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| <b>SUBJECT:</b>                 | <b>REGENERATION FUNDING AND DELIVERY</b>                     |
| <b>MEETING:</b>                 | <b>CABINET</b>   |
| <b>DATE:</b>                    | <b>27 JULY 2022</b>  |
| <b>DIVISION/WARDS AFFECTED:</b> | <b>ABERGAVENNY, CALDICOT, CHEPSTOW, MAGOR, MONMOUTH, USK</b> |

## **1. PURPOSE:**

- 1.1 The Council's ambition for regeneration activity, and the ambition of the communities it represents, far outstrips the resources and funding available to deliver everything, and therefore decisions on priorities and sequencing are required. The purpose of the report is to invite Cabinet to agree the indicative package of Placemaking Grant projects (which will form the bid for Welsh Government Transforming Towns grant for the next three years) and to agree to develop 'Placemaking Plans' for Monmouth, Magor and Abergavenny. It is proposed that a decision on strategic projects is deferred until the Autumn of 2022, by which time the Council should have received a decision on its bids for Levelling Up Funds.

## **2 RECOMMENDATIONS:**

- 2.1 That Cabinet agrees to the co-production of 'Placemaking Plans' for Monmouth, Magor and Abergavenny with the respective Town Councils. These documents will provide an overarching masterplan for each of the towns to support future grant funding bids.
- 2.2 That Cabinet agrees the proposed indicative package of smaller Placemaking Grant projects (Appendix 2) for delivery in 2022/23 to 2024/25, and authorises the Chief Officer for Communities and Place to make adjustments to that package of projects as needed, in liaison with the Cabinet Member for Economy and Sustainable Livelihoods.
- 2.3 That Cabinet notes the schedule of potential Strategic Projects and the scale of funding required for delivery, and agrees to defer making a decision on strategic projects until the Autumn 2022, allowing for alignment with the emerging new Corporate Plan and informed by the decision on our bids for Levelling Up Funds from the UK Government.

## **3 KEY ISSUES:**

### **3.1 Strategic context**

- 3.1.1 Within the current Corporate Plan, the need to support local economies is highlighted as a 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 has embarked on a review of the Corporate Plan but it is anticipated that regeneration will remain a priority into the future ('promoting town centres' being identified as a manifesto priority).
- 3.1.3 Appendix 3 sets out a range of existing and proposed regeneration-related projects that report into the Communities and Place Project Board. This list has been informed by existing masterplans and strategies. It does not assess priorities, but illustrates the volume of projects to be funded and progressed going forward. As further town masterplans are prepared and other projects completed, the list will change.
- 3.1.4 The previous Cabinet considered a report in September 2021 and agreed funding priorities for 21/22 and an indicative programme for 22/23. This report seeks to build on that in the light of the new three-year funding arrangements.

## 3.2 **Placemaking Plans**

3.2.1 Several towns in the county already benefit from local strategic documents (master plans, town plans etc.) that assess the key opportunities and challenges for that settlement, set high level objectives for regeneration, and set out the key projects through which those objectives can be met. The existing plans include:

- The Caldicot Town Centre Regeneration Strategy originally developed in 2018. A refresh of the strategy reflecting delivery since 2018 has been prepared to support the Round 2 Levelling Up Fund bid.
- The Usk Town Improvement Plan was jointly developed by MCC, Usk Town Council and Llanbadoc Community Council. It has been adopted by each body, being adopted by the County Council in December 2021. A Masterplan steering group has been established to oversee its delivery.
- A 'Placemaking Plan' for Chepstow, now known as the 'Transforming Chepstow Masterplan', 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.
- The Wye Valley Villages Future Plan has been jointly developed by MCC and Devauden, St Arvans, Tintern and Trellech United Community Councils and the Wye Valley Area of Outstanding Natural Beauty (AONB) office. This Plan is being reported for adoption elsewhere on the Cabinet's meeting agenda.

3.2.2 Abergavenny, Magor and Monmouth do not currently benefit from masterplan documents of this type. It would be beneficial to co-produce such plans with the Town Councils, 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 to provide a consensus on the key projects through which this can be realised. In addition, the revised framework for Welsh Government Transforming Towns funding

includes an expectation that all projects funded through this grant 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 produce plans of this type for Abergavenny, Magor and Monmouth if regeneration projects in those locations are to secure this grant funding.

3.2.3 It is therefore proposed that 'Placemaking Plans' be developed for those towns (noting that they will likely have a different name to avoid confusion with emerging community-level Place Plans). Given limitations of capacity and funding these need 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 (making Magor newly eligible for Welsh Government regeneration funding), followed by the plan for Abergavenny. Abergavenny has benefitted from significant investment in recent years and currently the town centre is performing relatively healthily.

3.2.4 It is expected that funding support for the development of Placemaking Plans will be made available via the Welsh Government Transforming Towns programme in 2022/23 (typically 70% grant with 30% match from MCC), although the timing of this grant is not yet known. This will influence how soon work can begin.

### 3.3 Funding for regeneration delivery

3.3.1 Project funding can be complex and often draws from a combination of grants, funds and budgets. The grants and funds are often Welsh Government awards (although LUF and SPF are awarded through UK Government). Other examples are Local Transport Fund (LTF), Safe Routes in Communities (SRiC), Active Travel (AT), Social Housing Grant (SHG), WG Economic Stimulus Fund and Lottery Heritage Grant. Further potential funding sometimes comes from Section 106 planning contributions. Grants often require match funding from MCC. Looking forward, WG grants are increasingly skewed towards active travel and town centre regeneration, the latter via the Transforming Towns Grant.

3.3.2 While some grants are allocated, most are secured through a bidding process, meaning project delivery often relies upon one or more grant award decisions. Annual grant programmes introduce a significant element of project risk. Prior to Transforming Towns funding, 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. 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 welcomed and provides greater certainty about funding which in turn facilitates the longer-term planning and implementation of projects.

3.3.3 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 source of funding for the delivery of regeneration projects in Monmouthshire over the next three years.
- 3.4.2 Transforming Towns is focused on regeneration of town centres. 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 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.
- 3.4.5 Funding will be awarded on a competitive basis, rather than being divided equally between authorities as was 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 of being approved.
- 3.4.6 A revised Transforming Towns framework has been prepared in produced by Welsh Government officials and approved by the Minister and the applications process for Placemaking Grant is now open. Cabinet's decision will inform MCC's submission. Transforming Towns funding requires at least 30% match funding from non-Welsh Government sources.
- 3.4.7 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. LUF round 2 was announced in March 2022, with 6<sup>th</sup> July 2022 as the deadline for submissions. Cabinet agreed in March 2022 that both bids should be revised for resubmission and more information can be found in that report (link below).

3.5.3 The following bids have therefore been completed:

- 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.

The Project Sponsor for these is Mark Hand, and the Project Manager is Daniel Fordham.

3.5.4 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 compliments the WeITAG stage 3 study presently underway. The bid also includes funding for improving active travel routes in and around the town, again a WeITAG stage 3 study.

The Project Sponsor for this submission is Debra Hill-Howells, and the Project Manager is Christian Schmidt.

3.5.5 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.

3.5.6 At this time, Transforming Towns and Levelling Up Funds are the two main sources of funding to support regeneration work. 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 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). For most of these, funding for implementation has not yet been secured. This list was informed by the multidisciplinary Placemaking officer group, which aims to identify placemaking projects and funding sources and ensure various service areas are sighted on wider activity and funding sources across and beyond the organisation. The full list of projects is provided at Appendix 1 and lists strategic and placemaking projects. This list is

a live document and will change over time, in particular through the identification of new priorities and the development of Placemaking Plans.

- 3.6.2 As can be seen, the appetite for placemaking and regeneration activity outstrips resource and funding capacity. Currently there are more than fifty projects on the pipeline list, with a combined cost (for those projects where cost estimates are available) of more than £56m. Cost estimates are not yet available for some large schemes, and further projects are likely to be identified through the development of Placemaking Plans for all towns. The scope and total cost of the projects list is therefore expected to rise substantially.
- 3.6.3 To align with the two categories used by Welsh Government in assessing proposals for Transforming Towns funding, the project pipeline list has been separated into Strategic Projects (requiring more than £250k Welsh Government funding) and Placemaking Projects (requiring 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                          | £3,448,340               |
| 7-43 Newport Road, Caldicot        | Acquisition and refurbishment of key town centre building                                | £7,148,340               |
| 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 changes (if the trial closure becomes permanent)                            | £2,500,000               |
| Former Barclays building, Chepstow | Scope TBC  | NA                       |
| Monnow Street, Monmouth            | Public realm/active travel improvements  | £6,021,000               |
| Blestium Street, Monmouth          | 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                       |
| <b>Total (where known)</b>         |  | <b>£26,707,680</b>       |

\*It should be noted that a separate report to Cabinet on 27<sup>th</sup> July 2022 recommends that Chepstow High Street be re-opened to vehicular traffic, meaning this project falls away.

- 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 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. A decision on the LUF bids is not expected until Autumn 2022. If successful, LUF will provide significant funding for the delivery of the Monnow Street and Blestium Street projects in Monmouth. The LUF bid factors in £2.70m of Transforming Towns Strategic Project funding for 7-43 Newport Road with additional funding from LUF and MCC: that funding requirement will increase if the LUF bid is unsuccessful. Similarly, the LUF bid seeks £2.90m towards Newport Road public realm in Caldicot, with active travel and MCC funding also added: that will need to be sought from other sources such as Transforming Towns if the LUF bid is not successful.
- 3.7.4 Cabinet is asked to defer a decision on the Strategic Projects until the Autumn, by which time a decision on LUF bids should be known. This will also allow for priorities to be aligned with the emerging new Corporate Plan.

### 3.8 **Placemaking Projects (<£250k)**

- 3.8.1 A significant number of smaller 'Placemaking Projects' has also been identified. These have been assessed and prioritised by officers for their deliverability over the next three years. The indicative priority list of Placemaking projects is provided at Appendix 2. It broadly aligns with the indicative 22/23 list agreed by the previous Cabinet in September 2021.
- 3.8.2 The Welsh Government has recently opened the application process for projects to be funded through Placemaking Grant over the next three years, so Cabinet's decision is required to inform MCC's grant bid submission. It is proposed that the prioritised Placemaking Projects indicated in Appendix 2 should constitute Monmouthshire's application for Placemaking Grant over that period. The total value of Placemaking Grant to be sought would be £2.156m, with an additional £1.278m match funding from MCC (30%). Cabinet is asked to agree this list of Placemaking Projects and to authorise the Chief Officer for Communities and Place to Place to make adjustments to that package of projects as needed, in liaison with the Cabinet Member for Economy and Sustainable Livelihoods.
- 3.8.3 Assuming that approximately one tenth of the total £57m Transforming Towns capital funding for South East Wales is available to support the delivery of regeneration projects in Monmouthshire, an application for Placemaking Grant as proposed here (£2.156m) would leave approximately £3m-£4m available for a bid to support Strategic Projects. As can be seen from the table above at paragraph 3.7.1, this will not go far.
- 3.8.4 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 be revised, if needed, to align with the new administration's Corporate Plan, which is in development. 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 with Welsh Government 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 that 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 2 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. This requires £1.278m in MCC match funding. Cabinet is asked to authorise the Chief Officer for Communities and Place to make adjustments to that package of projects as needed, in liaison with the Cabinet Member for Economy and Sustainable Livelihoods; and
- A decision on the bids for Strategic Projects be deferred until Autumn 2022 when the decision on the Levelling Up Fund bids should be known.

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

4.1 The Equality and Future Generations Evaluation is attached at Appendix 4. There are no corporate parenting or safeguarding concerns, nor issues in relation to our economic impact duty.

## **5 OPTIONS APPRAISAL:**

- 5.1 Place Scrutiny Committee supported the recommendations in the report, namely that the three Placemaking Plans should be sequenced and delivered, approval given to the Placemaking projects priority list in Appendix 2, and that the decision on Strategic Projects be deferred until the Autumn. Cabinet is invited to agree the officer recommendations.
- 5.2 Cabinet could decide against supporting the funding bid and progressing of the three 'Placemaking Plans' for Monmouth, Magor and Abergavenny. However, this will prejudice our ability to secure future grant funding, without which regeneration projects will not be possible.
- 5.3 There is already a Cabinet decision to submit LUF bids and this has been enacted, with bids ready for submission when the UK Government portal opens. Cabinet could decide against submitting any bids for Transforming Towns funding. However, this would result in a lost opportunity to support the regeneration of our towns, and is not therefore the recommended course of action.
- 5.4 There are various options surrounding how projects might be prioritised dependent upon what funding might come available. This is discussed within the body of the report. Cabinet might prefer an alternative set of priorities. However, the indicative list is developed from previous stakeholder and colleague engagement, evidence of past grant take-up, the position of the projects to actually be delivered within the funding window, and



compliance with WG's funding criteria. Approval of the indicative list of Placemaking Projects (under £250k) is sought now so that MCC's bid can be submitted promptly and WG can make an informed decision on grant awards. A delayed decision will provide uncertainty and will result in lost opportunities to deliver on regeneration this financial year.

- 5.5 Cabinet might wish to submit a bid for Strategic Projects now. However, it is recommended that this decision be made in the Autumn when we should know whether or not our LUF bids were successful. This will help inform the prioritisation at that time.
- 5.6 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 such an approach would limit regeneration delivery in the next three years to a smaller number of locations and fewer projects (particularly if the LUF bids are not successful), and would also require a pause in all 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, because the first 6 months of the financial year would have already passed. Conversely, proceeding with an application for Placemaking Projects on the basis proposed here would allow regeneration delivery to resume this year and continue throughout the three year period, and to permit some degree of regeneration activity in all six towns.

## **6 REASONS:**

- 6.1 The recommendations seek to ensure future grant funding can be secured by putting co-producing Placemaking Plans for Monmouth, Magor and Abergavenny; ensure that regeneration activity can continue to support our towns and communities by progressing with Placemaking projects (<£250k), and defers a decision on Strategic projects until the Autumn when hopefully we'll have a decision on the LUF bids. This ensures future funding can be secured and that projects are informed by community stakeholders via development of the Placemaking Plans. It ensures that regeneration activity across all of the County's towns can be maximised and continued promptly. It ensures that the decision on Strategic Projects is informed by the outcome of the LUF bids, and seeks to strike an appropriate balance between large and small schemes and ensuring all of our towns benefit to some extent.

## **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 but we are anticipating a grant over 3 years of £5m-£6m. With £2.156m going to Placemaking grants there is a balance of £3m-£4m available for other strategic projects unless Cabinet chooses to alter the ratio.
- 7.2 The £2.156m placemaking grant is based upon a wide spread of grant awards or different project types that can apply across the various county towns. Taking into account the

required 30% MCC match funding of £1.278m, the total funding budget would be £3.434m (see Appendix 2 below). In respect of the required match funding from MCC, subject to Cabinet approval of this report, a formal request will be made to allocate the £1.278m match funding from the annual budget for match funding contained within the MCC capital budget, in line with the expected profile of project expenditure.

- 7.3 It should be noted that additional match funding will be required for the Strategic Projects. This will be detailed in the Autumn 2022 report. Outside of the scope of this report, Members will be aware of the match funding requirement for the Levelling Up Fund bids.
- 7.4 Match funding (30%) will also likely be required for the three Placemaking Plans (estimated at approximately £32k). It is hoped that the respective Town Councils will contribute towards this match funding cost for a co-produced Placemaking Plan. As above, in respect of any required match funding from MCC, subject to Cabinet approval of this report, a formal request will be made for match funding from the annual budget for match funding contained within the MCC capital budget, in line with the expected profile of project expenditure.
- 7.5 Work will be undertaken by in-house officer resource in the newly formed Regeneration team, with assistance from colleagues elsewhere in the organisation as required. Some officer time will be eligible for grant funding, which helps fund the staffing structure in place.

## **8 CONSULTTEES:**

Place Scrutiny Committee – considered the report on 30<sup>th</sup> June 2022 and supported the report recommendations  
Cabinet  
Senior Leadership Team  
Communities and Place DMT  
Communities and Place Project Board  
Monitoring Officer  
S151 Officer

## **9 BACKGROUND PAPERS:**

- 9.1 Relevant papers are attached as appendices.
- 9.2 The previous Cabinet approved the submission of the LUF bids in March 2021: the report can be viewed [here](#)
- 9.3 The previous Cabinet approved a forward programme for regeneration activity for 21/22 in September 2021: the report can be viewed [here](#).

## **10 AUTHOR:**

- 10.1 Mark Hand, Head of Placemaking, Highways and Flooding and Daniel Fordham, Regeneration Manager

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## **APPENDIX 1: REGENERATION PROJECT PIPELINE**

**APPENDIX 2: PLACEMAKING PROJECTS PRIORITY LIST 2022/23-2024/25**

**APPENDIX 3: BRIEFING NOTE: REGENERATION ACTIVITY AND PROJECTS 25 MAY 2022**

**APPENDIX 4: EQUALITIES AND WELLBEING OF FUTURE GENERATIONS ASSESSMENT**

## APPENDIX 1: 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 | £369,431                         |
| MCC land next to Morrisons  | Abergavenny |                                  |
| [Abergavenny Placemaking Plan projects TBC]                                     | 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    | £7,148,340                       |
| Newport Road town centre public realm   | Caldicot    | £3,448,340                       |
| Leisure centre refurbishment  | Caldicot    | £10,856,030                      |
| Caldicot comp site residential development                                      | Caldicot    |                                  |
| Jubilee Way residential development   | Caldicot    |                                  |
| Severn Tunnel Junction  | Caldicot    |                                  |
| B4245 active travel routes  | Caldicot    | £3,406,000                       |
|   |             |                                  |
| Chepstow High Street public realm changes (if trial closure becomes permanent)* | Chepstow    | £2,500,000                       |
| Welsh Street car park connectivity improvements                                 | 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    |                                  |
| 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                          |
| A48 Chepstow bypass   | Chepstow    |                                  |
| [Transforming Chepstow Masterplan projects TBC]                                 | Chepstow    |                                  |
|   |             |                                  |
| Magor Square public realm   | Magor       | £100,000                         |
| Magor Square canopy structure   | Magor       | £100,000                         |
| MUCH (Magor Undy Community Hub)   | Magor       | £2,901,120                       |
| Magor walkway station   | Magor       |                                  |
| [Magor Placemaking Plan projects TBC]   | Magor       |                                  |
|   |             |                                  |

|   |           |                    |
|---|-----------|--------------------|
| Monnow Street                               | Monmouth  | £6,021,000         |
| Monmouth Market Hall                        | Monmouth  | £4,563,191         |
| Shire Hall                                  | Monmouth  | £3,688,787         |
| Blestium Street                             | Monmouth  | £3,090,000         |
| Monmouth shop front enveloping              | Monmouth  | £450,000           |
| 22 Monnow Street                            | Monmouth  |                    |
| Hereford Road pelican crossing              | Monmouth  | £30,000            |
| Wyebridge Street car park                   | Monmouth  | £375,000           |
| [Monmouth Placemaking Plan projects TBC]    |           |                    |
|   |           |                    |
| Bridge Street public realm                  | Usk       |                    |
| Twyn Square public realm                    | Usk       |                    |
| Building frontage cleaning and redecoration | Usk       | £150,000           |
| Car park resurfacing, Maryport Street South | Usk       | £339,825           |
| Usk Bridge St/Twyn Square phase 1 delivery  | Usk       | £250,000           |
| [Usk Town Improvement Plan projects TBC]    | Usk       |                    |
|   |           |                    |
| Empty property enforcement / meanwhile uses | All towns |                    |
| Vacant space above shops                    | All towns |                    |
|   |           |                    |
| <b>TOTAL</b>                                |           | <b>£56,671,064</b> |

\*It should be noted that a separate report to Cabinet on 27<sup>th</sup> July 2022 recommends that Chepstow High Street be re-opened to vehicular traffic, meaning this project falls away.

## APPENDIX 2: INDICATIVE PLACEMAKING PROJECTS PRIORITY LIST 2022/23-2024/25

| Project   | Town        | Estimated cost    |
|---|-------------|-------------------|
| Cross Street gateway scheme   | Abergavenny | £80,000           |
| Abergavenny shop front enveloping / meanwhile uses  | Abergavenny | £450,000          |
| Brewery Yard canopy structure   | Abergavenny | £100,000          |
| St John's Square canopy structure   | Abergavenny | £100,000          |
| Caldicot shop front enveloping / meanwhile uses   | 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 / meanwhile uses   | 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          |
| <b>TOTAL</b>  |             | <b>£3,434,000</b> |
| <i>Transforming Towns – 70%</i>   |             | <i>£2,156,000</i> |
| <i>MCC/other match funding – 30%</i>  |             | <i>£1,278,000</i> |

## REGENERATION ACTIVITY AND PROJECTS FOR COMMUNITIES AND PLACE PROJECT BOARD – APPENDIX 3

| TOWN               | SUMMARY POSITION   | CURRENT REGENERATION PROJECTS  |
|--------------------|--|--|
| <b>ABERGAVENNY</b> | <ul style="list-style-type: none"> <li>• Covid trial closure of upper part of Cross Street, 10-4pm Monday-Saturday</li> <li>• Placemaking Plan to be commissioned – timing TBC</li> <li>• Stakeholder group, potentially focused on future of Cross Street (including short term/interim measures), proposed.</li> </ul>   | <ul style="list-style-type: none"> <li>• <b>Town centre regeneration programme</b> to be derived from Placemaking Plan</li> <li>• <b>Abergavenny Station Transport Hub</b></li> <li>• <b>Abergavenny Tesco A40 Bus Stop</b></li> <li>• <b>Borough Theatre.</b> Refurbishment of theatre, part funded through Transforming Towns.</li> </ul>  |
| <b>CALDICOT</b>    | <ul style="list-style-type: none"> <li>• 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).</li> <li>• Caldicot Town Centre Strategy and Action Plan prepared 2018. Refresh of strategy currently in preparation to support LUF, reflecting progress since 2018.</li> <li>• 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.</li> <li>• 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.</li> </ul> | <ul style="list-style-type: none"> <li>• <b>Town centre regeneration programme</b> derived from refreshed Caldicot Town Centre Regeneration Strategy</li> <li>• <b>7-43 Newport Road.</b> 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.</li> <li>• <b>Leisure centre.</b> Monlife proposals for improvements and refurbishment. Funding for implementation to be sought as part of LUF bid.</li> <li>• <b>Church Road phase 2.</b> 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.</li> <li>• <b>Newport Road town centre.</b> 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.</li> <li>• <b>Newport Road west.</b> 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.</li> </ul> |

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



| TOWN                       | SUMMARY POSITION   | CURRENT REGENERATION PROJECTS   |
|----------------------------|--|---|
|                            | <ul style="list-style-type: none"> <li>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</li> </ul> | <p>design in 22/23. Funding for implementation to be sought through LUF bid.</p> <ul style="list-style-type: none"> <li><b>Shire Hall.</b> MonLife-led project to provide an enhanced museum and visitor facility. Funding for implementation to be sought as part of LUF bid. National Lottery Heritage Fund development bid also in preparation by MonLife officers.</li> <li><b>Market Hall.</b> 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.</li> <li><b>Blestium Street.</b> 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.</li> <li><b>Hereford Road pelican crossing.</b> Funding secured for delivery in 22/23</li> <li><b>Wyebriidge Street car park.</b> Funding secured for delivery in 22/23; start on site imminent.</li> </ul> |
| <b>USK</b>                 | <ul style="list-style-type: none"> <li>Usk Town Improvement Plan adopted December 2021</li> <li>Usk Masterplan Steering Group established to guide implementation</li> <li>Concept design for Twyn Square and Bridge Street to be developed in 22/23</li> </ul>  | <ul style="list-style-type: none"> <li><b>Town centre regeneration programme</b> aligned with Town Improvement Plan.</li> <li>Usk Car Park resurfacing. (Maryport St South – completed)</li> </ul>  |
| <b>WYE VALLEY VILLAGES</b> | <ul style="list-style-type: none"> <li>Wye valley Villages Future Plan is complete and being submitted to the partner councils for adoption</li> </ul>   | <ul style="list-style-type: none"> <li>When the plan is adopted the delivery group will be established to take the plan forward</li> </ul>  |
| <b>COUNTY-WIDE</b>         |  | <ul style="list-style-type: none"> <li><b>20 mph zones.</b></li> <li><b>Highways resurfacing programme.</b></li> <li><b>Vacant space above town centre shops.</b></li> </ul>  |