

SUBJECT: CALDICOT TOWN CENTRE REGENERATION SCHEME

MEETING: SEVERNSIDE AREA COMMITTEE

DATE: 29th JANUARY 2020

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 (including delivery of 27 residential units on Jubilee Way)

Project Progress

3.5 The Cross Destination Space

3.5.1 Alun Griffiths (Contractors) Ltd. were successful in the tender process, commencing work on 30th September 2019. Anticipated completion date is 18th May 2020.

3.5.2 Works are progressing well, to programme and on budget. Albeit delays in utilities consents required re-sequencing of works to include Phase 3 (outside CAB) prior to Xmas (refer to Appendix A – Cross Destination Space Works-Contractor Phasing Plan)

3.5.3 A Diversion of traffic was implemented on 13th of January 2020 (to facilitate Phase 2 carriageway works) and will remain in place until mid-April 2020 – albeit the detail will adjust in accordance with the plans approved (see Appendix B –Traffic Diversion Plans).

3.5.4 Contractors and MCC Officers worked closely with the Caldicot Town Council and Events Committee to ensure Remembrance Day and Christmas Switch-on events were not disrupted.

3.6 Urban Centre Property Enhancement Fund/ Urban Centre Living Fund

3.6.1 £920k Grant funding is available for properties within a designated area of Caldicot Town Centre that wish to undertake eligible property improvements (see Appendix C - UCPEF/UCLG Eligibility Boundary)

3.6.2 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. Full details and application forms can be viewed on the Caldicot Regeneration Web page.

<https://www.monmouthshire.gov.uk/caldicot-regen/ucpef/>

3.6.3 Applicants can apply for up to 70% financial support towards projects that meet the eligibility requirements of the scheme (to a maximum of £250,000). Projects must be completed by 31st March 2021.

3.6.4 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](#).

3.6.5 So far, 15 approaches have been made to the Council with eight, formal, 'Expression of Interest' forms being received. Most interest received at this point is from properties in, and around, the Cross area.

3.6.6 Discussions with interested parties are ongoing with a public meeting for owners and leaseholders arranged for Tuesday 21st January 2020 to clarify application requirements.

3.7 Enterprise Hub

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

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

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

3.8 Retail Parade (7-43 Newport Road) & Urban Courtyard Proposal

3.8.1 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.

3.8.2 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

3.8.3 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.

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

3.9 Pipeline Projects – Church Road

3.9.1 Church Road has been identified as a key connector between the programme of town centre regeneration projects, Caldicot Castle & Country Park and surrounding residential communities – old and new.

3.9.2 Design development has been accelerated on this 'pipeline' project, following the announcement of £5m of Welsh Government of Green Infrastructure and Biodiversity Funding in November 2019.

3.9.3 Site investigations and topographical surveys are ongoing in January and an initial detailed design will be available for consultation in February.

3.9.4 Castle Park School have been notified of intent and are advising the design team on school requirements. They also wish to be positively engaged with the project and wider

regeneration plans and are organising a series of pupil projects around the theme 'On our doorstep'

3.9.5 An initial programme for the Development Stage of this project is as follows:

- 25/1/20 – Completion of Site Investigations and surveys
- 31/1/20 - Completion of initial outline design
- 31/1/20 – Submission of GI and Biodiversity Funding bid
- 14/1/20 – Submission of Transport Funding Bids
- w/c 24/2/20 - Public Consultation
- 20/3/20 - Complete detailed design
- 31/3/20 – Submission Planning and SuDS applications

3.9.6 Progress to delivery will be reviewed in April, in light of Welsh Government decisions on Funding applications

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, is in return for 5% Project administration 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.

5.4 Church Road - £123,581k of TRI funding has been slipped into 2020/21 pending clarification through options review

6. CONSULTEES:

N/A

7. BACKGROUND PAPERS:

5th Sep 2018 - Cabinet Report - Welsh Government Targeted Regeneration Investment Programme 2018-21

8. AUTHOR:

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9. CONTACT DETAILS:

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Appendix A – Cross Destination Space Works-Contractor Phasing Plan



Griffiths Phase
Plan.pdf

Appendix B –Traffic Diversion Plans



Appendix 2 -
Closure Plan 1.pdf



Appendix 2 -
Closure Plan 2.pdf

Appendix C - UCPEF/UCLG Eligibility Boundary



UCPEF_Eligible
Property Boundary.tif