

Public Document Pack

Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr

Bridgend County Borough Council



Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Rhowch wybod i ni os mai Cymraeg yw eich
dewis iaith.*

*We welcome correspondence in Welsh. Please
let us know if your language choice is Welsh.*



Cyfarwyddiaeth y Prif Weithredwr / Chief Executive's Directorate

Deialu uniongyrchol / Direct line /: 01656 643148 / 643147 / 643694

Gofynnwch am / Ask for: Democratic Services

Ein cyf / Our ref:

Eich cyf / Your ref:

Dyddiad/Date: Thursday, 12 January 2023

Dear Councillor,

COUNCIL

A meeting of the Council will be held as Hybrid in the Council Chamber, Civic Offices, Angel Street, Bridgend, CF31 4WB / remotely via Microsoft Teams on **Wednesday, 18 January 2023 at 16:00.**

AGENDA

1. Apologies for absence
To receive apologies for absence from Members.
2. Declarations of Interest
To receive declarations of personal and prejudicial interest from Members/Officers in accordance with the Members' Code of Conduct adopted by Council from 1 September 2008.
3. Approval of Minutes 3 - 28
To receive for approval the minutes of 14/12/2022
4. Presentation to Council by Representatives of Valleys to Coast 29 - 30
5. To receive announcements from:
(i) Mayor (or person presiding)
(ii) Members of the Cabinet
(iii) Chief Executive
6. To receive announcements by the Leader
7. Capital Programme Update - Quarter 3 Report 2022-23 31 - 52
8. Council Tax Reduction Scheme 2023-24 53 - 60
9. Llynfi Development Sites - Former Maesteg Washery Site West 61 - 134
10. Information Report for Noting 135 - 148
11. To receive the following Question from:

By receiving this Agenda Pack electronically you will save the Authority approx. £2.96 in printing costs

Councillor Tim Thomas to the Cabinet Member – Future Generations

Will the Cabinet Member make a statement on whether they are satisfied that socially rented homes in the County Borough are, as far as possible, safe, and free from detriments that can cause negative health outcomes?

12. Urgent Items

To consider any item(s) of business in respect of which notice has been given in accordance with Part 4 (paragraph 4) of the Council Procedure Rules and which the person presiding at the meeting is of the opinion should by reason of special circumstances be transacted at the meeting as a matter of urgency.

Note: This will be a Hybrid meeting and Members and Officers will be attending in the Council Chamber, Civic Offices, Angel Street Bridgend / Remotely via Microsoft Teams. The meeting will be transmitted live via the Council's internet site. If you have any queries regarding this, please contact cabinet_committee@bridgend.gov.uk or tel. 01656 643147 / 643148.

Yours faithfully

K Watson

Chief Officer, Legal and Regulatory Services, HR and Corporate Policy

Councillors:

S Aspey
H T Bennett
A R Berrow
F D Bletsoe
S J Bletsoe
JPD Blundell
E L P Caparros
N Clarke
RJ Collins
HJ David
C Davies
C L C Davies
P Davies
M J Evans
N Farr
P Ford
J Gebbie

Councillors

W R Goode
RM Granville
H Griffiths
S J Griffiths
D T Harrison
M L Hughes
D M Hughes
RM James
P W Jenkins
M R John
M Jones
MJ Kearn
W J Kendall
M Lewis
J Llewellyn-Hopkins
RL Penhale-Thomas
J E Pratt

Councillors

E Richards
R J Smith
JC Spanswick
I M Spiller
T Thomas
JH Tildesley MBE
G Walter
A Wathan
A Williams
AJ Williams
HM Williams
I Williams
MJ Williams
R Williams
E D Winstanley
T Wood
S Easterbrook

COUNCIL - WEDNESDAY, 14 DECEMBER 2022

MINUTES OF A MEETING OF THE COUNCIL HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB / REMOTELY VIA MICROSOFT TEAMS ON WEDNESDAY, 14 DECEMBER 2022 AT 16:00

Present

Councillor M Jones – Chairperson

S Aspey	H T Bennett	F D Bletsoe	S J Bletsoe
JPD Blundell	E L P Caparros	N Clarke	RJ Collins
HJ David	C Davies	C L C Davies	P Davies
S Easterbrook	M J Evans	N Farr	P Ford
J Gebbie	W R Goode	RM Granville	H Griffiths
S J Griffiths	D T Harrison	M L Hughes	D M Hughes
RM James	P W Jenkins	M R John	MJ Kearn
W J Kendall	M Lewis	J Llewellyn-Hopkins	RL Penhale-Thomas
J E Pratt	E Richards	R J Smith	JC Spanswick
I M Spiller	T Thomas	JH Tildesley MBE	G Walter
A Wathan	A Williams	AJ Williams	HM Williams
I Williams	MJ Williams	R Williams	E D Winstanley
T Wood			

Apologies for Absence

A R Berrow

Officers:

Jackie Davies	Head of Adult Social Care
Carmel Donovan	Group Manager - Older People
Mark Galvin	Senior Democratic Services Officer - Committees
Laura Griffiths	Principal Solicitor
Lindsay Harvey	Corporate Director Education and Family Support
Carys Lord	Chief Officer - Finance, Performance & Change
Claire Marchant	Corporate Director Social Services and Wellbeing
Michael Pitman	Technical Support Officer – Democratic Services
Alex Rawlin	Corporate Policy & Public Affairs Manager
Mark Shephard	Chief Executive
Kelly Watson	Chief Officer Legal, HR and Regulatory Services

69. DECLARATIONS OF INTEREST

Councillor Heidi Bennett Declared a personal interest in Agenda Item 8 –as she was an employee in a partner organisation noted in the response.

Councillor Richard Williams declared a personal interest in agenda item 8 as a member of Pencoed Town Council as well as a member of the Development Control Committee.

Cllr Melanie Evans declared a personal interest in agenda item 8 as a member of Pencoed Town Council with reference to the question from Cllr Tim Thomas.

Cllr Tim Wood declared a personal interest in agenda item 8 as a member of Bridgend Town Council with reference to the question from Cllr Tim Thomas.

Councillor Steve Easterbrook declared a personal interest in agenda item 8 as he was a trader in Bridgend town centre.

70. **APPROVAL OF MINUTES**

RESOLVED: That the minutes of 22/10/22 and 16/11/22 be approved as a true and accurate record subject to the changes below.

Councillor Ian Spiller was noted as absent for the meeting of 16/11/22 but was present for the meeting.

Councillor Norah Clarke was noted as present for the meeting of 16/11/22 but gave her apologies for the meeting.

71. **PRESENTATION TO COUNCIL BY REPRESENTATIVES OF CWM TAF MORGANNWG UNIVERSITY HEALTH BOARD**

The Chief Executive presented a report to advise Members of a presentation proposed to be delivered to Council by representatives of one of the Council's key work partners, Cwm Taf Morgannwg University Health Board (CTMUHB).

A PowerPoint was presented by representatives of the Cwm Taf Morgannwg University Health Board.

Questions to the Health Board:

The Deputy Leader stated that we further wish to integrate our health and social care, however we have a different operating model to that of the rest of the health board footprint so has this been acknowledged by the health board.

A representative of the health board explained that the difficulties with Bridgend had been acknowledged and they were aware of the lack of facilities currently covering the Bridgend County Borough. He added that Rhondda Cynon Taf had 2 community hospitals in which they covered Merthyr Tydfil also. The aim was to use these facilities to also cover Bridgend for more specialist care like stroke patients that have been discharged from the Princess of Wales Hospital.

A Member explained that a relative was taken into hospital earlier this week with a suspected heart attack but had waited in an ambulance for approximately 30 hours in -3c temperatures. She provided another example whereby a neighbour of hers suffered a stroke and was told over the telephone that there was a potential 4 hour wait for an ambulance. Luckily, with the help of others they were able to take him by car to the hospital where he was seen immediately. She added that herself and another Member were at a Bridgend Care and Repair meeting whereby they were waiting for a representative from the health board to be sent to the group as they believed they could support some of the patients as well as waiting for over 70 DFG's from BCBC to allow patients to live in their own homes with equipment/adaptations etc. She asked what was being done to work with organisations such as Bridgend Care and Repair so that patients can be released from hospital and cared for in their home. She also asked if there was a way of utilising the facilities that were used during lockdown to care for these patients in the interim before they were able to be released to go home. On a more positive note, she made an unannounced visit to Princess of Wales a number of weeks ago and speaking with patients there, they had had very good things to say about the staff there and their only concerns were with waiting times for admissions, etc.

The Health Board representative explained that with regards to Bridgend Care and Repair they were working closely with them and would look into the reasons why there was not a representative at the above meeting(s).

He explained that due to the Covid 19 pandemic we were able to utilise Ysbyty'r Seren to manage patients who did not need to be in hospital but were unable to go back to their own homes and there were the staffing and resources available to do this. However he agreed that something needed to be done and emergency planning was necessary and so this was something that would be looked at.

A Member thanked the Health Board representative for the recent meeting that he had with himself and fellow ward members. He explained that one of the things that was discussed was the pressures on ambulances and hospitals due to the winter pressures, but in relation to access to primary health care he noted that there had also been a spike in residents struggling with this. He explained that recently he had written to the practice manager of a local doctor's surgery on behalf of two elderly patients and although they did manage to get appointments for them, it was not a sustainable way for the elderly to have to get an appointment. These he felt should be more readily available for patients. He asked for reassurance on how the health board were going to deal with the added pressures and number of people trying to ring a surgery and the E-consult service to get an appointment.

The Health Board representative agreed that there were significant pressures in this area also and they have been made aware of large volumes of calls being made to practices, with there having been a lot of frustration by members of the community regarding this. He explained that his staff were working closely with GP practices to establish better ways of gathering information on GP access, in order to see how many calls were being managed and handled and it was evident that different practices managed their appointment booking systems differently, which may be why there were variations between practices. He asked that if Members had specific issues to raise to ensure that they get in contact with the health board and this information will be fed back to the GP practices to ensure that they were working to improve this situation where they can.

A Member stated that Wales had a long and proud history with the NHS however health services were a worry in Wales at present. He asked what safeguarding measures and support mechanisms were put in place for the staff, many of whom were at the front line dealing with this crisis and many would also be residents of the county borough.

The Health Board representative agreed that staff were under immense pressures at the moment with the demands that have been placed on them. He explained that there was a very well-developed wellbeing service for staff across the region that involves access to an employee assistance programme which provides counselling and wellbeing support over the telephone and online which helps with stress at work or in home life. He added that the health board regularly met with staff and listened to their concerns and took on board any suggested areas for improvement that could be made in order to better support their wellbeing

A Member asked in relation to the Covid vaccines, why many residents were being sent to a different area to receive it when they had a vaccine centre more closer to their home. The Health Board representative explained that when the model was changed at the start of 2022, whereby Ravens Court was no longer to be used as a centre, the health board struggled to find a facility that could enable proper storage, access to patients, parking and the size of such a facility. However, patients could choose to change their appointment location if they feel their allocated location was too inconvenient.

A Member mentioned that in Porthcawl, the local GP surgery is so difficult to get into contact with or to book an appointment there, that residents are travelling to A&E to be

seen. The Health Board representative took this feedback away and stated that he would look into it.

Further questions were asked of the health board representatives which can be found at the recording link [here](#) together with the responses.

RESOLVED: That Council noted the presentation as referred to at paragraph 4.1 of this report.

72. **TO RECEIVE ANNOUNCEMENTS FROM:**

The Mayor:

"It certainly is a busy period as we enter the festive season. The mayor's office continues to receive many enquires and applications for Mayoral visits. I am grateful to the Deputy Mayor and his consort for stepping in on those occasions we have multiple requests. On a personal note, on your behalf, I have attended many events that range from Christmas Community Events Shop window judging competition Carol Services Hospital visit Annual General Meetings of various organisations.

Civic events outside of the County Borough It was a pleasure to accompany the respective Town Mayors at both Maesteg and Bridgend to witness the illumination of the Christmas lights. There was incredible public attendance at both events which just demonstrates the importance and enthusiasm the public have for the festive season.

Could I thank both Town Councils for organising these events.

I would also like to thank Mr Lee Jukes and his team from Bridgend FM. His enthusiasm energy and skill in entertaining the large crowds at these two events was incredible. To date I have been called many things in my life but to be introduced by Lee Jukes to the large crowd at Maesteg as the "Cool Mayor of Bridgend" is something I shall not forget. It was also an honour and privilege to attend the Emergency Services of South Wales Christmas Carol Service at Llandaff Cathedral. The Carol Service was attended by representatives and families of South Wales Police, South Wales Fire and Rescue Service and Welsh Ambulance Services NHS Trust.

The South Wales Police Band was accompanied by the Kenfig Hill and District Male Voice Choir. It was a proud moment for me at the Cathedral to receive compliments from many Civic dignitaries from across South Wales who went out of their way to praise the incredible "Spine-Tingling" performance from the choir. Once again thank you to all at the Kenfig Hill and District Male Voice Choir you done us proud.

Could I please encourage you all members and officers to donate to the Mayors Charity Appeal? Could I suggest that instead of sending a Christmas Card to each other you donate to the charity fund. Details of how the donation can be made will shortly be circulated on the BCBC website.

And finally, please do not forget about the Mayors Award application process. I expect to see an avalanche of applications. There is so much good work being carried out in our communities, work and commitment that deserves recognition, so please you're your applications in by 13th January 2023

Details of the application process can be found on the council website.

Last but not least one of our members today is celebrating their birthday. Can I please say happy birthday to Councillor Elaine Winstanley I hope you have a lovely day and a better evening.

Deputy Leader and Cabinet Member for Social Services:

As this is the first time that we have met as a full Council since the publication of the Child Practice Review following the murder of five year old Logan Mwangi, I would like to provide members with a brief update on the progress that has been made on implementing the report's recommendations.

You will have seen that as an authority, we have offered a full and unreserved apology to Logan's father, Ben Mwangi, and all who knew and loved Logan.

As we stated at the time, all relevant agencies, including the council, have accepted the findings of the Independent Child Practice Review panel which has highlighted a number of opportunities for strengthening our practice.

With an Improvement Board in place to oversee progress in the improvements required within children's social care, we are actively working alongside partners in the Cwm Taf Regional Safeguarding Board to improve our practice and the effectiveness of multi-agency safeguarding as highlighted by the review.

Children's services must improve the quality of practice, how our practice is quality assured, and the management oversight.

As we know that Mr Mwangi was not contacted as he should have been, we have acted to provide clear guidance to staff on the importance of contacting parents with parental responsibility if their children are on the child protection register.

We are implementing changes, such as a new model of social work practice, to improve the ways in which we work with children and families, and how agencies work together to share and act on information to safeguard and protect.

We are also taking steps to ensure people throughout Bridgend County Borough are better informed and have confidence in how to report any safeguarding concerns that they may have.

Throughout this difficult process, we have been entirely transparent, and have fully co-operated with the review panel to ensure that all opportunities for learning have been identified.

Alongside our partners in health, we have expressed deep sorrow that our safeguarding and child protection endeavours were not enough to prevent Logan's murder and have made a public commitment towards our absolute priority to make them as effective and as thorough as possible.

Logan's tragic death, the media coverage of the trial of his murderers, and the subsequent revelations about the role of each agency generated a great deal of comment and debate.

While fully embracing and taking full responsibility for the areas where we need to improve and do better, I must also admit to feeling disappointed at how this tragic incident was nevertheless used to try and score political points on a national level.

Some of those comments not only appeared to wilfully ignore the findings of the child practice review, they attempted to unfairly link individuals directly to the tragedy, and I found this to be particularly distasteful.

Throughout this entire process, our thoughts have remained with Logan, and all who knew, loved or cared for him. The impact of his passing will always remain with us as an authority, and in his memory, we are determined to do all that we can to improve our practice for the benefit of vulnerable children and adults alike.

As a large part of our effort to deliver improvements involves addressing our ongoing recruitment issues, we are currently running a campaign which is encouraging people to 'give the gift of care' this Christmas.

As a council, we strongly value the role of all our social care and social work workforce. We want to celebrate and promote what they do, and the many opportunities that are available for making a difference in the lives of the most vulnerable members of the local community.

Designed to coincide with the 12 Days of Christmas, the campaign highlights the variety of job opportunities that are available within the council's social care teams. It emphasises the need for social care staff to provide physical, emotional and social support for local people, and features existing employees who talk honestly and realistically about their work, the impact it has and the support they receive from the council.

The campaign seeks to make people aware that a wide range of opportunities are available – from care home staff, reablement workers who care for people in their own homes and advanced mental health practitioners to social workers, occupational therapists and even social work apprentices and funded degree courses.

Anyone who is interested in finding out more can do so by visiting the job pages at the council website, so I hope that members will help us to make as many people aware as possible.

Cabinet Member - Resources

I am sure that members will have noted the announcement from Welsh Government on the draft budget settlement for next year, and that Bridgend County Borough Council is set to receive an increase of 7.7 per cent for 2023-24.

I would like to express our gratitude towards Welsh Government, in particular the First Minister, finance minister and local government minister, for once again listening to the concerns of local councils and the Welsh Local Government Association about the huge pressures that we continue to face.

Any increase to our core grant funding is always welcome, and we will of course ensure that the money can be used as effectively and as efficiently as possible.

At the same time, the increase must be considered against a wider context of increased costs, additional demands and an underlying rate of national inflation which remains significantly high.

This is not spare or extra money. Following the impact of national austerity measures, Brexit, the global coronavirus pandemic and the current cost of living crisis, the last few years have been among the most challenging that local authorities have ever had to face.

Nevertheless, this is still good news, and deserves to be celebrated as such.

Work will now take place to examine the draft settlement in closer detail in order to determine how far the increase is likely to help us meet the additional costs that we face, and whether it can be used to ease some of the reductions in services that we may potentially need to make.

Cabinet Member - Education:

There have been a number of changes in senior school personnel recently that I would like to share with members.

I'm delighted to confirm that following the retirement of Andrew Slade, Mike Stephens, the current Deputy Headteacher of Cynffig Comprehensive, will take up the position of Headteacher of Porthcawl Comprehensive in January 2023.

At Cwmfelin Primary, head teacher Julie Morgan has accepted a secondment as an improvement partner for the Central South Consortium. Her deputy, Joanne Edwards will serve as acting headteacher in Julie's place.

Josh Slade at Litchard and Claire Merfield at Maes Yr Haul primary schools have both been appointed acting deputy headteachers.

At Croesty Primary, Alan Poole has reverted to his substantive position as deputy headteacher at the school, and Claire Nicholas has taken up the position of head teacher.

Meanwhile, Chris Jones has become interim executive headteacher for both Llangynwyd Primary and Tynyrheol Primary schools.

The former deputy headteacher of Llangynwyd Primary, Kelly Kehoe, has become the acting head for the school.

Finally, Richard Edwards, the former head teacher of Tynyrheol Primary, has taken up a position with the National Academy of Educational Leadership.

Rachel Warner, who was substantive deputy head teacher, has become the new head of school.

I am sure that members will join me in wishing them all every success.

Cabinet Member - Regeneration:

I'd like to ask members to help spread word about the recent launch of free Wi-Fi access across all town centres in Bridgend County Borough.

Introduced in order to increase connectivity between residents, businesses and visitors, the service is free to use and is available within Bridgend, Porthcawl, Maesteg and Pencoed.

All people need to do in order to take advantage of the new service is to search their Wi-Fi network settings for 'BCBC Free Wi-Fi' and then enter their email address.

The free Wi-Fi means that people can now browse the internet, work remotely from town centre premises, check their emails while waiting for a bus or train, and more.

This represents the latest positive investment into the county borough, and I am sure that it will be of great benefit to businesses, residents and visitors alike.

I would also like to highlight how taxi marshals are helping revellers to enjoy a safe journey home from Bridgend town centre during the festive season.

Working in pairs on Friday and Saturday evenings between 10pm and 4am, the taxi marshals are supporting people in using the taxi ranks on both Market Street and Derwen Road.

Liaising closely with South Wales Police, they are also helping to prevent potential disruption, and are ensuring that everyone can leave the town centre safely and without any trouble.

They are proving to be highly popular with revellers, and are also supporting taxi drivers by defusing and deterring potential incidents before they can occur and escalate.

The service is being provided as part of the Safer Streets initiative, and I am sure members will want to congratulate the taxi marshals for their good work.

Cabinet Member - Communities:

I want to give members an update on the exhibitions that have been taking place as part of the pre-application consultation over a new green energy Hybont plant planned for the Brynmenyn area.

A great deal of debate has been taking place on social media recently this proposal, and because a huge amount of misinformation has already circulated, we have been encouraging people to come and find out more about the plans, and to get their facts directly from the experts.

The exhibitions, which have been held at Ynysawdre Swimming Pool, have been attended by hundreds of residents. They were able to speak directly to Japanese specialists Marubeni as well as the council's energy team, and had an opportunity to discover how the technology is already in use across the UK and Europe.

I think it is fair to say that the event generated robust and lively debate, and that the attendees were able to express their concerns regarding the safety, size and location of the proposed plant.

Unfortunately, it would appear that much of these concerns were also based upon misinformation and rumour.

The exhibition team made efforts to address this, and explained that the Hybont plant forms part of a new move towards tackling climate change by increasing the use of clean renewable energy and decarbonising vehicles.

This has already seen the safe, effective introduction of 22 new hydrogen buses in London – the equivalent of removing 836 petrol cars and saving 1,848 tonnes of CO2 – while in Aberdeen, 15 hydrogen buses have already jointly travelled more than a million miles while saving 1,700 tonnes of emissions.

With hydrogen-powered waste and recycling trucks being successfully used in areas such as the Wirral, the Bridgend project represents a £31m investment that could ensure we are at the forefront of the increasing use of sustainable energy in everyday life.

The proposed new plant would be based alongside existing industries within Brynmenyn Industrial Estate where it would occupy a small, extensively landscaped site, and the only by-product it would produce is oxygen. When used, the fuel itself produces water.

The exhibition team also reassured people that the proposed plant is only at the pre-application stage, and encouraged everyone to submit their concerns so that they could receive an official response based on actual information and hard facts.

It is clear that a great deal of this misinformation remains, and that further work will be required to ensure that people are properly informed about the plant and what its impact will actually be.

I hope that members will support these efforts. We are organising additional briefings for local councillors, MPs and MSs to ensure that they are fully informed, and I will bring you further updates as this situation develops.

Cabinet Member – Future Generations:

I am sure that members are, like me, being regularly contacted by worried or distressed residents who are concerned about how they are going to manage during the cost of living crisis.

In recent weeks, I have become aware of several cases where people have reported having to cancel wi-fi broadband access due to costs or because they have hit the limit for their mobile data capacity.

This is having an adverse impact against their efforts to stay online, complete job applications, access school learning or online training, and much more.

The good news is that help is at hand.

Members may wish to let their constituents know that as well as being able to access free internet and computer services through local libraries, the National Databank is available to offer support.

Working alongside a network of community partners and telecommunication companies such as Virgin Media, Three and Vodafone, the National Databank currently provides free internet connectivity data for more than 500,000 people across the UK.

This ensures that people can stay in touch with family and friends, apply for and attend job interviews, use the internet to search for essential information on health or other important issues, and make full use of the increasing move towards digitised public services.

Furthermore, cheaper broadband packages are also available for people who receive specific benefits including Universal Credit and Pension Credit. With tariffs starting from just £15 a month, this offers another way for people to maintain access to fast, efficient internet services.

Anyone who wants to find out more about how the National Databank can help should visit goodthingsfoundation.org, while the Ofcom website features full details on cheaper social tariffs.

Chief Executive:

With regard to the remedial work to correct legacy issues resulting from failing wall installation in Caerau in 2012 to 13, I previously advised members on how we'd received informal endorsement from the Minister for Climate Change, Julie James, that the business case we'd submitted to Welsh Government for funding to address all installation working had been successful.

We are of course extremely grateful to Welsh Government for their support and for working closely with us to resolve this matter. The business case was submitted because, regrettably and through no fault of their own, a significant number of householders have been living in conditions over the past decade that are unacceptable, and have not received the benefits of enhanced insulation and increased energy efficiency that the original retrofit schemes had intended to bring about.

While we have now received a formal letter from the Minister verifying her approval, for clarity, we are still waiting for the grants terms and conditions confirmation letter - and to be absolutely clear, we have certainly not yet received the funding that has been allocated to us.

I understand there has been some considerable interest and perhaps consternation from some Members as a result of something the Minister said on television on Sunday. To be frank, I wouldn't read too much into this. Though I understand Members' concern, I genuinely believe it is simply a misunderstanding over the different use of language, and too much can be made of this.

To reassure you therefore, Welsh Government and ourselves are very much clear on the situation and on the same page, and I have spoken to the Minister's office today at some length. So from the minister's point of view, I think it's fair to say she has given ministerial approval - so as far as she is concerned, the money is allocated to Bridgend, and she is expecting us to get on with it.

I think from our point of view, yes, the funding has been awarded and it will be forthcoming. We're clear on that. But the way these grants work, unfortunately, you don't simply walk out of Cardiff Bay with £2.65 million. What actually happens is that we await the terms and conditions grant letter. Ordinarily, the funding is claimed based on actual expenditure retrospectively, and we know that it is profiled over three financial years.

To be clear, therefore, the funding is now confirmed, and I want to reassure you that there will therefore be no further delays because we are all very clear that it is forthcoming, and we are progressing the initial steps and the initial work in line with the approved business case. There is no delay from anything that has happened, or anything that has been said.

Just as an additional point, Welsh Government officials have helpfully confirmed that spend in advance of the grant letter can be incurred if necessary, and that may well be the case.

I will confirm some of the detail of the first steps later in my statement. However, we do know that because approval has taken longer than anticipated that we will have to go back to Welsh Government to talk to them again about some of the current profiling of the expenditure, recognising that approval has probably come six months later than we originally anticipated, and those original time scales have changed.

I'll just give you an example of that. We need to be very clear that this is where we need to take expert advice that we can still deliver in the way that was originally intended. In the original business case, it was intended that the external wall insulation work and internal wall insulation work removal would begin in November 2022. Obviously, that is

not now going to happen. Therefore, we can assume that that will move back six months and it may be about May 23. I don't think that will be a problem. However, what we do need to be clear on is where it was originally envisaged that the reinstatement of external wall installation and internal wall installation would have been in June 23, If you take that six months on, that would now be November or December 23. Now I simply don't know the answer to that. I would need expert advice whether that is feasible or whether that is sensible to do that in the winter period. And that's the kind of thing that we need to check with Welsh Government, to make sure that we get the profiling of that expenditure correct.

In total, Welsh Government have confirmed that we will have a grant of £2.65 million from them, and the council of course has matched the sum of £855,000 against this in its capital program.

Members will recall that wall installation work was originally carried out on 104 homes under the national Community Energy Savings Program and ARBED initiatives in 2012/13. Unfortunately, there continues to be a great deal of inaccurate misreporting and social media comment regarding this matter, despite various clarifications being issued over recent years. So for absolute clarity, the council's involvement was limited to 25 properties where we administered ARBED funding for carrying out the original work. Welsh Government allowed local authorities to bid for ARBED funding to supplement existing CESP schemes being run in their areas. The council had no involvement in the work of those other 79 properties where work was carried out under the Community Energy Savings Program in Caerau, and importantly, that is a fact confirmed by Ofgem, the relevant national energy companies and government departments themselves.

However, it is important to note that our intention is to address the failed installation at all 104 homes, and to ensure that the properties where work was funded by the separate schemes are all included in the remedial work.

Clearly, we have a great deal of sympathy for all of the householders impacted by this matter, and a desire to improve their homes as quickly as possible. In doing this, we will provide householders with a permanent, positive, long term solution which will be delivered over a period of approximately two years during 23/24 and 24/25.

The intention is that those eligible householders who choose to participate in this revised scheme will benefit from homes that will become better insulated and more energy efficient, which of course is particularly important during the current cost of living crisis and at this time of hugely increased energy costs.

Again, just for absolute clarity, unfortunately, as you know, this is not just a case of just putting scaffolding up and going straight to work to repair the properties. The first step of the agreement with Welsh Government is to commission a program manager and a technical expert, and to engage the relevant householders so essential technical surveys can take place before we then procure a relevant contractor to carry out the work.

Importantly, to support this, we also intend to appoint a community liaison officer who can work closely alongside residents and act as a single point of contact for them. The actual physical work, therefore, is currently planned and phased, as I say, to take place during the financial years 23/24 and 24/25, subject to confirmations around the feasibility of carrying out the work in those particular seasons.

This, of course, will need to be very carefully managed, so it is absolutely vital to ensure that qualified experts are in place who can deliver on this and monitor quality standards. I would make the point, of course, that we need to learn very carefully not just from

previous schemes in Bridgend, but indeed elsewhere in the UK, to make sure that this is done properly with the appropriate quality standards. So what we all want is to deliver this as soon as possible. We are also minded that we do need to take the appropriate expert advice.

So in short, as the Minister indicated, we are getting on with it.

To avoid further delays, we have already initiated the procurement exercises necessary for engaging with the relevant experts prior to receiving that final award letter from Welsh Government and are keen to make further progress as quickly as possible on this important work.

Clearly, we want to make necessary improvements to the affected homes as soon as possible, but as I say, we do also need to learn from the deficiencies in the way that previous programs have been managed. I think that it is really, really important that we do that.

I'm sure members will welcome this long-awaited positive news, and as the project develops further and takes greater shape, I will of course provide additional updates. This will include details of an intended meeting early in the New Year with all local members in Caerau, members of parliament and members of the Senedd, as soon as that Welsh Government confirmation is in place with details of the program, timescales and profiling, and they have told me they intend getting that to us before Christmas.

The intention is that once we hold that initial meeting, we will also take soundings from local members within their communities about the best way of engaging with local residents. Clearly, the balance here again is that when we are going to do that we do need to have sufficient information to be able to adequately answer their likely questions.

I hope that gives you a comprehensive briefing. What I will say is that, as always, I am always happy to answer additional questions or meet with members as appropriate if there is any more information that you require, and I have committed to ensuring that you are kept up to date as necessary moving forward.

73. TO RECEIVE ANNOUNCEMENTS BY THE LEADER

I am sure that members will have noted the recent extensive media coverage around cases of Strep A and scarlet fever.

The rise in infections this year has mainly affected children aged under 10, and has been linked to several tragic deaths around the UK.

While this has generated headlines and has triggered widespread concern among parents and carers, Public Health Wales and Cwm Taf Morgannwg University Health Board are reassuring and reminding people that cases still remain rare, and that children have a very low risk of contracting the disease.

The increase in cases across the UK has largely been attributed to a return to familiar social patterns following two years of pandemic conditions, and with hospitals and GP surgeries already reporting huge pressures upon their services, people are being asked to remain calm and to follow advice and guidance.

To support this, a series of frequently asked questions have been published to the Public Health Wales website along with up to date information on how you can access further support.

Members may wish to inform their constituents that this guidance is available.

Members may also be interested to know that a £1.2m upgrade is underway at Coychurch Crematorium.

The work is focusing on improving the Flower Court at the rear of the main building, and extending it out onto the grassed area adjacent to Crallo Chapel.

The intention is to help people to exit the chapel more smoothly, provide easier access to some of the facilities and avoid delays to services which sometimes occur due to a build-up of people in this area.

As a listed building which has won awards for its unique design, the extension work has been carefully tailored so that it reflects the unique character and history of the crematorium.

It is being overseen by Welsh architect Jonathan Adams, whose other projects have included the Millennium Centre in Cardiff Bay and the Sherman Theatre refurbishment in Cardiff.

The project is expected to be completed in time for summer 2023, and arrangements are in place to ensure that the crematorium can remain operational throughout the work.

In other news, I was pleased to note that a further four children's play areas have benefitted from a £500,000 investment recently and can now offer inclusive play equipment suitable for children with disabilities and special educational needs.

The upgraded play areas, which are located in Ogmore Vale, Porthcawl, Aberkenfig and Tondy, include facilities ranging from inclusive roundabouts to new multi-play units, and represent our ongoing commitment towards providing facilities that are accessible for people of all ages and abilities.

Finally, South Wales Police are continuing to investigate the circumstances that led to the discovery of two deceased infants at a property in Wildmill last month.

Two men, aged 37 and 47, and a 29-year-old woman who were arrested on suspicion of concealing the birth of a child, are all currently on police bail.

No further details have been revealed, but the council is offering its full co-operation to officers while the investigation continues.

We are also reminding the local community of the need to avoid speculation, and to ensure that they contact police with any relevant information which could support their enquiries.

74. AMENDMENT TO THE CONSTITUTION

The Chief Officer Legal & Regulatory Services, HR and Corporate Policy presented a report which sought Council approval to an amendment to the Constitution to reflect the revised financial thresholds within the Contract Procedure Rules to take effect from 1 January 2023.

She explained order to procure goods, services and works above £5,000 a service must obtain three quotes. This has proved to be unmanageable due to the volume of

quotations across the Council, leading to delays on service delivery. Further details on this were at section 4 of the report.

The Chief Officer Legal & Regulatory Services, HR and Corporate Policy explained that A benchmarking exercise has shown that an increase to £10,000 for obtaining three quotations is in line with neighbouring councils. A report was presented to Cabinet on 13 December 2022 seeking approval to amend the lower financial threshold from £5,000 to £10,000 for obtaining three quotations within the Contract Procedure Rules and recommending to Council an amendment to the Constitution to reflect those revisions.

The Cabinet Member Resources stated that the report was deliberated at Cabinet yesterday and it was noted that the cost of living crisis as well as the invasion on Ukraine by Russian troops had driven costs to an unmanageable level and therefore it was necessary to increase the threshold from £5,000 to £10,000.

A Member asked that this report and a review of the threshold be undertaken after 6 months and also for it to be discussed at the Governance and Audit Committee.

A Member asked what safeguards are in place to ensure that there was no carving up of larger procurement into sub £10,000 procurement slots.

The Chief Officer Legal & Regulatory Services, HR and Corporate Policy outlined a number controls that were in place and added that the procurement team perform regular audits on activities as does the Internal Audit service. There was also training sessions recently provided to all staff who procure or commission goods/services and so staff were clear on the procedures to be followed.

The Leader explained that local companies were always looked at and sought after for procurement activities and this was always at the heart of the decision making where possible.

RESOLVED: That Council approved an amendment to the Constitution to reflect the revised financial thresholds as set out at paragraph 4.5 to take effect from 1 January 2023.

75. TO RECEIVE THE FOLLOWING QUESTIONS FROM:

Councillor Alan Wathan to the Cabinet Member – Resources

Can the Cabinet Member – Resources provide me with the risk assessment of Short Term Loans to local authorities under the adopted BCBC procedures?

Response:

Treasury management is the management of the Council's cash flows, borrowing and investments, and the associated risks. The Governance and Audit Committee has been nominated to be responsible for ensuring effective scrutiny of the Treasury Management Strategy (TMS) and policies.

Treasury risk management at the Council is conducted within the framework of the Chartered Institute of Public Finance and Accountancy's (CIPFA) '*Treasury Management in the Public Services: Code of Practice*' 2017 Edition (the CIPFA Code) which requires the Council to approve a Treasury Management Strategy (TMS) before the start of each financial year. The CIPFA Code also requires the Council to set a number of Treasury Management Indicators, which are forward looking parameters and enable the Council to measure and manage its exposure to treasury management risks,

and performance against these indicators are reported to Members regularly throughout the financial year.

The Council's Treasury Management Strategy, was reported to and approved by full Council on 23 February 2022, and it sets out clearly the investing limits for all counterparties. Specifically in relation to local authorities it sets the following lending limits:

Local authorities & other entities:

Time limit: 25 years,
Counterparty limit: £12 million,
Sector limit: £unlimited.

In summary, the maximum than can be lent to any single local authority at any time is £12 million, for a period no longer than 25 years. The total amount this Council can lend to all local authorities cumulatively is unlimited.

The Council regularly lends to other local authorities as it is a well-established practice across the sector and provides a high level of security and a low level of risk, with a commensurate level of return. Local authorities are regarded as very low credit risk investment counterparties. As public sector organisations they are far less subject to the type of market forces that can make banks and other businesses insolvent and although they may merge, split or otherwise change, they and the functions they provide are unlikely to cease to exist.

Most local authorities are not rated by credit rating agencies, however those that do possess strong ratings.

All investments are made in line with the advice of the Council's Treasury Management Advisors, who were appointed via a competitive tendering process. The majority of investments this Council makes to other local authorities are less than 1 year, although one recent investment has been made for a period of 2 years, with a value of £5 million to July 2024. All other investments with other local authorities are for less than 1 year. To help to reduce risk, this Council also does not invest up the maximum permitted and approved by Council. The approved limit per authority as noted above is £12 million, however the maximum amount lent is usually no more than £8 million in total, and this would be across 2 separate amounts and timelines and/or durations.

Currently we have investments with other Local Authorities of £41 million, which is spread over 9 different local authorities, with average investment of £5 million, and with maturity dates falling across financial years as follows:

2022/23	£11,000,000
2023/24	£2,500,0000
2024/25	£5,000,000
Total	£41,000,000

This Council has not been subject to any failure of any other local authority to repay its debt on time **and** with the associated interest due. The Council's Treasury Management Advisors have confirmed that:

‘.....the intervention and support provided by central government underlines the credit worthiness of the local authority sector’.

Our advisors also believe that the probability of a UK local authority default on debt obligation remains low, with expected loss given default lower still. The Local

Government Finance framework, creditor protections and likelihood of central government support result in local authorities, including those facing particular budgetary challenges, retaining high levels of credit worthiness.

Regular Treasury Management reports are presented to Cabinet, Council and Governance and Audit Committee, which gives the opportunity to review the Treasury Management Indicators and to make any formal changes to the Treasury Management Strategy.

The Council's Treasury Management service is regularly reviewed by both external audit as part of their annual audit process, and internal audit. The latest review by internal audit concluded in February 2020 that 'the effectiveness of the internal control environment is considered sound and therefore substantial assurance can be placed upon the management of risks.'

Supplementary question by Councillor Alan Wathan

"Thank you for a very detailed technical answer. I note with interest that this Authority on the 30th of August 2022 confirms the ethical policy for pension Investments. I would like to ask the cabinet member does this Authority have a similar adopted ethical policy on investments to low risk local authorities that would have questionably Casino style operating practices that are reported prior to agreeing lending terms"

Response

The Chief Officer Finance Performance and Change explained that we do have strict guidelines on who we can and cannot lend to. From an ethical standpoint Local Authorities were considered to be a low risk. Much of the lending is done through the Governments Debt Management office which is Central Government ran. She added that she did not have the information regarding the 2nd part to the question but would provide it to the Member at a later date.

Supplementary question by Councillor Steven Bletsoe

"Following from Cllr Wathan's question, is an ethical policy that were not linked to pensions something that Cabinet would consider moving forward"

Response

The Chief Officer Finance Performance and Change explained that we reviewed the Treasury Management document on an annual basis and have already made a commitment to the Governance & Audit Committee to do that, in particular in relation to our investments with Local Authorities and so this could be looked at the next review.

Councillor Della Hughes to the Cabinet Member – Resources

How is Bridgend County Borough Council along with other partners, creating financial support mechanisms to help protect the most vulnerable in society?

Response:

The Council has provided support to residents in the County Borough via a number of different means in recent times and is continuing to do so now.

Discretionary Housing Payments

Discretionary Housing Payments (DHP) are paid from a cash-limited budget, provided by the Department of Works and Pension, and are intended to help people meet housing costs, usually where there is a shortfall between their Housing Benefit (HB), or housing element of Universal Credit (UC), and their rent. A DHP can only be awarded if the claimant is claiming HB, or UC with housing costs towards rental liability.

A DHP can be awarded for a rent deposit or rent in advance for a property that the claimant is yet to move into if they are already entitled to HB or UC at their present home, and also payments for past housing costs (including arrears of rent).

These payments are emergency payments and the council has to ensure that any payment reaches those who are most in need.

The DWP's allocation of funding to Bridgend in the current year is £258,312, and this is being supplemented by a further £150,000 allocated from Welsh Government's Discretionary Homelessness Prevention grant (total £408,312).

We do promote these services via our own resources and also work with free advisory organisations such as CAB, who offer free advice to residents and promote this support.

Council Tax Reduction Scheme

The Council Tax Reduction Scheme helps people on low incomes to pay their council tax. This support is provided via an application process and individuals can receive this help to pay their council tax whether or not they are receiving other benefits, working, unemployed, caring for an adult or child or retired.

The total financial support provided to individuals in Bridgend via this route is estimated to be £14.87 million in the current year. Currently 12,565 individuals or families are receiving financial support via this scheme.

Again, information on how to claim this support is available via our website.

Fuel Payments

For the second year running, the Council is acting as an agent for Welsh Government and is currently paying the Fuel Support Scheme. This scheme supports eligible households with the cost of heating their homes throughout the winter months and provides applicants with a one off £200 payment. This year the scheme is open to households where someone is claiming benefits such as Council Tax Reduction (based on household income), disability benefits, universal credit, income support, child and working tax credits, income-based jobseeker's allowance and income-related employment and support allowance. Householders who are not themselves receiving a qualifying benefit could also receive a payment if they live with another adult or child who receives a disability benefit. The full criteria and list of qualifying benefits are available on our website.

To date, 14,201 payments have been made, totalling £2,840,200; the scheme continues until the 28 February 2023.

Payment to unpaid carers

Earlier this financial year, the Council also acted as an agent for Welsh Government to make one-off payments of £500 to unpaid carers. The payment was made in recognition of the increased financial pressures that unpaid carers experienced during the pandemic, and to help with some of the additional costs they incurred. The payment was available to all eligible unpaid carers who were in receipt of Carer's Allowance on 31 March 2022.

In total 2,587 payments were made, totalling £1,293,500

Cost of Living Scheme

The cost of living scheme is another Welsh government initiative which is being managed locally by this council. The scheme is intended to provide support as Wales recovers from the pandemic and supports households to deal with the impact of increasing energy and other costs. The criteria for accessing the scheme was set by Welsh government. Each eligible household within the county borough received a payment of £150 under the main scheme which ended on 30th September 2022.

The total funding allocated to Bridgend for the main part of this scheme was £7.514 million. As a result Bridgend Council allocated 49,120 payments totalling £7,368,000 which was 98.05% of the allocated funding, against an average of 96.25% throughout Wales.

Welsh Government also made available a further £1.236 million towards a discretionary scheme where the Council could determine how the extra support could be distributed to those most in need. The Discretionary Scheme commenced on 1 October 2022 and to date 10439 households have received a £60 payment with 6197 payments of £50 being made in respect of child in receipt of free school meals. This scheme will run until 31 March 2023.

Warm Hubs

In anticipation of rising energy costs and the concern that people will not be able to keep warm at home we are working with strategic partners and local community groups to identify places and events across Bridgend where people can access to keep warm during the winter of 2022/23. Most of these activities will build upon what currently exists but are being adapted to take account of the need to keep warm but also to undertake an enjoyable activity in a welcoming space. Council staff are engaging with the local groups and organisations in each area of the county to map what exists and this information is being hosted on a new Cost of Living Web page on the councils site as well as being shared with other key organisations so they can post it. Welsh Government has provided funds for Local Authorities in Wales to support Warm Hubs. It is anticipated that a grant scheme will be available shortly so that organisations can apply for funding to expand or enhance their existing offer or develop new if a gap exists.

<https://www.bridgend.gov.uk/residents/benefits-and-support/cost-of-living-support/>

Business Rate Relief for businesses in the area

Support has been given to local businesses via the Small Business Rates Relief Schemes and the Retail, Leisure and Hospitality Rates Relief Scheme to ensure they can continue to trade to support the local economy and maintain employment levels in the County Borough.

Through the Small Business Rates Relief scheme 3,206 businesses in Bridgend with a rateable value below £12,000 receive relief on a sliding scale of between 0% and 100% depending on their rateable value.

Currently there 362 businesses that are benefiting from 50% Retail, Leisure and Hospitality Rates Relief. Letters have recently been issued to eligible businesses to encourage them to apply for the reduction and reduce their liability.

Council Tax 2022/2023

In setting the revenue budget for the current year, the Council agreed to a 0% Council Tax increase. Within the budget report it states clearly that the rationale for this was to support the citizens of Bridgend to deal with the rising cost of living, such as increased energy and food bills, other inflationary increases, mortgage interest rises and national insurance increases.

Free Parking

During the pandemic the council has had a generous parking offer of free parking for 3 hour in its primary car parks.

Grants

We have been providing capital grants across the County Borough for business and new home owners, to bridge the gap in being able to get on the property ladder or to allow businesses to operate differently.

Since March 2021, £371k in grant has been awarded to 23 new home owners in our Valley communities to enable them to get on to the property ladder and bring back into occupancy previously vacant residential properties in their local communities.

Almost £600k of capital grants were also given to 83 businesses across the County as a result of covid to invest in their premises and in outdoor spaces. The changes enabled businesses to remain viable and operational, and will support their business going forward.

Food Poverty

The community pantries were established as part of our RDP (LEADER) funded project on Sustainable Community Venues. The project was refocused at the beginning of the pandemic to provide relief to residents in terms of access to affordable food.

The aim of the pantries was to provide an affordable bag of food per week (£5/bag) and the income went directly to cover the costs of the food deliveries from FareShare Cymru and the membership fee each centre had to pay FairShare to be part of the scheme. The remaining money went straight into the community centres to support their costs which supported the overall aims of the project to support community centres to thrive and continue to provide services to their communities.

The Council funded the pantries until October 2021 and it is now being delivered through a Community Interest Company who have secured funding from a number of other sources. This is a real success story for BCBC as not only was the project very successful in supporting communities in rural wards but it went on to continue post pilot phase and has created a CIC and associated jobs. Up to October 2021 we supplied 6037 bags of food equating to approximately 53,750Kg of food.

In addition to the community pantries, the Council is helping to support the mobilisation of Welsh Government Big Bocs Bwyd scheme across the County Borough. The scheme supports a network of 'pay as you feel' shops based in converted shipping containers in school grounds. Called the Big Bocs Bwyd project, there will be 60 of these projects in situ across Wales by the end of 2022 and Bridgend Local Authority area has received the largest number of these projects in one county – 16 in total. These Big Bocs Bwyds provide affordable food, to both the school families and the wider communities.

The Council is part of the Food Poverty Network of providers, co-ordinated by BAVO, and has worked with BAVO to deliver a capital/revenue grant fund to support community organisations addressing concerns within their localities.

The Council has also been able to support food poverty support organisations with funding drawn down from the Welsh Government's Household Support Fund. The Big Bocs Bwyds, Baobab Bach CIC Pantries and the Bridgend Foodbank Network have all received funds this year.

Further funding will be available via the Council in the next calendar year, following an award of £68,619 from the Welsh Government's Direct Food Support Scheme.

The Council is also exploring funding options from the Welsh Government's Sustainable Food Partnership programme. The programme seeks to provide targeted support to the most vulnerable households to help meet the rising household costs through strengthening a range of activities delivered to help tackle the cost-of-living crisis. This funding would support joint working between the Council and our partners, to develop cross-sector food partnerships and strengthen existing food partnerships. These will help build resilience in local food networks through the co-ordination of on the ground, food-related activity which tackles the root-causes of food poverty.

Employability Bridgend

Through the Employability Bridgend programme, the Council continues to provide training opportunities and assist our residents back into work through initiatives such as "Employability Bridgend" which supports disadvantaged participants across the whole Council, regardless of location, by offering a suite of interventions that aim to break patterns of multi-generational worklessness and poverty.

The schemes work closely with community venues across Bridgend to ensure that we are providing services locally that meet a local need and reduce travel costs for residents by bringing the service to their locality.

In the 7 months From April 2022 to end of October 2022, the Employability Team helped 774 people from Bridgend engage in the programme, including 33 people who were already in work being supported to improve their labour market position; 193 people have achieved qualifications and 239 have gone into work.

Supplementary question by Councillor Della Hughes

Thank you for the response and it was pleasing to see the support that is available to the residents of Bridgend. With the current sky rocketing energy prices, the support from the UK and Welsh Government is welcomed but there are still many struggling to heat their homes. I would like to take this opportunity to highlight the significant financial impact for our most elderly and vulnerable residents and in particular the charges relating to communal spaces of sheltered accommodation such as Court Gwalia in Ogmore Vale. Residents will now see their weekly charges for the communal area increased significantly and this is on top of their energy increases in their own apartments. I am concerned that we could see these wonderful living environments become unaffordable to some of our most vulnerable. One resident's service charge is going to be increased by over £200 a month and some will be paying slightly more and some slightly less. This is before any rise in cost for her own apartment and any rent increases, and the monthly rent is now more than she gets from her state pension. Staff are working closely with the residents and their families to ensure that they are receiving any financial support that they are entitled to, however, they will be unaffordable for some so we are aware of this issue in our sheltered accommodation and nursing homes and what can we along with other agencies do to support these vulnerable residents."

The Deputy Leader thanked Cllr Hughes for the question and shared the concerns particularly around the extra care and supported living and stated that would look into this and provide a response to the member outside of the meeting.

Supplementary question by Councillor Melanie Evans

"After recently visiting Pencoed Primary I noticed there was a school uniform Swap Shop and was wondering if you could advise what further support is available for Learners and parents in the county Borough"

Response:

The Cabinet Member Resources explained that the Pupil Development Grant assists schools and parents in providing school uniform to pupils. Parents are able to claim up to £225 and in some cases even more. The Corporate Director Education and Family Support added that money was available to support the purchasing of school PE kits and equipment and was targeted for lower income families. The funds have also benefited children over the holidays with free school meal provision which had helped over 6000 pupils in Bridgend over the last 2 years.

Councillor Tim Thomas to the Cabinet Member – Regeneration

What plans does the Cabinet Member have to increase town centre footfall in our County Borough town centres?

Response:

“BCBC have a suite of interventions in place which are aimed at increasing footfall in our town centres. Footfall across the three primary town centres in BCBC, has increased since Covid-19 restrictions have come to an end, and whilst not quite reaching pre pandemic levels, the numbers are steadily growing.

Our approach to generating footfall can only be delivered by a combination of investment in businesses and enterprise; support to high street traders and owners; enhancements to premises and town centre environment and delivering marketing campaign. It also requires our partners, local organisations and traders and to play a role in promoting and investing in our towns and local initiatives.

Town centre promotional and marketing work underpins all activity and investment in our high streets. Under the branding: Town Centres – People | Community | Belonging - a number of coordinated campaigns have been run for specific agendas; these include a promotional video and press campaign promoting Independents Day which highlighted the diversity and quality of the independent shopping offer we have in our town centres, directly featuring local traders and products.

Another campaign in May 2022 was run specifically to support Bridgend Indoor Market. This celebrated the markets centenary and promoted the traders, whilst also highlighting the opportunity for new businesses to take a market stall under the councils Elevate & Prosper project.

This year we promoted ‘Spend Summer in your town centre’, a campaign which encouraged people to visit the town centres across the summer months and engage in various activities taking place.

Similarly at present, we are running the ‘Spend Christmas in your town centre’ campaign which promotes our town centres as places to shop, socialise and celebrate over the festive season. A new Christmas film on the councils You Tube channel celebrates the distinctiveness of each of our three town centres. We are also using the opportunity to showcase in the film some of the nine destination restaurants that have changed the night-time economy in Bridgend town centre by offering a wide variety of culinary experiences.

All of this promotional work to support businesses over the crucial Christmas trading period and prolong dwell time is underpinned by a very successful social media campaign. In addition, a Digital Christmas website once again provides businesses with a free opportunity to register an offer, voucher or loyalty card and feature on the sites Advent Calendar.

The authority has worked with Green Top Events to bring a programme of street markets to Bridgend and Porthcawl in 2022 and will add Maesteg to the programme of markets planned for 2023. The number of additional people visiting a town centre on market days does vary considerably, but on average we see an increase of between 2000 and 2500 between the two towns, with the highest additional footfall on market days recorded as 8035 in Porthcawl.

Bringing events to the town centres is supported by the authority through the engagement of event operators with the councils ESAG process, where assistance and supported is given to help them develop their event. Over the last few weeks Christmas events have taken place and the authority has worked alongside Town and community councils who worked incredibly hard in staging Christmas activities to draw footfall to our high streets.

A significant amount of Business Support happens across our towns and high streets, the council works in partnership with business representative groups, including Bridgend Traders Forum, Bridgend Market Traders Association, Porthcawl Chamber of Trade & Maesteg Business Association to develop and support ideas to promote trade and business.

Increase in footfall comes from an improved offer on our high streets and evidence of this can be seen in the number of new businesses that have opened in our three town centres since April 2022 – in Bridgend 17 new businesses have opened, 6 in Porthcawl and 5 in Maesteg. Importantly, it is recognised that each of these new businesses is making an investment in one of our town centres.

One of the innovative ways that the council uses to attract new businesses is through its online Town Centre Property Index which lists the properties for sale or to let within the three town centres of Bridgend, Porthcawl and Maesteg. The Index shows the agents contact details and lists some information about the properties which the agents have supplied. There is also a photo for each property and a map showing its location.

The authority continues to work with business start-ups and entrepreneurs to bring new business ideas and ventures to the town centres, recently delivering an Elevate and Prosper Project (EAP) project in Bridgend. A project which works by developing a series of meanwhile and popup initiatives to create opportunities for start-ups and micro-business, with 18 new businesses being supported with various types of support.

The authority also continues to support parking offers in Porthcawl, and Bridgend offering free parking to access our commercial centres seven days a week. Improved LED lighting has been installed at the Maesteg multi-storey car park to increase user safety as part of the Maesteg Town Hall goodwill projects.

An increase in the footfall is also a critical outcome from all major financial Capital investment and grants for property and environmental improvements, including works to Maesteg Town Hall, where the library will be brought into the heart of the high street and create a community focal point. Works at Cosy Corner in Porthcawl will create much needed additional retail and leisure space and a major funding bid has also been submitted to renovate Porthcawl Pavilion. Also, officers are working very closely with colleagues at Bridgend College, to bring a new learning campus to the town centre. This multi million pound project in itself will bring more than a thousand students and staff to the town centre on a daily basis which will change the demographic profile of visitors to the town centre. This in turn will increase daily footfall and it is hoped act as a catalyst to generate spend and attract new development and investment.

As part of the Welsh Government Transforming Towns Programme and previously Targeted Regeneration Investment (TRI), between April 2018- March 22, £1,572,620 of

funding was secured and expended on high street properties in Bridgend and Maesteg via the Urban Centre Property Enhancement programme. These projects focussed spend on the delivery of physical and social improvements through the re-development of vacant, poor quality, underused or derelict buildings and premises, with a view to generate employment opportunities; provide prominent and suitable locations for commercial and retail use; protect and sustain local shopping areas, increase town centre footfall. As the Authority owns very few properties across our towns the vast majority of this finance is utilised as an incentive, available to support buildings owners and tenants wanting to be part of regenerating their environments.

Officers are continuing to work with our housing developers and local Registered Social Landlords, and Welsh Government to develop and invest in housing in town centres to make available suitable town centre housing solutions, including providing grants for living above shops. Ensuring a greater number of people live within walking distance of our high street, in addition to the provision of services and leisure in our centres, will inject daily investment into our high street economies.

Proposals for the Transforming Towns Placemaking Grant 2022-2025 are being worked through with Welsh Government to ensure investment aimed at our primary high streets will support a variety of interventions principally aimed at increasing footfall.

More opportunities for targeted investment, support and advice for high streets is being created within the new Shared Prosperity Fund (SPF) 2022 – 2025, which can be delivered across all high streets and commercial areas in the County Borough.

The package of investment being created will include more capital grants and investment for current vacant commercial premises; a larger suite of business and enterprise grants; pop up and meanwhile use advice and finance and marketing and event finance, all with a view to attract footfall and activity to our high streets.”

Supplementary question by Councillor Tim Thomas

“Thank you to the cabinet member for the very comprehensive response to my initial question. One area that I was a little bit surprised that was not given any mention was the importance of increasing footfall for the night-time economy for our town centre areas and this comes at a time when some of my constituents reported to me that when they visited Bridgend Town Centre for an evening meal they were dismayed to learn that the Rhiw car park closes at 7 pm when other local Authority car Parks actually offer a little bit more flexibility to support the night-time economy.

So given this one example I would like to ask the cabinet member what is her personal political vision for a safe and sustainable night-time economy for our town centres in the county borough.”

Response

I totally agree with Councillor Thomas and it is something that we have raised with the officers and we are exploring how we can resolve the car parking issue. I do understand that you can park on the streets after certain times so although the Rhiw car park closes at 7:00pm, there are parking spaces available on the streets but it is an issue that that was raised by the local ward members as well. So we are going to be looking at it.”

The Leader added that recently he parked in the Brackla Street car park or commonly known as The Wilkinson’s Car Park, which is very close to town. He added that it was heartening to see the new Greek restaurant as well as the new Steakhouse recently opening in Bridgend and wished them ever success.

Supplementary question by Councillor Eugene Caparros

“Bridgend is indeed becoming a place to come for our fantastic restaurants and I was very pleased to see the new Marble steakhouse transforming a unit at the Rhiw and providing employment opportunities for local people. So please, can I ask what involvement did BCBC have in supporting this venture and what else were you doing to show that Bridgend is open for business?”

Response:

The Cabinet Member stated that Marble Steakhouse received a £100,000 in grants from BCBC and Welsh Government in conjunction with the transforming towns programme.

76. URGENT ITEMS

None

The meeting closed at 19:00

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO COUNCIL

18 JANUARY 2023

REPORT OF THE CHIEF EXECUTIVE

PRESENTATION TO COUNCIL BY REPRESENTATIVES OF VALLEYS TO COAST

1. Purpose of report

- 1.1 The purpose of this report is to advise Members of a presentation proposed to be delivered to Council on 18 January 2023, by representatives of one of the Council's key work partners, Valleys to Coast (V2C).

2. Connection to corporate well-being objectives / other corporate priorities

- 2.1 This report assists in the achievement of the following corporate well-being objective under the **Well-being of Future Generations (Wales) Act 2015**:-

Smarter use of resources – ensure that all resources (financial, physical, ecological, human and technological) are used as effectively and efficiently as possible and support the creation of resources throughout the community that can help to deliver the Council's well-being objectives.

3. Background

- 3.1 Council will be accustomed to receiving periodically in the past presentations from its key stakeholders.

4. Current situation/proposal

- 4.1 A presentation is due to be delivered to Council at its January meeting, by Officers from V2C.
- 4.2 Further presentations will be scheduled for future Council meetings periodically from other key stakeholders and partner organisations.

5. Effect upon policy framework and procedure rules

- 5.1 There is no effect upon the policy framework and procedure rules.

6. Equality Act 2010 implications

- 6.1 The protected characteristics identified within the Equality Act, Socio-economic Duty and the impact on the use of the Welsh Language have been considered in the preparation of this report. As a public body in Wales, the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services and functions. This is an information report, therefore it is not necessary to carry out an Equality Impact assessment in the production of this report. It is considered that there will be no significant or unacceptable equality impacts as a result of this report.

7. Well-being of Future Generations (Wales) Act 2015 implications

- 7.1 The well-being goals identified in the Act were considered in the preparation of this report. It is considered that there will be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of this report.

8. Financial implications

- 8.1 There are no financial implications arising from this report.

9. Recommendation

- 9.1 That Council notes the presentation to be delivered as referred to at paragraph 4.1 of this report.

Mark Shephard
Chief Executive
January 2023

Contact Officer: **Mark Anthony Galvin**
 Senior Democratic Services Officer - Committees

Telephone: (01656) 643148

E-mail: **Mark.Galvin@bridgend.gov.uk**

Postal Address:
Bridgend County Borough Council
Civic Offices
Angel Street
Bridgend
CF31 4WP

Background Documents:

None

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO COUNCIL

18 JANUARY 2023

REPORT OF THE CHIEF OFFICER – FINANCE, PERFORMANCE AND CHANGE

CAPITAL PROGRAMME UPDATE - QUARTER 3 REPORT 2022-23

1. Purpose of report

1.1 The purpose of this report is to:

- comply with the requirement of the Chartered Institute of Public Finance and Accountancy's (CIPFA) 'The Prudential Code for Capital Finance in Local Authorities (2021 edition)'
- provide an update of the capital position for 2022-23 as at 31 December 2022 (**Appendix A**)
- seek approval the revised Capital Programme for 2022-23 to 2031-32 (**Appendix B**)
- note the projected Prudential and Other Indicators for 2022-23 (**Appendix C**)

2. Connection to corporate well-being objectives / other corporate priorities

2.1 This report assists in the achievement of the following corporate well-being objectives under the **Well-being of Future Generations (Wales) Act 2015**:

1. **Supporting a successful sustainable economy** – taking steps to make the county borough a great place to do business, for people to live, work, study, and visit, and to ensure that our schools are focused on raising the skills, qualifications, and ambitions of all people in the county borough.
2. **Helping people and communities to be more healthy and resilient** – taking steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services. Supporting individuals and communities to build resilience, and enable them to develop solutions to have active, healthy, and independent lives.
3. **Smarter use of resources** – ensuring that all resources (financial, physical, ecological, human, and technological) are used as effectively and efficiently as possible and support the creation of resources throughout the community that can help to deliver the Council's well-being objectives.

2.2 Capital investment in the Council's assets is a key factor in meeting the Council's well-being objectives as set out in the Council's Corporate Plan.

3. Background

- 3.1 The Local Authorities (Capital Finance and Accounting) (Wales) Regulations 2003, as amended, contain detailed provisions for the capital finance and accounting controls, including the rules on the use of capital receipts and what is to be treated as capital expenditure. They modify accounting practice in various ways to prevent adverse impacts on authorities' revenue resources.
- 3.2 As well as the legislation, the Council manages its Treasury Management and Capital activities in accordance with the following associated guidance:
- CIPFA's Treasury Management in the Public Services: Code of Practice
 - CIPFA's The Prudential Code for Capital Finance in Local Authorities
 - Welsh Government (WG) revised Guidance on Local Authority Investments
- 3.3 The Prudential Code for Capital Finance in Local Authorities requires Local Authorities to have in place a Capital Strategy which demonstrates that the Authority takes capital expenditure and investment decisions in line with service objectives and properly takes account of stewardship, value for money, prudence, sustainability, and affordability. To demonstrate that the Council has fulfilled these objectives, the Prudential Code sets out a number of Indicators that must be set and monitored each year. The Council's Capital Strategy, incorporating the Prudential Indicators for 2022-23, was approved by Council on 23 February 2022.
- 3.4 On 23 February 2022 Council approved a capital budget of £69.979 million for 2022-23 as part of a capital programme covering the period 2022-23 to 2031-32. The programme was last updated and approved by Council on 19 October 2022. This report provides an update on the following:
- Capital Programme monitoring Quarter 3 2022-23
 - A revised Capital Programme for 2022-23 to 2031-32
 - Capital Strategy monitoring
 - Prudential and other indicators

4. Current situation/proposal

Capital Programme 2022-23 Quarter 3 update

- 4.1 This section of the report provides Members with an update on the Council's Capital Programme for 2022-23 since it was last approved by Council and incorporates any new schemes and grant approvals. The revised programme for 2022-23 currently totals £61.732 million, of which £28.242 million is met from Bridgend County Borough Council (BCBC) resources, including capital receipts and revenue contributions from earmarked reserves, with the remaining £33.490 million coming from external resources, including Welsh Government General Capital Grant. Table 1 below shows the Capital Programme for each Directorate from the October 2022 (Quarter 2) approved Council position to Quarter 3:

Table 1 – Capital Programme per Directorate 2022-23

Directorate	Approved Council October 2022 £'000	New Approvals/ (Reductions) £'000	Virements £'000	Slippage to future years £'000	Revised Budget 2022-23 £'000
Education & Family Support	18,770	0	370	(7,115)	12,025
Social Services and Well-being	3,939	707	(274)	(263)	4,109
Communities	60,732	(886)	0	(20,984)	38,862
Chief Executive's	5,049	914	0	(180)	5,783
Council Wide	1,049	0	(96)	0	953
Total	89,539	735	0	(28,542)	61,732

- 4.2 Table 2 below summarises the current funding assumptions for the Capital Programme for 2022-23. The capital resources are managed to ensure that maximum financial benefit for the Council is achieved. This may include the realignment of funding to maximise government grants.

Table 2 – Capital Programme 2022-23 Resources

CAPITAL RESOURCES	£'000
<i>BCBC Resources:</i>	
Capital Receipts	5,551
Earmarked Reserves	10,209
Unsupported Borrowing *	2,806
Supported Borrowing	3,953
Other Loans **	4,223
Revenue Contribution	1,500
Total BCBC Resources	28,242
<i>External Resources:</i>	
Grants	33,490
Total External Resources	33,490
TOTAL RESOURCES	61,732

** Prudential borrowing – repayments are funded from BCBC's own resources e.g. revenue budgets.*

*** For example, Salix energy loans, Local Government Borrowing Initiative (LGBI) for highways and coastal defence*

4.3 **Appendix A** provides details of the individual schemes within the Capital Programme, showing any new approvals, virements and slippage to the revised budget 2022-23.

4.4 A number of schemes have already been identified as requiring slippage of budget to future years (2023-24 and beyond). At quarter 3 the total requested slippage is £28.542 million, which comprises the following schemes:

Waterton Upgrade (£8.144 million)

The scheme has not progressed on the Waterton site as anticipated. Following changes to the Welsh Flood Risk Assessment Maps by Natural Resources Wales which resulted in the proposed disposal of land at Waterton for residential development no longer being viable, the way forward with the much needed improved highways depot is currently under review. There is no capital spend anticipated in the current financial year, therefore £8.144 million has been slipped to 2023-24.

Porthcawl Regeneration (£3.492 million)

Development work is still ongoing across the regeneration site, including further consultation and work on the infrastructure plan for Salt Lake. It is anticipated that enabling works in relation to the scheme will commence in 2023-24, therefore £3.492 million is being slipped for future use.

Highways Schemes Band B Schools (£3.300 million)

The highways budget in relation to Band B schemes will be expended once works have been designed and commissioned. It is anticipated that costs will be incurred in future years of the programme. Therefore £3.300 million is being slipped for use in 2023-24.

City Deal (£3.006 million)

Local Authority contributions to the City Deal have been reprofiled. BCBC's contribution to the City Deal has been realigned to 2023-24 to 2025-26, with a small contribution forecast for the current year. There has been no change to the total amount of BCBC's contribution.

Bridgend Heat Scheme (£2.000 million)

Negotiations with the preferred Design, Build, Operate, Maintain (DBOM) contactor have taken longer than anticipated meaning a delay in signing the contract with them and construction work starting. Given requirements, such as having to undertake in-road works to lay the pipework during school holidays to minimise disruption, the construction programme has moved to be mostly during the 2023-24 financial year. The project is still on track to be fully commissioned Winter 2023.

Sustainable Communities for Learning (£1.924 million)

Design development work is ongoing in respect of the primary school schemes, and the Authority is in the process of appointing a multi-disciplinary design team for the replacement Heronsbridge School. Design development will continue, and therefore £1.924 million is being slipped for use in 2023-24, as agreed with Welsh Government.

Maesteg Town Hall Cultural Hub (£1.500 million)

The re-development of Maesteg Town Hall is progressing well, with key milestones such as the full restoration of the iconic clock tower and roof replacement completed. However, the recent discovery of extensive defective plaster along with dry rot has resulted in an unavoidable delay to project completion. Therefore, £1.500 million is being slipped for use in 2023-24, with the project now due to be completed in Summer 2023.

Fleet Vehicles (£0.700 million)

There is a desire to replace existing fleet vehicles with electric vehicles to support the route to decarbonisation. However, as the required charging points are not in place yet, this has not been possible. Therefore £0.700 million is being slipped for use in 2023-24.

Welsh Medium Childcare Provision – Bridgend (£0.550 million)

Cabinet has recently determined to co-locate the Bridgend Welsh-medium childcare provision with the replacement Ysgol Gymraeg Bro Ogwr (a Band B project). The scheme is currently in design and Welsh Government have confirmed that the £0.550 million grant funding can be slipped to fund the scheme in 2023-24.

Welsh Medium Childcare Provision – Porthcawl (£0.550 million)

Cabinet has recently determined to co-locate the Porthcawl Welsh-medium childcare provision with the proposed Porthcawl Welsh-medium seedling school. Consultation regarding the school proposal will commence in early 2023 and subject to the outcome of that process, design development would commence on the school and childcare provision. Welsh Government have confirmed that the £0.550 million grant funding can be slipped to fund the scheme in 2023-24.

Bryntirion Comprehensive Classrooms (£0.500 million)

Design development has progressed on the six-classroom block planned for Bryntirion Comprehensive School, and the planning application has recently been submitted to the Local Planning Authority for consideration. Planning consent is expected to be granted at the end of 2022-23, therefore £0.500 million is being slipped to 2023-24 to fund the construction phase of the project.

The balance of £2.879 million is made up of various other schemes with individual slippages under £0.500 million.

Capital Programme 2022-23 Onwards

- 4.5 Since the last capital report approved by Council in October 2022, there have been a number of new externally funded schemes approved and proposed internally funded schemes, which have been incorporated into the Capital Programme, including:

Urban Centre Property Enhancement (£1.263 million)

The Council has been awarded £1.263 million from Welsh Government's Transforming Towns Placemaking Grant programme to address the decline in town centres and the reduced demand for high street retail. The focus of the Programme is sustainable growth of our towns and cities, and their transformation into places of living, working, learning and leisure. This award is in addition to the £0.103 million award that was added to the Capital Programme in October 2022 and covers the period 17 June 2022 to 31 March 2025.

Affordable Housing (£0.844 million)

Supplementary Planning Guidance (SPG) was adopted by Council in October 2015 to outline policy and expectations on the delivery of affordable housing as part of new residential developments within the County. In cases where on-site provision is not considered appropriate and units cannot be delivered off-site, the Council can agree a commuted sum. Developments have been agreed under this process of commutation at Coety Primary school and former Ogmore Comprehensive, and S106 contributions totalling £0.844 million have been received by the Council. This funding will be utilised to support the provision of affordable housing schemes to meet the needs of homeless individuals and families, and to progress partnership arrangements with Registered Social Landlords and third sector partners.

Children's Residential Hub (£0.608 million)

The Council have been awarded an additional £0.608 million from Welsh Government's Housing with Care Fund for the Children's Residential Hub. This will enable net zero carbon and landscaping works to be completed, which were not included in the original scheme. In February 2022 the scheme received additional BCBC funding, with the understanding that if any future external funding was secured it would replace that funding. Now additional Welsh Government funding has been secured, £0.274 million has been vired back to the unallocated capital fund.

Cardiff Capital Region Metro Plus – Porthcawl Bus Station (£0.404 million)

The Porthcawl Bus Station project, which was initially added to the capital programme in February 2002 has been awarded an additional £0.404 million from the Local Transport Fund, increasing the overall budget for the scheme to £2.304 million.

Porthcawl Welsh Medium Seedling School (£0.370 million)

The Council have approved a capital budget of £0.370 million for the proposed Porthcawl Welsh-medium Seedling School scheme's design and survey costs up to tender stage. The scheme will be funded by a virement from the

unallocated capital budget initially, on the assumption that costs will be recovered once Welsh Government has approved the re-submitted business justification case.

Ultra-Low Emission Vehicle Transformation (£0.300 million)

The Council has been awarded £0.300 million funding from the Welsh Government's ULEV Transformation Fund to support the delivery of electric vehicle charging infrastructure within the Council's public car parks. Additional chargers will be installed in each of the Council's leisure facilities car parks, increasing accessibility to both leisure users and residents and encouraging electric vehicle use.

Access Improvement Grant (£0.187 million)

The Council has been awarded £0.187 million from Welsh Government's Access Improvement grant to support improving access to and on the Public Rights of Way network, open access land and green/blue space in Wales. The funding relates to the period 1 April 2022 to 31 March 2025 and will be used to improve existing routes as well as increasing access for under-represented groups to the outdoors.

Ysgol Bryn Castell Hard-Court (£0.099 million)

The Council has been awarded £0.099 million from Sport Wales to improve the hard-court area at Ysgol Bryn Castell for both school and community use. The funding will support surface improvement for activities, court markings, fencing and additional lighting.

Puffin Crossing at Heathbridge, Kenfig Hill (£0.093 million)

£0.093 million has been added to the Capital Programme in relation to the installation of a puffin crossing on the B4281 Pysgaw Street, Kenfig Hill. The scheme will be funded 50% from a virement from the Capital Asset Management Fund, and 50% from a contribution by Pyle Community Council.

HWB Schools ICT (£0.070 million)

An additional £0.070 million has been added to ICT equipment purchases for schools in relation to a range of planned ICT purchases in 2022-23. These will be funded from an existing earmarked reserve established for the purchase of ICT equipment by schools from their annual ICT SLA contributions.

In addition to the above schemes, the following schemes have been removed from the Capital Programme and are shown as a negative approval:

Enterprise Hubs (£1.757 million)

The scheme has been developed up to the detailed design and planning stage, but is unable to progress fully within the funding time parameters due to:

- Covid delays which impacted on the timeframe for delivery
- The Welsh European Funding Office (WEFO) end date for the scheme could not be extended. Therefore the grant award was no longer eligible.
- Part of the funding was prudential borrowing therefore as rates rose sharply this tightened the viability of the scheme
- Tender costs were returned in the region of 250% over budget

- An approach was considered that would have installed services but the utility providers were unable to guarantee delivery within the project timeframe.

Whilst the scheme could still progress, this will be subject to securing alternative funding. Until such time as further funding can be secured the scheme has been removed from the Capital Programme.

Llynfi Valley Development Loan (£0.083 million)

Welsh Government has agreed that a further £0.083 million of the Llynfi Valley Development Loan can be used for feasibility works and is therefore not repayable. The value of the outstanding loan available for remediation works now totals £2.177m.

- 4.6 There are a number of other schemes within the Capital Programme that are awaiting confirmation of external funding over the winter period. Once approval is known, it may also result in some schemes needing re-profiling. The Capital Programme has not been updated at this time for these schemes and further reports will be presented to Cabinet and Council in due course for approval.
- 4.7 A revised Capital Programme is included as **Appendix B**.

Prudential and Other Indicators 2022-23 Monitoring

- 4.8 In February 2022, Council approved the Capital Strategy for 2022-23, which included the Prudential Indicators 2022-23 to 2024-25 together with some local indicators.
- 4.9 The Capital Strategy is intended to give an overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services along with an overview of how associated risk is managed and the implications for future sustainability. To this end, a number of prudential indicators were included within the Capital Strategy and approved by Council. In line with the requirements of the Prudential Code, the Chief Finance Officer is required to establish procedures to monitor performance against all forward-looking prudential indicators.
- 4.10 **Appendix C** details the actual indicators for 2021-22, the estimated indicators for 2022-23 set out in the Council's Capital Strategy and the projected indicators for 2022-23 based on the revised Capital Programme. These show that the Council is operating in line with the approved limits.

Capital Strategy Monitoring

- 4.11 The Capital Strategy also requires the monitoring of non-treasury management investments and other long-term liabilities. The Council does have an existing investment portfolio which is 100% based within the County Borough and primarily the office and industrial sectors. The income streams are generally spread between the single and multi-let office investments on Bridgend Science Park, the multi-let industrial estates and the freehold ground rent investments. The total value of Investment Properties was £5.585 million at 31 March 2022.

- 4.12 The Council has a number of other long-term liabilities which are included within the Capital Strategy, the most significant being the Maesteg School Private Finance Initiative (PFI), for the provision of a Secondary School in Maesteg. This forms a long-term liability for the Council which is £13.902 million at 31 March 2022. This is a 25-year agreement which will end during the 2033-34 financial year. Other long-term liabilities totalling £0.227 million include lease arrangements for the Innovation Centre and the Council's Waste Contract.

5. Effect upon policy framework and procedure rules

- 5.1 As required by Financial Procedure Rule 3.5.3 within the Council's Constitution, "The Chief Finance Officer shall report quarterly to Cabinet and Council with an update on the Capital Strategy and the Prudential Indicators."

6. Equality Act 2010 implications

- 6.1 The protected characteristics identified within the Equality Act, Socio-economic Duty, and the impact on the use of the Welsh language have been considered in the preparation of this report. As a public body in Wales, the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services, and functions. Projects within the capital programme will be subject to the preparation of Equality Impact Assessments before proceeding. However, it is considered that there will be no significant or unacceptable equality impacts as a result of this report.

7. Well-being of Future Generations (Wales) Act 2015 implications

- 7.1 The well-being goals identified in the Act were considered in the preparation of this report. It is considered that there will be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of this report. Specifically, the development of a 10-year capital programme, which reflects the Council's affordability in terms of capital receipts and borrowing, supports the principle of sustainability over the long term.

8. Financial implications

- 8.1 The financial implications are outlined in the body of the report.

9. Recommendations

- 9.1 It is recommended that Council:
- notes the Council's Capital Programme 2022-23 Quarter 3 update to 31 December 2022 (**Appendix A**)
 - approves the revised Capital Programme (**Appendix B**)
 - notes the projected Prudential and Other Indicators for 2022-23 (**Appendix C**)

Carys Lord
Chief Officer – Finance, Performance and Change
January 2023

Contact Officer:	Eilish Thomas Finance Manager – Financial Control and Closing
Telephone:	01656 643359
E-mail:	Eilish.Thomas@bridgend.gov.uk
Postal Address:	Bridgend County Borough Council Chief Executive's - Finance Raven's Court Brewery Lane Bridgend CF31 4AP
Background documents:	None

Bridgend County Borough Council
CAPITAL MONITORING REPORT

QUARTER 3 TO 31 December 22

APPENDIX A

	Budget 22-23 (Council Oct 22) £'000	New Approvals £'000	Virement £'000	Slippage £'000	Revised Budget 2022-23 £'000	Total Expenditure To Date £'000	Projected Spend £'000
--	---	------------------------	-------------------	-------------------	------------------------------------	--	-----------------------------

Education & Family Support

SUSTAINABLE COMMUNITIES FOR LEARNING	2,324	-	-	(1,924)	400	41	400
YSGOL BRYN CASTELL	30	-	-	-	30	9	30
MYNYDDCYNFFIGPRIMARYSCHOOL	79	-	-	-	79	0	79
BRYNMENYN PRIMARY	44	-	-	-	44	-	44
LAND PURCHASE BAND B SCHOOLS	678	-	-	-	678	-	678
PENCOED PRIMARY	52	-	-	-	52	-	52
LLANGYNWYD WELSH COMP	100	-	-	-	100	-	100
GATEWAY TO THE VALLEYS SEC SCH	32	-	-	-	32	-	32
COETY PRIMARY SCHOOL	44	-	-	-	44	-	44
GARW VALLEY SOUTH PRY PROVIS.	139	-	-	-	139	69	139
PENCOED PRIMARY	53	-	-	-	53	-	53
GARW VALLEY PRIMARY HIGHWAYS	30	-	-	-	30	-	30
PENCOED PRY SCH HIGHWAYS WORKS	56	-	-	-	56	-	56
BRYNMENYN SCHOOL HIGHWAYS WORK	12	-	-	-	12	-	12
ABERCERDIN PRIMARY HUB	287	-	-	-	287	9	287
BRYNTIRION COMP SIX CLASSROOMS	650	-	-	(500)	150	69	150
FREE SCHOOL MEALS	846	-	-	-	846	113	846
COMMUNITY FOCUSED SCHOOLS	930	-	-	-	930	23	930
MINOR WORKS	404	-	-	-	404	215	404
HERONSBRIDGE SCHOOL	284	-	33	-	317	317	317
SCHOOLS TRAFFIC SAFETY	81	-	-	(71)	10	10	10
SCHOOLS MODERNISATION	386	-	-	-	386	2	386
EDUCATION S106 SCHEMES	169	-	-	-	169	-	169
SCHOOLS CAPITAL MAINT GRANT	3,655	-	-	-	3,655	1,205	3,655
WELSH MEDIUM GRANT - BETTWS	484	-	50	-	534	529	534
WELSH MEDIUM GRANT - BRIDGEND	550	-	-	(550)	-	-	-
WELSH MEDIUM GRANT - OGMORE	797	-	(50)	-	747	362	747
WELSH MEDIUM GRANT - PORTHCAWL	550	-	-	(550)	-	-	-
WELSH MEDIUM - HIGHWAYS	100	-	-	-	100	-	100
HIGHWAYS SCHEMES BAND B SCHOOL	3,400	-	-	(3,300)	100	-	100
BRYNTEG COMP ALL WEATHER PITCH	324	-	-	-	324	4	324
ALN CAPITAL GRANT	930	-	(33)	-	897	-	897
YG BRO OGWR MOBILE CLASSROOMS	270	-	-	(220)	50	4	50
PORTHCAWL WELSH MEDIUM SEEDLING SCHOOL	-	-	370	-	370	-	370
TOTAL Learning	18,770	-	370	(7,115)	12,025	2,980	12,025
TOTAL Education & Family Support	18,770	-	370	(7,115)	12,025	2,980	12,025

Social Services and Wellbeing

BRYN Y CAE-UPGRADE HFE'S	40	-	-	-	40	-	40
TY CWM OGWR	331	-	-	-	331	247	331
VARIOUS MINOR WORKS	135	-	-	-	135	11	135
TREM Y MOR - ACCOMODATION	4	-	-	-	4	1	4

Bridgend County Borough Council
CAPITAL MONITORING REPORT

QUARTER 3 TO 31 December 22

APPENDIX A

	Budget 22-23 (Council Oct 22) £'000	New Approvals £'000	Virement £'000	Slippage £'000	Revised Budget 2022-23 £'000	Total Expenditure To Date £'000	Projected Spend £'000
BAKERS WAY MINOR WORKS	10	-	-	-	10	-	10
GLAN YR AFON CARE HOME	51	-	-	-	51	-	51
TELECARE TRANSFORMATION	483	-	-	(165)	318	-	318
CHILDRENS RESIDENTIAL HUB	2,497	608	(274)	-	2,831	1,338	2,831
ACCESSIBILITY WORKS HALO/AWEN	11	-	-	-	11	-	11
PORTHCAWL GRAND PAVILION LU	98	-	-	(98)	-	-	-
BRYNGARW HOUSE	30	-	-	-	30	-	30
COMMUNITY CENTRES	226	-	-	-	226	-	226
BRYNGARW PARK - ACCESS	23	-	-	-	23	19	23
YSGOL BRYN CASTELL HARD COURT	-	99	-	-	99	-	99
TOTAL Social Services & Wellbeing	3,939	707	(274)	(263)	4,109	1,615	4,109

Communities
Street Scene

COMMUNITY PLAY AREAS	1,286	-	-	-	1,286	376	1,286
PARKS/PAVILIONS/OTHER CAT	285	-	-	-	285	186	285
ABERFIELDS PLAYFIELDS	11	-	-	-	11	-	11
CITY DEAL	3,138	-	-	(3,006)	132	-	132
COASTAL RISK MANAGEMENT P'CAWL	2,528	-	-	-	2,528	1,546	2,528
CORNELLY CEMETERY EXT	279	-	-	-	279	4	279
COYCHURCH CREM WORKS	1,385	-	-	-	1,385	115	1,385
PORTHCAWL CEMETERY EXT	183	-	-	-	183	1	183
ACCESSIBILITY & SAFETY ROAD	392	-	-	-	392	129	392
REMEDIAL MEASURES - CAR PARKS	135	-	-	(85)	50	-	50
CIVIL PARKING ENFORCEMENT CAR	38	-	-	(38)	-	-	-
ULEVT FUND	343	300	-	-	643	250	643
FLEET TRANSITION-ULEV	300	-	-	-	300	10	300
ULEV VEHICLES	320	-	-	-	320	-	320
TRAFFIC SIGNAL REPLACEMENT	250	-	-	-	250	250	250
TONDU WASTE DEPOT UPGRADE FIRE	140	-	-	-	140	-	140
20 MPH DEFAULT SPEED	580	-	-	-	580	28	580
ROAD SAFETY SCHEMES	124	-	-	-	124	73	124
PYLE TO PORTHCAWL ATR PHASE 1	387	-	-	-	387	237	387
PENCOED TECH PARK ACT TRAVEL	3,463	-	-	-	3,463	355	3,463
HIGHWAYS STRUCTURAL WORKS	340	-	-	(180)	160	24	160
CARRIAGEWAY CAPITAL WORKS	250	-	-	-	250	70	250
ROAD SAFETY IMPROVEMENTS	500	-	-	(400)	100	44	100
PROW CAPITAL IMP STRUCTURES	52	56	-	-	108	48	108
HIGHWAYS MAINTENANCE GRANT	2,000	-	-	-	2,000	447	2,000
CARRIAGEWAY & FOOTWAYS RENEWAL	1,500	-	-	-	1,500	1,149	1,500
REPLACEMENT OF STREET LIGHTING	416	-	-	-	416	118	416
BRIDGE STRENGTHENING A4061	24	-	-	-	24	-	24
COMMUNITIES MINOR WORKS	591	-	-	-	591	14	591
RIVER PROTECTION MEASURES	-	-	-	-	-	(34)	-
PORTHCAWL BUS STATION CCRMETRO	1,900	404	-	-	2,304	43	2,304

Bridgend County Borough Council
CAPITAL MONITORING REPORT

QUARTER 3 TO 31 December 22

APPENDIX A

	Budget 22-23 (Council Oct 22) £'000	New Approvals £'000	Virement £'000	Slippage £'000	Revised Budget 2022-23 £'000	Total Expenditure To Date £'000	Projected Spend £'000
PENPRYSG ROAD BRIDGE LU	100	-	-	(100)	-	-	-
PENPRYSG ROAD BRIDGE	735	-	-	-	735	6	735
RESIDENTS PARKING BRIDGEND TC	124	-	-	(100)	24	5	24
FLEET VEHICLES	1,384	-	-	(700)	684	265	684
RELOCATE RECYCLING CENTRE	-	5	-	-	5	5	5
AHP WASTE	24	-	-	-	24	18	24
HEOL MOSTYN JUNCTION	169	-	-	-	169	1	169
S106 HIGHWAYS SMALL SCHEMES	45	-	-	-	45	3	45
PUFFIN CROSSING KENFIG HILL	-	46	47	-	93	-	93
TOTAL Streetscene	25,721	811	47	(4,609)	21,970	5,782	21,970

Regeneration & Development

BRDGND BUS SUP NETWORK	53	5	-	-	58	54	58
CWM TAF NATURE NETWORK	230	-	-	-	230	8	230
BRILLIANT BASICS	65	-	-	-	65	29	65
COSY CORNER (PRIF)	2,675	-	-	(475)	2,200	842	2,200
ARBED PHASE 1 CESP	100	-	-	(70)	30	-	30
EU CONVERGANCE SRF BUDGET	436	-	133	(436)	133	-	133
EWENNY ROAD INDUSTRIAL ESTATE	3,500	-	-	-	3,500	7	3,500
LLYNFI DEVELOPMENT SITE	2,260	(83)	-	-	2,177	-	2,177
BRIDGEND HEAT SCHEME	2,500	-	-	(2,000)	500	27	500
MAESTEG TOWN HALL CULTURAL HUB	4,369	-	-	(1,500)	2,869	1,449	2,869
CAERAU HEAT SCHEME	-	-	-	-	-	-	-
ECONOMIC STIMULUS GRANT (WG)	500	-	-	-	500	-	500
URBAN CENTRE PROPERTY ENHANCE	103	138	-	-	241	111	241
PORTHCAWL REGENERATION PROJECT	3,492	-	-	(3,492)	-	-	-
COMM PROP ENHANCEMENT FUND	134	-	-	(134)	-	-	-
TOWN & COMMUNITY COUNCIL FUND	242	-	-	-	242	56	242
PORTHCAWL THI	124	-	-	(124)	-	-	-
TOTAL Regeneration & Development	20,783	60	133	(8,231)	12,745	2,583	12,745

Corporate Landlord

CAPITAL ASSET MANAGEMENT FUND	820	-	(47)	-	773	-	773
CORP LANDLORD ENERGY EFFIC SAV	390	-	-	-	390	184	390
ENTERPRISE HUB INNOVATION CENT	1,890	(1,757)	(133)	-	-	-	-
RAVENS COURT	447	-	-	-	447	1	447
DDA WORKS	327	-	-	-	327	134	327
MINOR WORKS	430	-	-	-	430	21	430
FIRE PRECAUTIONS MINOR WORKS	239	-	-	-	239	76	239
BRYNCETHIN DEPOT FACILITIES	908	-	-	-	908	338	908
NON OPERATIONAL ASSETS	480	-	-	-	480	-	480
WATERTON UPGRADE	8,144	-	-	(8,144)	-	-	-
EVERGREEN HALL	106	-	-	-	106	13	106
INVESTING IN COMMUNITIES	47	-	-	-	47	-	47
TOTAL Corporate Landlord	14,228	(1,757)	(180)	(8,144)	4,147	768	4,147

Bridgend County Borough Council
CAPITAL MONITORING REPORT

QUARTER 3 TO 31 December 22

APPENDIX A

	Budget 22-23 (Council Oct 22) £'000	New Approvals £'000	Virement £'000	Slippage £'000	Revised Budget 2022-23 £'000	Total Expenditure To Date £'000	Projected Spend £'000
TOTAL Communities	60,732	(886)	-	(20,984)	38,862	9,133	38,862

Chief Executive

MANDATORY DFG RELATED EXPEND	1,950	-	(16)	-	1,934	924	1,934
TARGET HARDENING GRANTS	-	-	16	-	16	16	16
DISCRETIONARY HOUSING GRANTS	400	-	-	-	400	140	400
HOUSING RENEWAL AREA	218	-	-	-	218	16	218
EMPTY HOMES GRANTS-GRANTS ONLY	300	-	-	-	300	-	300
ENABL-SUP FOR IND LIVING GRANT	270	-	-	-	270	144	270
HOMELESSNESS AND HOUSING	530	-	-	-	530	-	530
AFFORDABLE HOUSING	-	844	-	-	844	-	844
TOTAL Housing/Homelessness	3,668	844	-	-	4,512	1,239	4,512

ICT INFRA SUPPORT	698	-	-	-	698	332	698
CCTV SYSTEMS REPLACEMENT	427	-	-	-	427	4	427
HWB SCHOOLS IT	56	70	-	-	126	88	126
DIGITAL TRANSFORMATION	200	-	-	(180)	20	20	20
TOTAL ICT	1,381	70	-	(180)	1,271	444	1,271

TOTAL Chief Executive	5,049	914	-	(180)	5,783	1,683	5,783
------------------------------	--------------	------------	----------	--------------	--------------	--------------	--------------

Council Wide Capital Budgets

CORPORATE CAPITAL FUND	373	-	-	-	373	-	373
UNALLOCATED	676	-	(96)	-	580	-	580
	1,049	-	(96)	-	953	-	953

GRAND TOTAL	89,539	735	-	(28,542)	61,732	15,411	61,732
--------------------	---------------	------------	----------	-----------------	---------------	---------------	---------------

Credit balances under 'Total Expenditure to Date' represent amounts payable and accrued as at 31 March 2022. Payments made during 2022-23 will be set against the credit balances shown

Page 26

	Improvement Priority	Total 2022-2032			2022 - 2023				FUTURE YEARS										CUMULATIVE	
		Total Cost £'000	BCBC Funding £'000	External Funding £'000	Council Oct 22 2022-23 £'000	New Approvals / Reductions £'000	Virement £'000	Slippage £'000	Revised 2022-23 £'000	2023-2024 £'000	2024-2025 £'000	2025-2026 £'000	2026-2027 £'000	2027-2028 £'000	2028-2029 £'000	2029-2030 £'000	2030-2031 £'000	2031-2032 £'000		Total 2022 - 2032 £'000
Pyle to Porthcawl	IP2	387	-	387	387				387										387	
Active Travel Bridgend to Pencoed Phase 3	IP2	3,463	-	3,463	3,463				3,463										3,463	
Highways Structural Works	IP3	3,400	3,400	-	340		(180)		160	520	340	340	340	340	340	340	340	340	3,400	
Caerfyrddon Capital Works	IP3	2,500	2,500	-	250				250	250	250	250	250	250	250	250	250	250	2,500	
Road Safety Improvements - Heol Mostyn	IP1	169	169	-	169				169										169	
Prow Capital Improvement Programme	IP3	239	52	187	52	56			108	66	65								239	
Highways Refurbishment	IP3	2,000	2,000	-	2,000				2,000										2,000	
Carriageway Resurfacing & Renewal of Footways	IP3	1,500	1,500	-	1,500				1,500										1,500	
Replacement of Street Lighting Columns/ River Bridge Protection Measures	IP3	4,016	4,016	-	416				416	400	400	400	400	400	400	400	400	400	4,016	
River Bridge Protection Measures	IP1	24	24	-	24				24										24	
Communities Minor Works	IP3	591	591	-	591				591										591	
Ultra Low Emissions Vehicle Transformation Fund	IP1	643	-	643	343	300			643										643	
Fleet Transition Ultra Low Emmissions Vehicles	IP1	300		300	300				300										300	
Traffic Signal Replacement	IP3	250	250	-	250				250										250	
Net Zero Carbon Fleet	NONPTY	320	320	-	320				320										320	
CCR Metro Plus-Porthcawl Bus station	IP1	2,304		2,304	1,900	404			2,304										2,304	
Penprysg Road Bridge - LTF/CCR	IP1	985	582	403	735				735	250									985	
Residents Parking Bridgend Town Centre	IP1	124	124	-	124			(100)	24	100									124	
Fleet Vehicles	IP3	1,384	1,384	-	1,384			(700)	684	700									1,384	
Re-locate Household Waste Recycling Centre - West	IP3	5	5	-		5			5										5	
AHP Waste	IP3	24	24	-	24				24										24	
Extension to Cornelly Cemetery	NONPTY	279	279	-	279				279										279	
Extension to Porthcawl Cemetery	NONPTY	183	183	-	183				183										183	
S106 Highways Small Schemes	IP3	45	-	45	45				45										45	
Unadopted Roads	IP2	500	500	-	500			(400)	100	400									500	
Fire Suppression System Tondy Waste Depot	NONPTY	140	140	-	140				140										140	
Levelling Up Penprysg Road Bridge	IP1	2,500	2,500	-	100			(100)	-	1,900	600								2,500	
Puffin Crossing Kenfig Hill		93	47	46		46	47		93										93	
Regeneration & Development																				
Business Support Framework	IP1	58	53	5	53	5			58										58	
Porthcawl Resort Investment Focus	IP1	-	-	-					-										-	
Special Regeneration Funding	IP1	569	569	-	436		133	(436)	133	436									569	
Cosy Corner (PRIF)	IP1	2,675	1,799	876	2,675			(475)	2,200	475									2,675	
Porthcawl Regeneration	IP1	3,492	3,492	-	3,492			(3,492)	-	3,492									3,492	
Economic Stimulus Grant	IP1	500	500	-	500				500										500	
Coastal Risk Management Programme	IP1	2,528	2,528	-	2,528				2,528										2,528	
Ewenny Road Industrial Estate	IP1	3,500	-	3,500	3,500				3,500										3,500	
CESP/Arbed Phase 1	NONPTY	3,505	855	2,650	100		(70)		30	3,475									3,505	
Llynfi Valley Development Programme	IP1	2,177	2,177		2,260	(83)			2,177										2,177	
Bridgend Heat Scheme	IP1	3,350	2,323	1,027	2,500			(2,000)	500	2,850									3,350	
Maesteg Town Hall Cultural Hub	IP1	4,369	1,870	2,499	4,369			(1,500)	2,869	1,500									4,369	
Town & Community Council Fund	IP3	692	692	-	242				242	50	50	50	50	50	50	50	50	50	692	
Caerau Heat Network	IP1	-	-	-					-										-	
Porthcawl Townscape Heritage Initiative	IP1	124	124	-	124			(124)	-	124									124	
Brilliant Basics	IP1	65	13	52	65				65										65	
Commercial Property Enhancement Fund	IP1	134	134		134			(134)	-	134									134	
Cwm Taf Nature Network	IP1	230	-	230	230				230										230	
Urban Centre Property Enhancement	IP1	1,366		1,366	103	138			241	511	614								1,366	
Corporate Landlord																				
Capital Asset Management Fund	IP3	773	773	-	820		(47)		773										773	
Corporate Landlord - Energy Savings Strategy	IP3	390	390	-	390				390										390	
Enterprise Hub - Innovation Centre	IP3	-	-	-	1,890	(1,757)	(133)		-										-	
Raven's Court	IP3	447	447	-	447				447										447	
DDA Works	NONPTY	327	327	-	327				327										327	
Minor Works	IP3	10,600	10,600	-	430				430	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	10,600	
Fire Precautions	NONPTY	239	239	-	239				239										239	
Bryncethin Depot Facilities	IP3	908	908	-	908				908										908	
Non-Operational Assets	IP3	480	480	-	480				480										480	
Waterton Upgrade	IP3	8,144	8,144	-	8,144		(8,144)		-	8,144									8,144	
Evergreen Hall	IP3	106	106	-	106				106										106	
Investing in Communities	IP3	47	47	-	47				47										47	
Total Communities		92,618	70,278	22,340	60,732	(886)	-	(20,984)	38,862	30,012	7,454	3,271	2,170	2,170	2,170	2,170	2,170	2,170	92,618	
Chief Executive's																				
Housing / Homelessness																				

Page 4

	Improvement Priority	Total 2022-2032			2022 - 2032					FUTURE YEARS											CUMULATIVE
		Total Cost £'000	BCBC Funding £'000	External Funding £'000	Council Oct 22 2022-23 £'000	New Approvals / Reductions £'000	Virement £'000	Slippage £'000	Revised 2022-23 £'000	2023-2024 £'000	2024-2025 £'000	2025-2026 £'000	2026-2027 £'000	2027-2028 £'000	2028-2029 £'000	2029-2030 £'000	2030-2031 £'000	2031-2032 £'000	Total 2022 - 2032 £'000		
Disabled Facilities Grants (DFG)	IP2	17,684	17,684	-	1,950	-	(16)	-	1,934	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	17,684		
Target Hardening Grants	IP2	16	16	-	-	-	16	-	16	-	-	-	-	-	-	-	-	-	16		
Discretionary Housing Grants	IP2	2,200	2,200	-	400	-	-	-	400	200	200	200	200	200	200	200	200	200	2,200		
Housing Renewal / Empty Properties	IP1	1,118	1,118	-	218	-	-	-	218	100	100	100	100	100	100	100	100	100	1,118		
Valleys Taskforce Empty Properties Grant	IP1	300	105	195	-	-	-	-	300	-	-	-	-	-	-	-	-	-	300		
Enable Grant	IP2	810	-	810	270	-	-	-	270	270	270	-	-	-	-	-	-	-	810		
Homelessness and Housing	IP2	530	530	-	530	-	-	-	530	-	-	-	-	-	-	-	-	-	530		
Health and Wellbeing Village	IP1	480	-	480	-	-	-	-	-	480	-	-	-	-	-	-	-	-	480		
Affordable Housing		844	-	844	-	844	-	-	844	-	-	-	-	-	-	-	-	-	844		
ICT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Investment in ICT	IP3	4,298	4,298	-	698	-	-	-	698	400	400	400	400	400	400	400	400	400	4,298		
HWB Schools IT	IP3	126	126	-	56	70	-	-	126	-	-	-	-	-	-	-	-	-	126		
Digital Transformation	IP3	200	200	-	200	-	-	(180)	20	180	-	-	-	-	-	-	-	-	200		
Replacement CCTV	IP3	427	427	-	427	-	-	-	427	-	-	-	-	-	-	-	-	-	427		
Total Chief Executive's		29,033	26,704	2,329	5,049	914	-	(180)	5,783	3,380	2,720	2,450	2,450	2,450	2,450	2,450	2,450	2,450	29,033		
Council Wide Capital Budgets																					
Corporate Capital Fund	NONPTY	2,173	2,173	-	373	-	-	-	373	200	200	200	200	200	200	200	200	200	2,173		
Unallocated	NONPTY	15,197	15,197	-	676	-	(96)	-	580	1,679	1,679	343	1,626	1,858	1,858	1,858	1,858	1,858	15,197		
Total Council Wide Capital budgets		17,370	17,370	-	1,049	-	(96)	-	953	1,879	1,879	543	1,826	2,058	2,058	2,058	2,058	2,058	17,370		
Total Expenditure		234,897	155,760	79,137	89,539	735	-	(28,542)	61,732	57,889	50,552	23,452	7,883	6,678	6,678	6,678	6,678	6,678	234,897		
Expected Capital Resources																					
General Capital Funding																					
General Capital Funding - General Capital Grant		35,470	35,470	-	8,282	-	-	-	8,282	4,057	4,057	2,725	2,724	2,725	2,725	2,725	2,725	2,725	35,470		
General Capital Funding - Supported Borrowing		39,526	39,526	-	3,953	-	-	-	3,953	3,951	3,951	3,953	3,953	3,953	3,953	3,953	3,953	3,953	39,526		
Capital Receipts - Schools		2,951	2,951	-	331	-	(109)	-	222	115	1,768	846	-	-	-	-	-	-	2,951		
Capital Receipts - General		20,261	20,261	-	19,187	(53)	(13,805)	-	5,329	14,411	-	-	521	-	-	-	-	-	20,261		
Earmarked Reserves		43,999	43,999	-	17,658	(140)	(7,309)	-	10,209	16,945	14,964	1,882	-	-	-	-	-	-	43,999		
Revenue Contribution		1,802	1,802	-	1,684	5	(189)	-	1,500	246	56	-	-	-	-	-	-	-	1,802		
Prudential Borrowing (Directorate Funded)		3,228	3,228	-	2,624	(246)	(1,672)	-	706	2,522	-	-	-	-	-	-	-	-	3,228		
Prudential Borrowing (Corporately Funded)		4,300	4,300	-	4,300	-	(2,200)	-	2,100	2,200	-	-	-	-	-	-	-	-	4,300		
Local Govt Borrowing Initiative (Highways Infrastructure)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Local Govt Borrowing Initiative (Coastal defence)		1,559	1,559	-	1,559	-	-	-	1,559	-	-	-	-	-	-	-	-	-	1,559		
SALIX Interest Free Loan - WG		487	487	-	487	-	-	-	487	-	-	-	-	-	-	-	-	-	487		
Llynfi Development Site Loan - WG		2,177	2,177	-	2,260	(83)	-	-	2,177	-	-	-	-	-	-	-	-	-	2,177		
Sub-Total General Capital Funding		155,760	155,760	-	62,325	(517)	-	(25,284)	36,524	44,447	24,796	9,406	7,198	6,678	6,678	6,678	6,678	6,678	155,760		
External Funding Approvals																					
WG - Other		11,871	-	11,871	7,571	494	(70)	-	7,995	3,197	679	-	-	-	-	-	-	-	11,871		
WG - 21st Century Schools		45,883	-	45,883	953	-	(953)	-	-	6,393	24,759	14,046	685	-	-	-	-	-	45,883		
WG - Enable Grant		810	-	810	270	-	-	-	270	270	270	-	-	-	-	-	-	-	810		
WG - Integrated Care Fund (ICF)		1,088	-	1,088	-	608	-	-	608	480	-	-	-	-	-	-	-	-	1,088		
WG - Welsh Medium Capital Grant		2,751	-	2,751	2,751	-	(1,320)	-	1,431	1,320	-	-	-	-	-	-	-	-	2,751		
Westminster		960	-	960	960	-	(475)	-	485	475	-	-	-	-	-	-	-	-	960		
S106		2,528	-	2,528	769	844	(373)	-	1,240	1,240	48	-	-	-	-	-	-	-	2,528		
Cardiff Capital Region (CCR)		5,000	-	5,000	5,000	-	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000		
Transport Grant		5,792	-	5,792	5,388	404	-	-	5,792	-	-	-	-	-	-	-	-	-	5,792		
Heritage Lottery Fund (HLF)		682	-	682	682	-	-	-	682	-	-	-	-	-	-	-	-	-	682		
Sport Wales		99	-	99	-	99	-	-	99	-	-	-	-	-	-	-	-	-	99		
EU		-	-	-	1,248	(1,248)	-	-	-	-	-	-	-	-	-	-	-	-	-		
Other		1,673	-	1,673	1,622	51	(67)	-	1,606	67	-	-	-	-	-	-	-	-	1,673		
Sub-Total External Funding Approvals		79,137	-	79,137	27,214	1,252	-	(3,258)	25,208	13,442	25,756	14,046	685	-	-	-	-	-	79,137		
Total Funding Available		234,897	155,760	79,137	89,539	735	-	(28,542)	61,732	57,889	50,552	23,452	7,883	6,678	6,678	6,678	6,678	6,678	234,897		
Funding Shortfall/(Surplus)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

This page is intentionally left blank

PRUDENTIAL AND OTHER INDICATORS 2021-22 and 2022-23

The Prudential Indicators are required to be set and approved by Council in accordance with CIPFA's Prudential Code for Capital Finance in Local Authorities. Table 1 shows the 2021-22 actual capital expenditure, the capital programme approved by Council on 23 February 2022 and the latest projection for the current financial year which has incorporated slippage of schemes from 2021-22 together with any new grants and contributions or changes in the profile of funding.

Table 1: Prudential Indicator: Estimates of Capital Expenditure

	2021-22 Actual £m	2022-23 Estimate (Council Feb 22) £m	2022-23 Projection £m
Council Fund services	29.741	69.979	61.252
Investment Properties	-	-	0.480
TOTAL	29.741	69.979	61.732

All capital expenditure must be financed, either from external sources (government grants and other contributions), the Council's own resources (revenue, reserves and capital receipts) or debt (the 'net financing requirement' - borrowing, leasing and Private Finance Initiative). The planned financing of the expenditure has been projected as follows:

Table 2: Capital financing

	2021-22 Actual £m	2022-23 Estimate (Council Feb 22) £m	2022-23 Projection £m
External sources	18.152	26.078	33.490
Own resources	1.020	30.993	17.260
Net Financing Requirement	10.569	12.908	10.982
TOTAL	29.741	69.979	61.732

The net financing requirement is only a temporary source of finance, since loans and leases must be repaid, and this is therefore replaced over time by other financing, usually from revenue which is known as the Minimum Revenue Provision (MRP). As well as MRP, the Council makes additional voluntary revenue contributions to pay off Prudential or Unsupported Borrowing. The total of these are shown in Table 3 below:

Table 3: Replacement of debt finance

	2021-22 Actual £m	2022-23 Estimate (Council Feb 22) £m	2022-23 Projection £m
Minimum Revenue Provision (MRP)	2.970	3.187	3.111
Additional Voluntary Revenue Provision	3.553	2.476	1.913
Total MRP & VRP	6.523	5.663	5.024
Other MRP on Long term Liabilities	0.801	0.863	0.863
Total Own Resources	7.324	6.526	5.887

The Council's cumulative outstanding amount of debt finance is measured by the Capital Financing Requirement (CFR). This increases with new debt-financed capital expenditure and reduces by the MRP amount within the year. Based on the above figures for expenditure and financing, the Council's estimated CFR is as follows based on the movement on capital expenditure at quarter 3:

Table 4: Prudential Indicator: Estimates of Capital Financing Requirement

	2021-22 Actual £m	2022-23 Estimate £m	2022-23 Projection £m
Capital Financing Requirement			
Opening CFR excluding PFI & other liabilities	157.404	166.729	161.451
Opening PFI CFR	15.567	14.766	14.765
Total opening CFR	172.971	181.495	176.216
Movement in CFR excluding PFI & other liabilities	4.046	13.286	5.958
Movement in PFI CFR	(0.801)	(0.863)	(0.863)
Total movement in CFR	3.245	12.423	5.095
Closing CFR	176.216	193.918	181.311
Movement in CFR represented by:			
Net financing need for year (Table 2 above)	10.569	18.949	10.982
Minimum and voluntary revenue provisions	(6.523)	(5.663)	(5.024)
MRP on PFI and other long term leases (Table 3)	(0.801)	(0.863)	(0.863)
Total movement	3.245	12.423	5.095

The capital borrowing need (Capital Financing Requirement) has not been fully funded with loan debt as cash supporting the Council's reserves, balances and cash flow has been used as a temporary measure. This is known as Internal Borrowing. Projected levels of the Council's

total outstanding debt, which comprises of borrowing, PFI and Other Long Term Liabilities, are shown below compared with the Capital Financing Requirement:

Table 5: Prudential Indicator: Gross Debt and the Capital Financing Requirement

	2021-22 Actual £m	2022-23 Estimate (Council Feb 22) £m	2022-23 Projection £m
Debt (incl. PFI & leases)	118.864	123.052	119.656
Capital Financing Requirement	176.216	193.918	181.311

Statutory guidance is that debt should remain below the capital financing requirement, except in the short-term. As can be seen, the Council expects to comply with this in the medium term.

The Council is legally obliged to set an affordable borrowing limit (also termed the authorised limit for external debt) each year. In line with statutory guidance, a lower “operational boundary” is also set as a warning level should debt approach the limit.

Table 6: Prudential Indicators: Authorised limit and operational boundary for external debt in £m

	2021-22 Actual £m	2022-23 Estimate (Council Feb 22) £m	2022-23 Projection £m
Authorised limit – borrowing	170.000	170.000	170.000
Authorised limit – other long term liabilities	30.000	30.000	30.000
Authorised Limit Total	200.00	200.000	200.000
Operational boundary – borrowing	120.000	130.000	130.000
Operational boundary – other long term liabilities	25.000	25.000	25.000
Operational Boundary Limit Total	145.000	155.000	155.000
Total Borrowing and Long Term Liabilities	118.864	123.052	119.656

Although capital expenditure is not charged directly to the revenue budget, interest payable on loans and MRP are charged to revenue, offset by any investment income receivable. The

net annual charge is known as financing costs; this is compared to the net revenue stream i.e. the amount funded from Council Tax, business rates and general government grants.

Table 7: Prudential Indicator: Proportion of financing costs to net revenue stream

	2021-22 Actual £m	2022-23 Estimate (Council Feb 22) £m	2022-23 Projection £m
Capital Financing Central	6.719	7.205	6.706
Other Financing costs	5.500	4.423	3.860
TOTAL FINANCING COSTS	12.219	11.628	10.566
Proportion of net revenue stream	4.49%	4.26%	3.87%

This shows that in 2022-23, it is forecast that 3.87% of our net revenue income will be spent paying back the costs of capital expenditure.

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO COUNCIL

18 JANUARY 2023

REPORT OF THE CHIEF OFFICER – FINANCE, PERFORMANCE AND CHANGE

COUNCIL TAX REDUCTION SCHEME 2023-24

1. Purpose of report

- 1.1 The purpose of this report is to provide Council with information regarding the implementation of the 2023-24 Council Tax Reduction (CTR) Scheme, and to set out the requirement for the Council to adopt a CTR scheme by 31 January 2023, together with the funding implications.

2. Connection to corporate well-being objectives / other corporate priorities

- 2.1 This report assists in the achievement of the following corporate well-being objective under the **Well-being of Future Generations (Wales) Act 2015**:-

Helping people and communities to be more healthy and resilient - taking steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services. Supporting individuals and communities to build resilience, and enable them to develop solutions to have active, healthy and independent lives.

- 2.2 The Housing Benefits Service, which administers the CTR, is a statutory service which supports our disadvantaged citizens.

3. Background

- 3.1 CTR provides assistance for those on low incomes with a liability to pay Council Tax.
- 3.2 Part 1 of the Welfare Reform Act 2012 (chapter 3, regulation 33) abolished Council Tax Benefit (CTB) with the intention to localise the allocation and administration of Council Tax Benefit (CTB) from 2013-14.
- 3.3 The UK Government devolved to Welsh Government the establishment of localised schemes in Wales, and stated the intention to reduce expenditure on CTB by the equivalent of 10%.
- 3.4 The Welsh Government decided to develop a single nationally defined scheme set out in regulations for the provision of Council Tax support in Wales. The scheme also provided for a small number of discretionary elements which individual councils can choose to adopt; any additional associated costs were to be locally funded.
- 3.5 On 19 January 2022, the Council adopted the Council Tax Reduction Scheme for 2022-23 in accordance with The Council Tax Reduction Schemes and Prescribed Requirements (Wales) Regulations 2013. This scheme will end on 31 March 2023.

- 3.6 From the latest data, there are currently 12,601 households receiving CTR; 8,101 of these are of working age and 4,500 are of pensionable age. Out of the 12,601 households receiving CTR, 9,701 are entitled to a full CTR reduction.

4. Current situation/proposal

4.1 The Council Tax Reduction Scheme 2023-24

- 4.2 The CTR Scheme in Wales is set by regulations made under Schedule 1B of the Local Government Finance Act 1992 (as inserted by the Local Government Finance Act 2012).

- 4.3 On 27 November 2013, the Assembly laid regulations that implemented the arrangements to support those who will pay council tax. The regulations (Council Tax Reduction Schemes and Prescribed Requirements (Wales) Regulations 2013 and Council Tax Reduction Schemes (Default Scheme) (Wales) Regulations 2013) prescribe the main features of the scheme to be adopted by all councils in Wales. Minor amendments to these regulations have since been made each financial year.

- 4.4 The Council Tax Reduction Schemes (Prescribed Requirements and Default Scheme) (Wales) (Amendment) Regulations 2023 have now been laid before the Senedd for approval. These regulations uprate the financial figures used in the CTR schemes and make amendments to:

- ensure that applicable Ukrainian nationals will be eligible to be included in a local authority's CTR scheme, and will be eligible for a discount if they meet the other requirements of the CTR scheme.
- provide protection for hosts for the Homes for Ukraine scheme. The regulations make provision so that any Ukrainian national who has been granted leave to enter or remain in the United Kingdom, or who has a right of abode, is to be treated as dependent on the applicant host for the purpose of calculating entitlement to a council tax discount. This has the effect of preserving the level of entitlement of the host applicant.
- remove the exception for European Economic Area (EEA) citizens who are now subject to immigration control (and therefore a class of persons who must not be included in an authority's scheme).

- 4.5 The new regulations do not contain any significant changes, from the claimants' perspective, to the current scheme and the maximum level of support that eligible claimants can receive remains at 100%. The regulations can be found at:

[The Council Tax Reduction Schemes \(Prescribed Requirements and Default Scheme\) \(Wales\) \(Amendment\) Regulations 2023.](#)

- 4.6 Within the Prescribed Requirements Regulations, there is limited discretion given to the Council to apply discretionary elements that are more generous than the national scheme. These are:

- The ability to increase the standard extended reduction period of 4 weeks given to persons after they return to work (where they have previously been receiving CTR that is to end as a result of their return to work);

- Discretion to increase the amount of War Disablement Pensions and War Widows Pensions which is to be disregarded when calculating income of the claimant; and
- The ability to backdate the application of CTR with regard to late claims prior to the new standard period of three months before the claim.

4.7 It is required that the Council adopts a CTR Scheme regardless of whether it applies any of the discretionary elements. If the Council fails to approve a scheme, then a default scheme shall apply. The Council can only apply discretion if it makes its own scheme under the Prescribed Requirements Regulations.

4.8 **Consultation**

4.9 The 2015 amendment Regulations removed the requirement for local authorities to publish a draft scheme and consult interested persons where a billing authority revises a scheme in consequence of amendments made to the Prescribed Requirement Regulations. The effect of the amendment was to remove the requirement for local authorities to consult in relation to changes made by Welsh Ministers (as opposed to the discretionary areas of the scheme), over which local authorities have no discretion.

4.10 Consultation on the Prescribed Requirement Regulations was undertaken in 2016 and the results detailed in the Head of Finance's report to Council on the Council Tax Reduction Scheme on 11 January 2017. As it is proposed not to change the discretionary elements, a further consultation exercise has not been completed.

4.11 It is proposed that the discretionary elements remain as follows:

- The extended payment period is maintained at the minimum standard of 4 weeks.
- War Disablement Pensions and War Widows Pensions are fully disregarded when calculating entitlement to CTR. The estimated cost of this proposal within the financial year is £6,659.
- Backdating is maintained at the minimum standard of 3 months.

4.12 The total estimated cost to the Council for these three proposals is £6,659 for 2023-24.

4.13 **Main Issues**

4.14 The Council must consider whether to replace or revise its CTR scheme and is obliged to make a scheme under the requirements of the Prescribed Requirements Regulations. The obligation is a statutory duty and applies even if the Council chooses not to apply any of the discretions available to it.

4.15 The recommended approach to the available discretions is to apply the recommendations in Table 1 at paragraph 4.23 of the report. It should be noted that there are no additional monies available from the Welsh Government to fund the discretionary elements.

4.16 The scheme must be administered by local authorities within a fixed budget. There are significant difficulties adequately funding a service which is demand led with a

fixed cost budget provision. The Welsh Government has confirmed there will be no additional funding to bridge any gap and each authority will be expected to meet any shortfall.

- 4.17 The Council continues to have powers to support hardship on an individual basis or in respect of a defined group. Such arrangements cannot, however, form part of the CTR Scheme itself.

4.18 Adoption of the Council Tax Reduction Scheme

- 4.19 The Council is required to adopt a scheme by 31 January 2023 under The Council Tax Reduction Schemes and Prescribed Requirements (Wales) Regulations 2013, regardless of whether it chooses to apply any of the discretionary elements. If the Council fails to make a scheme, then a default scheme will apply under The Council Tax Reduction Schemes (Prescribed Requirements and Default Scheme) (Wales) (Amendment) Regulations 2013.

- 4.20 It is recommended that the Council adopts:

- a Scheme under The Council Tax Reduction Schemes and Prescribed Requirements (Wales) Regulations 2013, which includes all the elements that must be included in the scheme, as set out in the Regulations; and with regard to the discretionary elements, includes the recommendations in Table 1 set out at Paragraph 4.23 below; and
- The Council Tax Reduction Schemes (Prescribed Requirements and Default Scheme) (Wales) (Amendment) Regulations 2014 to 2022; and
- The Council Tax Reduction Schemes (Prescribed Requirements and Default Scheme) (Wales) (Amendment) Regulations 2023.

- 4.21 Part 5 of The Council Tax Reduction Schemes and Prescribed Requirements (Wales) Regulations 2013 (Other matters that must be included in an Authority's Scheme) identifies which elements of the prescribed requirements of a scheme are minimum only requirements and in respect of which local authorities have an element of discretion.

- 4.22 The recommendation in relation to the available discretionary elements is contained in Table 1 below, and takes into account the following:

- The consultation responses received in 2016, in particular those relating to the discretionary elements;
- The current local scheme in relation to the treatment of War Disablement Pensions, War Widows Pensions and War Widowers Pensions for Housing Benefit and 2022-23 CTR scheme, which disregards these payments in full; and,
- The fixed funding available.

4.23 Table 1 – Discretionary elements

Part 5 – Other matters that must be included in an authority's scheme	Prescribed Requirement Regulations (Minimum Requirements)	Recommended Details to be Adopted with regard to discretionary elements
Ability to increase the standard extended reduction period of 4 weeks given to applicants where they have previously been receiving a council tax reduction that is to end, as they have ceased receiving qualifying benefits as a result of returning to work, increasing their hours of work, or receiving increased earnings. Regulation 32 (3) and Regulation 33 (3), paragraph (33) Schedule 1 and paragraph (35) and (40) Schedule 6.	4 weeks	<p>Pensioners: The 4 weeks period specified in paragraph (33) Schedule 1 will apply, and</p> <p>Non-pensioners: The 4 weeks period specified in paragraph (35) and (40) Schedule 6 will apply.</p>
Ability to backdate applications of CTR for the minimum requirements specified in the Regulations will apply periods longer than the standard period of 3 months before the claim is made. Regulation 34 (4) and Paragraph (3) and (4) of Schedule 13.	3 months	<p>Pensioners: The period of 3 months specified in paragraph (3) Schedule 13 will apply, and</p> <p>Non-pensioners: The period of 3 months specified in paragraph 4, Schedule 13 will apply.</p>
Ability to disregard more than the statutory weekly £10 of income received in respect of War Disablement Pensions and War Widows Pensions and War Widowers Pensions (disregarded when calculating income of the applicant); Regulation 34 (5), Paragraphs 1(a) and 1(b) Schedule 4 and Paragraphs 20(a) and 20(b) of Schedule 9	£10	<p>Pensioners: The total value of any pension specified in paragraph 1(a) and 1(b) Schedule 4 will be disregarded.</p> <p>Non-pensioners: The total value of any pension specified in paragraph 20(a) and 20(b) Schedule 9 will be disregarded.</p>

5. Effect upon policy framework and procedure rules

- 5.1 There is no direct impact on the Council's policy framework and procedure rules.

6. Equality Act 2010 implications

- 6.1 The protected characteristics identified within the Equality Act, Socio-economic Duty and the impact on the use of the Welsh language have been considered in the preparation of this report. As a public body in Wales, the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services and functions. It is considered that there will be no significant or unacceptable equality impacts as a result of this report.
- 6.2 The Welsh Government has undertaken a detailed regulatory impact assessment, which includes an equality impact assessment; the findings reported were in line with their expectations.
- 6.3 The Council has previously undertaken a consultation exercise and this consultation assists the Council in satisfying the public sector equality duty in the Equality Act 2010.

7. Well-being of Future Generations (Wales) Act 2015 implications

- 7.1 The well-being goals identified in the Act have been considered in the preparation of this report. It is considered that there will be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of this report.

8. Financial implications

- 8.1 The 2023-24 Provisional Local Government Settlement shows that the sum provided for CTR across Wales is at the same level as 2022-23, a total of £244 million, a sum that has not changed in recent years. Bridgend Council's 2023-24 provisional settlement from Welsh Government includes £12.642 million to fund the CTR scheme, a reduction of £224,000 from the allocation of £12.866 million in 2022-23. This amount does not take into account any increase in council tax charges but is distributed based on expenditure on council tax reduction schemes in previous years. This amount is unlikely to change in the final settlement.
- 8.2 Any shortfall between the amount provided in the settlement and the amount of CTR awarded, including any discretionary elements, will fall on the Council. Based on the current caseload the estimated total cost of the scheme for 2023-24 is around £15.3 million (including the cost of the discretionary elements), which is £2.434 million higher than the funding provided by Welsh Government. Additional funding of £1 million to meet the full cost of the CTR scheme was included in the base budget as part of the Medium Term Financial Strategy 2014-15 to 2017-18. In addition, further funding has also been provided through the MTFS since then to meet demographic changes and changes arising as a result of the increase in council tax. The proposed budget for 2023-24 is currently £16.054 million, which provides some headroom based on current projected demand. However, with the current cost of living climate, and the impact of this on people's financial and economic circumstances, demand may well increase, so this budget will need to be kept under review during the financial year and the position reported as part of the quarterly monitoring process to Cabinet.

9. Recommendations

9.1 It is recommended that Council:

- Notes The Council Tax Reduction Schemes and Prescribed Requirements (Wales) Regulations 2013, and the 2014 to 2023 amendment regulations;
- Adopts the Council Tax Reduction Scheme 2023-2024 as set out in paragraphs 4.18 to 4.23 of this report.

Carys Lord
Chief Officer – Finance, Performance and Change
January 2023

Contact officer: Janice Jenkins
Benefits and Financial Assessments Manager

Telephone: (01656) 643504

Email: Janice.Jenkins@bridgend.gov.uk

Postal address: Bridgend County Borough Council,
Civic Offices,
Angel Street,
Bridgend,
CF31 4WB

Background documents: None

This page is intentionally left blank

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO COUNCIL

18 JANUARY 2023

REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

LLYNFI DEVELOPMENT SITES – FORMER MAESTEG WASHERY SITE WEST

1. Purpose of report

- 1.1 The purpose of this report is to seek Council approval to enter into a Deed of Variation between Welsh Government and Bridgend County Borough Council (BCBC) that sets out to vary the existing Llynfi Development Sites, Welsh Government Central Capital Retained Fund Loan Agreement dated 12th February 2015.
- 1.2 BCBC are now considering the re-development of only the Former Maesteg Washery West Site for housing development and wish to vary the original Agreement to allow the carrying out of the feasibility works.

2. Connection to corporate well-being objectives/other corporate priorities

- 2.1 This report assists in the achievement of the following corporate well-being objective/objectives under the **Well-being of Future Generations (Wales) Act 2015**:
 - **Supporting a successful sustainable economy** – taking steps to make the county borough a great place to do business, for people to live, work, study and visit, and to ensure that our schools are focussed on raising the skills, qualifications and ambitions for all people in the county borough.
 - **Helping people and communities to be more healthy and resilient** - taking steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services. Supporting individuals and communities to build resilience, and enable them to develop solutions to have active, healthy and independent lives.
 - **Smarter use of resources** – ensure that all resources (financial, physical, ecological, human and technological) are used as effectively and efficiently as possible and support the creation of resources throughout the community that can help to deliver the Council's well-being objectives.

3. Background

- 3.1 In 2013 DTZ Real Estate Investment Management carried out an analysis of all sites in the Llynfi Valley (mostly brownfield land) that could potentially be brought forward for development but had issues that needed to be overcome before they could be

taken to market. Three sites were identified in the study as Priority 1 Strategic Opportunities for residential-led development (see **Appendix A**):

- The Former Maesteg Washery Site West
- The Former Maesteg Washery Site East
- The Former Maesteg Lower Comprehensive School Site

Utilising this study, a Strategic Outline Case (SOC) was prepared which sought approval from Welsh Government for funding in order to bring forward sites that would provide new homes in the Llynfi Valley, the lynchpin of a thriving, well-connected and engaged community. It was considered that these homes would not be provided through the private sector alone in the current market as there is little or no value in the brownfield sites. It was therefore viewed that intervention would be required by the public sector to make these sites viable for development.

- 3.2 An application was made to the Welsh Government's Central Capital Retained Fund which resulted in Bridgend County Borough Council (BCBC) Regeneration securing a £2.5 million loan with no match funding being required from BCBC.
- 3.3 The Loan Agreement (see **Appendix B**) was signed in February 2015 between Welsh Government and BCBC to enable the Council to deal with physical constraints on the sites, in order to bring them forward for residential development integrated with amenity open space.

The funding was divided as follows:

- Tranche 1 - £100,000 – Feasibility
- Tranche 2 - £2.4 million – Remediation

- 3.4 In March 2015 property consultants, Alder King were commissioned to provide an assessment of the sites with regard to:
 - The value of the sites as existing. This was found to be approximately £150,000 for the Former Maesteg Washery West Site.
 - The current residential market in South Wales and specifically Maesteg with regard to the marketability of the sites. Reports found that national housebuilders would consider the sites subject to being suitably prepared ie. they would need to be ready for development and any risks dealt with. This would include carrying out reclamation, installation of infrastructure and obtaining planning consents. It was envisaged the Former Maesteg Washery West Site could potentially accommodate 66 residential units at an average density of 35 dwellings per hectare.
- 3.5 Consultant engineers Ove Arup & Partners, acting on behalf of the Council undertook a feasibility survey of all three sites and advised the Council to review the end use and mitigation costs on each, as the envisaged magnitude of spend exceeded budget availability and in some cases offered poor value for money. On this basis, the Council were advised not to pursue the re-development of the Former Maesteg Washery East Site, with the Former Maesteg Lower Comprehensive School Site

being deemed as having the potential to be developed by other means, Extra Care Housing (ECH).

It was therefore agreed by the BCBC Llynfi Development Sites Project Board that the Council would progress with the Former Maesteg Washery Site West only.

- 3.6 The site is located within the defined settlement boundary of Maesteg and the BCBC Local Development Plan (LDP) Maesteg and the Llynfi Valley Strategic Regeneration Growth Area SRGA. It is also included within the BCBC LDP Residential Allocations Policy COM1(16) - The Former Maesteg Washery and the BCBC Replacement LDP Housing Allocations Policy COM1(R3) - Maesteg Washery.
- 3.7 On-site meetings with environmental consultants Kier Group & Sanctus were carried out, with both consultants recommending that intrusive site investigation (SI) information be obtained to lower any project risk.
- 3.8 A meeting was held at Civic Offices in November 2018 attended by the Leader, Director of Communities, Local Members and Welsh Government and BCBC Regeneration officers. In order to provide more certainty on scheme risks and costs, it was agreed that BCBC would progress with Tranche 1 (Feasibility) only including the intrusive site investigation (SI) works. It was deemed that this would then allow BCBC to best consider the viability of the site and enable BCBC to make a decision on how to progress with any potential development.
- 3.9 It was evident that in order to obtain the level of SI information required, additional funding would be necessary for Tranche 1 (Feasibility) work in addition to the £100,000 allocated. In May 2020 ministerial approval was obtained, enabling £139,519 of the Tranche 2 funding to be used to finance the costs of carrying out intrusive SI works on the site, and that this amount, plus the original £100,000 Tranche 1 funding, would not be repayable and would convert from a loan and become a grant. This figure was based on a pre tender estimate for carrying out the works. The Council's capital programme was amended to reduce the funding available for capital remediation works under Tranche 2 to £2.260 million (£2.4 million less £139,519 which was to be re-allocated to Tranche 1).

4. Current situation/proposal

- 4.1 Ove Arup & Partners were commissioned by BCBC via the South East Wales Technical and Professional Services (SEWTAPS) framework as consultant engineers to provide expert advice, SI brief production, contract administration, ground investigation interpretation report, remediation strategy and an updated phase 1 study - a review of all existing information highlighting the key technical issues which any remediation will need to address.
- 4.2 The SI works were first tendered in September 2021, following a fully compliant BCBC restricted tender process with tenderers having Safety Schemes in Procurement (SSIP) accreditation and being registered and verified on Constructionline. However the tender return revealed a significant increase in costs to that estimated. Due to the increase in costs, the works were retendered in May 2022 using the same BCBC compliant tendering process, with a reduced scope of works that did not impact on outputs achieved. The successful tender for the SI works, whilst still being greater than the original estimate, demonstrated a true reflection of

costs associated with the additional requirements for contract preliminaries across the industry and the increase in the scope of works required in order to address recent best practice for dealing with ground risks eg. ground gas.

- 4.4 In June 2022, the confirmed consultancy fees and site works costings for Tranche 1 (Feasibility) were sent to Welsh Government by BCBC and an application made that Tranche 1 be increased to £322,589 to reflect the significant increase. This application also proposed that Tranche 1 become a grant as opposed to a loan and entering into a Deed of Variation (DoV) to the original Loan Agreement will reflect this. Welsh Government grants panel approval and subsequent ministerial approval to vary the original Agreement to this effect via a DoV was obtained in July 2022.
- 4.5 In September 2022 a draft DoV was issued by Welsh Government for BCBC comment. Following input from BCBC Legal and Finance Departments, the wording has now been agreed and the final version appended to this report awaits Council approval and acceptance (see **Appendix C**).
- 4.6 Site works progress update:
- 4.6.1 In July 2022 and in order to meet Welsh Government funding deadlines, Quantum Geotechnical were duly appointed as the successful site investigation contractor via the ICC Infrastructure Conditions of Contract, Ground Investigation Version (August 2011).
- 4.6.2 During August and September 2022, the intrusive SI works were undertaken by Quantum Geotechnical. Information letters were sent to adjacent residents informing them of operations on site and residents' queries were collated and coordinated by local members for responses by BCBC Regeneration.
- 4.6.3 The site survey data is currently being analysed and all reports, findings and any future remediation recommendations will be completed by Arup by the end of January 2023 in order for BCBC to consider the viability of the site and any disposal strategy taken.
- If the outcome of the works demonstrate that there is merit in progressing a development scheme, BCBC will propose the remaining monies are returned to Welsh Government by the revised due date of end March 2023 (extension obtained with ministerial approval on 22nd March 2022) with the recommendation that it be converted to a grant for the benefit of a third party developer. Discussions with Welsh Government have indicated that their preference is to work with a Registered Social Landlord (RSL) for the remediation of the site.
 - If the outcome proves that ground conditions are too prohibitive with no likelihood of development, then BCBC will propose the remaining monies are returned to Welsh Government by the revised due date of end March 2023.

5. Effect upon policy framework and procedure rules

5.1 There is no effect on the Council's policy framework and procedure rules.

6. Equality Act 2010 implications

6.1 An initial EIA screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh language. It is therefore not necessary to carry out a full EIA on this policy or proposal.

7. Well-being of Future Generations (Wales) Act 2015 implications

7.1 This scheme supports the 5 ways of working under the Well-Being of Future Generations (Wales) Act 2015 as follows:

- **Long term** - Maesteg plays a strategic role within the County Borough as a focus point for services, transport and community activity. However, housing choice in the Llynfi Valley is limited, and there is a shortfall in the provision of both larger and smaller dwellings and in both the affordable and private purpose housing markets. The estimated annual need for affordable housing in the County Borough far exceeds the average annual level of general housing completions. Consequently, there are insufficient numbers of homes provided in the Llynfi Valley especially for first time buyers and young families. The Maesteg Washeries West site is seen as an important residential development site which has the potential to offer significant regenerative benefits to the locality through the provision of new housing, with excellent access to public open space.
- **Prevention** – the site is currently a vacant brownfield location with significant site constraints. Its condition currently detracts from the attractiveness of the area given that it adjoins an extensive community woodland/open space – the Spirit of Llynfi Woodland created as part of the lease agreement between National Resources Wales and BCBC.
- **Integration** – Taking into account national and local planning policy framework, BCBC will encourage any future residential led development to focus on delivering:
 - Mixed tenure communities, with an appropriate level of affordable housing;
 - Development that is easily accessible by public transport, cycling and walking;
 - Attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation, flood risk and the area's heritage;
 - Greater emphasis on quality, good design and the creation of places to live that are safe and attractive;
 - The most efficient use of land;
 - Well-designed living environments, where appropriate at increased densities;

- Construction of housing with low environmental impact, reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel.
- **Collaboration** – BCBC will collaborate with key public sector partners, various BCBC departments, local residents, Maesteg Comprehensive School and third party developers to ensure successful and sustainable development outcomes.
- **Involvement** – There is a longstanding expectation from the local community and the Council that residential development will be able to come forward at this site, albeit accelerated by further public sector intervention in the form of assistance with land remediation. Ongoing engagement with the community is therefore an important facet of this regeneration project.

8. Financial implications

8.1 At the start of the 2022-23 financial year, spend on feasibility on the scheme totalled £85,847 of the total £239,519 funding available (original £100,000 feasibility funding under Tranche 1 plus the additional £139,519 allocated to Tranche 1 agreed by Welsh Government with ministerial approval in May 2020), leaving a balance of £153,672. The total costs of the remaining planned feasibility work is £236,751, resulting in total feasibility costs of £322,598, which is £222,598 above the initial funding allocated for Tranche 1, or £83,079 above the revised Tranche 1 funding agreed by Welsh Government with ministerial approval in May 2020.

8.2 Welsh Government grants panel and ministerial approval has now been obtained for the revised £222,598 of Tranche 2 (Remediation), in addition to the original £100,000 Tranche 1 (Feasibility), to be used for the feasibility stage and not to be repayable by BCBC, providing that the Council produces evidence to the Welsh Government that this sum has been used by the Council towards the costs of carrying out feasibility works on the Former Maesteg Washery West Site. Evidence of spend is to include, but not be limited to, copies of invoices (for external suppliers) plus screen prints of the Borrower's ledger accounts, in addition to copies of the final reports resulting from the works. This is all included in the Deed of Variation.

8.2 Consequently, the revised breakdown of the £2.5 million original loan is as follows:

	£
	2,500,000 Original Loan
-	<u>322,598</u> Revised Tranche 1 (Feasibility) – Non-repayable Grant
	<u>2,177,402</u> Revised Tranche 2 (Remediation) – Repayable Loan

8.3 The Council's capital programme, last approved by Council in October 2022, included a capital remediation budget of £2.260 million as outlined in paragraph 3.9. The latest capital programme presented to Council in February 2023 shows an updated figure of £2.177 million, which is the original £2.4 million Tranche 2 funding less £322,598 updated Tranche 1 feasibility funding.

9. Recommendation(s)

9.1 Council is recommended to:

- Note the amendment of this scheme's cost and the associated funding in the Capital Programme for the Former Maesteg Washery West Site (Llynfi Valley Development Programme);
- Delegate authority to the Corporate Director Communities to agree and approve the final terms of the Deed of Variation and arrange execution of the same on behalf of the Council subject to such powers being exercised in consultation with the Chief Officer – Legal and Regulatory, HR and Corporate Policy and Section 151 Officer.

Janine Nightingale
CORPORATE DIRECTOR COMMUNITIES
January 2023

Contact officer: Julian Thomas
Team Leader Regeneration Projects

Telephone: (01656) 815202

Email: julian.thomas@bridgend.gov.uk

Postal address: Bridgend County Borough Council
Communities Directorate
Civic Offices
Angel Street
Bridgend
CF31 4WB



Background documents:

None

This page is intentionally left blank

Appendix A



 Llynfi Valley Development Sites		
Scale: 1:2,500 @ A3 Portrait	Date Issued: 15/06/2015	
Mark Shephard Corporate Director Communities		© Crown Copyright and database rights (2015) Ordnance Survey (100023405)
Communities Directorate, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend CF31 4WB.		© Hawffraint a hawliau cronfa ddata'r Goron (2015) Rhif Trwydded yr Arolwg Ordnans (100023405) © Cities Revealed Aerial Photography copyright, The GeoInformation Group (2009)
Planning Services Tel: (01656) 643176/643552		

Execution

DATED

TWELFTH FEBRUARY

2015

(1) THE WELSH MINISTERS

and

(2) BRIDGEND COUNTY BOROUGH COUNCIL

LOAN AGREEMENT

BLAKE MORGAN LLP
Bradley Court
11 Park Place
Cardiff
CF10 3DR

CONTENTS

1.	Definitions and Interpretation	3
2.	The Facility	8
3.	Purposes	8
4.	Drawing	8
5.	Conditions precedent and conditions subsequent	9
6.	Interest	10
7.	Costs	10
8.	Repayment and prepayment	10
9.	Payments including tax gross-up	13
10.	Representations and warranties	13
11.	Covenants	15
12.	Audit Requirements	16
13.	Intellectual Property Rights & Publicity	17
14.	Access to Information	17
15.	Events of Default	18
16.	Calculations, accounts and certificates	20
17.	Remedies, waivers, amendments, consents and continuing conditions	20
18.	Severance	21
19.	Assignment and transfer	21
20.	Counterparts	21
21.	Third party rights	21
22.	Notices	21
23.	Governing law and jurisdiction	22
	Schedule 1 - Conditions Precedent	23
	Schedule 2 - Initial Sites	25
	Schedule 3 – Business Cases	26
	Schedule 4 – Potential Outputs and Outcomes	27

THIS AGREEMENT IS MADE ON 12TH FEBRUARY 2015
BETWEEN:

- (1) **BRIDGEND COUNTY BOROUGH COUNCIL** of Civic Offices, Angel Street, Bridgend, CF31 4WB (the "**Borrower**"); and
- (2) **THE WELSH MINISTERS** of the Welsh Government, Cathays Park, Cardiff CF10 3NQ (the "**Lender**").

RECITALS:

The Lender agrees to provide the Borrower with an unsecured term loan facility of a maximum of £2,500,000 on and subject to the terms and conditions of this agreement.

IT IS AGREED AS FOLLOWS:

1. Definitions and Interpretation

- 1.1 The definitions and rules of interpretation in this clause apply in this agreement.

Additional Sites means any land which the Lender and the Borrower agree after the date of this agreement can be funded by the Facility;

Availability Period means the First Tranche Availability Period and the Second Tranche Availability Period;

Borrowed Money means any indebtedness the Borrower owes as a result of:

- (a) borrowing or raising money, including any premium and any capitalised interest on that money;
- (b) any bond, note, loan stock, debenture, commercial paper or similar instrument;
- (c) any acceptance credit facility or dematerialised equivalent, bill-discounting, note purchase or documentary credit facilities;
- (d) monies raised by selling, assigning or discounting receivables or other financial assets on terms that recourse may be had to the Borrower in the event of non-payment of such receivables or financial assets when due;
- (e) any deferred payments for assets or services acquired, other than trade credit that is given

in the ordinary course of trading and which does not involve any deferred payment of any amount for more than 60 days;

- (f) any rental or hire charges under finance leases (whether for land, machinery, equipment or otherwise);
- (g) any counter-indemnity obligation in respect of any guarantees, bonds, indemnities, standby letters of credit or other instruments issued by a third party in connection with the Borrower's performance of contracts;
- (h) any other transaction that has the commercial effect of borrowing (including any forward sale or purchase agreement and any liabilities which are not shown as borrowed money on the Borrower's balance sheet because they are contingent, conditional or otherwise);
- (i) any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price; and
- (j) any guarantee, counter-indemnity or other assurances against financial loss that the Borrower has given for any of the items referred to in paragraphs (a) to (i) of this definition incurred by any person.

When calculating Borrowed Money, no liability shall be taken into account more than once;

Business Cases means the business cases provided by the Borrower for the Initial Sites contained in Schedule 3;

Business Day means a day (other than a Saturday or a Sunday) on which commercial banks are open for general business in London and deposits are dealt with on the London Interbank Market;

Development Activities means:

- (a) the land development activities for the Initial Sites set out in the Business Cases; and
- (b) any other land development works agreed between the Lender and the Borrower to be undertaken on the Additional Sites;

Event of Default means any event or circumstance listed in clause 15.1;

Facility	means the term loan facility made available under this agreement;
First Tranche	means £100,000 of the Facility;
First Tranche Availability Period	means the period from and including the date of this agreement to and including 13 th February 2015;
Indebtedness	means any obligation to pay or repay money, present or future, whether actual or contingent, sole or joint;
Initial Repayment Date	means the date which is:- <ul style="list-style-type: none"> (a) the fifth anniversary after drawdown of the Second Tranche; or (b) if there is no drawdown of the Second Tranche during the Second Tranche Availability Period and subject to clause 8.9, the date which is the fifth anniversary after the first drawdown of the Facility

as such date may be extended from time to time by the Lender under clause 8.2 or 8.3;

The Lender will consider a request or requests from the Borrower for an extension of the Initial Repayment Date (such consent not to be unreasonably withheld or refused) where the Borrower has in the Lender's opinion used reasonable endeavours to complete the Development Activities, market and dispose of the Sites and no Event of Default or Potential Event of Default has occurred and is continuing. The Lender accepts that the Initial Repayment Date may in some circumstances be insufficient time to complete the Development Activities, market and dispose of the Sites. This may particularly be the case if the Borrower has to exercise compulsory purchase powers to acquire land for part or the whole of a Site.

The Lender may in its absolute discretion agree to an extension of the Initial Repayment Date where a Site cannot be sold for more than:

- (a) its pre-development open market value; and
- (b) the amount of money spent on the Development Activities for that Site,

and no Event of Default or Potential Event of Default has occurred and is continuing.

Initial Sites	means the land described in Schedule 2;
Loan	means the principal amount of the loan made or to be made by the Lender to the Borrower under this agreement or (as the context requires) the principal amount outstanding for the time being of that loan;
Loan Allocation	means the loan allocation for each Site to be agreed between the Borrower and the Lender prior to drawdown of the Second Tranche. The Loan Allocation can be varied from time to time in accordance with the terms of this agreement;
Net Sales Proceeds	<p>means the gross sale proceeds arising from the sale, lease, transfer or disposal of the whole or any part of the Site:-</p> <p>(a) less expenses wholly and necessarily incurred in the disposal and which were not funded by the Loan; and</p> <p>(b) less costs and expenses (including staff costs) reasonably incurred by the Borrower in the Development Activities and the disposal including abortive disposals and which in each case were not funded by the Loan.</p>
Potential Event of Default	means any event or circumstance specified in clause 15.1 which would (with the expiry of a grace period, the giving of notice, the making of any determination under this agreement or any combination thereof) be an Event of Default;
Related Costs	means the costs and expenses (including staff costs) reasonably incurred by the Borrower in the Development Activities and disposal of the Initial Sites and the Additional Sites, including abortive costs, stamp duty and professional fees;
Second Tranche	means up to a maximum of £2,400,000 of the Facility;
Second Tranche Availability Period	means the period from and including the date of this agreement to and including 31 st March 2015;
Sites	means the Initial Sites and the Additional Sites;
State Aid Rules	means the rules set out in Articles 107 to 109 of the Treaty on the Functioning of the European Union, secondary legislation such as frameworks, guidelines and block exemptions produced by the European Commission derived from Articles 107 to 109, case law of the European Courts and decisions of the European Commission regarding the

application of Articles 107 to 109;

Sterling and £	means the lawful currency of the UK;
Total Facility Amount	means the maximum principal amount of the Facility referred to in clause 2.1;
Valuer	means a valuer acceptable to the Lender.
Washery Sites	means the Former Maesteg Washery - West Site and the Former Maesteg Washery – East Site described in Schedule 2;

- 1.2 Clause, schedule and paragraph headings shall not affect the interpretation of this agreement.
- 1.3 A reference to **this agreement** (or any provision of it) or any other document shall be construed as a reference to this agreement, that provision or that document as it is in force for the time being and as amended, varied or supplemented from time to time in accordance with its terms, or with the agreement of the relevant parties.
- 1.4 A reference to a **person** shall include a reference to an individual, firm, company, corporation, unincorporated body of persons, or any state or any agency of any person.
- 1.5 A reference to a statute, statutory provision or subordinate legislation is a reference to it as it is in force for the time being, taking account of any amendment, extension or re-enactment and includes any former statute, statutory provision or subordinate legislation which it amends or re-enacts.
- 1.6 A reference to **writing** or **written** includes faxes but not e-mail.
- 1.7 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.8 Unless the context otherwise requires, words in the singular include the plural and in the plural include the singular.
- 1.9 References to a **certified copy** of a document means a copy certified to be a true, complete and up-to-date copy of the original document, in writing and signed by a duly authorised officer of the Borrower.
- 1.10 A reference to an **amendment** includes a novation, re-enactment, supplement or variation (and **amended** shall be construed accordingly).
- 1.11 A reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration or resolution.
- 1.12 A reference to the **Borrower** and the **Lender** shall include their respective successors, permitted transferees and permitted assigns.
- 1.13 A reference to a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any government, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation.

- 1.14 A reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the discretion of the person making it.
- 1.15 A reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description.
- 1.16 A reference to a **disposal** of any asset, undertaking or business, includes a sale, lease, licence, transfer, loan or other disposal by that person of that asset, undertaking or business (whether by a voluntary or involuntary single transaction or series of transactions).
- 1.17 A reference to a clause or Schedule is to a clause of, or Schedule to, this agreement unless the context requires otherwise.
- 1.18 A reference to **continuing** in relation to an Event of Default or Potential Event of Default means an Event of Default or Potential Event of Default which has not been waived or remedied to the Lender's satisfaction.

2. The Facility

- 2.1 The Lender grants to the Borrower an unsecured Sterling term loan facility of a total maximum principal amount not exceeding £2,500,000 on the terms, and subject to the conditions, of this agreement.
- 2.2 Subject to clause 2.1, the maximum amounts of the Facility which will be available for each Site will be set out in the Loan Allocation. A Loan Allocation for a Site may be varied by agreement between the Lender and the Borrower and the Facility can be used to fund land development works on Additional Sites provided the Total Facility Amount is not exceeded.
- 2.3 The Lender reserves the right to decrease the amount of the Second Tranche if the further investigations to be funded by the First Tranche do not confirm the viability of the land developments to be funded by the Second Tranche or the future development potential of the Sites.

3. Purposes

- 3.1 The Borrower shall use the First Tranche to finance further investigations to determine the viability of the Development Activities through professional team appointments paying particular attention to costs benefit analysis of the development options and market demand from national and local house builders.
- 3.2 The Borrower shall use the Second Tranche to finance the Development Activities and the Related Costs.
- 3.3 The Lender is not obliged to monitor or verify how any amount advanced under this agreement is used.

4. Drawing

- 4.1 The Borrower may utilise the First Tranche in a single amount on any Business Day during the First Tranche Availability Period. Prior to drawdown of the First Tranche, the Lender and the Borrower will agree the Initial Sites to which the First Tranche will be allocated.

- 4.2 The Borrower may utilise the Second Tranche in a single amount on any Business Day during the Second Tranche Availability Period. Prior to drawdown of the Second Tranche, the Lender and the Borrower will agree the Loan Allocation for the Sites.
- 4.3 If the Borrower notifies the Lender that it will not draw down any part of the Loan Allocation for any Site (the “**Notified Sum**”) in the Second Tranche, the Notified Sum may be drawn down by the Borrower in the Second Tranche for the Development Activities and the Related Costs of any other Site provided that:
- (a) for any Site, the Borrower's expenditure for carrying out the Development Activities and the Related Costs on the Site which are to be funded by the Facility does not exceed its Loan Allocation; and
 - (b) the Loan does not exceed the Total Facility Amount.
- 4.4 The Borrower shall give the Lender at least ten Business Days prior notice (or such shorter period as the Lender and the Borrower may agree) of the date on which the Borrower wants to draw down the Loan specifying the amount of the proposed Loan, the Business Day on which it is to be made and the bank account to which payment is to be made. The amount of the Loan shall not exceed the Total Facility Amount and the amount of the Loan for each Site shall not exceed its Loan Allocation.
- 4.5 Any notice given under clause 4.1 or 4.2 will be irrevocable.
- 4.6 Any amount of the Facility not drawn down during the relevant Availability Period will automatically be cancelled at the end of the relevant Availability Period.
- 4.7 Any amounts repaid or prepaid under the Facility are not available for re-drawing under this Agreement.
- 5. Conditions precedent and conditions subsequent**
- 5.1 This clause 5 is inserted solely for the benefit of the Lender.
- 5.2 The Borrower may not give any notice to draw the Loan, and the Lender is not obliged to lend, until the Lender has confirmed to the Borrower that it has received all the documents and evidence specified in Schedule 1 Part One, in the form and containing the information that it requires.
- 5.3 The Lender's obligation to make the First Tranche available to the Borrower is subject to the Lender having confirmed to the Borrower that it has received all the documents and evidence specified in Schedule 1 Part Two, in the form and containing the information that it requires.
- 5.4 The Lender's obligation to make the Second Tranche available to the Borrower is subject to the Lender having confirmed to the Borrower that it has received all the documents and evidence specified in Schedule 1 Parts Two and Three, in the form and containing the information that it requires and the Lender being satisfied that the Development Activities for the Sites for which the Second Tranche is to be drawdown are still viable.

- 5.5 Subject to clauses 5.2, 5.3 and 5.4, the Lender will only be obliged to make any part of the Loan available if, on both the date of the notice to draw down the Loan and the proposed drawdown date of the Loan (specified in the notice referred to in clause 4.1 or 4.2):
- (a) the representations and warranties in clause 10 are true and correct in all material respects and will be true and correct in all material respects immediately after the Lender has made the proposed Loan; and
 - (b) no Event of Default or Potential Event of Default is continuing or would result from the proposed Loan.
- 5.6 Simultaneously with the acquisition by the Borrower of any land within Parcel B of the Maesteg Lower Comprehensive School and associated land Initial Site (as shown outlined red in the plan for this Initial Site in Schedule 2 and marked B), the Borrower will enter a restriction at the Land Registry against the title to such land in the form set out in Schedule 1, Part One and provide the Lender with Land Registry Office copies showing the restriction within 14 days of the completion of the registration of the Borrower's title to such land at the Land Registry.

6. Interest

- 6.1 Subject to clause 6.2 below the Borrower shall not pay interest on the Loan.
- 6.2 If the Borrower fails to make any payment due under this agreement on the due date for payment, interest on the unpaid amount shall accrue daily, from the date of non-payment to the date of actual payment (both before and after judgment), at 4% above the base rate of Bank of England from time to time and shall be payable on demand by the Lender. Such interest can be compounded monthly at the Lender's option.

7. Costs

- 7.1 Each party shall pay its own costs and expenses (together with any value added tax on them) incurred in connection with the negotiation and preparation and execution of the Loan and/or this agreement.
- 7.2 The Borrower shall pay any stamp, documentary and other similar duties and taxes to which this agreement may be subject, or give rise and shall indemnify the Lender against any losses or liabilities that it may incur as a result of any delay or omission by the Borrower in paying any such duties or taxes.
- 7.3 The Borrower will on demand pay to the Lender the amount of all costs and expenses (including legal fees and other out of pocket expenses and any value added tax or other similar tax on the costs and expenses) incurred by the Lender in connection with the preservation, enforcement or attempted preservation or enforcement of any of the Lender's rights under this agreement.

8. Repayment and prepayment

- 8.1 The Borrower shall repay the Loan on the Initial Repayment Date.

- 8.2 The Lender will consider a request or requests from the Borrower for an extension of the Initial Repayment Date (such consent not to be unreasonably withheld or refused) where the Borrower has in the Lender's opinion used reasonable endeavours to complete the Development Activities, market and dispose of the Sites and no Event of Default or Potential Event of Default has occurred and is continuing.
- 8.3 The Lender may in its absolute discretion agree to an extension of the Initial Repayment Date where a Site cannot be sold for more than:
- (a) its pre-development open market value; plus
 - (b) the amount of money spent on the Development Activities for that Site,
- and no Event of Default or Potential Event of Default has occurred and is continuing.
- 8.4 The Net Sales Proceeds from any sale, lease, transfer or other disposal of the whole or any part of a Site for which the Loan has been drawn down shall be applied in accordance with clause 8.5, 8.6 or 8.7 as relevant. Any such disposal will need prior independent verification as a transaction at an open market value by the Valuer; the Valuer to be instructed by the Borrower.
- 8.5 For the Maesteg Lower Comprehensive School and associated land Initial Site where the Net Sale Proceeds referred to in clause 8.4 (together with the aggregate previous Net Sale Proceeds for the Site) is less than the pre-development open market value of the Site contained in the Valuation referred to in Schedule 1 Part Three, the Net Sale Proceeds are to be paid to the Borrower.
- 8.6 For the Maesteg Lower Comprehensive School and associated land Initial Site where the Net Sale Proceeds referred to in Clause 8.4 (together with the aggregate previous Net Sale Proceeds for the Site) is equal to or more than the pre-development open market value of the Site ("A") contained in the Valuation referred to in Schedule 1 Part Three, the Net Sale Proceeds shall be applied in the following order:
- (a) firstly, to the Lender in prepayment of the outstanding amount of the Facility drawn down by the Borrower for the Site plus interest accrued on the Loan arising under clause 6.2;
 - (b) secondly, to the Borrower in an amount equal to A; and
 - (c) thirdly, the balance of the Net Sale Proceeds are to be shared equally between the Borrower and the Lender. The Net Sale Proceeds paid to the Lender under this clause 8.6(c) will not be applied in repayment of the Facility.
- 8.7 For the Washery Sites, the Net Sale Proceeds, irrespective of their amount, should be applied:
- (a) firstly, in repayment to the Welsh Government of the land reclamation grant relating to the Washery Sites in accordance with the land reclamation grant agreement including payment of any interest or

other sums payable in connection with the land reclamation grant agreement;

- (b) secondly, to the Lender in prepayment of the outstanding amount of the Facility drawn down by the Borrower for the Washery Sites plus interest accrued on the Loan arising under Clause 6.2; and
- (c) thirdly, the balance of the Net Sale Proceeds are to be shared equally between the Borrower and the Lender. The Net Sale Proceeds paid to the Lender under this clause 8.7(c) will not be applied in repayment of the Facility.

8.8 Where the whole or any part of a Site for which the Loan has been drawn down is to be used for the Borrower's own purposes (the "**Retained Land**") the Borrower will obtain from the Valuer, an open market valuation of the Retained Land, such valuation to take into account the potential alternative development use for which planning permission may be granted for the Retained Land. The valuation will be used to ascertain the equivalent of the gross sale proceeds for the purpose of calculating the Net Sales Proceeds to be applied in accordance with clause 8.5, 8.6 or 8.7 as relevant in such circumstances.

8.9 Where none of the Facility is drawn down in the Second Tranche for a Site due to:

- (a) the Development Activities for the Site in the Lender's opinion being no longer viable; or
- (b) the Borrower selling the Site for housing development purposes prior to the end of the Second Tranche Availability Period without having undertaken any Development Activities on the Site,

the Borrower will not be obliged to repay the amount of the Facility drawn down by the Borrower in the First Tranche for that Site provided no Event of Default or Potential Event of Default has occurred and is continuing.

8.10 If the aggregate Net Sale Proceeds from sales, leases, transfers or other disposals of a Site and the operation of clauses 8.5, 8.6, 8.7 and 8.8 for the Site fail to repay the amount of the Facility drawn down by the Borrower for the Site (such outstanding amount of the Facility being the "**Shortfall**") by the Initial Repayment Date and any extension of the Initial Repayment Date under clause 8.2 or 8.3, the Borrower will not be obliged to repay the Shortfall provided that no Event of Default or Potential Event of Default has occurred and is continuing.

8.11 The Borrower may prepay amounts outstanding under the Facility in whole or in part provided that the Lender shall have received from the Borrower ten Business Days' notice in writing of its intention to make such prepayment, specifying the amount to be pre-paid.

8.12 No amount repaid or prepaid under this agreement may be subsequently reborrowed.

9. Payments including tax gross-up

- 9.1 All payments made by the Borrower under this agreement shall be in Sterling and in immediately available cleared funds to the Lender at such account as the Lender may notify the Borrower.
- 9.2 If any payment becomes due on a day that is not a Business Day, the due date of such payment will be extended to the next succeeding Business Day, or, if that Business Day falls in the following calendar month, such due date shall be the immediately preceding Business Day.
- 9.3 All payments made by the Borrower under this agreement shall be made in full, without set-off, counterclaim or condition, and free and clear of, and without any deduction or withholding, provided that, if the Borrower is required by law or regulation to make such deduction or withholding, it shall:
- (a) ensure that the deduction or withholding does not exceed the minimum amount legally required;
 - (b) pay to the relevant taxation or other authorities, as appropriate, the full amount of the deduction or withholding;
 - (c) furnish to the Lender, within the period for payment permitted by the relevant law, either:
 - (i) an official receipt of the relevant taxation authorities concerned on payment to them of amounts so deducted or withheld; or
 - (ii) if such receipts are not issued by the taxation authorities concerned on payment to them of amounts so deducted or withheld, a certificate of deduction or equivalent evidence of the relevant deduction or withholding; and
 - (d) pay to the Lender such additional amount as is necessary to ensure that the net full amount received by the Lender after the required deduction or withholding is equal to the amount that the Lender would have received had no such deduction or withholding been made.

10. Representations and warranties

- 10.1 The Borrower represents and warrants to the Lender on the date of this agreement:
- (a) It has the power and authority to execute, deliver and perform its obligations under this agreement and the transactions contemplated by it. No limit on its powers will be exceeded as a result of the borrowing contemplated by this agreement.
 - (b) The execution, delivery and performance of the obligations in, and transactions contemplated by, this agreement, do not and will not contravene or conflict with:
 - (i) its constitutional documents;

- (ii) any agreement or instrument binding on it or its assets or constitute a default or termination event (however described) under any such agreement or instrument; or
 - (iii) any law or regulation or judicial or official order, applicable to it.
- (c) It has taken all necessary action and obtained all required authorisations to enable it to execute, deliver and perform its obligations under this agreement and the transactions contemplated by it and to make it admissible in evidence in its jurisdiction of incorporation. All such authorisations are in full force and effect.
- (d) Its obligations under this agreement are legal, valid, binding and enforceable in accordance with its terms.
- (e) It is not necessary to file, record or enrol this agreement with any court or other authority or pay any stamp, registration or similar taxes relating to this agreement or the transactions contemplated by this agreement.
- (f) No Event of Default or Potential Event of Default has occurred or is continuing, or is reasonably likely to result from making the Loan or the entry into, the performance of, or any transaction contemplated by this agreement.
- (g) The information, in written or electronic format, supplied by, or on its behalf, to the Lender in connection with the Facility and this agreement was, at the time it was supplied or at the date it was stated to be given (as the case may be), to the best of its knowledge and belief having made all due enquiry:
 - (i) if it was factual information, complete, true and accurate in all material respects;
 - (ii) if it was a financial projection or forecast, prepared on the basis of recent historical information and on the basis of reasonable assumptions and was fair and made on reasonable grounds; and
 - (iii) if it was an opinion or intention, made after careful consideration and was fair and made on reasonable grounds; and
 - (iv) not misleading in any material respect, nor rendered misleading by a failure to disclose other information,

except to the extent that it was amended, superseded or updated by more recent information supplied by, or on behalf of, the Borrower to the Lender.

10.2 Each of the representations and warranties in this clause 10 is deemed to be repeated by the Borrower on:

- (a) the date of each request to draw down the Loan; and

- (b) the dates that the Loan is actually drawn down

by reference to the facts and circumstances existing on each such date.

11. Covenants

11.1 The Borrower covenants with the Lender that, as from the date of this agreement until all its liabilities under this agreement have been discharged:-

- (a) It will use all reasonable endeavours to progress the Development Activities and will undertake the Development Activities using best available techniques to ensure good value for public money. Where the Borrower buys any goods and/or services to achieve the purposes for which the Facility are provided, they must be purchased in a competitive and sustainable way so as to demonstrate that the Borrower has achieved the best value in the use of public funds.

- (b) It will market the land opportunities created by the Development Activities to secure the potential outputs and outcomes:

- (i) identified in Schedule 4; and

- (ii) agreed from time to time between the Borrower and the Lender for the Additional Sites

at the earliest possible opportunity or immediately following completion of the Development Activities if deemed appropriate by market circumstances.

- (c) Sales, leases, transfers and other disposals of the whole or any part of a Site shall be formally procured in accordance with the Borrower's contract procedure rules and the Lender's policy requirements from time to time and may include deferred purchase agreements with developer/contractors if necessary to secure market interest.

- (d) It will ensure that all sales, leases, transfers and other disposals of the whole or any part of a Site by it comply with the terms of the European Commission's "Communication on state aid elements in sales of land and buildings by public authorities" (Official Journal 97/C 209/03). The terms of any contract of sale, lease, transfer or other disposal of the whole or any part of a Site by the Borrower shall be on an arms length basis and shall be as reasonably favourable to the Borrower as possible whilst reflecting the market conditions prevailing at the time of the sale.

- (e) It will use all reasonable endeavours to use the Loan in obtaining additional investment for regeneration purposes in the Borrower's geographical area.

- (f) Following drawdown of the Second Tranche, it will deliver to the Lender, within 7 days of the end of each two calendar months or any other period agreed between the Lender and the Borrower, progress reports on the Development Activities and the marketing and disposal of each Site to include a comparison to budget of costs incurred on the Development Activities and Related Costs, and highlighting any

issues which would cause delay in the Development Activities and related marketing and disposal activities, or affect the viability of the land developments to be funded by the Loan.

- (g) Following drawdown of the Second Tranche, it will hold meetings with the Lender (at a time and place specified by the Lender) at not longer than two monthly intervals, or any other period agreed between the Lender and the Borrower, to discuss progress made on the Development Activities and related marketing and disposal activities. The Borrower will ensure that any project manager appointed by the Borrower to oversee the Development Activities (or such other person as the Lender may agree) attends all such meetings with the Lender.
- (h) It will deliver to the Lender promptly such other documents, information and reports in relation to the Development Activities, the Sites and the Borrower as the Lender may reasonably request.
- (i) It will promptly obtain all consents or authorisations necessary (and do all that is needed to maintain them in full force and effect) under any law or regulation to enable it to perform its obligations under this agreement and to undertake the Development Activities, and to ensure the legality, validity, enforceability and admissibility in evidence of this agreement in its jurisdiction of incorporation.
- (j) It will comply with all applicable laws, regulations and official directives whether derived from domestic, European or international law.
- (k) It will ensure that its obligations under this agreement will rank at least *pari passu* with all its other present and future unsecured and unsubordinated Indebtedness (with the exception of any obligations which are mandatorily preferred by law and not by contract).
- (l) It will repay on demand by the Lender the whole or any part of the Loan which is required to be repaid under European Law (whether under State Aid Rules or otherwise).
- (m) It will promptly notify the Lender of any Potential Event of Default or Event of Default (and the steps, if any, being taken to remedy it) promptly on becoming aware of its occurrence.
- (n) For any Site, its expenditure for carrying out the Development Activities and Related Costs to be funded by the Facility will not exceed its Loan Allocation without the Lender's prior written consent.
- (o) Unless the Facility is used for the purposes (the "**Purposes**") referred to in clause 3.1 or 3.2 within 2 years after the date of this Agreement, the interest which the Borrower receives on monies drawn down under the Facility whilst such monies are held by it pending such use will, at the Borrower's option, be applied towards the Purposes or promptly paid to the Lender.

12. Audit Requirements

12.1 The Borrower must:

- (a) maintain clear accounting records identifying all income and expenditure in relation to the purposes for which the Facility are provided;
 - (b) without charge, permit any officer or officers of the Lender, Wales Audit Office or European Commission at any reasonable time and on reasonable notice being given to the Borrower to visit the Borrower's premises and/or to inspect any of the Borrower's activities and/or to examine and take copies of the Borrower's books of account and such other documents or records as in the Lender's reasonable view may relate in any way to the Borrower's use of the Facility. This undertaking is without prejudice and subject to any other statutory rights and powers exercisable by the Lender, Wales Audit Office or the European Commission or any officer, servant or agent of any of the above; and
 - (c) retain this agreement and all original documents relating to the Facility until the Lender informs the Borrower in writing that it is safe to destroy them.
- 12.2 Under paragraph 17 of Schedule 8 to the Government of Wales Act 2006 the Auditor General for Wales has extensive rights of access to documents and information relating to the Facility. He and his officials have the power to require relevant persons who control or hold documents to give any assistance, information and explanation that they may require; and to require those persons to attend before them for such a purpose. The Auditor General and his staff may exercise this right at all reasonable times.

13. Intellectual Property Rights & Publicity

- 13.1 Nothing in this agreement transfers to the Lender any rights in any intellectual property created by the Borrower as a result of the use of the Facility.
- 13.2 The Borrower must acknowledge the Lender's support on all publicity, press releases and marketing material produced in relation to the purposes for which the Facility was provided. Such acknowledgement must be in a form approved by the Lender and must comply with the Lender's branding guidelines.
- 13.3 The Borrower must provide the Lender with a copy of all material listed in clause 13.2 for the Lender's approval before any such material is published and the Borrower may not publish such material without the Lender's prior written approval.
- 13.4 The Borrower agrees that from the date of this agreement until 5 years from the date of the final drawdown of the Second Tranche, the Lender may include details about the Borrower, its business and the Facility in the Lender's promotional materials and the Borrower further agrees to cooperate with the Lender's reasonable requests to achieve the production of such materials.

14. Access to Information

- 14.1 The Borrower acknowledges that the Lender is subject to the requirements of the Code of Practice on Access to Information published by the Lender (the

"Code"), the Freedom of Information Act 2000 (the "FOIA"), the Environmental Information Regulations 2004 (the "EIR") and the Data Protection Act 1998.

14.2 The Borrower acknowledges that the Lender is responsible for determining in its absolute discretion whether:

- (a) to disclose any information which the Lender has obtained under or in connection with the Facility to the extent that the Lender is required to disclose such information to a person making a disclosure request under the FOIA or the EIR; and/or
- (b) any information is exempt from disclosure under the Code, the FOIA or the EIR.

15. Events of Default

15.1 Each of the events or circumstances set out in this clause 15.1 is an Event of Default

- (a) The Borrower fails to pay any sum payable under this agreement, unless its failure to pay is caused solely by an administrative error or technical problem and payment is made within three Business Days of its due date.
- (b) The Borrower fails to comply with clause 5.6.
- (c) The Borrower fails to comply with any provision of this agreement (other than those referred to under clause 15.1(a) and 15.1(b)) and such default is in the reasonable opinion of the Lender not capable of remedy or if the Lender considers, acting reasonably, that the default is capable of remedy, such default is not remedied within 30 days of the earlier of:
 - (i) the Lender notifying the Borrower of the default and the remedy required;
 - (ii) the Borrower becoming aware of the default.
- (d) Any representation, warranty or statement made, repeated or deemed made by the Borrower in, or pursuant to, this agreement is (or proves to have been) incomplete, untrue, incorrect or misleading in any material respect when made, repeated or deemed made.
- (e) The Lender believes that the Development Activities for a Site (the "**Affected Site**") are no longer viable.
- (f) If:
 - (i) any Borrowed Money is not paid when due or within any originally applicable grace period; or
 - (ii) any Borrowed Money becomes due, or capable of being declared due and payable prior to its stated maturity by reason of an event of default howsoever described;

- (iii) any commitments for Borrowed Money is cancelled or suspended by a creditor of the Borrower by reason of an event of default howsoever described; or
 - (iv) any creditor of the Borrower becomes entitled to declare any Borrowed Money due and payable prior to its stated maturity by reason of an event of default (howsoever described).
 - (g) The Borrower stops or suspends payment of any of its debts, or is unable to, or admits its inability to; pay its debts as they fall due.
 - (h) A receiver is appointed by the High Court under the Local Government Act 2003 section 13(5) in respect of the Borrower or any of its assets.
 - (i) Any action, proceedings, procedure or step is taken for:
 - (i) the suspension of payments, a moratorium of any Indebtedness, dissolution, administration or reorganisation of the Borrower; or
 - (ii) the composition, compromise, assignment or arrangement with any creditor.
 - (j) The Borrower commences negotiations, or enters into any composition, compromise, assignment or arrangement, with one or more of its creditors with a view to rescheduling any of its Indebtedness (because of actual or anticipated financial difficulties).
 - (k) A distress, attachment, execution, expropriation, sequestration or another analogous legal process is levied, enforced or sued out on, or against, the Borrower's assets and is not discharged or stayed within 14 days.
 - (l) Any provision of this agreement is or becomes, for any reason, invalid, unlawful, unenforceable, terminated, disputed or ceases to be effective or to have full force and effect.
 - (m) The Borrower repudiates or shows an intention to repudiate this agreement.
 - (n) The Borrower ceases, or threatens to cease, to carry on all or a substantial part of its activities.
- 15.2 Any event occurs (or circumstances exist) which, in the reasonable opinion of the Lender, has or is likely to materially and adversely affect the Borrower's ability to perform all or any of its obligations under, or otherwise comply with the terms of, this agreement.
- 15.3 At any time after an Event of Default (other than referred to under clause 15.1 (e)) has occurred, the Lender may, by notice to the Borrower:
- (a) cancel all outstanding obligations of the Lender under this agreement whereupon they shall be immediately be cancelled; and/or

- (b) declare that the Loan (and all accrued interest and all other amounts outstanding under this agreement) is immediately due and payable, whereupon they shall become immediately due and payable; and/or
 - (c) declare that the Loan be payable on demand, whereupon it shall become immediately payable on demand by the Lender.
- 15.4 At any time after an Event of Default referred to in clause 15.1 (e) has occurred, the Lender may by notice to the Borrower:
 - (a) cancel all outstanding obligations of the Lender under this agreement for the Loan Allocation of the Affected Site;
 - (b) subject to clause 8.9, declare that the Loan relating to the Affected Site (and all accrued interest and all other amounts outstanding under this agreement in relation to such Loan) is immediately due and payable, whereupon they shall become immediately due and payable; and/or
 - (c) subject to clause 8.9, declare that the Loan relating to the Affected Site be payable on demand, whereupon it shall become immediately payable on demand by the Lender.

16. Calculations, accounts and certificates

- 16.1 Any interest, under this agreement shall accrue on a day-to-day basis, calculated according to the number of actual days elapsed and a year of 365 days.
- 16.2 The Lender shall maintain accounts evidencing the amounts owed to it by the Borrower, in accordance with its usual practice. Entries in those accounts shall be prima facie evidence of the existence and amount of the Borrower's obligations as recorded in them.
- 16.3 If the Lender issues any certificate, determination or notification of a rate or any amount payable under this agreement, it shall be (in the absence of manifest error) conclusive evidence of the matter to which it relates.

17. Remedies, waivers, amendments, consents and continuing conditions

- 17.1 Any amendment to this agreement shall be in writing and signed by, or on behalf of, each party.
- 17.2 Any waiver of any right or remedy or any consent given under this agreement is only effective if it is in writing and signed by the waiving or consenting party. It shall apply only in the circumstances for which it is given and shall not prevent the party giving it from subsequently relying on the relevant provision.
- 17.3 No delay or failure to exercise any right or remedy under this agreement on the part of the Lender shall operate as a waiver of any such right or remedy or constitute an election to affirm this agreement. No election to affirm this agreement on the part of the Lender shall be effective unless it is in writing.

- 17.4 No single or partial exercise of any right or remedy under this agreement the Lender shall prevent any further or other exercise or the exercise of any other right or remedy under this agreement.
- 17.5 Rights and remedies under this agreement are cumulative and do not exclude any other rights or remedies provided by law or otherwise.
- 17.6 Clauses 12, 13, 14 and 17.6 and such other clauses which by implication need to continue in force beyond the discharge of all liabilities under this agreement will so continue in full force and effect.

18. Severance

- 18.1 The invalidity, unenforceability or illegality of any provision (or part of a provision) of this agreement under the laws of any jurisdiction shall not affect the validity, enforceability or legality of the other provisions.
- 18.2 If any invalid, unenforceable or illegal provision would be valid, enforceable and legal if some part of it were deleted, the provision shall apply with whatever modification as is necessary to give effect to the commercial intention of the parties.

19. Assignment and transfer

- 19.1 The Lender may assign any of its rights under this agreement or transfer all its rights or obligations by novation.
- 19.2 The Borrower may not assign any of its rights or transfer any of its rights or obligations under this agreement.

20. Counterparts

- 20.1 This agreement may be executed in any number of counterparts, each of which is an original and which, together, have the same effect as if each party had signed the same document.

21. Third party rights

- 21.1 A person who is not a party to this agreement has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this agreement.

22. Notices

- 22.1 Each notice or other communication required to be given under, or in connection with, this agreement shall be:
- (a) in writing, delivered personally or sent by pre-paid first-class letter or fax; and
 - (b) sent:
 - (i) to the Borrower at: Civic Offices, Angel Street, Bridgend, CF31 4WB marked for the attention of Corporate Director - Communities. Fax number: 01656 646 972

- (ii) to the Lender at: Homes and Places Division, Welsh Government, Rhydyar Business Park, Merthyr Tydfil, CF48 1UZ marked for the attention of Meurig Watts, Head of Regeneration (South). Fax number: 0300 790 4583.

or to any other addresses or fax numbers that are notified in writing by one party to the other from time to time.

22.2 Any notice or other communication given by the Lender shall be deemed to have been received:

- (a) if sent by fax, when received in legible form;
- (b) if given by hand, at the time of actual delivery; and
- (c) if posted, on the second Business Day following the day on which it was despatched by pre-paid first-class post.

22.3 A notice or other communication given as described in clauses 22.2(a) or clause 22.2(b) on a day which is not a Business Day, or after normal business hours in the place of receipt, shall be deemed to have been received on the next Business Day.

22.4 Any notice or other communication given to the Lender shall be deemed to have been received only on actual receipt.

23. Governing law and jurisdiction

23.1 This agreement and any dispute or claim arising out of, or in connection with it, or its subject matter or formation (including non-contractual disputes or claims) shall be governed by, and construed in accordance with, the law of England and Wales.

23.2 The parties to this agreement irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of, or in connection with this agreement or its subject matter or formation (including non-contractual disputes or claims).

Executed by the Parties as a deed on the date stated at the beginning of this agreement.

Schedule 1 - Conditions Precedent

Part One

1 Authorities

- 1.1 A copy of the constitution of the Borrower other than where the constitution is available online. The constitution can currently be found online at <http://www1.bridgend.gov.uk/democracy/constitution.aspx>.
- 1.2 A copy of the resolutions duly passed by the Borrower approving the entry into, and terms of, and transactions contemplated by, this agreement.
- 1.3 The resolutions referred to in the previous paragraph shall be certified as true copies by the proper officer of the Borrower and if any decision is taken under delegated authority then duly certified copies of the resolution or, as the case may be, extracts from the Borrower's constitutional documents giving the delegated authority being exercised shall also be provided.
- 1.4 The duplicate of this agreement sealed on behalf of the Borrower.
- 1.5 Land Registry office copies of the Initial Sites owned by the Borrower showing that the following restriction has been entered against such Initial Sites *"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the Welsh Ministers of Cathays Park, Cardiff CF10 3NQ or their conveyancer."*

Part Two

1 Other information

- 1.1 Valuations by the Valuer of the estimated open market value of the Initial Sites on completion of the Development Activities.
- 1.2 A copy of any other authorisation or document, opinion or assurance which the Lender considers to be necessary or desirable in connection with the entry into and performance of the transactions contemplated by this agreement or for the validity and enforcement of this agreement.

Part Three

1 Other information

- 1.1 Valuations of the Initial Sites by the Valuer confirming their existing open market value.
- 1.2 Evidence of the completion of the geo-technical consultancy stage funded by the First Tranche to include:
 - (a) Review of existing site investigation information as defined by the Borrower's desk study check list.

- (b) Production of a report that will:
 - (i) identify gaps in the site investigation information and items requiring updating; and
 - (ii) provide an early assessment (pre site investigation) of the feasibility/viability of the Initial Sites.
 - (c) Preparation of tender and contract documentation for commissioning the site investigation work.
- 1.3 A copy of any other authorisation or document, opinion or assurance which the Lender considers to be necessary or desirable in connection with the entry into and performance of the transactions contemplated by this agreement or for the validity and enforcement of this agreement.

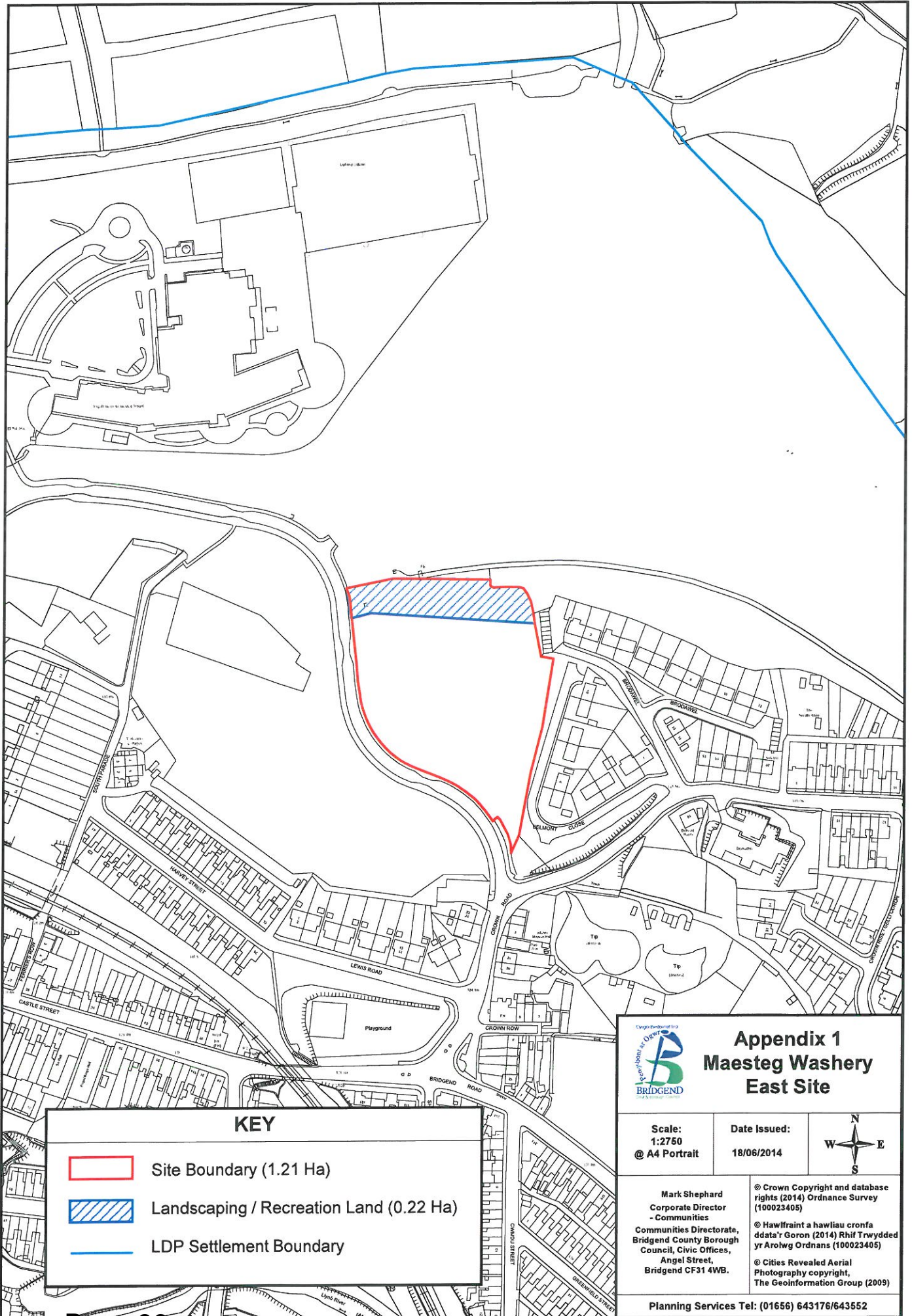
Schedule 2 - Initial Sites

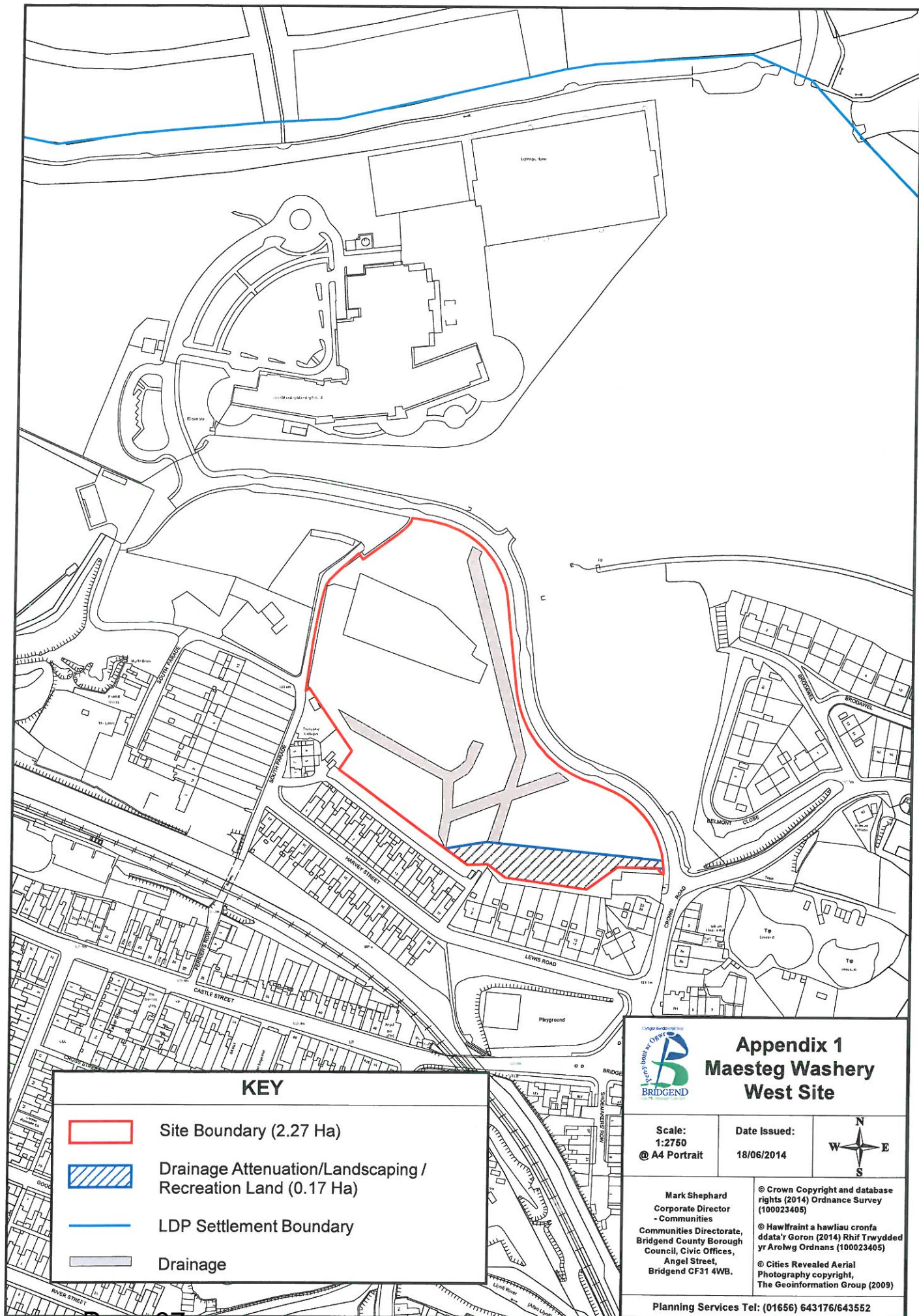
Former Maesteg Washery – West Site

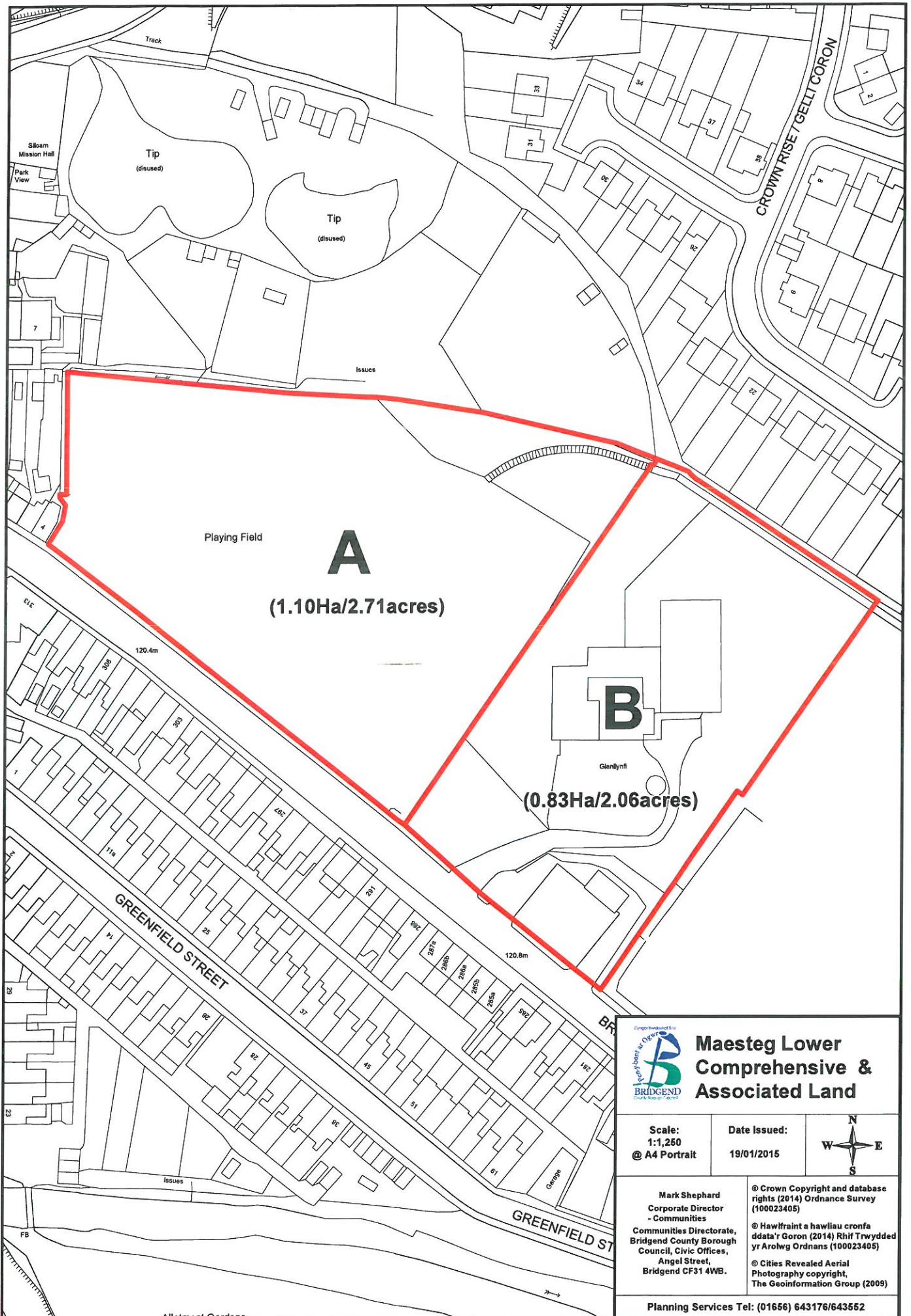
Former Maesteg Washery – East Site

Maesteg Lower Comprehensive School and associated land

as each Initial Site is outlined in red in the attached Plans







Schedule 3 – Business Cases

See attached Business Cases (excluding Appendices 3 for Former Maesteg Washery – West Site and Former Maesteg Washery – East Site)

COMMERCIALLY CONFIDENTIAL

FINAL DRAFT REPORT

Maesteg Washery - East Site

1. Introduction

- 1.1 This report examines the feasibility of developing part of Council owned land at the former Maesteg Washery Site for future residential development.
- 1.2 The purpose of the report is to support a business case and application to Welsh Government for Land Reclamation Grant funding to reclaim part of the former Washery site located within the settlement boundary of Maesteg immediately south of the new Maesteg Comprehensive School and east of the school's access road for new market and affordable housing.
- 1.3 The report is structured as follows:-
 - Section 2 – provides an overview and background to the site, its location and key characteristics and land-use parameters.
 - Section 3 – provides the development planning policy context of the site and relationship with the wider recently commissioned Llynfi Valley Underutilised Assets Study.
 - Section 4 – summarises the key technical issues associated with the site.
 - Section 5 – provides an evaluation of the potential costs and capital receipts that would be generated by the development and a rationale for public sector intervention.

2. Site Details

- 2.1 The site under consideration extends to approximately 1.2 has / 3acs and represents part of the former Maesteg Washery site. It is situated in a highly visible and prominent location immediately east and within easy walking distance of Maesteg town centre. Bridgend and junction 36 of the M4 are approximately 8 miles to the south.

Background

- 2.2 The wider Maesteg Washery site comprised of 145 hectares of former derelict land to the east of Maesteg Town Centre, which was subject to a reclamation scheme between 2001 and 2003. The reclamation scheme dealt with tip removal, decontamination and the creation of an access road together with a number of development plateaux.
- 2.3 The original scheme was intended to create 17 hectares of developable land for a range of uses, but principally focussed on a new comprehensive school and residential development. Site investigations revealed however that potential development areas were underlain by coal seams and iron deposits containing old mine workings. The original scheme intended to excavate and re-compact the land to provide fully remediated development sites.
- 2.4 However issues with respect to transportation of the excavated minerals (coal) resulted in a redesign of the scheme and a different remediation method of grouting to create a suitable

building plateau just for the proposed new school and its associated playing fields eventually took place.

- 2.5 This has resulted in the requirement for **further** remediation in order to bring any residential land forward for development. The location of the potential residential parcels of the wider scheme has also evolved as a result of the scheme's redesign, one of which is located to the east of the school approach road and the subject of this feasibility report.

Site Extent and Characteristics

- 2.6 The site proposed for development extends to approximately 1.2 hectares / 3.0acs with a potential net developable area of 0.92 ha. This could potentially accommodate 32 residential units at an average density of 35 dwellings per hectare. This development area has been defined as the result of the previous reclamation scheme and earth modelling works. A plan is attached as **Appendix 1**, which defines the boundary of the site and the residential development parcel.
- 2.7 The site is located to the east of the existing access road to the new comprehensive school. This access is gained from Crown Road to the south, which joins Bridgend Road / Crown Row at a reconfigured junction, undertaken as part of the school development. The eastern boundary of site is defined by Belmont Close and the northern extent by an existing cycle route. The area therefore has the potential of being easily integrated into the existing urban fabric of this part of Maesteg. The site is also elevated and rises towards the existing school, which currently represents a rather isolated but 'iconic' building within the wider landscape currently divorced from the settlement.

The school would therefore greatly benefit from being more integrated with the surrounding area and the town and valley communities which it serves. Development of the site for residential development would achieve this wider objective of integration, creating a natural expansion of the town. An aerial photograph of the site and its relationship with the adjacent school, the town centre and the surrounding area is attached at **Appendix 2**.

Land-use Parameters

The total site area measures 1.2 hectares in extent. The most northerly-easterly part of the site immediately south of the existing cycle route of approximately 0.2 hectares is considered unsuitable for future development given the existence of a former mine shaft and other potential features. It is envisaged that this area will provide an opportunity for informal recreational space for the proposed residential development and a landscaped setting for the cycle route and the comprehensive school. The remaining developable area of 0.9 hectares is proposed for residential development, accommodating approximately 32 units at an average density of 35 dwellings per hectare as illustrated at **Appendix 1**.

3. Planning Policy and Under-Utilised Asset Study Context

Planning Policy Context

- 3.1 The adopted LDP is founded on a regeneration-led spatial strategy, which aims to promote sustainable development, especially associated with the regeneration of brownfield sites within the urban area. Maesteg and the Llynfi valley is identified as a Strategic Regeneration Growth Area (SRGA), which complements the identification of Maesteg as a key hub settlement in the Wales Spatial Plan. In this context Maesteg should function as a focus for development benefiting its surrounding valley communities including stimulating

housing to secure a sustainable level of growth. It is acknowledged in the LDP that development here should be supported by leveraging 'Western Valleys Strategic Regeneration Area' and other public sector funding for specific projects, and that the Council as a significant land owner will need to work in partnership with others, including the private and other public sector bodies.

- 3.2 The site proposed for residential development is located within the defined settlement boundary of Maesteg and the Local Development Plan's Maesteg and the Llynfi Valley SRGA. The wider area is allocated by Policy PLA3(5) for mixed uses incorporating residential development (COM1(16) refers) and accessible natural green space (COM13(11) refers). The LDP allocation also includes other potential residential parcels, the existing comprehensive school and land to the north and west, including South Parade Playing fields. It is considered that the actual amount of housing on the wider site will be determined by on-going feasibility, although the LDP anticipates that 135 new market and affordable homes can be accommodated up to 2021, corresponding in part to the development of this site.
- 3.3 The former UDP also defined the former Washery site as a key regeneration and mixed-use site, which similarly included an element of residential development estimated at 250 new homes. This contribution has been reviewed as part of the LDP process to reflect the changing circumstances and uncertainties relating to the full remediation of the remaining developable parts of the site.
- 3.4 There is therefore a longstanding expectation from the local community and the Council that residential development will be able to come forward at this site, albeit accelerated by further public sector intervention in the form of additional land remediation.

Relationship with the Under-utilised Assets Study

- 3.5 The wider former Maesteg Washery Site was also considered as part of a recent study funded by Welsh Government and undertaken by DTZ that looked at under-utilised Assets in the Llynfi Valley, and is identified as a Priority 1 Opportunity. The study notes that the site has so far failed to attract much needed private sector investment required to generate a substantial area of Maesteg. In its commentary, the study supports the notion that the wider site could accommodate a range of land uses including residential development and self-build plots which could act as enabling development.
- 3.6 Certainly in terms of market demand, there is a perception among the local community and local agents that the release of fully remediated land for housing would be very popular and attractive to the market, given the sites elevated and prestigious position on the valley side, and located on what is perceived as the 'sunny' side of the valley, benefitting from west and southerly facing slopes, providing maximum solar gain. These factors make the site especially attractive to the local market and potentially to regional and the volume builders.

4. Technical Considerations

- 4.1 A detailed desk-top study identifying the potential technical issues relating to this and other land parcels (together with budget estimates to fully remediate this and other parcels of land for proposed residential development) has been undertaken by the Council's engineers and this is attached in full at **Appendix 3**. In summary the key technical issues that the study has identified and which any land reclamation grant funding will need to address relate to:-

Ground Conditions

- 4.2 The site is underlain by a number of coal seams and ironstone workings and will be required to be treated and improved by shallow grouting and / or an appropriate compaction technique to be determined after mining analysis and SI results are known, building on the original works undertaken as part of the previous land reclamation exercise. The Council holds detailed reports and research material previously commissioned to inform the extent of the underlying seams and void ratios etc. relating to the site. Any contamination issues relating to the site were previously dealt with as part of the previous land reclamation, including dealing with Japanese Knotweed.

Drainage and Other Services

- 4.3 The previous land reclamation scheme created a new drainage channel to divert storm water run-off from the mountainside further north. This has resulted in 'freeing-up' the capacity of local culverts which will allow them to take the increase generated by the development. Sufficient land is also available for surface water attenuation measures within Council owned land. In terms of foul drainage it is possible that this can be discharged into the local network; although this needs to be verified by Welsh Water with respect to local capacity issues.

In terms of other services, access to water, gas and electricity is available, subject to local network capacities, which will need to be checked with individual service providers.

Highway and Access Issues

- 4.4 The site will require no further road infrastructure to come forward. The site can be adequately accessed off the existing highway serving the new comprehensive school. It may also be possible to access the site off Belmont Close for individual plot development (suitable for possible self-build).

Ecological Issues

- 4.5 Following the previous land reclamation exercise the site has been left fallow with very little growth due to lack of replacement topsoil. As such the site is unlikely to be of high ecological value and a walk over survey by the Council's ecologist is likely to confirm this status. Indeed the possible introduction of landscaping features to the north of the development area and immediately south of the cycle route will improve the ecological value of the site. Any protected species that may be encountered could be translocated to nearby habitats.

Archaeological Issues

An archaeological desk top study was carried out as part of the original reclamation exercise and Glamorgan Gwent Archaeological Trust was consulted, who recommended a watching brief be carried out at the time of reclamation. This was carried out and no exceptional finds were made. As a precaution further consultation with GGAT is likely to be required at the planning application stage.

5. Evaluation

- 5.1 The costs associated with the removal of constraints required to ready the site for future housing development and the potential receipts generated are set out in the development appraisal table below. This is based on a land-use parameter of **32 dwellings**.
- 5.2 These costings have been extracted from the various previous reports undertaken for this and other development sites and the budget estimates contained in the detailed report attached at **Appendix 3**.

Development Appraisal - Table

Element	East Site	
	32 Units / 2.2 ac	
	High Cost Estimate £'000	Low Cost Estimate £'000
Highways	0	0
Services	72	48
Foul Sewer	10	5
Storm Sewer	48	16
Grouting	282	198
Compaction	186	93
Sub-Totals	598	360
Fees (15%)	90	54
Contingency (10%)	60	36
Totals	748	450
Low Receipts (£200k/Ac)	474	
High Receipts (£300k/Ac)	711	

- 5.3 The estimated 'mid' cost of delivering the site would be **£0.6 m**. The corresponding 'mid' receipt for the site would be **£0.59 m**. This compares to a current base valuation for this land by the Council (without the benefit of planning consent or remediation) of only £50,000 per ac. (£0.11 m)
- 5.4 This 'mid' value assessment of the likely 'inputs' and 'outputs' of any potential scheme for the site illustrates that the end commercial value of bringing the site forward is marginally **less** than the required input costs.
- 5.5 This demonstrates that there is no prospect to deliver the site commercially by the private sector without public sector intervention. The values are however minimal to the public purse in absolute terms.

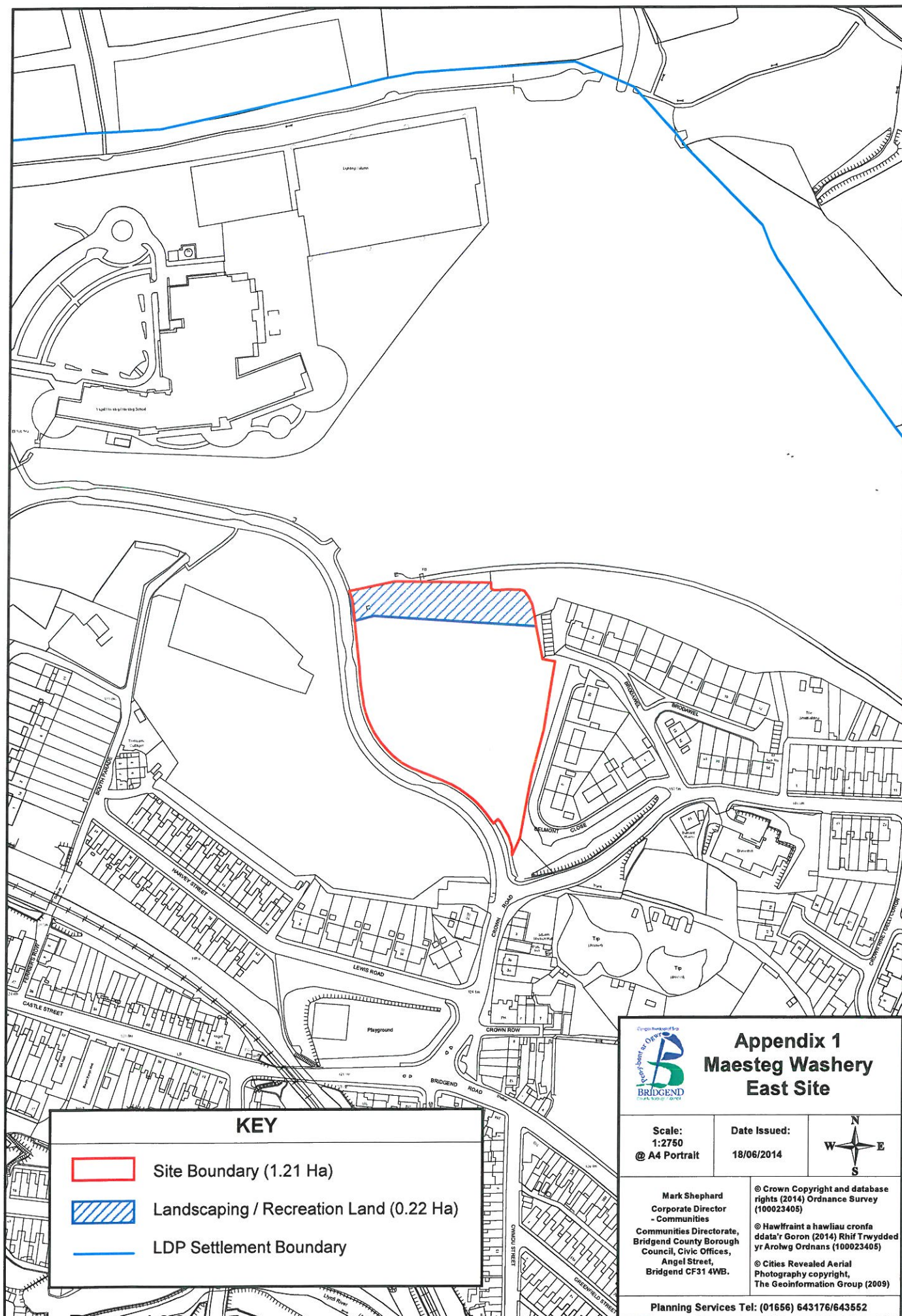
6 Wider Regeneration Outputs

- 6.1. **The delivery of 32 new dwellings on the site** within the next 5 years will provide Maesteg Comprehensive School and the town of Maesteg with a new urban context and help sustain the local community. The construction phase of the development will provide approximately

70 temporary jobs and the site's location, close to the town centre will encourage additional footfall and increase expenditure locally to help sustain commercial premises. The development will also deliver 15% affordable housing in accordance with LDP Policy.

Risks

- 6.2 Many of the risks have already been identified as part of the detailed desk top exercise undertaken by the Council's engineers as explained in **Appendix 3** and reflected in the variation of costs of the 'low' and 'high' cost scenarios.
- 6.3 It should be noted however that all of the land is within Council ownership and on this basis risks to the delivery would be minimal.
- 6.4 In terms of a risk to the delivery of housing and the site's attraction to the market, it should be noted that the volume builders as evidenced in Persimmon Homes' open letter to all South Wales Chief Executives identified the Llynfi Valley as an area which is potentially viable. There was also recognised to be significant latent demand for new housing within the Llynfi Valley providing a wider choice of house type to traditional terraced property. In the case of delivery of housing here, there is also positive market sentiment for part of the site to come forward as **self-build plots**, which could compliment the delivery of potential sites elsewhere within the locality.

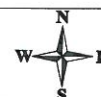




Appendix 2 Maesteg Washery East Site

Scale:
1:6000
@ A4 Portrait

Date Issued:
18/06/2014



Mark Shephard
Corporate Director
- Communities
Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

© Crown Copyright and database
rights (2014) Ordnance Survey
(100023405)

© Hawffraint a hawliau cronfa
ddata'r Goron (2014) Rhif Trwydded
yr Arohwg Ordans (100023405)

© Cities Revealed Aerial
Photography copyright,
The GeoInformation Group (2009)

Planning Services Tel: (01656) 643176/643552

COMMERCIALLY CONFIDENTIAL

FINAL DRAFT REPORT

Maesteg Washery - West Site

1. Introduction

- 1.1 This report examines the feasibility of developing part of Council owned land at the former Maesteg Washery Site for future residential development.
- 1.2 The purpose of the report is to support a business case and application to Welsh Government for Land Reclamation Grant funding to reclaim part of the former Washery site located within the settlement boundary of Maesteg immediately south of the new Maesteg Comprehensive School and west of the school's access road for new market and affordable housing.
- 1.3 The report is structured as follows:-
 - Section 2 – provides an overview and background to the site, its location and key characteristics and land-use parameters.
 - Section 3 – provides the development planning policy context of the site and relationship with the wider recently commissioned Llynfi Valley Underutilised Assets Study.
 - Section 4 – summarises the key technical issues associated with the site.
 - Section 5 – provides an evaluation of the potential costs and capital receipts that would be generated by the development and a rationale for public sector intervention.

2. Site Details

- 2.1 The site under consideration extends to approximately 2.27 has / 5.62acs and represents part of the former Maesteg Washery site. It is situated in a highly visible and prominent location immediately east and within easy walking distance of Maesteg town centre. Bridgend and junction 36 of the M4 are approximately 8 miles to the south.

Background

- 2.2 The wider Maesteg Washery site comprised of 145 hectares of former derelict land to the east of Maesteg Town Centre, which was subject to a reclamation scheme between 2001 and 2003. The reclamation scheme dealt with tip removal, decontamination and the creation of an access road together with a number of development plateaux.
- 2.3 The original scheme was intended to create 17 hectares of developable land for a range of uses, but principally focussed on a new comprehensive school and residential development. Site investigations revealed however that potential development areas were underlain by coal seams and iron deposits containing old mine workings. The original scheme intended to excavate and re-compact the land to provide fully remediated development sites.
- 2.4 However issues with respect to transportation of the excavated minerals (coal) resulted in a redesign of the scheme and a different remediation method of grouting to create a suitable

building plateau just for the proposed new school and its associated playing fields eventually took place.

- 2.5 This has resulted in the requirement for **further** remediation in order to bring any residential land forward for development. The location of the potential residential parcels of the wider scheme has also evolved as a result of the scheme's redesign. One such residential parcel is located to the **west** of the school approach road and the subject of this feasibility report.

Site Extent and Characteristics

- 2.6 The site proposed for development extends to 2.27 hectares / 5.62 acs with a potential net developable area for residential development of 1.89 ha. This could potentially accommodate 66 residential units at an average density of 35 dwellings per hectare. This development area has been defined as the result of the previous reclamation scheme and earth modelling works. A plan is attached as **Appendix 1**, which defines the boundary of the site, and the residential development parcel.
- 2.7 The site is located to the west of the existing access road to the new comprehensive school. This access is gained from Crown Road to the south, which joins Bridgend Road / Crown Row at a reconfigured junction, undertaken as part of the school development. The southern boundary of the site is defined by the rear gardens of existing houses along Harvey Street and Lewis Row. The area therefore has the potential of being easily integrated into the existing urban fabric of this part of Maesteg. The site is elevated and rises towards the existing school, which currently represents a rather isolated but 'iconic' building within the wider landscape currently divorced from the settlement.

The school would therefore greatly benefit from being more integrated with the surrounding area and the town and valley communities which it serves. Development of the site for residential development would achieve this wider objective of integration, creating a natural expansion of the town. An aerial photograph of the site and its relationship with the adjacent school, the town centre and the surrounding area is attached at **Appendix 2**.

Land-use Parameters

The total site area measures 2.27 hectares in extent. The most south-easterly part of the site immediately north of existing residential properties along Lewis Road (of approximately 0.17 hectares) is likely to be required for surface water drainage attenuation measures. This could incorporate ponds, stilling basins, swales etc. and are likely to be required because of the ground conditions, relative elevations and location means that other SUDS infiltration techniques are likely to be rejected. This area can provide an opportunity for informal recreation and will act as a buffer zone between existing and proposed development. The remaining part of the site of approximately 1.89 hectares, subject to a suitable scheme layout that accounts for the existence of existing underground drains, could accommodate **66** dwellings at an average density of 35 dwellings per hectare, as illustrated on **Appendix 1**.

3. Planning Policy and Under-Utilised Asset Study Context

Planning Policy Context

- 3.1 The adopted LDP is founded on a regeneration-led spatial strategy, which aims to promote sustainable development, especially associated with the regeneration of brownfield sites within the urban area. Maesteg and the Llynfi valley is identified as a Strategic

Regeneration Growth Area (SRGA), which complements the identification of Maesteg as a key hub settlement in the Wales Spatial Plan. In this context Maesteg should function as a focus for development benefiting its surrounding valley communities including stimulating housing to secure a sustainable level of growth. It is acknowledged in the LDP that development here should be supported by leveraging 'Western Valleys Strategic Regeneration Area' and other public sector funding for specific projects, and that the Council as a significant land owner will need to work in partnership with others, including the private and other public sector bodies.

- 3.2 The site proposed for residential development is located within the defined settlement boundary of Maesteg and the Local Development Plan's Maesteg and the Llynfi Valley SRGA. The wider area is allocated by Policy PLA3(5) for mixed uses incorporating residential development (COM1(16) refers) and accessible natural green space (COM13(11) refers). The LDP allocation also includes other potential residential parcels, the existing comprehensive school and land to the north and west, including South Parade Playing fields. It is considered that the actual amount of housing on the wider site will be determined by on-going feasibility, although the LDP anticipates that 135 new market and affordable homes can be accommodated on various parcels up to 2021, corresponding in part to the development of this site.
- 3.3 The former UDP also defined the former Washery site as a key regeneration and mixed-use site, which similarly included an element of residential development estimated at 250 new homes. This contribution has been reviewed as part of the LDP process to reflect the changing circumstances and uncertainties relating to the full remediation of the remaining developable parts of the site.
- 3.4 There is therefore a longstanding expectation from the local community and the Council that residential development will be able to come forward at this site, albeit accelerated by further public sector intervention in the form of additional land remediation.

Relationship with the Under-utilised Assets Study

- 3.5 The wider former Maesteg Washery Site was also considered as part of a recent study funded by Welsh Government and undertaken by DTZ that looked at under-utilised Assets in the Llynfi Valley, and is identified as a Priority 1 Opportunity. The study notes that the site has so far failed to attract much needed private sector investment required to generate a substantial area of Maesteg. In its commentary, the study supports the notion that the wider site could accommodate a range of land uses including residential development and self-build plots which could act as enabling development.
- 3.6 Certainly in terms of market demand, there is a perception among the local community and local agents that the release of fully remediated land for housing would be very popular and attractive to the market, given the sites elevated and prestigious position on the valley side, and located on what is perceived as the 'sunny' side of the valley, benefitting from west and southerly facing slopes, providing maximum solar gain. These factors make the site especially attractive to the local market and potentially to regional and the volume builders.

4. Technical Considerations

- 4.1 A detailed desk-top study identifying the potential technical issues relating to this and other land parcels (together with budget estimates to fully remediate this and other parcels of land for proposed residential development) has been undertaken by the Council's engineers and this is attached in full at **Appendix 3**. In summary the key technical issues

that the study has identified and which any land reclamation grant funding will need to address relate to:-

Ground Conditions

- 4.2 The site is underlain by a number of coal seams and ironstone workings and will be required to be treated and improved by shallow grouting and / or an appropriate compaction technique to be determined after mining analysis and SI results are known, building on the original works undertaken as part of the previous land reclamation exercise. The Council holds detailed reports and research material previously commissioned to inform the extent of the underlying seams and void ratios etc. relating to the site. Any contamination issues relating to the site were previously dealt with as part of the previous land reclamation, including dealing with Japanese Knotweed. The site contains a number of drains the position of which are recorded (see **Appendix 1**) and these would need to be taken account of when any ground improvements and subsequent development takes place.

Drainage and Other Services

- 4.3 The previous land reclamation scheme created a new drainage channel to divert storm water run-off from the mountainside further north. This has resulted in 'freeing-up' the capacity of local culverts which will allow them to take the increase generated by the development. Sufficient land is also available for surface water attenuation measures south of the housing development parcel. In terms of foul drainage it is possible that this can be discharged into the local network; although this needs to be verified by Welsh Water with respect to local capacity issues.

In terms of other services, access to water, gas and electricity is available, subject to local network capacities, which will need to be checked with individual service providers.

Highway and Access Issues

- 4.4 The site will require no further road infrastructure to come forward. The site can be adequately accessed off the existing highway serving the new comprehensive school.

Ecological Issues

- 4.5 Following the previous land reclamation exercise the site has been left fallow with very little growth due to lack of replacement topsoil. As such the site is unlikely to be of high ecological value and a walk over survey by the Council's ecologist is likely to confirm this status. Indeed the possible introduction of attenuation features to the south of the development area will improve the ecological value of the site. Any protected species that may be encountered could be translocated to nearby habitats.

Archaeological Issues

An archaeological desk top study was carried out as part of the original reclamation exercise and Glamorgan Gwent Archaeological Trust was consulted, who recommended a watching brief be carried out at the time of reclamation. This was carried out and no exceptional find made. The site is however located in close proximity to the Maesteg Iron Works and it maybe prudent to consult an archaeologist to oversee future works.

5. Evaluation

- 5.1 The costs associated with the removal of constraints required to ready the site for future housing development and the potential receipts generated are set out in the development appraisal table below. This is based on a land-use parameter of **66** dwellings.
- 5.2 These costings have been extracted from the various previous reports undertaken for this and other development sites and the budget estimates contained in the detailed report attached at **Appendix 3**.

Development Appraisal - Table

Element	West Site	
	66 Units / 4.6 ac	
	High Cost Estimate £'000	Low Cost Estimate £'000
Highways	0	0
Services	144	96
Foul Sewer	12	6
Storm Sewer	96	32
Grouting	563	396
Compaction	371	187
Sub-Totals	1,186	717
Fees (15%)	178	108
Contingency (10%)	119	72
Totals	1,483	897
Low Receipts (£200k/Ac)	935	
High Receipts (£300k/Ac)	1,402	

- 5.3 The estimated 'mid' cost of delivering the site would be **£1.19 m**. The corresponding 'mid' receipt for the site would be **£1.17 m**. This compares to a current base valuation for this land by the Council (without the benefit of planning consent or remediation) of only £50,000 per ac. (£0.23 m)
- 5.4 This 'mid' value assessment of the likely 'inputs' and 'outputs' of any potential scheme for the site illustrates that the end commercial value of bringing the site forward is marginally **less** than the required input costs.
- 5.5 This demonstrates that there is no prospect to deliver the site commercially by the private sector without public sector intervention. The values are however minimal to the public purse in absolute terms.

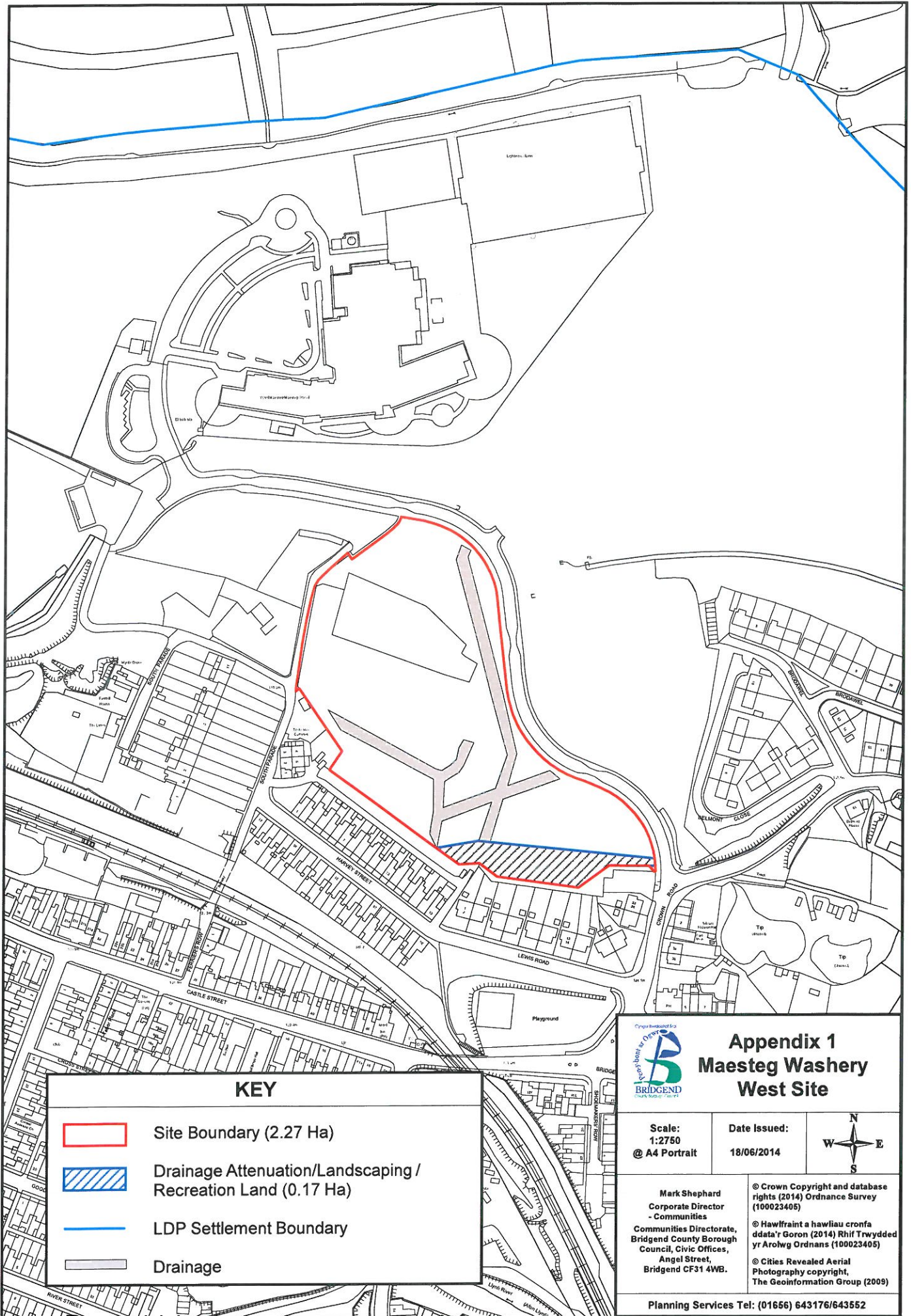
6 Wider Regeneration Outputs

- 6.1. **The delivery of 66 new dwellings on the site** within the next 5 years will provide Maesteg Comprehensive School and the town of Maesteg with a new urban context and help sustain the local community. The construction phase of the development will provide approximately 70 temporary jobs and the site's location, close to the town centre will encourage additional

footfall and increase expenditure locally to help sustain commercial premises. The development will also deliver 15% affordable housing in accordance with LDP Policy.

Risks

- 6.2 Many of the risks have already been identified as part of the detailed desk top exercise undertaken by the Council's engineers as explained in **Appendix 3** and reflected in the variation of costs of the 'low' and 'high' cost scenarios.
- 6.3 It should be noted however that all of the land is within Council ownership and on this basis risks to the delivery would be minimal.
- 6.4 In terms of a risk to the delivery of housing and the site's attraction to the market, it should be noted that the volume builders as evidenced in Persimmon Homes' open letter to all South Wales Chief Executives identified the Llynfi Valley as an area which **is** potentially viable. There was also recognised to be significant latent demand for new housing within the Llynfi Valley providing a wider choice of house type to traditional terraced property. In the case of delivery of housing here, there is also positive market sentiment for part of the site to come forward as **self-build plots**, which could compliment the delivery of potential sites elsewhere within the locality.





Appendix 2 Maesteg Washery West Site

Scale:
1:6000
@ A4 Portrait

Date Issued:
18/06/2014



Mark Shephard
Corporate Director
- Communities
Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

© Crown Copyright and database
rights (2014) Ordnance Survey
(100023405)
© Hawffraint a hawliau cronfa
ddata'r Goron (2014) Rhif Trwydded
yr Arolwg Ordnans (100023405)
© Cities Revealed Aerial
Photography copyright,
The GeoInformation Group (2009)

Planning Services Tel: (01656) 643176/643552

COMMERCIALLY CONFIDENTIAL

FINAL DRAFT REPORT

Former Maesteg Lower Comprehensive School Playing Field, and associated Land Bridgend Road, Maesteg

1. Introduction

- 1.1 This report examines the feasibility of developing Council owned land formerly used as the Maesteg Lower Comprehensive School playing field and adjacent land in private ownership, for residential development.
- 1.2 The purpose of the report is to support a business case and application to Welsh Government for Land Reclamation Grant funding to acquire the land in private ownership and to comprehensively reclaim the whole site, in order to facilitate the delivery of new market and affordable housing in Maesteg.
- 1.3 The report examines the site context and planning policy considerations together with identifying some of the key constraints and opportunities presented by the site as a whole. This is followed by an assessment of whether the site would come forward independently without any public sector intervention and how potential risks could be managed.
- 1.4 The report is structured as follows:-
 - Section 2 – provides an overview of the site, its location and key characteristics.
 - Section 3 – summarises the development planning policy context /history of the site and how the development fits with the wider recently commissioned Llynfi Valley Underutilised Assets Study.
 - Section 4 – outlines some of the key technical issues associated with the site, including highway issues and potential access arrangements.
 - Section 5 – sets out the land-use development parameters for the site.
 - Section 6 – provides the rationale for public sector intervention, in the form of a development appraisal, as well as identifying the potential for wider regenerative benefits of the development and potential risks.

2. Site Details

Site Extent and Location

- 2.1 The site is situated in a prominent location fronting Bridgend Road, Maesteg less than half a mile south and within walking distance of Maesteg town centre. Bridgend and junction 36 of the M4 are approximately 8 miles to the south.
- 2.2 The site extends to 3.56 ac in total, and is made up of 2 distinct and separate parcels of land. A site plan is attached at **Appendix 1**, which defines the boundary of the site and its 2 component parts A and B.
- 2.3 Land Parcels A measuring 2.71ac in extent comprises of the playing field associated with the former Maesteg Lower Comprehensive School and is in Council ownership.

- 2.4 Land Parcel B is in 2 different private ownerships which have their own access to Bridgend Road and measures 0.85 ac in extent. One of these owners currently has the site for sale.
- 2.5 The original school buildings themselves are located to the south of the playing fields and were demolished approximately 3 years ago as part of the Council's School Modernisation Programme. A new replacement comprehensive school opened in 2008, serving Maesteg and the Llynfi Valley is located in close proximity, north-east of the site at the former Maesteg Washery site.

Site Characteristics

- 2.6 The site is located within a predominantly residential area and has a frontage immediately adjacent Bridgend Road. It's northern boundary is adjacent to a vacant, highly vegetated area of land off Crown Road. This area of land is currently allocated in the adopted Bridgend Local Development Plan (LDP) for future residential purposes (Policy COM1(19) refers). **Appendix 2** – an aerial photograph provides an overview of the characteristics of the site and its surroundings.
- 2.7 Parcel A, the former playing fields is largely flat open grassland set above the adjacent road. The site slopes steeply upwards to the rear and a number of trees form an attractive backdrop.
- 2.8 Parcel B is currently accessed off Bridgend Road and is in 2 separate land holdings. The larger part of this area comprises of Glanllynfi House which is currently vacant and in a dilapidated state. The building was originally constructed as a dwelling, but it has more recently been used as a restaurant and bar.
- 2.9 The remaining area of land in Land Parcel B is also in private ownership and located to the north of Glanllynfi House. The area is currently highly vegetated and currently enjoys a right of access via Glanllynfi House to Bridgend Road. Both private land holdings are elevated above Bridgend Road and in turn are accessed off a further private access serving the adjacent Squash Club. This private road and the Squash Club land holding defines the south-easterly boundary of the site. A number of trees subject to a TPO also exist within Land Parcel B.

3. Planning Policy and Under-Utilised Asset Study Context

Planning Policy Context

- 3.1 The adopted LDP is founded on a regeneration-led spatial strategy, which aims to promote sustainable development, especially associated with the regeneration of brownfield sites within the urban area. Maesteg and the Llynfi valley is identified as a Strategic Regeneration Growth Area (SRGA), which complements the identification of Maesteg as a key hub settlement in the Wales Spatial Plan. In this context Maesteg should function as a focus for development benefiting its surrounding valley communities including stimulating housing to secure a sustainable level of growth. It is acknowledged in the LDP that development here should be supported by leveraging 'Western Valleys Strategic Regeneration Area' and other public sector funding for specific projects, and that the Council as a significant land owner will need to work in partnership with others, including the private and other public sector bodies.
- 3.2 The site is located within the LDP's Maesteg and the Llynfi Valley SRGA but not allocated for any specific purpose, representing 'white' land within the urban area. The former UDP however allocated the land in Council ownership – Parcel A for residential development. This former allocation was reviewed as part of the LDP preparation process and a decision was made by the Council's Education Directorate at that time to delete the residential allocation and retain a 'split' site for a future primary school. This was expressed in the 'deposit' LDP as a specific educational land-use designation. However through the LDP's examination process, given the fact that the likely implementation date of any future new primary school would be later than the LDP's plan period end date of 2021, the Council made the decision, supported by the Inspector's final recommendations, to delete this specific allocation. The expectation now is that the site of the former school building to the south will come forward as a future replacement primary school as part of a latter phase of the Council's School Modernisation Programme (post 2021).
- 3.3 Land is therefore being retained separately from this site for educational purposes. The former school buildings site measuring approximately 1.52ha / 3.75 acs in extent is seen as sufficient size to accommodate a 2 form only school within the relevant catchment. As such, the former playing field can now be released for residential development purposes.
- 3.4 In development planning terms there would be no objection in principle to this site (Land Parcels A and B) coming forward as a windfall residential development, provided that it satisfied detailed planning policies set out in the adopted LDP.

Relationship with the Under-utilised Assets Study

- 3.5 The site was also considered as part of a recent study funded by Welsh Government and undertaken by DTZ that looked at Under-utilised Assets in the Llynfi Valley, and is identified by the study as a Priority 1 Strategic Opportunity, as part of a wider area for development, including Crown Road (in private ownership) immediately north of land parcel A and Bryneithin Care Home (in Council ownership and due to be closed) also off Crown Road. This opportunity area is recommended for investigation as a residential-led development, with scope for delivery in the short/medium term.
- 3.6 This opportunity area also lies in close proximity to the former Maesteg Washery Site – which is similarly identified in the study as part of a much wider Priority 1 opportunity area. **Appendix 2** indicates the relative locations of the various opportunity sites within the locality.

- 3.7. In terms of the Asset Study, the delivery of this site has been identified as having the potential of playing a lead role in driving other regeneration sites forward. There is an expectation that the delivery of this site for residential development will assist the delivery of other regeneration priorities by recycling any capital receipts.
- 3.8 What is required to drive further regeneration initiatives in the Llynfi Valley is for this site to come forward **early** and act as a catalyst for a rolling programme of regeneration interventions, led by the Council, which has the potential to eventually become self sustaining.

4. Technical Considerations

Ecological Issues

- 4.1 At this stage a full ecological assessment of the site has not been undertaken, however given the presence a vacant building and trees within and in the vicinity of the site, there would likely be a risk of disturbance to bats and breeding birds. These and other potential matters would need to be addressed before any potential demolition of buildings took place and/ or as part of any planning application process. Part of the Land Parcel B is the subject of a TPO (see Appendix 1) designated primarily on visual amenity grounds, although there may also be ecological value. It should also be noted that part of Land Parcel B and the neighbouring woodland includes invasive species and this should be mitigated for under a method statement when the site is cleared.

Ground Conditions

- 4.2 Part of Land Parcel B is the subject of a Coal Authority Planning Referral Area, and a mining risk assessment would be required to support any future planning application.
- 4.3 It is anticipated that Land Parcel A, (the former playing fields) represents a relatively undisturbed greenfield site. Originally the garden of the adjacent Glanllynfi House, this land is unlikely to be the subject of contamination related to any former buildings. Land remediation is therefore likely to be less intensive for this part of the site.
- 4.4 However, given the nature of the area and potential risk associated with mining activity, early site investigations should be commissioned for the site. In addition given the difference in levels across the site, an early topographical survey is also advised. The level differences across the whole site indicate that comprehensive remediation would be required to facilitate development, rather than a piecemeal approach.

Water and Drainage

- 4.5 Informal consultations with the Council's engineers indicate that connection to foul drainage is likely to be unproblematic, although this needs to be verified by Welsh Water. Development of Land Parcel A may present a problem in terms of surface water drainage, depending on the site's levels. There is therefore a need to commission an early topographical survey and assess drainage options. It is noted however that the site is close to the river Llynfi, but does not form part of the flood plain.
- 4.6 In terms of other services, access to water, gas and electricity is available, subject to local network capacities, which will need to be checked with the individual service providers. It should be noted that an electricity sub station exists in the north-western most corner of

Land Parcel A, and further investigation is required to ascertain whether this should be retained or relocated.

Highway and Access Considerations

- 4.7 There is currently no existing vehicular access to Land Parcel A. As previously stated Land Parcel B is currently accessed off Bridgend Road via a separate private access (to the Squash Club) that does not form part of the site. The preference expressed by the Council's highway engineers is for a single access point, centrally located within the site, to serve any future residential development associated with Land Parcels A and B. This would have the benefit of reducing the potential traffic that currently use the private access to the Squash Club. Potential traffic generation associated with Land Parcel B would therefore be 'redirected' and served off a better configured and safer new access point central to the site.
- 4.8 Because of the sensitivity of the road network in the vicinity of the site a Traffic Assessment (TA) would be required, which would need to examine junctions within the vicinity of the site, including the phasing of nearby traffic light controlled junctions. The type and scale of the junction off Bridgend Road to service the site would be determined by the outcome of the TA.
- 4.9 The site is located within a highly accessible location, with easy access to public transport facilities. Bus stops are located immediately adjacent to the former playing fields, Land Parcel A on Bridgend Road at the junction of Cwmdau Street. Ewenny Road and Maesteg train stations are located approximately 250m and 600m to the south and north respectively.

5. Development Parameters

- 5.1 The site at 3.56 acres / 1.44 has could potentially accommodate **50** dwellings (based on a density of 35 dwellings per hectare as prescribed in Policy **COM4** of the LDP). Alternatively, an element of the site could deliver a higher density extra-care housing facility (of which there is an identified need in the area) and general housing, estimated at 50 extra care units (on 2.0 acres and) 22 general units on the remaining 1.56ac of the site, providing **72** in total.

6. Rationale for Public Sector Intervention

- 6.1 This section provides a rationale for public sector intervention by looking at the input costs to ready the site and the resulting potential commercial outputs by means of a broad brush development appraisal. It also considers the medium and longer term regenerative benefits of the development for Maesteg and the Llynfi Valley and potential risks to delivery.

Development Appraisal

- 6.2 The development of the entire 3.56 ac for residential development is dependent on the acquisition of Land Parcel B and the comprehensive remediation of the whole site. Although it is recognised that acquisition of Land Parcel B is not essential for a significant number of residential units to come forward, it is desirable as it's inclusion will deliver a larger development site and will remove a derelict and underused site which is blighting the urban area.

- 6.3 Costs associated with the acquisition and removal of constraints to ready the site for future development, including bringing forward such a significant housing opportunity is set out in the table below. It sets out separately those costs which are essential rather than desirable. This is set against the likely commercial value that could be achieved for the site as a result of these publically funded inputs.

Input	Notes	Costs (Essential)	Costs (Desirable)
Site Acquisition			
Glan Llynfi House (0.614 ac)	For Sale (Vacant Possession)		£150,000
Land to rear of Glanllynfi House (0.24 ac)	Vacant Land		£50,000
Demolition			
Glan Llynfi House	Land Parcel B		£50,000
Land Reclamation / Remodelling			
	2.71 ac at £80,000 / ac (for Land Parcel A))	£216,000	
	0.85 ac at £80,000 / ac for Land Parcel B		£68,000
Enabling Works			
Roads	200m at £600 per m - to release Land Parcels A & B	£120,000	
Drainage / Attenuation measures	For immediate residential development	£80,000	
TOTAL INPUT COSTS		£416,000	£318,000

- 6.4 The total input costs to deliver Land Parcels A and B is therefore **£734,000**. The likely commercial land value of the site, as a result of these inputs is based on an estimated residential net land value in Maesteg of **£200,000** per acre which is realistic for the area, given that land values and returns in this valley community are considered to be very marginal in the current economic climate.
- 6.5 The 'output' value of the site is therefore **£712,000**, only marginally less than the input values. If just the 'essential' part of the scheme were to go ahead then the output value

would be £542,000 compared to an input cost of £416,000, which demonstrates a potential profit.

Output Value £200,000 x 3.56ac = £712,000

This compares to a current base valuation for parcels A & B by the Council for this land (without the benefit of planning consent, remediation and access) of only £50,000 per ac.

- 6.6 This above broad assessment illustrates that the end commercial value (not taking account of the other direct benefits of bringing the site forward) is only marginally less than the required input costs. It would therefore be unattractive to the private sector and not be delivered without public sector intervention. The values are at a level that demonstrate there is also the prospect of possible return to the public purse and this could assist in regeneration intervention elsewhere.
- 6.7 The acquisition and remediation of the site will deliver to the local housing market a short term boost and accelerate the delivery of 50 new homes (or potentially 72 residential units if an extra-care facility is included). In addition, at least 15% of the output would be for affordable housing (as required by Policy COM 5 of the LDP) delivered within 5 years.

Wider Regeneration Benefits

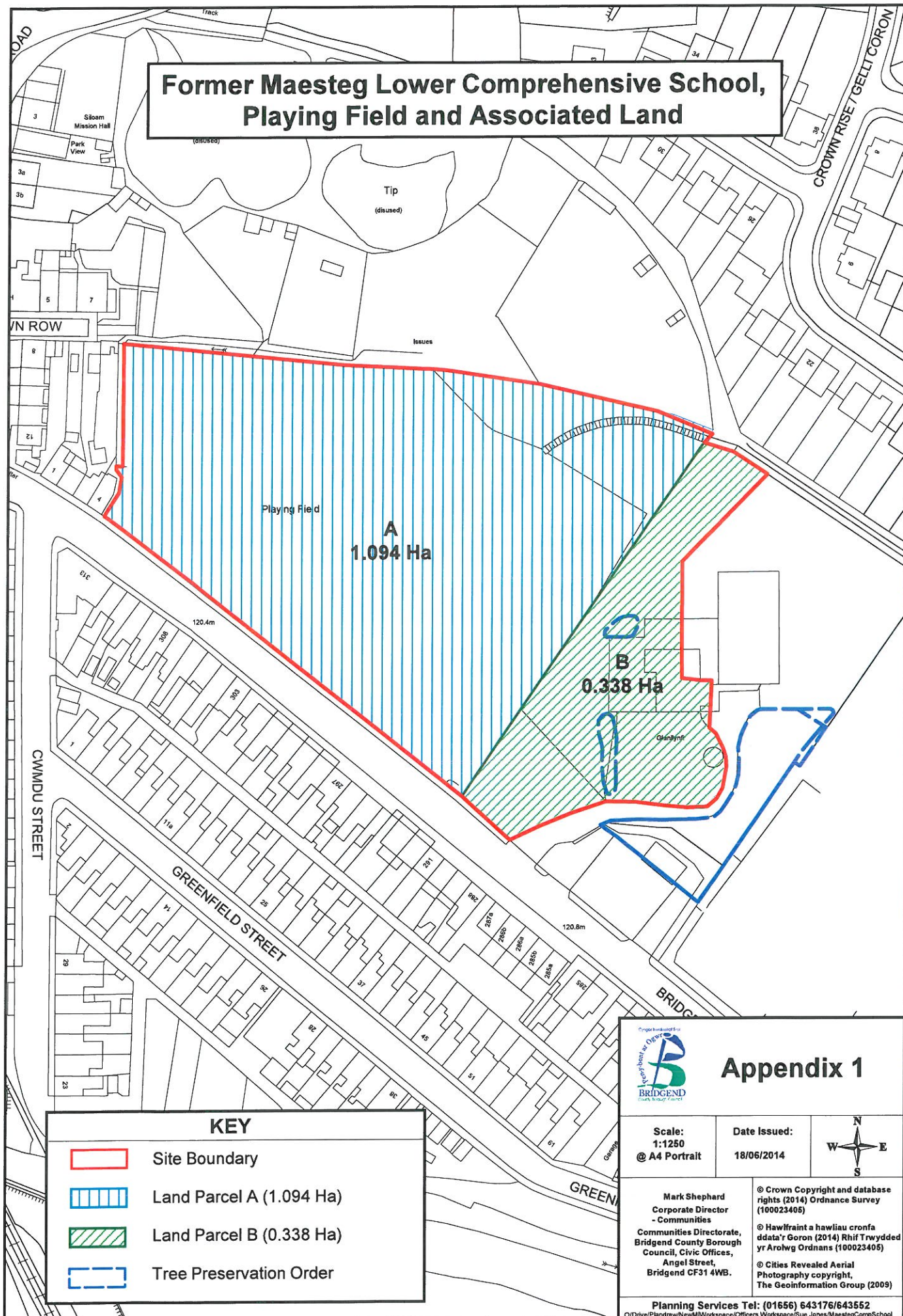
- 6.8 There is also a wider cost benefit analysis to be made of the values of the scheme, compared to a situation where there is no public intervention. These benefits relate to the potential additional leverage that the scheme could generate if output values exceed expectations in terms of match funding and the value of the development to the local economy. It is estimated that the 50 dwellings (or 72 residential units if an extra-care facility is included) could generate in the developments' construction phase 50 – 60 full time equivalent jobs. In addition an extra-care facility of 50 units would directly provide 20-30 permanent jobs within the locality. Furthermore, the location of the development, in close proximity to Maesteg town centre will generate additional footfall and local expenditure.

Managing Potential Risks

- 6.9 In the event that there are unwilling sellers for Land Parcel B there is still the prospect of delivering up to 40 dwellings (or 60 residential units if an extra-care facility is pursued) on Land Parcel A which is in Council ownership.
- 6.10 In order to deliver the maximum scheme of Land Parcels A and B, it would be advisable for the Council to seek development options and acquisition of Land Parcel B with the 2 landowners as soon as possible. This larger scheme would represent an optimal scenario as it would deliver more housing and reduce dereliction in what is a prominent site.
- 6.11 Any risk to the delivery of housing in terms of whether the remediated site would be attractive to the house building industry are also minimal. It should be noted that the volume house builders as evidenced in Persimmon Homes open letter to all South East Wales Chief Executives identified the Llynfi Valley as an area which is potentially economically viable.
- 6.12 This contrasts to many other valley communities in South East Wales where development is unviable. At least 2 volume builders have already expressed an interest to the Council's Development Surveyor for developing sites in Maesteg; there is also considered to be significant latent demand for new housing within the Llynfi Valley providing a wider choice

of house type to traditional terraced properties, which currently predominate. This also includes interest for self-build housing plots. This positive market sentiment is confirmed in the recent Asset Study undertaken by DTZ which notes that subject to location and competition from other sites in the locality there is interest from some volume builders for clean plots of land in Maesteg of between 3-6 acres in extent.

Former Maesteg Lower Comprehensive School, Playing Field and Associated Land



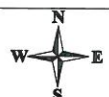
Former Maesteg Lower Comprehensive School, Playing Field and Associated Land



Appendix 2

Scale:
1:3000
@ A4 Portrait

Date Issued:
18/06/2014



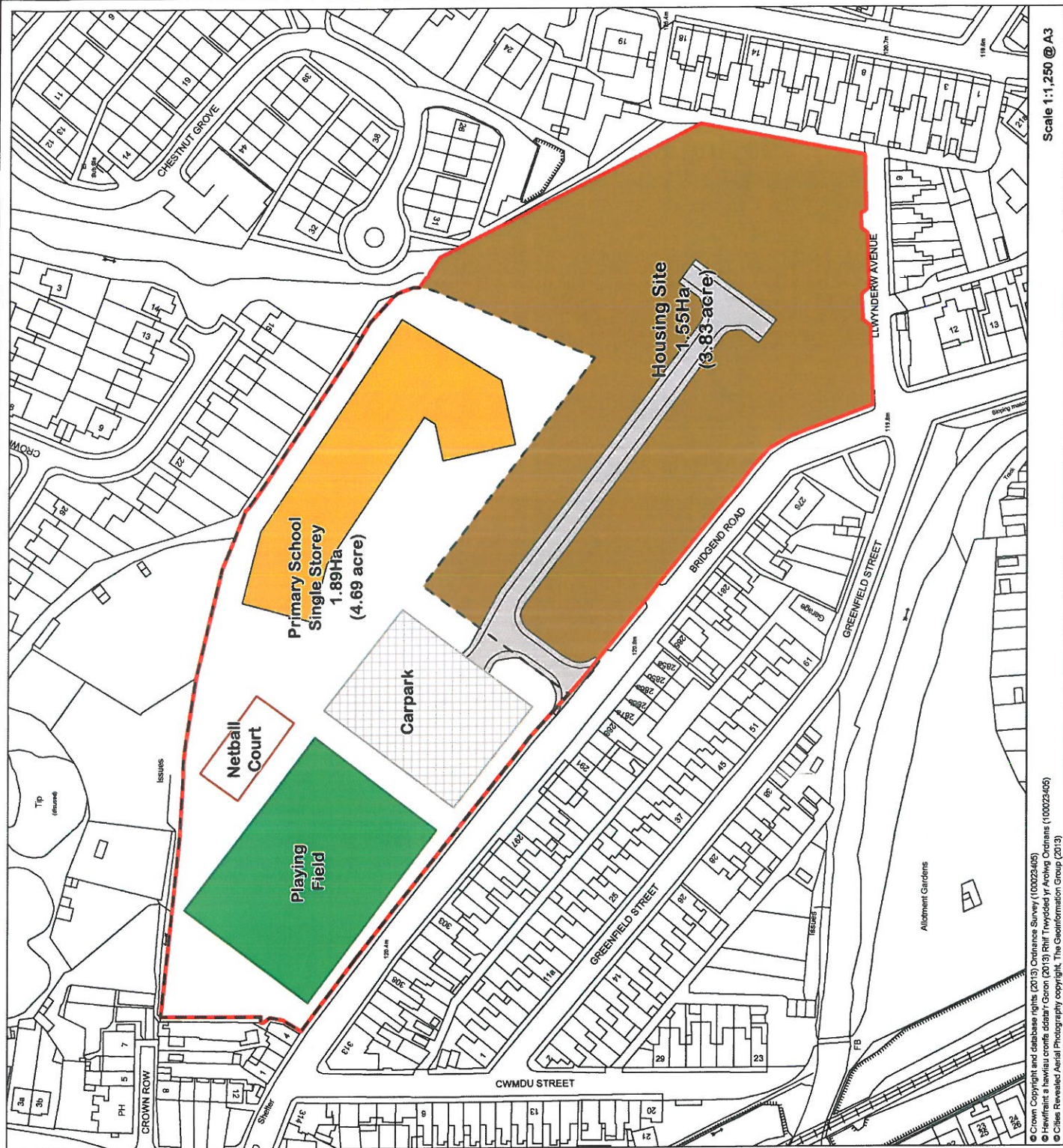
Mark Shephard
Corporate Director
- Communities
Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

© Crown Copyright and database
rights (2014) Ordnance Survey
(100023405)
© Hawffraint a hawliau cronfa
ddata'r Goron (2014) Rhif Trwydded
yr Arolwg Ordnans (100023405)
© Cities Revealed Aerial
Photography copyright,
The GeoInformation Group (2009)

Planning Services Tel: (01656) 643176/643552
Q:\Drive\Plandraw\NewMM\Workspace\Officers Workspace\Sue Jones\MaestegCompSchool

APPENDIX 3 Conceptual Masterplan

Page 126



© Crown Copyright and database rights (2013) Ordnance Survey (100023405)
© Hawfrant a hawiau cwmffwrdd Goron (2013) RNI Twydded yr Arolwg Ordnans (100023405)
© Clifre Revealed Aerial Photography copyright, The GeoInformation Group (2013)

Date: 04/11/2013 Map generated by: AQ



Mark Shephard
Corporate Director Communities
Communities Directorate
Bridgend County Borough Council,
Civic Offices
Angel Street
Bridgend
CF31 4WB

Planning Services Tel: (01656) 643776/643652

Schedule 4 – Potential Outputs and Outcomes

Maesteg Lower Comprehensive School and associated land

Parcel A (as shown outlined red in the plan for this Initial Site in Schedule 2 and marked A) – Site Area 1.1Ha

- Site investigation work
- Prepare site for development, market and transfer ownership for the purpose of the construction of a potential 38 residential units (based on average density of 35 dwellings per Ha).

Parcel B (as shown outlined red in the plan for this Initial Site in Schedule 2 and marked B) - Site Area 0.83Ha

- Site investigation work
- Acquire and prepare site for development, market and transfer ownership for the purpose of the construction of a potential 29 residential units (based on average density of 35 dwellings per Ha).

Washery Sites

Former Maesteg Washery - West Site – Site Area 2.27Ha (Potential net developable area 1.89Ha)

- Site investigation work
- Prepare site for development, market and transfer ownership for the purpose of the construction of a potential 66 residential units (based on average density of 35 dwellings per Ha).

Former Maesteg Washery - East Site – Site Area 1.21Ha (Potential net developable area 0.92Ha)

- Site investigation work
- Prepare site for development, market and transfer ownership for the purpose of the construction of a potential 32 residential units (based on average density of 35 dwellings per Ha).


EXECUTED as a **DEED** by applying the seal
of the Welsh Ministers

The application of the seal of the Welsh
Ministers is AUTHENTICATED by


who is duly authorised for that purpose by the
Director of legal Services by authority of the
Welsh Ministers under section 90(2) of the
Government of Wales Act 2006

The common seal of Bridgend County
Borough Council was hereunto affixed in the
presence of




Name: RICHARD YOUNG

Title: DEPUTY MAYOR.


Name: ANDREW JOLLEY

Title: ASSISTANT CHIEF EXECUTIVE
LEGAL & REGULATORY SERVICES.

DATED

2023

THE WELSH MINISTERS

and

BRIDGEND COUNTY BOROUGH COUNCIL

DEED OF VARIATION

Property Team
Legal Services Department
Welsh Government
Crown Building
Cathays Park
Cardiff
CF10 3NQ
(Ref: QA1218067\PE)

CONTENTS

CLAUSE

1. Terms defined in the Agreement	2
2. Variation	2
3. Governing law	3
4. Jurisdiction	3

This deed is dated day of 2023

Parties

- (1) THE WELSH MINISTERS whose principal place of business is Crown Building, Cathays Park, Cardiff, CF10 3NQ ("the Ministers")
- (2) BRIDGEND COUNTY BOROUGH COUNCIL of Civic Offices, Angel Street, Bridgend, CF31 4WB ("the Council")

BACKGROUND

- (A) The Ministers and the Council are party to an agreement for a loan up to a maximum of £2,500,000 in relation to the Former Maesteg Washery (east and west) site and the Maesteg Lower Comprehensive School site (jointly "the Sites") dated 12th February 2015 ("the Agreement").
- (B) The loan was provided to enable the Council to deal with physical constraints on the Sites, in order to bring them forward for development by the private sector. Engineers acting on behalf of the Council undertook a feasibility survey of the Sites and advised the Council to review the end use and mitigation costs on each of the Sites as the magnitude of spend exceeded budget availability and in some cases offered poor value for money. The Council were advised not to pursue the re-development of the Former Maesteg Washery East site. The Council are now considering the re-development of only the Former Maesteg Washery West Site for housing development land and wish to carry out intrusive site investigation works. Consequently, the Council wishes to vary the Agreement to allow them to fund the carrying out of such works and having considered their request, the Ministers are content to vary the Agreement as set out in this deed with effect from 12th July 2022 ("the Variation Date").

Agreed terms

1. Terms defined in the Agreement

In this deed, expressions defined in the Agreement and used in this deed have the meaning set out in the Agreement. The rules of interpretation set out in the Agreement apply to this deed.

2. Variation

- 2.1 With effect from the Variation Date the Parties agree the following amendments to the Agreement:

a)	Clause 3.3 added:	This clause is inserted into the agreement and the existing clause
----	-------------------	--

		3.3 is renumbered 3.4: "The Borrower shall use £222,589 of the Second Tranche to finance the costs of carrying out intrusive site investigation works on that part of the Initial Sites known as the former Maesteg Washery West Site."
b)	Clause 8.13 added:	This clause is inserted into the agreement: "The Lender agrees to £322,598 of the Loan not being repayable by the Borrower providing that the Borrower produces sufficient evidence to the Lender that such sum has been used by the Borrower towards the costs of carrying out intrusive site investigation works on that part of the Initial Sites known as the former Maesteg Washery West Site and no Event of Default or Potential Event of Default has occurred and is continuing. Sufficient evidence of spend to include but not limited to copies of invoices (for external suppliers) plus screen prints of the Borrower's ledger accounts, in addition to copies of the final reports resulting from the works."

2.2 Except as set out in clause 2.1, the Agreement shall continue in full force and effect.

3. **Governing law**

This deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

4. **Jurisdiction**

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this deed or its subject matter or formation.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

EXECUTED as a **DEED** by applying the seal
of **THE WELSH MINISTERS**

The application of the seal of the Welsh
Ministers is AUTHENTICATED by

MAIR HUGHES

SENIOR LAWYER

who is duly authorised for that purpose by the
Director of Legal Services by authority of the
Welsh Ministers under section 90(2) of the
Government of Wales Act 2006.

Signed:

**THE COMMON SEAL OF
BRIDGEND COUNTY BOROUGH COUNCIL**

was hereunto affixed
in the presence of

Authorised Signatory:

This page is intentionally left blank

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO COUNCIL

18 JANUARY 2023

REPORT OF THE CHIEF OFFICER - LEGAL AND REGULATORY SERVICES, HR AND CORPORATE POLICY

INFORMATION REPORT FOR NOTING

1. Purpose of report

- 1.1 The purpose of this report is to inform Council of the Information Report for noting that has been published since its last scheduled meeting.

2. Connection to corporate well-being objectives / other corporate priorities

- 2.1 This report assists in the achievement of the following corporate well-being objective under the **Well-being of Future Generations (Wales) Act 2015:-**

- **Smarter use of resources** – ensuring that all resources (financial, physical, ecological, human and technological) are used as effectively and efficiently as possible and support the creation of resources throughout the community that can help to deliver the Council's well-being objectives.

3. Background

- 3.1 At a previous meeting of Council, it was resolved to approve a revised procedure for the presentation to Council of Information Reports for noting.

4. Current situation/proposal

4.1 Information Report

The following Information Report has been published since the last meeting of Council:-

<u>Title</u>	<u>Date Published</u>
Consultation by Bridgend and Cwm Taf Public Services Boards on the Draft Well-Being Plan for Cwm Taf Morganwg	12 January 2023

4.2 Availability of Document

The document has been circulated to Elected Members electronically via Email and placed on the Bridgend County Borough Council website. The document is available from the above date of publication.

5. Effect upon policy framework and procedure rules

- 5.1 This procedure has been adopted within the procedure rules of the Constitution.

6. Equality Act 2010 implications

- 6.1 The protected characteristics identified within the Equality Act, Socio-economic Duty and the impact on the use of the Welsh Language have been considered in the preparation of this report. As a public body in Wales the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services and functions. This is an information report, therefore it is not necessary to carry out an Equality Impact assessment in the production of this report. It is considered that there will be no significant or unacceptable equality impacts as a result of this report.

7. Well-being of Future Generations (Wales) Act 2015 implications

- 7.1 The well-being goals identified in the Act were considered in the preparation of this report. It is considered that there will be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of this report.

8. Financial implications

- 8.1 There are no financial implications regarding this report.

9. Recommendation

- 9.1 That Council acknowledges the publication of the document listed in this report.

K Watson

Chief Officer Legal and Regulatory Services, HR and Corporate Policy

January 2023

Contact Officer: Mark Galvin
Senior Democratic Services Officer - Committees

Telephone: (01656) 643148

Postal address: Chief Executives Directorate,
Bridgend County Borough Council,
Civic Offices,
Angel Street,
Bridgend

Email: cabinet_committee@bridgend.gov.uk

Background documents: None.

BRIDGEND COUNTY BOROUGH COUNCIL

INFORMATION REPORT TO COUNCIL

18 JANUARY 2023

REPORT OF THE CHIEF EXECUTIVE

CONSULTATION BY BRIDGEND AND CWM TAF PUBLIC SERVICES BOARDS ON THE DRAFT WELL-BEING PLAN FOR CWM TAF MORGANNWG

1. Purpose of report

- 1.1 The purpose of this report is to inform Council of the public consultation of the draft Well-being Plan by Bridgend and Cwm Taf Public Services Boards.

2. Connection to corporate well-being objectives/other corporate priorities

- 2.1 This report assists in the achievement of the following corporate well-being objectives under the **Well-being of Future Generations (Wales) Act 2015**:
- **Supporting a successful sustainable economy** – taking steps to make the county borough a great place to do business, for people to live, work, study and visit, and to ensure that our schools are focussed on raising the skills, qualifications and ambitions for all people in the county borough.
 - **Helping people and communities to be more healthy and resilient** - taking steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services. Supporting individuals and communities to build resilience, and enable them to develop solutions to have active, healthy and independent lives.
 - **Smarter use of resources** – ensure that all resources (financial, physical, ecological, human and technological) are used as effectively and efficiently as possible and support the creation of resources throughout the community that can help to deliver the Council's well-being objectives.

3. Background

- 3.1 The Well-being of Future Generations (Wales) Act 2015 ("the Act") gives a legally binding common purpose to improve the economic, social, environmental and cultural well-being of their area by contributing to the achievement of the 7 national well-being goals.
- 3.2 The Act places a well-being duty on specified public bodies including local authorities, local health boards, fire and rescue services and Natural Resources Wales to act jointly via Public Services Boards (PSBs).
- 3.3 PSBs are required to:
- assess the state of economic, social, environmental and cultural well-being in their areas (the Well-being Assessment)

- use that Assessment to set local well-being objectives (the Well-being Plan)
 - act together to meet those objectives.
- 3.4 Through the sustainable development principle, the Act details the ways in which specified public bodies and PSBs must work to ensure that decisions made today do not impact on the ability of future generations to act to improve their well-being. To do this, public bodies are guided by the five ways of working under the Act: long term, collaboration, involvement, prevention and integration.
- 3.5 Changes to the health board footprint created the Cwm Taf Morgannwg University Health Board covering Rhondda Cynon Taf, Merthyr Tydfil and Bridgend local authority areas. It was agreed that the two PSBs covering that area should merge to become a single PSB to reduce duplication and enable more effective joint working to improve well-being for people in the area.
- 3.6 As a foundation for this change, the Well-being Assessment was prepared to cover the Cwm Taf Morgannwg area and was done in close collaboration with the Regional Partnership Board in the development of their Population Needs Assessment. The Well-being Assessment was published in April 2022 and is available on the PSB webpages: <https://www.bridgend.gov.uk/my-council/bridgend-public-services-board/assessments-of-well-being/>
- 3.7 Following the Assessment, the two PSBs have worked together this year to develop a single draft Well-being Plan for the Cwm Taf Morgannwg region by:
- using the findings from the Well-being Assessment
 - bringing across messages from the engagement and consultation on the Well-being Assessment
 - learning from our own practice on the current Well-being Plan
 - working together across the PSB framework in a series of workshops to develop the well-being objectives
 - Working with the Future Generations Commissioner for Wales Office on the development of the well-being objectives.

4. Current situation/proposal

- 4.1 The overarching theme of the Well-being Plan is 'A More Equal Cwm Taf Morgannwg' that drives every aspect of the Public Services Board's work. The Well-being Assessment told us that the communities in Bridgend, Merthyr Tydfil and Rhondda Cynon Taf have a lot to be proud about. However, not all communities have fair access to opportunities and face different challenges that impact on well-being.
- 4.2 The draft Well-being Plan attached as **Appendix 1** has two objectives:
- Healthy local neighbourhoods - A Cwm Taf Morgannwg where our communities are inclusive and feel cohesive and people feel safe, supported and valued
 - Sustainable and resilient local neighbourhoods - A Cwm Taf Morgannwg where we value and use what we have responsibly and take climate change and its impact on our communities seriously.
- 4.3 The emphasis of the plan is very much about having a regional framework but focusing on the small geographical areas that are neighbourhoods. Our Well-being

Assessment and our experience through the Covid-19 pandemic has shown us how proud local people are of their communities and how important local communities are to their well-being.

- 4.4 As set out in the Act, how we work is equally important as what we focus on. The draft Well-being Plan makes five commitments for the way the single PSB will work together and these will be the core principles for the PSB that will guide and challenge activity throughout the PSB structure:
- Involvement and citizen voice will shape the design and delivery of the plan. We will maximise opportunities for working in a more inclusive and co-productive way by working with Coproduction Network for Wales.
 - PSB organisations are rooted in their communities. Through their size and reach, they can contribute to our local area in many ways beyond delivering services. We will maximise our contribution to improving well-being through using our assets to support communities through procurement, reducing our carbon footprint and as big employers of local people.
 - Establishing a regional governance at the PSB that drives local delivery (based on need and improving equity) and campaigns at a national level on behalf of our communities.
 - Improving intelligence across the region, agencies and partnerships so that we recognise and build on the many strengths of the area and understand the causes behind the challenges we face.
 - We will keep our eye on the future by using systems thinking and focusing on outcomes so that we act in a way that will make sustainable improvements to well-being for future generations.
- 4.5 The draft Well-being Plan is currently out for a 12 week public consultation until 10 February 2023 and is available via the following link: <http://www.ourcwmtaf.wales/draft-well-being-plan-2023>. Consultation methods include:
- Online survey
 - Group workshops
 - Online presentation and ‘jamboard’
 - Attending events, community spaces, forums and engagement opportunities
 - Statutory consultees and internal colleagues
 - Presentations and tools for partners to use
 - Linking back to those responding to the Well-being Assessment consultation and engagement.
 - BCBC Member Information Session
- 4.6 Each of the statutory members of the PSB must formally agree the Well-being Plan. The final plan will then be presented to Council in April 2023 for consideration and approval prior to publication in May 2023. The plan must be reviewed each year and an annual report prepared and published.
- 4.7 The Act also places a responsibility on the PSB statutory bodies.e.g local authorities, health board, fire and rescue services and Natural Resources Wales to act to improve wellbeing. The Council’s Corporate Plan sets out how what we do as a Council contributes to the national well-being goals. The PSB Support Team

are working closely in conjunction with the Corporate Policy and Public Affairs Team to identify links between the Well-being Plan and the Corporate Plan using common outcomes and related measures.

- 4.8 The two PSBs are current developing the new Terms of Reference and delivery structure for the new single PSB and this will be in place when the new Well-being Plan comes into force in May 2023.

5. Effect upon policy framework and procedure rules

- 5.1 The Council is a statutory partner for the PSB which is obliged to publish and deliver the Well-being Plan. Partnership working forms part of the policy framework. Once approved by the Council and other statutory members of the PSB, the plan becomes part of the Council's policy framework.

6. Equality Act 2010 implications

- 6.1 A full Equality Impact Assessment will be undertaken as part of the development and consultation on the draft Well-being Plan. The outcomes of this assessment will be taken into consideration in the preparation of the final plan.

7. Well-being of Future Generations (Wales) Act 2015 implications

- 7.1 The well-being goals identified in the Act were considered in the preparation of this report. It is considered that there will be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of this report.
- 7.2 The Well-being Plan is prepared in line with the statutory guidance for PSBs. It sets out the well-being objectives and outcomes for the PSB and how the PSB will work towards the national well-being goals.

8. Financial implications

- 8.1 There are no direct financial implications from this report.
- 8.2 The PSB currently receives funding from Welsh Government to support collaboration in line with the ways of working in the Well-being of Future Generations Act. This is provided to the region for the two current PSBs to work together on the new plan and engagement.
- 8.3 The PSB does not have an operational budget. Bridgend County Borough Council provides officer support for Bridgend PSB.

9. Recommendation

- 9.1 It is recommended that Council note the report and that the final Well-being Plan will be presented to Council for consideration and approval prior to publication in May 2023.

Mark Shephard
CHIEF EXECUTIVE
January 2023

Contact officer: Helen Hammond
PSB Officer

Telephone: (01656) 643383

Email: helen.hammond@bridgend.gov.uk

Background documents: None

Our Well-being Plan

A More Equal Cwm Taf Morgannwg

Cwm Taf Morgannwg Public Services Board (PSB) brings together the previous PSBs in Cwm Taf, covering Merthyr Tydfil and RCT, and Bridgend to form one PSB for the Cwm Taf Morgannwg area. This new board comprises public bodies, who deliver services locally to improve the social, economic, environmental, and cultural well-being by setting objectives that will achieve the Well-being Goals outlined in the Wellbeing of Future Generations 2015 Wales Act.

We must do this by using the sustainable development principle which means the PSB needs to make sure that when making decisions they consider the impact they could have on people living their lives in Wales in the future. We use the following five ways of working from the Act to help us to do this:



Over 450,000 people live in the Cwm Taf Morgannwg Area. Well-being is about quality of life, and how that is connected to the environment, the economy, the services we need and the culture we share. Many things have shaped our communities and our well-being—such as industrial heritage, the landscape and shared interests in sport and the arts, giving a rich history and future opportunity. These can be considered as social, economic, environmental, and cultural factors.

Our [Well-being Assessment](#) provides the evidence base for this Well-being Plan, the data and information gathered has been used alongside what local communities and people have told us about life in Bridgend, Merthyr Tydfil, and Rhondda Cynon Taf.

The overarching theme of our Well-being Plan is '**A More Equal Cwm Taf Morgannwg**' and that drives every aspect of the Public Services Board's work.

Our Well-being Assessment told us that the communities in Bridgend, Merthyr Tydfil and Rhondda Cynon Taf have a lot to be proud about. However, not all communities have fair access to opportunities and face different challenges that impact on well-being. We have learned from our Well-being Assessment to identify how we will work together locally to tackle these inequalities in relation to our lifestyles, our communities, and our environment to improve the well-being for people living here now and building towards a fair future.

This draft plan sets out how we will work together to achieve this.

Working Differently

The PSB membership, partnerships and networks bring together a wide range of organisations and groups. In working together on our objectives in this Well-being Plan, each will be able to make a different contribution. In all our activities we are guided by the ways of working in the Well-being of Future Generations Act

Specifically, for the achievement of the plan, PSB partners make the following commitments



Involvement and citizen voice will shape the design and delivery of the plan. We will maximise opportunities for working in a more inclusive and co-productive way by working with Coproduction Network for Wales.



PSB organisations are rooted in their communities. Through their size and reach, they can contribute to our local area in many ways beyond delivering services. We will maximise our contribution to improving well-being through using our assets to support communities through procurement, reducing our carbon footprint and as big employers of local people,



Establishing a regional governance at the PSB that drives local delivery (based on need and improving equity) and campaigns at a national level on behalf of our communities.



Improving intelligence across the region, agencies and partnerships so that we recognise and build on the many strengths of the area and understand the causes behind the challenges we face.



We will keep our eye on the future by using systems thinking and focusing on outcomes so that we act in a way that will make sustainable improvements to well-being for future generations.

Objective One - Healthy local neighbourhoods

A Cwm Taf Morgannwg where our communities are inclusive and feel cohesive and people feel safe, supported and valued.

Our Well-being Assessment told us that we want:

To feel Connected:



During lockdown our local communities came together with voluntary organisations and partners to make sure that everyone had the support they needed. We are proud of our strong local communities, but we know that loneliness can affect anyone, and young people said they felt disconnected. We know that taking part in our community is good for our mental health, and there are great local activities and

opportunities but some people, including those with disabilities, feel excluded and cost and transport can be a barrier.

Healthy places:



There are great opportunities to keep fit and healthy in our community, but physical activity rates are low, we have high levels of diabetes and obesity, and people in more deprived neighbourhoods are less likely to make use of the green and blue spaces around us. Having safe local spaces and affordable opportunities to be active is important, including play for children and young people. Having access to healthy food

locally is also important.

To feel and be safe:



Cwm Taf Morgannwg is a safe place to live with good work being done to tackle crime and anti-social behaviour, but we know that some people feel unsafe in some spaces or at certain times. Recent figures also show an increase in reports of hate crime and domestic abuse. We recognise the impact this can have and want to create communities where everyone feels safe and a sense of belonging.

To live our lives locally:



Local hubs and support are really valued. We want to enable more local living that would build on strengths and benefit community members, provide local training, local access to services, and offer shared use of local buildings to bring services closer to communities. This approach would reduce the cost of journeys and encourage active travel and support accessing affordable, quality food locally.

By working together on this objective, we will

Support communities to be inclusive so that:



- more people say they feel connected;
- fewer people say they feel lonely; and
- there is a range of community activities for everyone in the language of their choice.

Promote healthier lifestyles in our communities so that:



- more people are active;
- fewer people, particularly children, are obese; and
- there are more opportunities to be active locally and affordably.

Work with communities to build a sense of belonging so that:



- more people report feeling safe in their local area;
- fewer people experience anti-social behaviour; and
- there are opportunities to act together to tackle problems when they occur

Help people to access to support, services and opportunities in their local neighbourhood so that:



- more people use active travel;
- fewer people face long / costly journeys to access services; and
- there are community buildings for everyone to access and use.

We believe working in this way will also positively contribute to the seven national Well-being goals:

A prosperous Wales	A resilient Wales	A healthier Wales	A more equal Wales	A Wales of cohesive communities	A Wales of vibrant culture & thriving Welsh Language	A globally responsible Wales
✓	✓	✓	✓	✓	✓	✓

Objective Two – Sustainable and resilient local neighbourhoods

A Cwm Taf Morgannwg where we value and use what we have responsibly and take climate change and its impact on our communities seriously.

Our Well-being Assessment told us that we want:



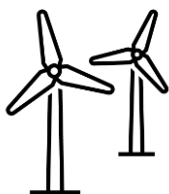
To protect and use our natural spaces:

We love green and blue spaces around us but we could be using them better or physical exercise, coming together or just being outside. When we do use them, we want to make sure that we're not doing anything that could negatively impact on the spaces around us. We need a healthy ecosystem for water and food however many of our local species of plants, animals and insects are in decline.



To do more active travel and use public transport:

We find that travelling for work, shopping, appointments, and socialising can be costly and difficult. Where more of the services, businesses, and activities we use are in our local neighbourhoods, we can use active travel like walking and cycling to get to them which can improve our health and reduce the number of journeys that rely on vehicles.



To reduce carbon and waste:

At present, we are using our resources in an unsustainable way, and this is contributing to the climate and nature emergencies. We already have good rates of recycling but there is more we can do. There are examples from partners on reducing carbon and how we can all support plans to become carbon neutral. We all have a role to play in climate mitigation: reducing waste and energy use to create a cleaner, greener Cwm Taf Morgannwg.



To tackle Climate Change and its impact:

We are already seeing the impact of Climate Change in our communities. Many residents have experienced devastating flooding and we are also seeing rising temperatures in the summer. Wales has declared both Climate and Nature emergencies and we know that extreme weather has greater impact in areas with a lower income. Climate adaptation is needed so that we change how we use our urban and natural spaces respond to climate change and the risks it poses.

By working together on this objective, we will:

Improve, use, and protect our natural local spaces so that we see:



- more local, accessible green and blue spaces;
- fewer incidents of pollution and fly tipping; and
- an improvement in the health of our surroundings, including our rivers and hillsides.

Support communities to use more active travel in their daily lives so that we see:



- more of the things we need and use being nearby;
- fewer journeys being undertaken by car; and
- an improvement in air quality and pollution levels.

Understand how we can all use resources more sustainably so that we see:



- more re-use and recycling of a range of materials;
- a reduced demand for energy; and
- an improved use in our land and coastline to help 'trap' carbon.

Work with communities to understand the different impacts and opportunities for Climate Change mitigation and adaptation so that we see:



- more awareness, knowledge and skills across communities;
- fewer people, communities, and properties at risk; and
- increased confidence in our ability to respond to future challenges

We believe working in this way will also positively contribute to the seven national Well-being goals:

A prosperous Wales	A resilient Wales	A healthier Wales	A more equal Wales	A Wales of cohesive communities	A Wales of vibrant culture & thriving Welsh Language	A globally responsible Wales
✓	✓	✓	✓	✓	✓	✓

Tell Us What you think

We would like you to tell us if you think these are the right things for us to be working on. You can find out more about PSBs and find a link to our online consultation [here](#)

This page is intentionally left blank