

SUBJECT:	2026/27 PLACEMAKING DELIVERY
MEETING:	CABINET
DATE:	11 FEBRUARY 2026
DIVISION/WARDS AFFECTED:	ABERGAVENNY, CALDICOT, CHEPSTOW, MAGOR WITH UNDY, MONMOUTH, USK

1. PURPOSE:

- 1.1. This report sets out the recommendations of the local placemaking partnership groups in Abergavenny, Caldicot, Chepstow, Magor with Undy, Monmouth and Usk for project delivery in 2026/27 using Welsh Government Transforming Towns Placemaking Grant and UK Government Pride in Place Impact Fund allocations, and seeks Cabinet's agreement to those recommendations.

2. RECOMMENDATIONS:

- 2.1. That Cabinet agrees the proposed schedule of projects for delivery using Welsh Government Transforming Towns Placemaking Grant and UK Government Pride in Place Impact Fund allocations for 2026/27, in line with the recommendations of the local placemaking partnership groups in the six towns, and authorises the Chief Officer, Place & Community Wellbeing, to prioritise and adjust the programme as needed in liaison with the Cabinet Member for Planning and Economic Development and with the relevant local placemaking partnership groups.

3. KEY ISSUES:

- 3.1. Placemaking plans or equivalent documents are now in place to guide town centre placemaking and regeneration activity in all six towns in the county. Placemaking plans for Abergavenny, Magor with Undy and Monmouth were approved and adopted in December 2025. The Transforming Chepstow Masterplan was adopted in 2023, and the Usk and Woodside Improvement Masterplan in 2022. The Caldicot Town Centre Regeneration Framework was completed in 2018 and a replacement placemaking plan will be developed in 2026.
- 3.2. Local placemaking partnership groups known as placemaking steering or delivery groups have been established in each of the six towns to oversee the development and implementation of placemaking plans and equivalent documents. These groups include

elected members from the town and county councils and are each chaired by a representative from the town council.

- 3.3. As previously reported to Cabinet, £700,000 of Welsh Government Transforming Towns Placemaking Grant capital funding has been allocated to the county council for 2026/27 to support the delivery regeneration and placemaking projects in town centres.
- 3.4. In addition Monmouthshire has been awarded £1.5m capital funding from the UK Government's Pride In Place Impact Fund for 2025/26 and 2026/27. The funding can be spent in either year; given timescales it is expected that the great majority will be spent in 2026/27. The purpose of this funding is closely aligned with the placemaking agenda which has guided the development and delivery of placemaking plans in Monmouthshire. The three objectives of the Pride in Place Impact Fund are as follows:
 - a. Community spaces: creating, extending, improving or refurbishing existing community facilities and enabling community organisations to take control or ownership of underused but valued local assets.
 - b. Public spaces: enhancing the physical environment in public spaces - examples of initiatives include new or improved green spaces or public squares, improved outdoor play, sports and leisure spaces, installing street furniture, public art or wayfinding.
 - c. High street and town centre revitalisation: making these areas more attractive and welcoming places where people congregate and which encourage economic activity. Examples of initiatives that could be funded are shop frontage improvements, adaptations that bring premises back into use, streetscape improvements, public art, trails and wayfinding, and creating or improving the infrastructure for regular markets.
- 3.5. The Council is required to provide to UK Government a spend forecast for each of the three objectives by 18 February 2026.
- 3.6. Welsh Government Placemaking Grant and UK Government Pride In Place Impact Fund allocations therefore provide a combined total of £2.2m which can be used to support the delivery of regeneration and placemaking projects in town centres in 2026/27, in line with the priorities set out in placemaking plans and equivalent documents and identified by local placemaking partnership groups.
- 3.7. Local placemaking partnership groups were invited to identify their priorities for delivery using this funding, in alignment with the placemaking plans and locally agreed placemaking priorities. Officers have facilitated a series of local meetings in December 2025 and January 2026 for these groups to consider and agree their recommendations for delivery priorities.
- 3.8. The table below sets out these recommendations, which are proposed as the basis for placemaking delivery in 2026/27 across the six towns.

Proposed project/town	Funding allocation	Description/comments
ABERGAVENTNY		
Changing places/public toilets/Shopmobility/cycle hub	£350,000	On site of existing public toilets and Shopmobility facility in Castle Street car park.
Subtotal Abergavenny	£350,000	
CALDICOT		
Town centre public realm - quick wins	£100,000	Quick wins in advance of longer term public realm improvements - eg lighting, seating, planting, pocket park, play opportunities
Caldicot skatepark	£150,000	Funding contribution to delivery of replacement skatepark next to leisure centre.
CAB building improvements	£50,000	External/internal refurbishment and decarbonisation measures to MCC building at The Cross leased to CAB.
Subtotal Caldicot	£300,000	
CHEPSTOW		
18 High Street	£100,000	Funding contribution for refurbishment/conversion of large vacant shop on Chepstow High Street. Part of larger project which will also deliver 10 one bed flats on first floor.
TIC toilets	£80,000	Refurbishment of TIC toilets.
Thornwell allotments	£60,000	Creation of new allotment site in Thornwell.
Bulwark shopfront improvements	£60,000	Funding contribution for façade improvements to 50-58 Bulwark Road.
Subtotal Chepstow	£300,000	
MAGOR WITH UNDY		
B4245 western gateway – phase 1/quick wins	£100,000	Phase one of public realm improvements to key gateways to village centre from B4245. Planting, seating, public art, wayfinding.
B4245 eastern gateway – phase 1/quick wins	£20,000	
Magor Square public realm - quick wins	£100,000	Phase one of public realm improvements to Magor Square, including walking and cycling measures.
Village centre – walking and cycling	£25,000	
Neighbourhood routes from residential areas	£20,000	Wayfinding and other improvements to key walking and cycling routes into village centre
Subtotal Magor With Undy	£265,000	
MONMOUTH		
Monmouth bus station	£180,000	Public realm improvements at key public transport gateway.
Wayfinding strategy and implementation	£100,000	Scoping, design and phase 1 implementation of wayfinding measures.
Town centre property improvement grants	£200,000	Grant scheme to bring empty property back into use, improve buildings in poor condition. Potential to include flood resilience measures where appropriate.

Smart towns	£20,000	Sensors and supporting infrastructure for footfall counting, car park usage, air quality etc.
Subtotal Monmouth	£500,000	
USK		
Changing Places/public toilets	£250,000	On site of existing public toilets in Maryport Street North car park
Subtotal Usk	£250,000	
ALL TOWNS PROJECTS		
Town centre property improvement grants	£235,000	Grant scheme to bring empty property back into use, improve buildings in poor condition. In addition to Monmouth-specific allocation
Subtotal All Towns Projects	£235,000	
TOTAL ALL TOWNS	£2,200,000	

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

- 4.1. An Integrated Impact Assessment (incorporating equalities, future generations, Welsh language and socio-economic duty) is attached at Appendix 1.
- 4.2 The main impacts of the proposals identified in this impact assessment are:
- Potential positive impacts on the protected characteristics of age, disability, pregnancy/maternity and sex.
 - Potential positive impacts in relation to socio-economic duty arising from investment in town centres and benefits this may bring in particular to people in poverty.
 - Positive impacts on all the well-being goals.
 - The development of the proposal meets the sustainable development principles.
 - No impact on safeguarding or corporate parenting.

5. OPTIONS APPRAISAL

- 5.1. An options appraisal is provided in the table below.

Options	Benefits	Risks
Do nothing.	<ul style="list-style-type: none"> • No demand on MCC resources. 	<ul style="list-style-type: none"> • Limited or no delivery in 2026/27 against placemaking objectives. • Welsh Government Placemaking Grant and UK Government Pride in Place

		Impact Fund allocations would not be used, reducing resources available to the Council and potential prejudicing future funding awards.
Develop an alternative programme for delivery using the allocated funding.	<ul style="list-style-type: none"> Allows for further consideration of potential projects. 	<ul style="list-style-type: none"> Undermines role of local placemaking partnership groups in agreeing local priorities. Will cause delay in delivery, leading to risk that full grant funding cannot be used. Programme may not align with local needs/priorities identified in placemaking plans and by local placemaking steering/delivery groups.
Agree the schedule of projects as recommended here.	<ul style="list-style-type: none"> Allows delivery to begin rapidly, maximising potential to use full grant funding allocated Schedule of projects reflects recommendations of local placemaking partnership groups, and responds to local needs/priorities identified in placemaking plans Schedule of projects builds on delivery in previous years, providing assurance on deliverability. 	<ul style="list-style-type: none"> A number of the projects have funding and delivery risks which will require further mitigation as the projects are developed.

6. EVALUATION CRITERIA

- 6.1. The projects proposed for delivery in this report are derived from or aligned with placemaking plans or equivalent documents for the six towns. The individual placemaking plans set out evaluation criteria by which the impact of the plans and of their proposed projects and activities can be assessed. These vary between the towns depending on the objectives agreed for each plan.
- 6.2. Further evaluation criteria will be identified for individual projects recommended here as they are brought forward for development and delivery.

7. REASONS:

- 7.1. The decision is required to allow Welsh Government Placemaking Grant and UK Government Pride In Place Impact Fund funding allocated to Monmouthshire for to be used to support the delivery of regeneration and placemaking projects in town centres in the county in 2026/27 in line with the recommendations of the six local placemaking partnership groups.

8. RESOURCE IMPLICATIONS:

- 8.1. The table under paragraph 3.8 sets out the proposed funding allocations for projects from Welsh Government Placemaking Grant and UK Government Pride in Place Impact Fund for 2026/27. In some cases the individual projects will require additional funding. Decisions on any additional funding will be brought forward as appropriate.
- 8.2. Programme management and project delivery capacity will be provided by existing staff within the Regeneration team, working with delivery partners both within the Council and externally as appropriate for individual projects and supplemented as necessary by additional project management capacity funded from the individual project allocations.

9. CONSULTEES:

- 9.1. The proposed schedule of projects is based on the recommendations of the local placemaking partnership groups in Abergavenny, Caldicot, Chepstow, Magor with Undy, Monmouth and Usk. These groups include elected members from the town and county councils and are each chaired by a representative from the town council.
- 9.2. The projects proposed for delivery in this report are derived from or aligned with placemaking plans or equivalent documents for the six towns. These plans were each the subject of extensive consultation and engagement.
- 9.3. Catherine Fookes MP and Peter Fox MS have also been consulted on the proposed projects.
- 9.4. In addition Cabinet and SLT have been consulted on the proposals.

10. BACKGROUND PAPERS:

- 10.1. The proposed projects are derived from or aligned with the following plans:
- Abergavenny Placemaking Plan
 - Caldicot Town Centre Regeneration Strategy
 - Transforming Chepstow Masterplan
 - Magor with Undy Placemaking Plan
 - Monmouth Placemaking Plan
 - Usk & Woodside Improvement Masterplan

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