten local authorities in the region. In expectation that some projects to which funding is awarded will not come forward, ministers have agreed to 30% over-profiling of the allocated funding. This means that the total amount of funding awarded for the three-year period may be up to £57m, although only £44m is available to be spent.
- 3.4.7 This funding will be awarded on a competitive basis, rather than being divided equally between authorities as has been the case in the past. Nonetheless there appears to be an

expectation that there will be a broadly even distribution of funding across the ten authorities. Given that up to £57m of funding will be awarded, it is expected that a three-year package of MCC proposals for Placemaking Grant and Strategic Projects with a combined value of £5-6m would stand a reasonable chance of success in terms of funding approvals.

- 3.4.8 Transforming Towns funding requires at least 30% match funding from non-Welsh Government sources.
- 3.4.9 A revised Transforming Towns framework has been prepared in draft by Welsh Government officials and is currently awaiting ministerial approval. It is expected that the framework will be published shortly after obtaining ministerial approval, probably in late June or early July, and that the applications process for Placemaking Grant will open at the same time. This process is likely to run over a four- to six-week period, which implies a closing date for submissions in late July to mid-August. Officials have suggested that there may be some flexibility in the timetable to allow for political approval of Placemaking Grant proposals if necessary.
- 3.4.10 Although the Welsh Government approvals process for Transforming Towns Strategic projects is separate, officials have indicated that they will request an initial indication of likely Strategic projects to be submitted at the same time as the Placemaking Grant applications.

3.5 Levelling Up Fund

- 3.5.1 The UK Government's Levelling Up Fund (LUF) offers funding for investment in infrastructure to support town centre and high street regeneration, local transport projects, and cultural and heritage assets. Along with Transforming Towns it is the other key potential source of funding which could support delivery of regeneration projects in Monmouthshire in the next three years.
- 3.5.2 Proposals for packages of projects in Caldicot and Monmouth were submitted to the first round of LUF in June 2021. Unfortunately neither bid was successful at that time.
- 3.5.3 LUF round 2 was announced in March 2022, with a 6 July deadline for submissions. Cabinet agreed in March 2022 that both bids should be revised for resubmission.
- 3.5.4 Work is therefore underway on the following submissions for the 6 July deadline:
 - Monmouth, comprising an enhanced museum and visitor facility at Shire Hall; start up business units and agile working space with future affordable housing development at Market Hall; and public realm improvements to Monnow Street and Blestium Street with a new café and public toilets.
 - Caldicot, comprising the acquisition of 7-43 Newport Road (commercial/community uses ground floor, residential above, external and internal refurbishment); improvements to the Leisure Centre; and public realm improvements to the town centre part of Newport Road.

- 3.5.5 A third LUF bid focuses on transport infrastructure in Chepstow.
- The bid seeks funding to create a public transport Hub (rail, bus, Taxi, EV, car parking, bike storage) at the railway station and complements the WelTAG stage 3 study presently underway. The bid also includes funding for improving active travel routes in and around the town, again a WelTAG stage 3 study.
- 3.5.6 More information on the LUF process and proposals is provided in the report presented to and agreed by Cabinet on 2 March 2022.
- 3.5.7 A decision on the round 2 LUF bids is expected in Autumn 2022. In general activity funded through LUF will be expected to be complete by March 2025, although in exceptional circumstances an extension to March 2026 will be permitted.
- 3.5.8 At this time the Transforming Towns and Levelling Up funds are the two funds that are obviously available to fund regeneration work. Possibly funding may be acquired from other grant streams (e.g. Active Travel) where a project includes an element of improvement that may be classed within another grant. However, grant regimes change and become reprioritised through government, furthermore grant funding is sometimes released part way through a financial year. Where grant funding is not secured and the Council wishes to pursue a project then it will fall upon the Council to secure suitable funding and each project may need a business case to arrive at a suitable funding strategy.
- ## 3.6 **Regeneration project pipeline**
- 3.6.1 Having described the extent of plans and projects in development along with potential funding strategies this section discusses how projects might be split between ‘strategic’ and ‘placemaking’ as defined by Welsh Government.
- 3.6.2 Officers have compiled a “pipeline” list of regeneration projects focused on town centres in Monmouthshire which are in varying stages of development (from early concept to detailed design) and for which funding for implementation has not been secured. This was informed by the multidisciplinary Placemaking officer group, which aims to identify priority projects and funding sources across the Council in a placemaking context and ensure various service areas are sighted on wider activity and opportunities for alternative funding sources. The full list of projects is provided at Appendix A and lists strategic and placemaking projects.
- 3.6.3 This is a live document and will change over time, in particular through the identification of new priorities and the development of Placemaking Plans. It nevertheless provides an indication of the scale of regeneration projects that have been identified and are in development.
- 3.6.4 As can be seen, the appetite for placemaking and regeneration activity outstrips resource and funding capacity. Currently there are more than 50 projects on the pipeline list, with a

combined cost (for those projects where cost estimates are available) of more than £28m. Projects for which cost estimates are not yet available include some large schemes, and as noted above further projects are likely to be identified through the development of Placemaking Plans for all towns. The number and cost of the projects is therefore expected to rise substantially.

- 3.6.5 It may be helpful for planning, development and prioritisation purposes to separate the projects in the pipeline list into the two categories used by Welsh Government in assessing proposals for Transforming Towns funding: Strategic projects which are require more than £250k Welsh Government funding, and Placemaking projects which need up to £250k Welsh Government funding.

3.7 Strategic regeneration projects (>£250k)

- 3.7.1 The key Strategic Projects identified on the pipeline list are as follows:

Project	Description	Cost estimate (if known)
Cross Street, Abergavenny	Public realm enhancements to facilitate permanent pedestrianisation (if taken forward)	£2,000,000
Newport Road, Caldicot	Public realm improvements to pedestrianised area in town centre	£2,650,000
7-43 Newport Road, Caldicot	Acquisition and refurbishment of key town centre building	£6,100,000
Newport Road west, Caldicot	Active travel/public realm improvements to link between town centre and Caldicot station	£2,500,000
High Street, Chepstow	Public realm improvements	£2,500,000
Former Barclays building, Chepstow	Scope TBC	NA
Monnow Street, Monmouth	Public realm/active travel improvements	£6,021,000
Blestium Street, Monmouth	Creation of new riverside public space with café and toilets	£3,090,000
Bridge Street, Usk	Public realm improvements	NA
Twyn Square, Usk	Public realm improvements	NA
Total (where known)		£24,861,000

- 3.7.2 The combined cost of these projects means that it will not be possible to deliver all of them within the next three years using identified funding sources. Consequently there is a need to prioritise the schemes against the funding (and officer resource) that is available.

- 3.7.3 However such a prioritisation exercise at this time is complicated by the inclusion of a number of these Strategic projects in the LUF bids for Monmouth and Caldicot. As noted above, the results of the LUF bids are not expected until Autumn 2022. If both those bids are successful, LUF will provide significant funding for the delivery of the Monnow Street

and Blestium Street projects in Monmouth, and the Newport Road public realm and 7-43 Newport Road projects in Caldicot.

- 3.7.4 It is therefore proposed that further prioritisation of these projects against potential funding, and in particular against Welsh Government Transforming Towns funding likely to be available for Strategic project delivery in Monmouthshire, should be deferred until a decision on the two LUF bids has been received.

3.8 Placemaking projects (<£250k)

- 3.8.1 In addition to the Strategic projects set out in the project pipeline and outlined above, a significant number of smaller “Placemaking” projects have also been identified. These have been assessed and prioritised by officers for their deliverability over the next three years. The priority list of Placemaking projects is provided at Appendix B.
- 3.8.2 As noted above, it is expected that the Welsh Government will shortly open the application process for projects to be funded through Placemaking Grant over the next three years.
- 3.8.3 It is proposed that the prioritised Placemaking projects indicated in Appendix B should constitute Monmouthshire’s application for Placemaking Grant over that period. The total value of Placemaking Grant to be sought on that basis would be £2.156m.
- 3.8.4 As noted above, it is assumed that approximately one tenth of the total Transforming Towns capital funding that can be awarded in South East Wales is likely to be available to support the delivery of regeneration projects in Monmouthshire. This puts the probable Transforming Towns capital funding for Monmouthshire in the region of £5-6m. An application for Placemaking Grant projects on the basis proposed here would therefore reduce to £3-4m the Transforming Towns funding available to support Strategic Projects.
- 3.8.5 An alternative approach would be to focus wholly on the delivery of Strategic Projects, or to reduce the scale of Placemaking Grant projects to leave more funding available for Strategic Projects. However, it is considered that that approach would limit regeneration delivery in the next three years to a smaller number of locations (particularly if the LUF bids are not successful), and would also require a pause in regeneration delivery until there is clarity on the outcome of the LUF bids to inform prioritisation of delivery against Transforming Towns funding. If this approach were to be taken, the timescales for approval of funding for Transforming Towns strategic funding, as well as the time required to develop projects of that scale to the point where construction can begin, would in practice be likely to preclude any significant regeneration project delivery in 2022/23 beyond projects which are already funded and underway, because the first 6 months of the financial year will have already passed.
- 3.8.6 Proceeding with an application for Placemaking projects on the basis proposed here, on the other hand, would allow regeneration delivery to resume this year and continue throughout the three year period, and to permit some degree of regeneration project delivery in all six settlements now classified as towns.

3.8.7 The Placemaking project list is subject to change over the three year period as certainty of deliverability evolves and as new projects are identified through the development of Placemaking Plans. Priorities would also be revised if needed to align with the new administration's Corporate Plan, which is in development. Although detailed information about the Placemaking Grant applications and approval process is not yet available, it is understood that the proposals to be submitted for years two and three (i.e. for 2023/24 and 2024/25) will be indicative and that there will be significant flexibility to vary the prioritisation of projects in those years, within the constraints of the grant eligibility criteria.

3.9 Conclusion

3.9.1 In conclusion, it is recommended that:

- Placemaking Plans be developed for Monmouth, Magor and Abergavenny, in the order, to inform the vision and priorities for each town and to enable future funding bids to be made;
- The prioritised Placemaking projects indicated in Appendix B should constitute Monmouthshire's application for Placemaking Grant over the period 2022/23 to 2024/25. The total value of Placemaking Grant to be sought on that basis would be approximately £2.156m. The year two and three programmes can be subject to flexibility as new projects or priorities arise; and
- A decision on the bids for Strategic Projects be deferred until Autumn 2022 when the decision on the Levelling Up Fund bids is known.

4 EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):

- 4.1 The report primarily discusses the number of regeneration (and transport related) projects that are presently in development and those that may come forward in the future when more place plans are prepared. It then talks about how the projects may be funded and how they may be prioritised according to a funding strategy in the future.
- 4.2 The report does not seek to prioritise projects based upon their compliance with the principles of the Wellbeing and Future Generations Act or the Equalities Impact Assessment.
- 4.3 Whilst each project would generate an assessment against this legislation this report does not look into individual projects in that detail. The report asks members to consider if further plans should be developed and to agree a funding strategy so no Equality and Future Generations Evaluation is undertaken at this time

5 OPTIONS APPRAISAL:

- 5.1 There are various options surrounding how projects might be prioritised dependant upon what funding might come available. This is discussed within the body of the report. The permutations are numerous depending upon matter such as the award of LUF for one, some or all of the packages that are bid for and this will then impact upon what projects might be pursued at a placemaking level of strategic level according to WG criteria.

- 5.2 These options will be discussed at scrutiny and potentially reflected in recommendations to cabinet.
- 5.3 There are some fundamental options surrounding whether bids should be made or grants sought. However there is already a cabinet decision to submit LUF bids and whilst it is feasible to decline the opportunity to submit bids for Transforming Towns funding this is not pursued as not to do so withdraws the opportunity to receive grant support for regeneration.

6 REASONS:

- 6.1 Subject to the views of the scrutiny committee the report will progress to cabinet to gain support for an allocation of grant funding for placemaking grants from the Transforming Towns Fund. This is prior to knowing if any LUF bids are successful which is later in the year. The strategic projects (i.e. above £250k) will await the LUF outcome but by agreeing that lower value project budgets are in place this allows officers to work with businesses to make awards which in turn allows them to get work underway and hopefully completed during this year.
- 6.2 The report also offers an oversight into the wider dilemma of funding for regeneration projects into the future and as and when LUF awards are known will inform what strategic projects should take priority thereafter.
- 6.3 The funding options are complex and reliant on awards elsewhere but the report helps to describe the circumstances that will inform what projects are prioritised in the future.

7 RESOURCE IMPLICATIONS:

- 7.1 Officers are aware of the value of Transforming Towns grant being made available in south east Wales and the working assumption of this report is an award of one tenth of the overall budget. The funding assumptions are discussed in the body of the report (paras 3.13 – 3.18 and 3.37, 3.38) but we are anticipating a grant over 3 years of £5-6m. With £2.156m going to Placemaking grants there is a balance of £3m-4m available for other strategic projects unless members chose to alter the ratio.
- 7.2 The £2.156m placemaking grant is based upon a wide spread of grant awards across the various county towns. Total budget is £3,434,000 when match funding at 30% is added to the grant (see appendix B below)
- 7.3 The Council has a match-funding budget and a request will be made to allocate the 30% match funding for regeneration grants.
- 7.4 Work will be undertaken by in-house officer resource. Some officer time will be eligible for grant funding, which helps fund the staffing structure in place.

8 CONSULTEES:

- 8.1 Communities and Place DMT
- 8.2 Communities and Place Project Board

9 BACKGROUND PAPERS:

- 9.1 Relevant papers are attached as appendices.
- 9.2 Cabinet approved the submission of the LUF bids in March 2021: the report can be viewed [here](#)

10 AUTHOR:

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APPENDIX A: REGENERATION PROJECT PIPELINE**APPENDIX B: PLACEMAKING PROJECTS PRIORITY LIST 2022/23-2024/25****APPENDIX C: BRIEFING NOTE: REGENERATION ACTIVITY AND PROJECTS 25 MAY 2022**

APPENDIX A: REGENERATION PROJECT PIPELINE

Project	Town	Estimated cost (where available)
Cross Street gateway scheme	Abergavenny	£80,000
Abergavenny shop front enveloping	Abergavenny	£450,000
Brewery Yard canopy structure	Abergavenny	£100,000
St John's Square canopy structure	Abergavenny	£100,000
Cross Street public realm	Abergavenny	£2,000,000
Abergavenny station interchange	Abergavenny	
A40 bus stop	Abergavenny	
MCC land next to Morrisons	Abergavenny	
Church Road phase 2 (Transforming Towns and MCC only - ATF secured)	Caldicot	£604,000
Caldicot shop front enveloping	Caldicot	£345,000
Newport Road west - AT	Caldicot	£2,500,000
Caldicot school connections - AT	Caldicot	
7-43 Newport Road	Caldicot	£6,100,000
Newport Road town centre public realm	Caldicot	£2,650,000
Leisure centre refurbishment	Caldicot	
Caldicot comp site residential development	Caldicot	
Jubilee Way residential development	Caldicot	
Severn Tunnel Junction	Caldicot	
B4245 active travel routes	Caldicot	
Chepstow High Street	Chepstow	£2,500,000
Welsh Street car park public realm	Chepstow	£150,000
Chepstow shop front enveloping	Chepstow	£450,000
Hanbury House - improvement to shopfront and lettable areas	Chepstow	£80,000
Barclays Bank Building	Chepstow	
Chepstow High Street Access	Chepstow	
Thomas Street/Moor Street Bus Station – Public Realm Improvements	Chepstow	
Bulwark Active Travel Links	Chepstow	
Bulwark Neighbourhood Shops & resi above	Chepstow	
Chepstow Transport Hub	Chepstow	
Upper Church Street/Bridge Street link	Chepstow	
The Castle/TIC/Museum linkage & Public Realm Improvements	Chepstow	
Chepstow River Front Improvements	Chepstow	
Chepstow Green Wall	Chepstow	£25,000
Chepstow Castle-Welsh Street car park pedestrian link	Chepstow	
A48 bypass	Chepstow	
[Additional Chepstow Placemaking Plan projects TBC]	Chepstow	
Magor Square public realm	Magor	£100,000
Magor Square canopy structure	Magor	£100,000
MUCH (Magor Undy Community Hub)	Magor	
Magor walkway station	Magor	

Monnow Street	Monmouth	£6,021,000
Monmouth Market Hall	Monmouth	
Shire Hall (LUF-funded elements)	Monmouth	
Blestium Street	Monmouth	£3,090,000
Monmouth shop front enveloping	Monmouth	£450,000
22 Monnow Street	Monmouth	
Hereford Road pelican crossing	Monmouth	
Wyebridge Street car park	Monmouth	
Bridge Street public realm	Usk	
Twyn Square public realm	Usk	
Building frontage cleaning and redecoration	Usk	£150,000
Car park resurfacing	Usk	
Usk Bridge St/Twyn Square phase 1 delivery	Usk	£250,000
[Usk Town Improvement Plan projects TBC]	Usk	
Empty property enforcement projects	All towns	
Vacant space above shops	All towns	
TOTAL		£28,295,000

APPENDIX B: PLACEMAKING PROJECTS PRIORITY LIST 2022/23-2024/25

Project	Town	Estimated cost
Cross Street gateway scheme	Abergavenny	£80,000
Abergavenny shop front enveloping	Abergavenny	£450,000
Brewery Yard canopy structure	Abergavenny	£100,000
St John's Square canopy structure	Abergavenny	£100,000
Caldicot shop front enveloping	Caldicot	£345,000
Church Road phase 2 - Transforming Towns/MCC contribution only (NB this is required as match against the ATF funding already secured)	Caldicot	£604,000
Welsh Street car park public realm	Chepstow	£150,000
Chepstow shop front enveloping	Chepstow	£450,000
Hanbury House - improvement to shopfront and lettable areas	Chepstow	£80,000
Chepstow green wall	Chepstow	£25,000
Magor Square public realm	Magor	£100,000
Magor Square canopy structure	Magor	£100,000
Monmouth shop front enveloping	Monmouth	£450,000
Bridge Street building frontage cleaning and redecoration	Usk	£150,000
Usk Bridge St/Twyn Square phase 1 delivery	Usk	£250,000
TOTAL		£3,434,000
<i>Transforming Towns – 70%</i>		<i>£2,156,000</i>
<i>MCC/other match funding – 30%</i>		<i>£1,278,000</i>

BRIEFING NOTE: REGENERATION ACTIVITY AND PROJECTS – APPENDIX C

25 MAY 2022

TOWN	SUMMARY POSITION	CURRENT REGENERATION PROJECTS
ABERGAVENNY	<ul style="list-style-type: none"> Covid trial closure of upper part of Cross Street, 10-4pm Monday-Saturday Placemaking Plan to be commissioned – timing TBC Stakeholder group, potentially focused on future of Cross Street (including short term/interim measures), proposed. 	<ul style="list-style-type: none"> Town centre regeneration programme to be derived from Placemaking Plan Abergavenny Station Transport Hub Abergavenny Tesco A40 Bus Stop Borough Theatre. Refurbishment of theatre, part funded through Transforming Towns.
CALDICOT	<ul style="list-style-type: none"> Historically the main focus for regeneration activity in Monmouthshire – highest concentration of need; only town in Monmouthshire eligible for Welsh government Targeted Regeneration Initiative funding, which was main regeneration funding stream until 2021 (now replaced by Transforming Towns). Caldicot Town Centre Strategy and Action Plan prepared 2018. Refresh of strategy currently in preparation to support LUF, reflecting progress since 2018. LUF bid in preparation comprising acquisition and refurbishment of 7-43 Newport Road (ground floor commercial/ community uses, residential above, external and internal refurbishment); improvements to Leisure Centre; public realm improvements in town centre. Caldicot regeneration stakeholder group was established in 2018 to as forum for updates on/discussion of regeneration delivery. Opportunity to reconsider/refocus role of group. 	<ul style="list-style-type: none"> Town centre regeneration programme derived from refreshed Caldicot Town Centre Regeneration Strategy 7-43 Newport Road. Development of business case for acquisition and refurbishment of commercial/retail units at ground floor and residential above. Opportunity to shape retail offer to attract more/wider range of residents and visitors, and to offer complementary community uses in town centre. Funding for acquisition to be sought through LUF bid. Potential to seek funding for refurbishment from Transforming Towns programme. Leisure centre. Monlife proposals for improvements and refurbishment. Funding for implementation to be sought as part of LUF bid. Church Road phase 2. Completion of active travel/public realm improvements. Active Travel funding secured for implementation in 22/23. Transforming Towns and MCC match funding to be approved. Newport Road town centre. Concept proposals for public realm improvements in pedestrianised area completed April 21. Detailed design underway. Funding for implementation to be sought as part of LUF bid. Newport Road west. Active travel/public realm improvements to link between town centre and Caldicot station. Consultation in October 21. Concept design to be completed in July 22. Funding secured for detailed design in 22/23.

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		<ul style="list-style-type: none"> • ASDA corner site. Strategic Housing Forum partners developing proposals for affordable housing on land formerly occupied by Caldicot Comprehensive School. • Jubilee Way. Proposal for affordable housing development on current car park site, with reprocision of parking to rear. • Severn Tunnel Junction southern car park. Formalised car parking (170 spaces) – awaiting planning permission. Funding available from Cardiff capital region to be completed in 22/23 • Severn Tunnel Junction footbridge. The bridge extension joins the platforms and ticket office to the south car park. Funding available to do design in 22/23 with a view to construct by TfW in 23/24
CHEPSTOW	<ul style="list-style-type: none"> • Covid trial closure of High Street 10am to 4pm except for disabled access • Placemaking Plan being prepared jointly by MCC and CTC to provide masterplan • Consultation on High Street, March 2022 – majority preferring that road is reopened • Further consultation planned on three options: re-open to traffic, one way up-hill with improved public realm, complete pedestrianisation • LUF transport bid – Transport Hub and active travel improvements included in bid – both aspects at WelTAG stage 3 	<ul style="list-style-type: none"> • Town centre regeneration programme aligned to the Placemaking Plan. • Chepstow Transport Hub. An integrated public transport hub – bus and rail with car parking, EV charging, bike storage at Chepstow rail station. Currently at WelTAG stage 3 and subject to a LUF bid
MAGOR	<ul style="list-style-type: none"> • Placemaking Plan to be commissioned – timing TBC 	<ul style="list-style-type: none"> • Town centre regeneration programme to be aligned to Placemaking Plan • Magor and Undy Community Hub. Project under way • Magor Walkway Station. One of the new stations promoted by the Burns Commission • B4245 active travel improvements Undy to Rogiet
MONMOUTH	<ul style="list-style-type: none"> • Temporary widening of pavements on Monnow Street as part of Covid response still in place. • Consultation on public realm proposals for Monnow Street, January-March 2022 – support for formalisation of current temporary layout. • Placemaking Plan to be commissioned in 22/23 	<ul style="list-style-type: none"> • Town centre regeneration programme to be aligned to Placemaking Plan • Monnow Street. High level concept design complete following consultation in early 2022. Funding secured for further development of concept design and detailed

TOWN	SUMMARY POSITION	CURRENT REGENERATION PROJECTS
	<ul style="list-style-type: none"> LUF bid in preparation comprising infrastructure/enabling works for enhanced museum and visitor facility at Shire Hall; start-up business units and agile working space with future affordable housing development at Market Hall; and public realm improvements to Monnow Street and Blestium Street with new café and public toilets 	<p>design in 22/23. Funding for implementation to be sought through LUF bid.</p> <ul style="list-style-type: none"> Shire Hall. Monlife-led project to provide enhanced museum and visitor facility. Funding for initial infrastructure and enabling works (including improvements to security and insulation) to be sought through LUF bid. Heritage Fund bid for other elements of scheme in preparation by Monlife officers. Market Hall. Concept proposals in development for refurbishment and reuse of the Market Hall to provide start-up and agile working space and affordable housing. Funding for enabling works and delivery of workspace to be sought as part of LUF bid. Affordable housing to be delivered in later phase. Blestium Street. Proposal to create high quality public space on riverfront next to old Monnow Bridge, with café, public toilets, scope to accommodate market. Land currently occupied by public toilets and north-eastern part of car park. Funding for implementation to be sought as part of LUF bid. Hereford Road pelican crossing. Funding secured for delivery in 22/23 Wyebridge Street car park. Funding secured for delivery in 22/23; start on site imminent.
USK	<ul style="list-style-type: none"> Usk Town Improvement Plan adopted December 2021 Usk Masterplan Steering Group established to guide implementation Concept design for Twyn Square and Bridge Street to be developed in 22/23 	<ul style="list-style-type: none"> Town centre regeneration programme aligned with Town Improvement Plan. Usk Car Park resurfacing. (Maryport St South – completed)
WYE VALLEY VILLAGES	<ul style="list-style-type: none"> Wye valley Villages Future Plan is complete and being submitted to the partner councils for adoption 	<ul style="list-style-type: none"> When the plan is adopted the delivery group will be established to take the plan forward
COUNTY-WIDE		<ul style="list-style-type: none"> 20 mph zones. Highways resurfacing programme. Vacant space above town centre shops.