



To: Members of the Communities
Scrutiny Committee

Date: 6 September, 2012

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Dear Councillor

You are invited to attend a meeting of the **COMMUNITIES SCRUTINY COMMITTEE** to be held at **10.30 am** on **THURSDAY, 13 SEPTEMBER 2012** in **COUNCIL CHAMBER, RUSSELL HOUSE, RHYL.**

Yours sincerely

G. Williams
Head of Legal and Democratic Services

AGENDA

PART 1 - THE PRESS AND PUBLIC ARE INVITED TO ATTEND THIS PART OF THE MEETING

1 APOLOGIES

2 DECLARATION OF INTERESTS

Members to declare any personal or prejudicial interests in any business identified to be considered at this meeting.

3 URGENT MATTERS AS AGREED BY THE CHAIR

Notice of items which, in the opinion of the Chair, should be considered at the meeting as a matter of urgency pursuant to Section 100B(4) of the Local Government Act 1972.

4 MINUTES (Pages 5 - 14)

To receive the minutes of the Communities Scrutiny Committee held on Thursday, 16th July, 2012 (copy enclosed)

5 WEST RHYL REGENERATION WORKSTREAM (Pages 15 - 42)

To consider a report by the Rhyl Going Forward Programme Manager (copy enclosed) which outlines the aims and objectives of the Strategy, its financial implications, and the progress or prospects in terms of benefits realisation.

10.35 a.m.

6 RETAIL AND TOWN CENTRE WORKSTREAM (Pages 43 - 56)

To consider a report by the Rhyl Going Forward Programme Manager (copy enclosed) which outlines the progress in implementing the Workstream, its financial implications, and the progress or prospects in terms of benefits realisation.

11.10 a.m.

BREAK

7 TOURISM AND COASTAL STRIP WORKSTREAM (Pages 57 - 90)

To consider a report by the Rhyl Going Forward Programme Manager (copy enclosed) which outlines the progress in terms of implementing the Workstream, including any slippages against the timescales and budget. Its financial implications, and the progress or prospects in terms of benefits realisation.

11.55 a.m.

8 SCRUTINY WORK PROGRAMME (Pages 91 - 108)

To consider a report by the Scrutiny Coordinator (copy enclosed) seeking a review of the committee's forward work programme and updating members on relevant issues.

12.30 p.m.

9 FEEDBACK FROM COMMITTEE REPRESENTATIVES

To receive any updates from Committee representatives on various Council Boards and Groups

13.00 p.m.

PART 2 - CONFIDENTIAL ITEMS

None

MEMBERSHIP

Councillors

James Davies
Peter Evans
Carys Guy-Davies
Huw Hilditch-Roberts (Chair)
Rhys Hughes
Win Mullen-James

Bob Murray
Joe Welch
Cefyn Williams
Cheryl Williams
Huw Williams

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COMMUNITIES SCRUTINY COMMITTEE

Minutes of the Communities Scrutiny Committee held in Conference Room 1a, County Hall, Ruthin on Monday, 16th July, 2012 at 9.30 a.m.

PRESENT

Councillors H. Hilditch-Roberts (Chair), J.M. Davies, P.A. Evans, C. Guy-Davies, T.R. Hughes, W. Mullen-James, R.M. Murray, J.S. Welch, C.L. Williams, C.H. Williams and H.O. Williams and Co-opted Members G. Greenland, D. Houghton and Dr D. Marjoram.

Councillors B. Blakeley, J. Butterfield, C. Hughes, P.M. Jones, G.M. Kensler, M. McCarrol, B. Mellor, D Simmons and W.N. Tasker attended as Observers.

ALSO PRESENT

Corporate Director: Learning and Communities (HW), Head of Business Planning and Performance (AS), Head of Adult and Business Services (PG), Head of School Improvement and Inclusion (KE), Head of Planning and Regulatory Services (GB), Lifelong Learning Finance Manager (CW), Business Planning and Performance (EP), Planning Officer: Renewable Energy Schemes (DS), Development Control Manager (PM), Scrutiny Coordinator (RE) and Administrative Officer (CW).

1 APOLOGIES

None.

2 DECLARATIONS OF INTEREST

No personal or prejudicial interest were declared.

3 URGENT MATTERS AS AGREED BY THE CHAIR

No items were raised which in the opinion of the Chair, should be considered at the meeting as a matter of urgency pursuant to Section 100B(4) of the Local Government Act, 1972.

In response to concerns raised by the Co-opted Members of the Committee that they had not received the papers relating to business item 5 on the agenda which was a Part II item, the Scrutiny Coordinator confirmed that the Co-opted Members names had been included on the agenda as voting Members of the Committee and she would look into the matter. Councillor W. Mullen-James explained she had not received any papers for the meeting. At this point the Committee was adjourned for 15 minutes to enable Members to read the relevant papers.

4 MINUTES

The Minutes of a meeting of the Communities Scrutiny Committee held on Thursday, 14th June, 2012 were submitted.

Matters arising:-

9. Effectiveness of Enforcement Action – Dog Fouling – In response to a question from Councillor T.R. Hughes, the Corporate Director: Learning and Communities explained that he would be meeting with the Head of Environment and the Head of Planning, Regeneration and Regulatory Services the following day and would be discussing with them arrangements for the workshop for all Councillors and relevant Heads of Service to discuss adopting and progressing a corporate approach to dealing with the problem of dog fouling in the County.

RESOLVED – *that, subject to the above, the Minutes be received and approved as a correct record.*

EXCLUSION OF PRESS AND PUBLIC

RESOLVED – *that under Section 100A of the Local Government Act 1972, the Press and Public be excluded from the meeting for the following item of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 14 & 15 of Part 4 of Schedule 12A of the Local Government Act 1972.*

PART II

5 ALLOCATION OF ADDITIONAL RESOURCES TO SPECIAL EDUCATION NEEDS (SEN) IN PRIMARY SCHOOLS

A copy of a report by the Education Finance Manager, which detailed the progress made in reviewing the allocation of additional resources to Special Education Needs (SEN) in Primary Schools, had been circulated with the papers for the meeting.

The Head of School Improvement and Inclusion outlined the report which detailed the background and progress made in reviewing the allocation of additional resources to Special Educational Needs (SEN) in Primary Schools, and the progress made in identifying options for the future funding of SEN in Primary Schools. The report submitted to the Committee in December 2011, which outlined plans for a process of allocating resources to schools for SEN, had been included as Appendix 1 to the report.

It was explained by the Head of School Improvement and Inclusion that significant progress had been made and the plans were currently out for consultation as detailed in the consultation paper included at Appendix 2. An outline of the work being undertaken in respect of the management of Employment Contract Changes for 1 to 1 SEN Support in Schools was provided and this included the consultation process, actions required and suggested timescales. It was confirmed that the new funding model would re-align existing resources to make more efficient and effective

use of the current SEN budget and the current level of overspend would be negated by the new monitoring process. Funding would be transparent and equitable and any savings made against the budget would be returned to the school delegated budget with any increase in the total cost being allocated from the delegated budget.

Dr D. Marjoram highlighted the importance of 1 to 1 support for children with special needs and expressed her support for the proposals and referred to the advantages to be gained and achieved. Members outlined the advantages of the system which enabled support workers to transfer with the child if necessary and the need to monitor and evaluate the process, through the scrutiny process, to assess the benefits of the system.

In response to questions the Head of School Improvement and Inclusion explained that contracts would be managed in-house and details of the financial management process and criteria for resource allocation were outlined for the Committee. Reference was made to the significance of the composition of the Moderation Panel, its monitoring role, the appointment of an independent Chair - the only such Panel in Wales to have an independent chair, and Members were informed that there was regular consultation and liaison with the Health Authority, although Health did have a separate commissioning panel. Details pertaining to the provision of training for support assistants and Panel Members were outlined for the Committee. The Education Finance Manager provided details of the administration process, particular reference being made to the financial aspects, in respect of funding mechanisms for Secondary and Primary Schools.

It was explained that there was a risk regarding individual schools' view of Panel decisions and the definition of suitable levels of support to be provided to pupils. However, this should be minimised by the robust criteria applied by the Moderation Panel and the independence of the Panel Members appointed. The Panel would have to ensure that funding was used to improve and impact on the outcomes for children with SEN.

Following further discussion, it was:-

RESOLVED – to receive the report and note the progress and impact the revised process would have on the effective use of SEN funding in schools.

PART I

6 REVIEW OF DAY SERVICES IN THE NORTH OF THE COUNTY

A copy of a report by the Head of Adult and Business Services, which provided an update on the review of Day Services in the North of the County and advised on a preferred option for future delivery of services for formal consultation, had been circulated with the papers for the meeting.

The Head of Adult and Business Services explained that as part of the modernisation of social services there was a need to review the provision of stand-alone day services for older people, Hafan Deg in Rhyl and Llys Nant in Prestatyn, to ensure that the service offered was consistent with the policy of reablement.

Detailed descriptions of the centres was provided for Members. A review of the services had been commissioned in July, 2011 and the recommendations made were summarised in the report. Due to measures already implemented the savings requirement had now been reduced to £60,000, to be achieved from the proposals outlined for 2013/14.

The principles in the report were outlined and the Head of Adult and Business Services highlighted the necessity to make changes to meet the future needs of the most vulnerable people in the County. He acknowledged the need for the provision of day care services in Rhyl, Prestatyn and other areas, and that the accessibility of the premises used was of paramount importance.

In reply to a question regarding the distinction between short term intervention and long term care, it was explained that the NHS and Community Care Act 1990 placed a duty on Local Authorities to assess social care needs. The National Assistance Act 1948 and Chronically Sick and Disabled Act 1970 provided for the provision of services to meet any eligible needs. This could be achieved through third party arrangements as currently exist with domiciliary care and residential services.

Members raised the following points in supporting the retention of the respective Centres:-

- The importance of ensuring Local Member involvement at every stage of the consultation process was highlighted. Concern was expressed that the withdrawal of the subsidy for fees had excluded a significant number of potential service users from the consultation process which could subsequently impact on the consultation feedback, and that the provision of services through the private sector would not meet the standards currently provided. The increase in fees also deterred users from utilising the facilities which provided the impression the services were not required.
- Concerns were also raised that some carers were now paying for day care for loved ones from their own carers allowances.
- Reference was made to the excellent staff and facilities currently available, the possible loss of jobs if privatised, the importance of community spirit and the companionship that these establishments offered, and the need for the Authority to continue the provision of high level services.
- In considering the Options, Councillor J. Butterfield felt that it would be important to take into account the under spend of £713k within the Directorate. She explained that it would be important to retain the services within the respective Centres which had been purpose built. It was also felt that the imminent announcements regarding the NHS Service Reviews would not have an impact in respect of the provision of this service.
- The assessment and consultation processes, particular reference to issues pertaining to fees, were questioned
- Concerns were expressed that the number of day care places available in Prestatyn had reduced considerably following the closure of Llys Nant
- Concerns were raised by Councillor D. Simmons regarding

The Head of Adult and Business Services referred to the following key issues in responding to Members:-

- Local Members had been involved in the consultation process and been invited to attend the Focus Group meetings
- Fees and charges had been agreed by Cabinet with a maximum charge of £50 per week levied for home care services, as per Welsh Government (WG) guidelines, which could be waived if the service user could not afford the specified charge. It was confirmed that the Authority would be required to meet any needs identified regardless of any costs.
- Consultation would encompass the wider community, including service users, potential service users and staff, and an Equality Impact Assessment would be undertaken.
- Details were provided of the consultation undertaken as part of the review with, staff, users and carers at the 2 Centres.

During the ensuing discussion the Committee agreed that a Consultation Plan should be adopted which had to be clear, precise, transparent and involve Local Members at every stage. Members also agreed that the Consultation Plan should identify all interested stakeholders and that the consultation results should be reported back to the Committee in due course. Members

RESOLVED:-

- (a) that the report be received.*
- (b) the preferred option be endorsed for formal consultation with all relevant stakeholders;*
- (c) that Local Members be included in the consultation process at every stage, and*
- (d) that the results of the consultation exercise be submitted to the Committee at its October meeting.*

7 MAJOR INFRASTRUCTURE PROJECTS: RESOURCE ALLOCATION AND COMMUNITY ENGAGEMENT

A copy of a report by the Planning Officer: Renewable Energy Schemes, which sought guidance on the resource commitment and level of community engagement to major infrastructure projects, had been circulated with the papers for the meeting.

Major infrastructure projects were large scale development proposals requiring a consent known as 'development consent' under procedures governed by the Planning Act 2008 (as amended by the Localism Act 2011). Developers wishing to build major infrastructure projects were required to apply for planning permission to the Planning Inspectorate and Local Authorities were statutory consultees. A Report setting out the planning context for major infrastructure projects had been considered by the Planning Committee in May, 2012, and Appendices 1 and 2 to the report included details of the Local Authority's role in the planning process. The financial and resource implications and potential impact/risks associated with each option had been included in Appendix 3, and indicative external costs to respond to major infrastructure projects included in Appendix 4. There was no statutory obligation on the Local Authority to participate in the process of assessment of such schemes. However, as some major infrastructure projects had a significant social, economic and environmental impact on the County and local communities, a collective

response was provided to the Inspectorate and the Council participated, to some degree, in the process. Member input was being sought on the level of resource allocation and the extent of community engagement which should be assigned to major infrastructure projects in future, particularly bearing in mind the Authority aspiration of becoming closer to the community.

Officers summarised the main points in the report which covered resource allocation, the options available to the Council in terms of how it responded to major infrastructure projects and in terms of community engagement in respect of such major projects. Local Authorities were statutory consultees on major infrastructure projects and had an important role to play if they chose to engage with the process. However, there was no planning fee associated with such schemes to cover the respective costs.

The report summarised the key requirements within the process and it was stressed that applications included complex, lengthy documents which required a significant amount of time to assess prior to the formulation of a consultation response. Consultation timescales were set out in statute and would therefore need to be conformed with.

Councillor J.S. Welch explained that residents in his ward had been unaware of recent proposals being put forward in that particular area, and he suggested that the Local Authority adopting a more proactive role would increase awareness locally. He also referred to the affect proposals in various parts of the county could have on communities along A5 with regard to traffic related issues. Councillor C.H. Williams felt that the Authority had a duty to ensure that there was no adverse impact on the residents of the County, whatever the scale of the proposed development. The Head of Planning and Regulatory Services confirmed that in the event of a reduction in numbers, taking it below the given threshold, the application would then be submitted to the Local Planning Authority (LPA). The LPA would then be eligible to receive the respective fee for the application and be better resourced to deal with it.

In response to a question from Councillor J.M. Davies regarding funding and financial implications of each of the options presented, the Head of Planning and Regulatory Services referred to the Chief Finance Officer's Statement with regard to resource and financial implications and the process for bidding for additional internal resources. Councillor H.O. Williams referred to the visual impact of structures, such as windfarms, on communities outside the application area and stressed the importance of including these communities in the consultation process.

The Planning Officer: Renewable Energy Schemes felt that the Authority should engage in the process. However, it would be important to be realistic about what the Council would be capable of delivering and for this reason Option B, which could be dealt with using the existing resources available was being recommended to members. She provided details of the consultation process to date and confirmed that there was no reference in the Planning Act to the undertaking of community engagement. The Development Control Manager outlined the potential risk to the Authority if it was decided to extend its involvement beyond its statutory role in the consultation process, and stated that it would be important that the Authority was viewed as a consultee within the process whilst supporting the local community.

With the Chair's consent members of the public in attendance at the meeting raised and outlined the following points and issues pertaining to a number of current or potential major infrastructure applications:-

- local authority involvement would be important because of the significant impact on the whole of the County, reference being made to the tourism industry, local forests and in particular to water supplies in the locality
- a representative from 'Stop the Exploitation of Mynydd Mynyllod' (STEMM), suggested that the consultation process with respect to that particular development was being carefully controlled by the applicants. He questioned the impartiality of the consultation process, particular reference being made to maps circulated which excluded any reference to the communities affected within the Application area
- Visual impact assessments had been denied.

The Planning Officer: Renewable Energy Schemes responded to questions and concerns raised with regard to funding matters for different projects, particular reference being made to the criteria for funding from the Welsh Government and the reasons why funding was available for the Clocaenog Scheme but not for the Mynydd Mynyllod Scheme.

The Head of Planning and Regulatory Services made reference to the statutory process for consultation within the new legislation and outlined the possible financial implications and budgetary pressures on the Council in terms of the Options available.

Following further discussion and taking into consideration the views expressed at the meeting, the Committee agreed to recommend the following for:-

Resource allocation - OPTION 3: that the Council utilises existing internal resources and allocates a budget from central funds to ensure that sufficient additional internal and external resources can be dedicated to respond to major infrastructure projects.

Community engagement - Option C: which encompassed Option B plus in addition that the Council dedicate additional internal resources to pro-actively support third party organisations and help local communities understand, engage and respond to major infrastructure projects.

In response to members' requests officers agreed to draw-up a consultation communication strategy to deal with large infrastructure project planning applications and agreed to circulate the draft scheme to Committee members ahead of the Committee's next meeting.

Following further discussion, the Committee:-

RESOLVED – *to recommend:-*

- (a) *that the Council complies with the provisions set out in the Planning Act 2008 and dedicates sufficient resources to ensure the Council can fully respond to major infrastructure projects and therefore recommends that Resource Allocation Option 3 is adopted for this purpose, and*
- (b) *that the Council dedicates additional internal resources to pro-actively support third party organisations and help local communities understand, engage and respond to major infrastructure projects and recommends Community Engagement Option C for this purpose.*

8 ALLOCATION OF THE MEMBER AREA FUND

A copy of a report by the Community Engagement Manager, which provided an overview on the funding allocated to enable Member Area Groups to support priority projects in their areas and review its success, had been circulated with the papers for the meeting.

In March, 2012 the Committee received a report on the allocation of £50,000 to each of the six Member Area Groups (MAGs) with details of the criteria for its allocation and how it should be utilised for the benefit of the communities. As many of the projects had not then been completed it was agreed a further report be submitted with an analysis of the benefits accrued. The Head of Business Planning and Performance summarised the report which included details of the background to the allocation of the money, distribution of the funds, review of the process, benefits accrued and lessons learnt from the process and details of the recommendations for future distribution of funds. Accompanying the guidance note, which explained the principles behind the allocation process and the likely timetable for distribution, was a project proposal form (Appendix 1). A copy of the 'Overview of Spend to Date' document, detailing each individual project, had been circulated in the Information Papers for the meeting.

Councillor J.M. Davies explained that it would be easier in Towns, where there were Town Plans, to work towards and achieve identified projects and schemes, where as in rural areas issues relating to geographical boundaries and other outside influences could complicate the allocation of funding. Councillor C.H. Williams endorsed the view expressed and highlighted the problems experienced in distributing funding for schemes in rural areas and made particular reference to the allocation of funding between the respective towns villages in the Dee Valley area.

A number of Members expressed concern regarding the distribution and allocation of funding in certain areas of the county, particular reference being made to the allocation of funding to subsidise car parking in Ruthin, which it was claimed had contravened agreed Council Policy in respect of car parking charges.

Reference was made to the surrounding villages becoming a focal part of the Town Plans and the importance of encompassing the needs of the rural communities in the Town Plans. It was highlighted that there was a need to recognise that different areas within the county had varying needs, priorities and requirements. It was important to ensure that the Town Plans reflected local as well as county priorities and were therefore live working documents which could be amended at any time.

Members supported the view that the allocation of similar community funding in future be linked to the development of the Town Plans.

The Head of Business Planning and Performance explained that assigning funds to support Town Plans, particularly in areas where regeneration was a priority, would be important. The Corporate Director: Learning and Communities endorsed the view that following the development of the Town Plans the allocation of funding could be managed more strategically in future and that consultation on any future projects should be as inclusive as possible. Following further discussion, it was:-

RESOLVED – *that the Committee:-*

- (a) receive the report and note the one-off allocation of funds with no commitment that the process would be repeated;*
- (b) recommends that any suggested future scheme(s) must be submitted to a MAG meeting and be fully endorsed at that meeting rather than be devolved to individual Ward Members,*
- (c) agrees that all future schemes be aligned to and support the delivery of the Town Plans/Rhyl Going Forward or rural projects agreed by the MAG; and*
- (d) that all future schemes take into account the distinctive and diverse needs of different communities across the County*

9 SCRUTINY WORK PROGRAMME

A copy of a report by the Scrutiny Coordinator, which reviewed the draft Forward Work Programme (FWP) for the Committee and provided an update on relevant issues, had been circulated with the papers for the meeting.

The Scrutiny Coordinator informed Members that responses to issues raised at the previous meeting had been included in the Information Brief circulated ahead of the meeting. The Cabinet's Forward Work Programme had been included as Appendix 2 to the report, and a table summarising recent Committee resolutions and advising of progress with their implementation had been included at Appendix 3.

At its meeting on the 5th July, 2012 the Scrutiny Chairs and Vice-Chairs Group had considered the work programmes of the three scrutiny committees in conjunction with those of Cabinet and the Corporate Governance Committee. It considered and agreed that an item related to the establishment of service standards for consultation and community engagement with respect to the planning process be included in the FWP for the October 2012 meeting of the Committee.

Following the appointment of Committee representatives on Council Groups and Boards at the last meeting one vacancy still existed for a representative on the Service Performance Challenge Groups. The Committee agreed that Councillor C.L. Williams be appointed to serve on the Business Planning and Performance Service Challenge Group. A copy of the latest list of scrutiny representatives on the Service Performance Challenge Groups had been included as Appendix 4 to the report.

The Scrutiny Coordinator explained that further information had been sought in respect of the item pertaining to the management of allotments. The Committee

agreed that an update in respect of this issue be circulated to all Councillors when available.

The Committee considered the draft Forward Work Programme for future meetings as detailed in Appendix 1. Having regard for the optimum number of agenda items to be transacted at a meeting, Members agreed that the following amendments be included in the FWP for the Committee:-

September, 2012 meeting: Members were reminded that the September meeting of the Communities Scrutiny Committee would be held in Rhyl due to consideration of the three workstreams in the programme which related to the Rhyl Going Forward Project. A tour of the key sites and areas would be arranged and it was agreed that the tour could include a visit to Hafan Deg Day Care Centre.

October, 2012 meeting:-

- Etape Cymru item be rescheduled for the December, 2012
- Getting Closer to the Community Programme be deferred and possibly included in the Corporate Plan which would be considered by Performance Scrutiny Committee in due course.
- Flood Risk Areas within Denbighshire to be transferred to Partnerships Scrutiny Committee.
- Winter Maintenance 2012/13 and Review of Highway Grass Cutting 2012 to be amalgamated for consideration as one business item.
- Review of Day Services to be included in the FWP for the October meeting.

In response to a request that it appoint a representative on the Schools Standards Monitoring Group (SSMG) the Committee agreed that Councillor J.S. Welch be appointed as its representative, with Councillor W. Mullen-James as a substitute member. Following further discussion, it was:-

RESOLVED – that:-

- (a) subject to the above amendments, the Committee approves the Future Work Programme as set out in Appendix 1 to the report;*
- (b) Councillor C.L. Williams be appointed to serve on the Business Planning and Performance Service Challenge Group, and*
- (c) Councillor J.S. Welch be appointed as the Committee representative on the Schools Standards Monitoring Group, with Councillor W. Mullen-James as his substitute.*

Meeting ended at 12.35 p.m.

Report to:	Communities Scrutiny Committee
Date of Meeting:	13 September 2012
Lead Member/Officer:	Leader and Lead Member for Economic Development
Report Author:	Rhyl Going Forward (RGF) Programme Manager
Title:	Rhyl Going Forward – West Rhyl Regeneration Workstream Update

1. What is the report about?

This report provides an update on the West Rhyl Regeneration Workstream of the Rhyl Going Forward Regeneration Strategy.

2. What is the reason for making this report?

To provide information regarding progress in terms implementing the West Rhyl Regeneration Area Workstream of the Rhyl Going Forward (RGF) Regeneration Strategy, its financial implications, and the progress or prospects in terms of benefits realisation.

3. What are the Recommendations?

That Members note and comment on the progress made.

4. Report details

4.1 Background

In order to deliver effectively, the work of the Rhyl Going Forward Regeneration Strategy has been organised into workstreams:

- West Rhyl Regeneration Area
- Tourism & the Coastal Strip
- Retail & the Town Centre

4.2 A snapshot of the strategy

The West Rhyl Regeneration Area is centred around Edward Henry Street, Abbey Street, Aquarium Street and John Street, and is characterised by closely packed, large houses – many of which were originally built as Guest Houses to accommodate tourists at the height of Rhyl's Victorian heyday. As tourism declined these houses were converted into small apartments and bedsits, now often referred to as HMOs – Houses in Multiple Occupation. Age and the intensive use of these houses has seen them deteriorate and created a neighbourhood with a poor image and reputation. Our strategy here is to generally improve the quality of housing and the surrounding environment.

Key to this strategy is reducing the number of HMOs, and this will be achieved through a range of actions including acquisition and demolition of some, conversion of others into single homes or good quality, more spacious apartments and/or consideration of different uses such as offices. Allied to this will be more rigorous regulation of the HMOs that remain to ensure that they provide good quality, well maintained and managed accommodation for their residents.

In response to the concerns regularly expressed by local residents about the lack of open space, we also propose to try and create a new park/urban square in this area. Given the built up nature of the neighbourhood, to achieve this will require the acquisition and demolition of some properties. We will be supporting people affected by this change, and will sensitively deal with all relocation issues.

4.3 Monitoring of the strategy

Progress for the workstream is monitored by the RGF Neighbourhoods and Places Programme Board whose role and membership is attached as:

- Appendix 1 – RGF Programme Board role and Membership

The Board meets on a 6 to 8 week cycle and receives monitoring reports on each of the key workstreams. The latest versions of the programme monitoring documents are attached for information:

- Appendix 2 – RGF Programme Plan
- Appendix 3 – RGF Risk Register

The specific workstream report for West Rhyl is also attached:

- Appendix 4 – West Rhyl Workstream Report

The RGF Regeneration Strategy does not have a dedicated budget. Funding is allocated to specific projects, in the main utilising external funding sources, and the funding is monitored on a project by project basis.

4.4 West Rhyl Housing Improvement Project

The main project within the West Rhyl Regeneration Area is the West Rhyl Housing Improvement Project (WRHIP). The WRHIP aims to transform an area within the heart of West Rhyl, creating a new open space around which homes facing the green space will be remodelled or refurbished. The benefits of this approach are:

- addressing the negative associations the area currently has;
- creating a stable, balance housing market both in terms of housing type and tenure;
- improving investor confidence whereby they will invest without the need for ongoing public sector subsidy.

The WRHIP is a partnership project between Denbighshire County Council, Welsh Government and Clwyd Alyn Housing Association. It is a continuation of the work already ongoing in West Rhyl under the North Wales Coast Strategic Regeneration

Area (NWCRA), which is why a significant number of properties required for the delivery of this project have already been acquired with Welsh Government funding.

4.4.1 The Green Space

The investment centres around a new green space that will be created as part of the project. The creation of this green space responds to a long-standing community aspiration – evidenced in numerous consultation exercises over the years – to create a new green space in the heart of West Rhyl. The new green space is also the key element in transforming the way the area looks and is perceived. No designs exist yet, as it is the intention to develop the use and design of this space in partnership with the local community.

4.4.2 The Acquisition Programme

The project will acquire the properties around the planned new green space and work with Pennaf/Clwyd Alyn Housing Association and private sector developers to remodel and/or refurbish existing houses and build new homes and attract and retain economically active people. We will be seeking to acquire the properties by agreement, but acknowledge that we anticipate the use of compulsory purchase powers to ensure that the properties required to deliver the project are brought into public ownership.

Clearly most of the housing is currently occupied, and as part of this project we will be funding a Resettlement Officer whose role will be to assist residents identify and relocate to new accommodation. We will be seeking to relocate residents to the community of their choice, and the compensation package offered through the scheme should ensure that all reasonable costs of the move and disruption suffered are covered.

4.4.3 The type of housing to be created

Where large houses are retained, many will be remodelled to adapt them to single occupancy, family housing. Where smaller houses are retained (2/3 bedrooms), these will be refurbished to a high standard to create desirable homes for couples and small families. Where new homes are constructed by the private sector, we will be encouraging them to develop homes that will be attractive to families. In most instances we expect this to be three bedroom homes with gardens and off street parking. In all cases, be it remodelling, refurbishment or new build, we will be seeking to significantly improve the energy efficiency of the homes and reduce the requirement for ongoing maintenance to ensure their affordability.

Whilst it is recognised that proposed changes to the Welfare system may increase the demand for single occupancy households, a key objective of this project will be to reduce the number of such accommodation. Despite the Welfare Reform programme, this is still considered to be the right approach as it is the oversupply of this particular type of accommodation that is causing the imbalance in the housing market and creating the concentration of social and economic deprivation. That said, it is recognised that other parts of Rhyl beyond the project area will be impacted by the reform programme, and officers involved in delivering the project will be working with other relevant officers to try and ensure that the wider Rhyl area provides a balanced housing market.

4.4.4 Delivery Programme

An outline programme for the delivery of the individual blocks is attached:

- Appendix 5 – WRHIP Programme Plan – Jul 12

4.4.5 Project Management

A dedicated Denbighshire Project Manager has been appointed to coordinate delivery of the project. Under his direction a project team and various themed working groups have already been established. Progress of the project will be monitored through the processes and documentation associated with Denbighshire's Project Management Methodology.

4.4.6 Governance Arrangements

A Project Board has been established and the inaugural meeting of this group took place in July 2012. This is a high level, partnership board with membership drawn from the 3 key partners – Denbighshire County Council, Welsh Government and Clwyd Alyn Housing Association.

Denbighshire County Council membership of this Board is:

- Corporate Director – Economic & Community Ambition (*currently represented on the Board by the Chief Executive*)
- Leader of Denbighshire County Council
- Lead Member for Regeneration (*currently same individual as above*)
- Rhyl West Ward Members (x 2)

The WRHIP Board will have the overall responsibility for the delivery of the project – both in overseeing operational delivery and in its fiscal management – as outlined in section 3 above. Effectively this will mean the Board will authorise all the spend on the project relating to individual elements such as property acquisition, although the day to day delivery of the project will be managed by the Project Manager in association with the Project Team (referenced in section 4.6 above). The Project Board would have the authority to agree an acquisition above market value if they considered that this represented value for money in terms of officer time saved in prolonged negotiations and/or avoidance of the requirement to take compulsory purchase action. Similarly the Project Board would have the authority to change the scope of the project, for example by removing some properties from the acquisition programme, if for example funding were reduced or the acquisition programme costs escalated due to market pressures.

4.4.7 Benefits Realisation

This is a bold, ambitious and expensive project, but given that previous public sector programmes and grant schemes have failed to regenerate the area, it is considered the best way of creating the lasting change the area so clearly requires. Addressing these long-standing issues will also help create a more positive impression of the town overall and thereby have more far-reaching regeneration benefits. At this early stage in the process, none of the key benefits outlined in section 4.4 above have been realised.

5. How does the decision contribute to the Corporate Priorities?

The activity under this workstream contributes to the proposed corporate priorities:

5.1: Priority 1 – Developing the Local Economy and Our Communities

By creating a more balanced community the project will reduce deprivation in this part of West Rhyl – one of the key outcomes of this priority. It will also address the negative associations of the area, boost private sector confidence in Rhyl, and stimulate further private sector investment and confidence in Rhyl creating new jobs and business opportunities.

5.2: Priority 6 – Ensuring access to good quality housing

This project will directly impact on the priority outcome of “*offering a range of types and forms of housing...to meet the needs of individuals and families*”.

6. What will it cost and how will it affect other services?

The costs of the West Rhyl Housing Improvement Project are summarised below:

Please provide details of the capital funding requirement (not including amount already spent):				
Enter details of cost element below:	2012/13	2013/14	2014/15	All Years Total
Property acquisition & demolition	£6,269,276	£5,843,000	£250,000	£12,362,276
Planning & Design	£100,000	£500,000	£0	£600,000
Urban Park Construction and landscaping	£0	£0	£2,620,000	£2,620,000
Neighbourhood Management	£15,000	£15,000	£10,000	£40,000
Communication	£25,000	£25,000	£25,000	£75,000
Staff Costs	£214,000	£184,000	£100,000	£498,000
Gap Fund Grants/Contingency	£0	£80,000	£420,000	£500,000
Total Project costs	£6,623,276	£6,647,000	£3,425,000	£16,695,276

Please provide details of proposed capital funding sources					
Enter details of funding source	To date	2012/13	2013/14	2014/15	TOTAL
WG – Centrally Retained Capital	0	£5,000,000	£5,000,000	0	£10,000,000
WG - NWCRA	£6,583,950	£1,623,276	£1,647,000	£3,425,000*	£13,279,226
TOTAL	£6,583,950	£6,623,276	£6,647,000	£3,425,000	£23,279,226

* funding for 2014/15 is not yet confirmed from NWCRA

As illustrated in the table above, the funding for the WRHIP is being provided by Welsh Government from a combination of Centrally Retained Capital Fund and funding from the North Wales Coast Strategic Regeneration Area (NWCRA). This funding has been allocated specifically for this project and is not available to be spent outside Rhyl or on another project.

Post-project delivery, there may be an ongoing revenue implication in relation to maintenance of the green space that will be created. Options of how to address this

and ensure the space is well maintained will be considered as a key element of the design and planning process.

7. What consultations have been carried out?

The proposal for the green space arose from the detailed analysis and extensive consultation undertaken by the consultants DPP Shape in 2010 as part of their commission to prepare a Masterplan for West Rhyl. For details of subsequent consultation please see:

- Appendix 6 – Summary of Community Consultation & Communication

8. Chief Finance Officer Statement

This is clearly an ambitious and complex project. The risk register shows a number of risks which are deemed 'amber' and must therefore be subject to close scrutiny by the project board. It is fully funded by external sources and the budget appears sufficient for the proposed scale of the project. The nature of the project means that should any element overspend other elements can be reduced to compensate and as such there should be little risk of the Council needing to become financially involved. Its current exposure is limited to staff time for a couple of members of staff.

9. What risks are there and is there anything we can do to reduce them?

As the table in section 6 illustrates, the project is being delivered with external funding. There is a risk (detailed in the Risk Register) that the money is not forthcoming in future years (2014/15 funding not yet confirmed), or that changes in the property market means the project will be under-funded. Whilst it is considered that the likelihood of this is low, in any case the council's financial exposure is low because the project is externally funded. If such a scenario did happen, the Project Board would have the authority to reduce the scope of the project in order to ensure that key outcomes and benefits are still delivered.

In a worse case scenario where a reduction in funding or rise in costs mean that the project would be undeliverable, the property held could be sold on the open market and some of the costs recovered. Such a decision would go beyond the scope of the Project Board and would need Council authority to close the project in this way.

Further project risks are detailed in:

- Appendix 7: WRHIP Risk Register

9. Power to make the Decision

Article 6 of the Council's Constitution

Contact Officer:

Rhyl Going Forward Programme Manager
Tel: 01824 706495

PROGRAMME BOARD



Role of the Programme Board

The role of the Programme Board will be to effectively deliver strategic change, not to govern the delivery of individual projects. These should be addressed at the project level unless there are significant problems with delivery or the strategic context for the project has changed. In these circumstances it will be appropriate for the Programme Board to intervene, but in general the Board's role should be more strategic in terms of:

- ensuring the right projects are selected
- ensuring money is not wasted on projects that do not deliver benefits
- ensuring that scarce resources are prioritised
- improving communication with stakeholders
- commitment to adequate resources and cash
- providing better focus on the real drivers of change
- delivering tangible results

In undertaking this role the Programme Board will need to:

- Discuss the strengths, weaknesses and challenges facing Rhyl and identify and share best practice;
- Discuss the application of alternative ways of doing things;
- Identify, scope and justify candidate projects;
- Analyse the quick wins, longer term wins and decide which projects to approve;
- Select those projects which will generate significant benefits;
- Co-ordinate the delivery of the agreed set of projects;
- Involve stakeholders and ensure that projects respond to emergent evidence and other changes in the political and operational context;
- Review and maintain the quality and ambition of projects; and
- Follow through to implement projects and realise projected benefits.

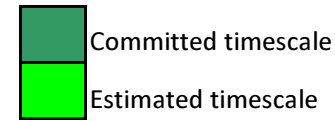
Membership of the Programme Board

Name	Post/Role	Organisation
Wyn Roberts	NWCRA – Programme Director	Welsh Government
TBC	Space for Living Lead	Welsh Government
TBC	Director – Regeneration & Business Transformation	Denbighshire County Council
Graham Boase	Head of Planning, Regeneration & Regulatory Services	Denbighshire County Council
Steve Parker	Head of Environmental Services	Denbighshire County Council
Peter McHugh	Head of Housing Services	Denbighshire County Council
Tom Booty	Rhyl Going Forward Programme Manager	Denbighshire County Council
Carol Evans	Rhyl Going Forward Principal Officer	Denbighshire County Council
Cllr Hugh Evans	Lead Member – Regeneration	Denbighshire County Council
Cllr Huw Hilditch-Roberts	Chair – Communities Scrutiny	Denbighshire County Council
Graham Worthington	Chief Executive	Pennaf
John Bellis	Chair	Rhyl Business Group
Celia Jones	Director	Coleg Llandrillo Rhyl
Cllr Brian Moylan	Town Councillor	Rhyl Town Council
Cllr Andrew Rutherford	Town Councillor	Rhyl Town Council
Cllr Bill Tasker	Town Councillor	Rhyl Town Council

Rhyl Going Forward - Neighbourhoods & Places

PROGRAMME PLAN - July 2012

Major Construction Projects



PROJECT	2012												2013												2014											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Railway Station refurbishment								█	█	█	█	█	█	█	█	█	█	█	█	█																
Bee & Station			█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█																
Costigans			█	█	█	█	█	█	█	█	█	█																								
45/47 Queen Street							█	█	█	█	█	█	█	█																						
13/15 Crescent Road							█	█	█	█	█	█	█	█																						
Honey Club demolition								█	█	█																										
Honey Club redevelopment																█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Coastal Defence Phase 2	█	█	█	█	█																															
Coastal Phase 3																												█	█	█	█	█	█	█	█	█
Foryd Bridge & Harbour							█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█													
Ocean Plaza Phase 1 & 2																█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
88 West Parade demolition			█	█	█																															
H Bridge - cycle crossing														█	█	█																				
Rhyl Entertainment Plaza	NOT GOING AHEAD																																			
Rhyl Beach Access			█	█																																
Village Units refurbishment	No timescales known at this stage																																			
East Parade DDA Access										█	█	█	█	█																						
Pavilion Theatre	No timescales known at this stage																																			
Sun Centre	No timescales known at this stage																																			
WRHA - demolition 26 - 30 Abbey St						█	█	█																												
WRHRA - Green Space (demolition)																					█	█	█	█	█	█										
WRHRA - Green Space (construction)																												█	█	█	█	█	█	█	█	█
WRHRA - Housing remodel/refurb	No timescales known at this stage																																			
WRHRA - John Street new build	No timescales known at this stage																																			
WRHRA - W Parade site development	No timescales known at this stage																																			
ARBED - home insulation works									█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	

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Rhyl Going Forward Neighbourhoods & Places

PROGRAMME RISK REGISTER

July 2012

LIKELIHOOD	5 Almost certain	5	10	15	20	25
	4 Likely	4	8	12	16	20
	3 Possible	3	6	9	12	15
	2 Unlikely	2	4	6	8	10
	1 Rare	1	2	3	4	5
		1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
IMPACT						

Risk No:	Date identified	Date last reviewed	Risk description & Mitigating Action	Risk Owner	L Score	I Score	Risk Score	Risk Trend	RAG Status
1	05/01/12	09/07/12	<p>Community Opposition – a group called “Voice of the Community” has been created by a few, vocal members of the community who appear to be opposed to the plans for the West Rhyl Housing Regeneration Area. There is a risk that continued opposition will undermine confidence in the strategy and ultimately in delivery. Manage through:</p> <ul style="list-style-type: none"> Regular consultation and promotion in local media High level, consistent and visible organisational commitment to the strategy <p>Action since last update:</p> <ul style="list-style-type: none"> Articles in local press Establishment of Communications Working Group Development of Communications Strategy 	Tom Booty	4	3	12	STATIC	AMBER

2	05/01/12	09/07/12	<p>Meeting funding commitments – the £10 million allocated for the West Rhyl Housing Regeneration Area needs to be spent within a two year period commencing April 2012. This is very challenging and it is unlikely that there will be any allowance for carry over between years or at the end of the 2 year period. There is therefore a risk that we will not meet the spend profile, which could in turn jeopardise our ability to deliver the full programme of regeneration in West Rhyl, or worse still leave us with a half completed programme and no funds to complete. Manage through:</p> <ul style="list-style-type: none"> • Establishing a dedicated Project Manager and robust financial management procedures • Ensuring there are sufficient staff resources in other specialist areas to deliver • Plan “contingency projects” which can be implemented to ensure we meet year end spend profiles. <p>Action since last update:</p> <ul style="list-style-type: none"> • Development of the Project Brief and schedule for delivery • Agreement reached to purchase 5 further properties 	Tom Booty	3	4	12	STATIC	AMBER
3	05/01/12	09/07/12	<p>Raised Expectations - the Delivery Plan details a number of projects and activities, most of which are currently un-funded, and even when funded are likely to take considerable time to develop and deliver. There is a risk that the expectations for delivery will be raised and then people will become frustrated at the lack of progress. Manage through:</p> <ul style="list-style-type: none"> • Robust project management arrangements • Strong programme management • Regular communication on progress and issues <p>Action since last update:</p> <ul style="list-style-type: none"> • No specific actions undertaken 	Tom Booty	3	3	9	STATIC	AMBER

4	05/01/12	09/07/12	<p>Heritage Issues - the proposals for the West Rhyl Housing Regeneration Area includes some demolition of the urban fabric, including properties in the Conservation Area. This may generate opposition from some organisations and individuals, which in turn could jeopardise delivery of the strategy. Manage through:</p> <ul style="list-style-type: none"> Regular communication and engagement with heritage bodies <p>Action since last update:</p> <ul style="list-style-type: none"> Application for demolition of former Honey Club submitted 	Tom Booty	2	3	6	STATIC	GREEN
5	05/01/12	09/07/12	<p>Lack of universal support – attempts have been made to ensure that all key partner organisations are informed and supportive of the Delivery Plan. Recent flurry of emails voicing concerns about street cleanliness and lack of enforcement threaten to undermine previous universal support.</p> <ul style="list-style-type: none"> Regular communication and involvement of all organisations High level, consistent and visible organisational commitment to the strategy <p>Action since last update:</p> <ul style="list-style-type: none"> Regular meetings with MP and other key town centre individuals Regular attendance at Town Centre Forum 	Tom Booty	3	3	9	RISING	AMBER
6	05/01/12	09/07/12	<p>Staff resources – the Delivery Plan represents a very substantial body of work for which there are limited staff resources to deliver. Additional resources for the Rhyl Regeneration team have been secured. Manage through:</p> <ul style="list-style-type: none"> as projects develop, we will seek to ensure that associated project management costs are included in funding applications. <p>Action since last update:</p> <ul style="list-style-type: none"> no specific actions undertaken 	Tom Booty	2	3	6	STATIC	GREEN

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WORKSTREAM REPORT

West Rhyl Regeneration Area July 2012



Appendix 4
**Y RHYL
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A Snapshot of the Strategy

The West Rhyl Regeneration Area is centred around Edward Henry Street, Abbey Street, Aquarium Street and John Street, and is characterised by closely packed, large houses – many of which were originally built as Guest Houses to accommodate tourists at the height of Rhyl’s Victorian heyday. As tourism declined these houses were converted into small apartments and bedsits, now often referred to as HMO’s – Houses in Multiple Occupation. Age and the intensive use of these houses has seen them deteriorate and created a neighbourhood with a poor image and reputation. Our strategy here is to generally improve the quality of housing and the surrounding environment.

Key to this strategy is reducing the number of HMO’s, and this will be achieved through a range of actions including acquisition and demolition of some, conversion of others into single homes or good quality, more spacious apartments and/or consideration of different uses such as offices. Allied to this will be more rigorous regulation of the HMO’s that remain to ensure that they provide good quality, well maintained and managed accommodation for their residents.

In response to the concerns regularly expressed by local residents about the lack of open space, we also propose to try and create a new park/urban square in this area. Given the built up nature of the neighbourhood, to achieve this will require the acquisition and demolition of some properties. We will be supporting people affected by this change, and will sensitively deal with all relocation issues.

Completed in last 12 months:	1
Number of committed projects:	7
Number of projects in development	3
Number of projects under consideration:	3
Number of projects not being progressed:	4

Completed in last 12 months

Projects that have completed on site/construction in the last 12 months.

Project	Sponsor	Manager	Completion	Delivery Confidence
Abbey Street demolition/green space				
Some properties have already been acquired and demolished (old stolen goods shop), and the area grassed over. This will be incorporated and improved as part of the wider New green space project (see below).				

Committed Projects

A commitment has been made to deliver the project and the necessary funding is in place.

Project	Sponsor	Manager	Completion	Delivery Confidence
Supplementary Planning Guidance & Development Briefs	Graham Boase	Tom Booty	tbc	GRE
A revised draft of the SPG is currently being prepared by the consultant team now. Plan to take draft SPG to Planning Committee on 19/09/12 and subsequently run 8 week statutory consultation period. Following consultation the document will then go back to Planning Committee on 19/01/12 and then to Full Council on 08/01/13 for adoption.				

Project	Sponsor	Manager	Completion	Delivery Confidence
West Rhyl Housing Improvement Project	TBC	Peter McDermott	tbc	AMB GRE
A detailed project brief has been prepared and is scheduled to go to DCC's Cabinet on 04/09/12. Meanwhile the acquisition and resettlement programme continues and terms have been agreed for the acquisition of a further 5 properties.				

Project	Sponsor	Manager	Completion	Delivery Confidence
Neighbourhood Management	Tom Booty	Angela Delaney	ongoing	AMB GRE
Accepting that the process of regenerating West Rhyl will take some years, it is necessary to develop a Neighbourhood Management Strategy so that we have in place mechanisms to support the area during a time of transition. There is still a staffing resource issue but plans are being developed to address the problem and get as back to a position where the neighbourhood is being well managed.				

Project	Sponsor	Manager	Completion	Delivery Confidence
HMO Quality Improvement	Graham Boase	Glesni Owen	ongoing	AMB
Work continues with DCC Housing Enforcement Team and Planning Team to develop an even more effective Licensing process.				

Project	Sponsor	Manager	Est. Start	Delivery Confidence
13 & 15 Crescent Road	Pennaf		Jul 12	GRE

Works commenced in July 2012. External works scheduled for completion by end September 2012. Internal refurbishment/remodelling scheduled for completion March 2013.

Project	Sponsor	Manager	Est. Start	Progress
2 John Street – Boutique House Share	Evergreen Homes		tbc	GRE

An investor – Evergreen Homes -has acquired a property on John Street to develop as a “boutique house share”. The concept is to refurbish the property to a high standard and equip with modern facilities such as high quality kitchen, flat screen TV, etc and market to young professionals. Clearly the idea of providing accommodation that is going to appeal to young professionals is consistent with our strategy of creating a more balanced housing market and community. The property is currently being refurbished and is expected to be ready for occupancy in September 2012.

Project	Sponsor	Manager	Est. Start	Delivery Confidence
ARBED	Graham Boase	Gareth Roberts	Sep 12	GRE

This is a new project offering improved home insulation – mainly external wall insulation – to properties in Rhyl West 2. The first phase is scheduled for West Kinmel Street and is scheduled to start in September 2012. Future phases are yet to be agreed but the programme is likely to last for a period of 2 years.

In Development

Feasibility or ongoing development of the project is underway. Some, but not all, of the required funding may be in place.

Project	Sponsor	Manager	Est. Start	Progress
Supported Living Strategy		Gary Major	tbc	GRE

Following some concerns raised about the number of supported living initiatives in West Rhyl (probation hostels, etc), Denbighshire Council is reviewing its supported living strategy.

Project	Sponsor	Manager	Est. Start	Progress
Community Land Trust		Nikki Jones	tbc	GRE

Work has commenced with local group West Rhyl First to develop a Community Land Trust – an initiative to involve local people in the ownership and management of property in their area. CLT Board and Steering Group has been established. A launch is planned (in conjunction with NW Housing) on 2 properties in West Rhyl – Butterson Road and Aquarium Street. These will be used as training houses to introduce CLT members to the processes involved in letting and managing property, with a view to the 2 houses becoming part of the CLT stock in around 12 months.

Project	Sponsor	Manager	Est. Start	Progress
West Rhyl Community Seeds	W Rhyl First		tbc	AMB GRE
<p>Work has commenced with West Rhyl First to develop a Community Garden on an area of derelict land at the back of Gronant Street. Drawings currently in preparation with a view to submission of planning application in Summer. Flagged amber/green as there is currently some community opposition to the scheme.</p>				

Under Consideration

Some consideration has been given to the project but significantly more work is required to understand the feasibility of the proposal and to developing the concept.

Project	Sponsor	Manager	Est. Start	Progress
Environmental Improvements				
<p>There could be some consideration of how we can improve the look and appearance of the wider West Rhyl area through environmental improvements. A study by landscape architects would be required, but could consider such things as the introduction of street trees, traffic management measures, addressing problems with back alleys, and consideration of more visually appealing ways of waste storage than the current on-street method. Some of these issues are being picked up through the SPG.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Edward Henry Street West				
<p>There is a block of properties on Edward Henry Street opposite the Last Orders pub that are in the ownership of Pennaf. The majority of them are vacant and as such are having a detrimental impact on the area, and thus there is a need to develop proposals for the future use of the buildings/site. The buildings are in a Conservation Area so in the first instance a scheme to refurbish and re-use should be considered. Development of the detailed Business Plan (referenced in WRHIP above) and the SPG is considering this area and thus more detailed proposals will follow.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Edward Henry Street East				
<p>On the East side of Edward Henry Street, all the properties with the exception of the Last Orders pub are in either Pennaf or DCC ownership. The buildings are in a Conservation Area and so are subject to the same regulations outlined above. Most of the buildings are currently occupied, and as yet there are no firm proposals for the block, but development of the detailed Business Plan (referenced in WRHIP above) and the SPG is considering this area and thus more detailed proposals will follow.</p>				

Not being progressed

These projects have previously been in development or under consideration, but for whatever reason are no longer being progressed.

Project	Sponsor	Manager	Est. Start	Progress
Extension of THI Area	Graham Boase	Phil Ebbrell		
An unsuccessful bid was submitted in 2011, and although there are now invitations for new bids it is considered that our case is not significantly different from our previous unsuccessful bid, and therefore the chances of success are very low. On this basis the decision has been made not to progress with a new bid application.				

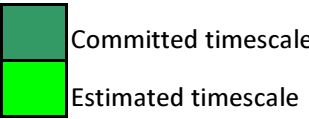
Project	Sponsor	Manager	Est. Start	Progress
Abbey Street				
Now incorporated into the wider WRHIP				

Project	Sponsor	Manager	Est. Start	Progress
John Street/West Parade site – temporary landscaping				
Now incorporated into the wider WRHIP				

Project	Sponsor	Manager	Est. Start	Progress
Re-branding West Rhyl				
Now incorporated into the wider WRHIP				

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West Rhyll Housing Improvement Project
PROGRAMME PLAN - July 2012



PROJECT	2012												2013												2014											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Block 1 - acquisition																																				
Block 1 - demolition																																				
Block 1 - implement green space																																				
Block 2 - acquisition																																				
Block 2 - refurbishment																																				
Block 3 - acquisition																																				
Block 3 - remodelling																																				
Block 4 - acquisition																																				
Block 5 - demolition																																				
Block 5 - new build development																																				
Block 6 - acquisition																																				
Block 6 - refurb/remodel	No timescales agreed at this stage																																			

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Date & Time	Topic	Item / Event
16 Jul - 31 Oct 2011	RGF Delivery Plan	Plan and accompanying questionnaire in Rhyl library and on Denbighshire website
18 July 2011	RGF Delivery Plan	ITV Wales report/interview with Tom Booty
23 Aug 2011	RGF Delivery Plan	Article and Editorial in Daily Post
4 Oct & 7 Oct 2011	RGF Delivery Plan	Tom Booty - surgery for Rhyl Town Councillors
24 Oct 2011 11am - 3pm	RGF Delivery Plan	Staffed exhibition in White Rose Centre
26 Oct 2011 6pm	RGF Delivery Plan	Community Meeting at the Wellington Community Centre Plan of proposed green space shown and discussed
27 Oct 2011 4 - 7pm	RGF Delivery Plan	Staffed exhibition in foyer of Morrison's supermarket
14 Nov 2011 1.30-4.30pm	Housing Regeneration & Green Space	DCC and CAHA staff out on Aquarium Street with the step-up bus and door knocking (advertised in the local newspaper). Provided information leaflets and promoted the public event taking place at the town hall. Spoke with current residents and carried out housing needs mapping surveys.
18 Nov 2011 9.30am-12.30pm	Housing Regeneration & Green Space	As above on the 14th November
23 Nov 2011 1.00-5.00pm	Housing Regeneration & Green Space	A public drop-in information afternoon was held at Rhyl Town Hall staffed by DCC and CAHA officers. We provided information on the plans for W.Rhyl and once again carried out housing needs surveys with current residents. This event was advertised in the local newspaper and a leaflet letterbox drop was also carried out the week before.
April 2012	Housing Regeneration & Green Space	Letterbox drop around the whole of Rhyl West 1 ward informing all residents of the regeneration plans. The leaflets included a detailed Q&A section for affected residents around the whole of Rhyl West 1 ward informing all residents of the regeneration plans. The leaflets included a detailed Q&A section for affected residents and a contact number for further discussion, advice and assistance.
9 th May 2012 11am – 4.00pm	RGF Programme, housing regeneration & Community Land Trust	Key officers staffed the open day and launch event for the Foryd Community Centre in West Rhyl. The event included networking with professionals and community residents, but also involved interviews regarding the projects on the local radio station (Point FM) who were broadcasting from the centre.

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Rhyl Going Forward WRHIP Headline

RISK REGISTER

July 2012

LIKELIHOOD	5 Almost certain	5	10	15	20	25
	4 Likely	4	8	12	16	20
	3 Possible	3	6	9	12	15
	2 Unlikely	2	4	6	8	10
	1 Rare	1	2	3	4	5
		1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
IMPACT						

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Risk No:	Date identified	Date last reviewed	Risk description & Mitigating Action	Risk Owner	L Score	I Score	Risk Score	Risk Trend	RAG Status
1	17/07/12	17/07/12	<p>Finance – meeting spend profile</p> <p>Risk that the WG funding allocated to the West Rhyl Housing Improvement Area is not spent to profile year on year, resulting in money lost to the programme and the subsequent possibility of not having sufficient funding to complete/deliver the project.</p> <p>Action since last update:</p> <ul style="list-style-type: none"> • Project partners agree that 12 Project Application Forms (PAF) would be submitted to Project Board • Priorities in terms of blocks agreed • Work stream priorities agreed 	Peter McDermott	3	4	12	STATIC	AMBER

2	17/07/12	17/07/12	<p>Timing – Delivering the project on time</p> <p>Risk that we are unable to deliver the project within the tight timescales required.</p> <p>Action since last update:</p> <ul style="list-style-type: none"> ▪ Project manager working full-time ▪ Property acquisition block priority agreed ▪ CPO advice continues from Chris Skinner 	Peter McDermott	3	4	12	STATIC	AMBER
3	17/07/12	17/07/12	<p>Stakeholders - Political Support</p> <p>Risk of Denbighshire County Council not taking ownership of the project both politically and organisationally.</p> <p>Action since last update:</p> <ul style="list-style-type: none"> • Report to Asset Management Group 5th July 2012 • Report to Strategic Investment Group 13th July 2012 • Report to Cabinet by Hugh Evans by 15th August 2012 • Setting up of first Project Board 20th July 2012 with membership made up of senior councillors, local councillors, senior executives from DCC, Clwyd Alyn and Welsh Government • Briefing session for Leader of DCC and Chief Executive of DCC prior to board meeting 19/7/12 	Tom Booty	3	3	9	STATIC	AMBER
4	17/07/12	17/07/12	<p>Stakeholders - Communication</p> <p>Risk that stakeholders are not well informed about the project's aims, objectives and activities leading to criticism and poor publicity</p>	Tom Booty	3	3	9	STATIC	AMBER

			<p>Action since last update:</p> <ul style="list-style-type: none"> ▪ See activity above (risk 1) ▪ Project team meetings ▪ Work stream groups organised ▪ Draft communications strategy in final stage preparation ▪ Neighbourhood office to open in development area October 2012 						
5	17/07/12	17/07/12	<p>Staff - Insufficient Staff resources</p> <p>Risk that the project has insufficient staff capacity or capability to deliver this very complex project. Staff may also leave the project</p> <p>Action since last update:</p> <ul style="list-style-type: none"> • Recruitment of a Housing Lead by Welsh Government • Recruitment of Resettlement Officer by DCC • Engagement of Shelter to act as impartial advisors • Interview dates for Housing Lead July 2012 WG • DCC Surveyor working 100% on the project • Chris Skinner independent advise re CPO engaged 	Tom Booty	3	3	9	STATIC	AMBER
6	17/07/12	17/07/12	<p>Benefits – Project may not deliver anticipated benefits</p> <p>Risk that the project, once delivered, might not deliver its aims for example a renewed confidence in the area. This risk is exacerbated by the proposed Welfare Reform which is likely to increase demand for smaller, one bedroom accommodation.</p> <p>Action since last update:</p> <ul style="list-style-type: none"> • Regular attendance at the Welfare Reform Group 	Tom Booty	3	3	9	STATIC	AMBER

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Report to:	Communities Scrutiny Committee
Date of Meeting:	13 September 2012
Lead Member / Officer:	Leader and Lead Member for Economic Development
Report Author:	Rhyl Going Forward (RGF) Programme Manager
Title:	Rhyl Going Forward – Retail & the Town Centre Workstream Update

1. What is the report about?

This report provides an update on the Retail & the Town Centre Workstream of the Rhyl Going Forward Regeneration Strategy.

2. What is the reason for making this report?

To provide information regarding progress in terms implementing the Retail & the Town Centre Workstream of the Rhyl Going Forward (RGF) Regeneration Strategy, its financial implications, and the progress or prospects in terms of benefits realisation.

3. What are the Recommendations?

That Members note and comment on the progress made

4. Report details.

4.1 Background

In order to deliver effectively, the work of the Rhyl Going Forward Regeneration Strategy has been organised into workstreams:

- West Rhyl Regeneration Area
- Tourism & the Coastal Strip
- Retail & the Town Centre

4.2 A snapshot of the strategy

The town centre retains much of its splendid Victorian architecture, and offers a good range of high street brands along with quality independent shops. However, to remain competitive in a rapidly changing retail environment, a comprehensive package of training, enterprise support, physical improvements, marketing and promotion is necessary.

Improving the quality and management of the physical environment is a priority. This will include improving public spaces such as the streets and pedestrian areas, but also addressing problems with those private properties in the town which have been allowed to deteriorate and are now a bit of an eyesore.

We are also exploring how we can create a “Free Ideas Zone” for the streets at the edge of the town centre. The aim would be to embrace experimentation and innovation to encourage entrepreneurs to respond to tourism, retail and business service opportunities. This type of offer could be complimented by the street market, which currently has planning consent until December 2012. Until then we will continue to make improvements, manage and monitor the market, with a view to renewing the planning consent if its positive impact on the town centre can be clearly demonstrated.

There is a longer-term aspiration of the redevelopment of the Queen’s Market area as a new shopping centre, offering units of the right size and quality to retain and continue to attract new shops into the town.

4.3 Monitoring of the strategy

Progress for the workstream is monitored by the RGF Neighbourhoods and Places Programme Board. The specific workstream report for Retail & the Town Centre is attached:

- Appendix 1 – Retail & the Town Centre Workstream Report

4.4 Key Projects

4.4.1 Bus Station refurbishment

Rhyl Bus Station reopened in September 2010 following a £3.7 million revamp. Directly adjacent to the Railway Station this scheme, with its new shelters, improved access arrangements and high quality landscaping, creates a real sense of arrival for visitors travelling by public transport. The scheme was also extended to improve part of the main town centre shoppers car park and create better pedestrian links with the town centre

4.4.2 Town Centre Manager

A Town Centre Manager has been appointed to co-ordinate action to ensure that Rhyl remains a desirable and attractive town centre. The role will include liaising with local businesses to develop initiatives to improve the town centre, developing a programme of events that will create activity and interest, and generally promoting the town as a place to shop, visit and invest. A town centre management group of key partners has been established to direct the work of the Town Centre Manager, and work is in progress on a Town Centre Management Business Plan.

4.4.3 Bee & Station Office development

After standing derelict for many years, works to renovate this former public house opposite Rhyl Railway Station were commenced in spring 2012. The building, which is Grade II listed, will be refurbished to the highest environmental standards to create high quality office units.

For the latest position with the Bee & Station project, the latest Project Status Report has been attached as:

- Appendix 2 – Bee & Station Project Status Report

4.4.4 Costigans

Like the Bee & Station building on the other side of the road, this building opposite Rhyl Railway station has been derelict for many years and a major eyesore. It was acquired by the Council in December 2011, and works on a comprehensive refurbishment scheme completed in August 2012. The building will be suitable for a number of uses such as a shop, pub, cafe or office, and we are currently seeking a suitable occupier to bring the property back into a productive use.

4.4.5 Rhyl Market

The market was established in 2011 and currently has a temporary planning consent. It is currently the subject of a review by independent consultants to establish whether or not the market is having a positive impact on the town centre. At the time of writing this report we are still awaiting the consultant's report.

4.4.6 Other projects and activities

In addition to the projects detailed above, work is ongoing with the Council's Public Realm service to investigate ways to improve the street cleansing regime in the town centre. Some work has been undertaken with local property owners to undertake some maintenance and improve the appearance of their buildings, and further investigation of possible enforcement action on owners of buildings in a poor condition is being progressed.

4.4.7 Benefits Realisation

A major challenge to Rhyl town centre is the way that people shop has changed beyond recognition. The phenomenal growth of online retailing, the rise of mobile retailing, the speed and sophistication of the major national retailers, the epic and immersive experiences offered by today's new breed of shopping mall have all conspired to change today's retail landscape. New expectations have been created in terms of value, service, entertainment and experience against which Rhyl town centre has simply failed to deliver.

In the face of the fundamental restructuring of the retail industry, without intervention Rhyl town centre will continue to decline. Thus we need to develop the strategy, and subsequently undertake the work required to deliver that strategy. More than any of the other workstreams the activity currently being undertaken tends to be addressing the symptoms of decline – untidy streets, unmaintained properties, etc – rather than the causes. Rhyl town centre needs a new economic rationale which includes retail, but is not entirely reliant on it.

Of all the Rhyl Going Forward workstreams, the town centre one is the least well defined in terms of direction of travel and overall strategy. We need to develop a clear vision for the town centre, and be honest and open about how we see the role of Rhyl Town Centre developing, particularly in regard to how it can act as a complimenting rather than a competing location with Prestatyn. A possible approach to the strategy for Rhyl Town Centre could be:

- Try and retain and attract new national brands into the High Street area – initially accepting that the offer is probably in the value sector (Primark, TK

Max, Tesco Express, etc) – but with a longer term view of improving quality (M& S food, Next, etc);

- Support and grow the independent sector in the secondary retail areas (Queen Street, Water Street), especially those that offer something unique or quirky which might help attract some of the people who visit Rhyl for the beach to come into the town centre:
- Promote a stronger cafe culture and food orientated retail offer in the secondary retail areas
- Promote better use of upper floors with office and residential use;
- Promote new uses (residential, office, services) for units at the fringes of the town centre and high vehicle traffic areas that make trading more challenging (Wellington Road) as a way of beginning to contract the centre.

Thus it is fair to say that for the town centre a lot more work is required to define the strategy, and in doing so more closely identify the benefits of a new approach.

5. How does the decision contribute to the Corporate Priorities?

The activity under this workstream contributes to the proposed corporate priorities:

5.1: Priority 1 – Developing the Local Economy and Our Communities

The main aim of this programme is to increase footfall in the town centre, and thus create more business opportunities and jobs in the tourism sector.

6. What will it cost and how will it affect other services?

The Retail workstream does not have a dedicated budget. Funding is allocated to specific projects, in the main utilising external funding sources, and the funding is monitored on a project by project basis.

A number of other service areas are involved in the plans, varying by the nature of the project. Key service areas that have regular input and engagement in the regeneration plans are:

- Leisure Services
- Public Realm
- Property Services
- Planning

7. What consultations have been carried out?

Individual projects have their own consultation strategy, but the overall consultation of the wider strategy has been appended to the West Rhyl Regeneration Workstream Update.

8. What risks are there and is there anything we can do to reduce them?

To have a successful town centre there are a number of issues/risks we need to recognise and address:

8.1 Street cleanliness – keeping a town like Rhyl clean poses a significant challenge because of the volume of people using the area and issues like seagull mess. We currently receive regular complaints from the public and politicians about this issue.

8.2 Maintenance, repair and investment in public street infrastructure – some of the street furniture looks very tired, repairs to damaged elements happens infrequently and often only as a result of sustained complaint. Regular complaints from the public and politicians about this issue.

8.3 Poor appearance of properties – the town centre has a potentially very attractive Victorian architecture and urban fabric, but many now are in very poor condition and present a very poor image to users of the town centre. We need to accept that the Council's enforcement role has not been as robust as perhaps it should have been, but there are also significant economic pressures that create this problem. The properties are large, and generally it is only the ground floor that has any market value. Owners do not have the resources to address the scale of refurbishments required (even with grants offered – take up of very generous grants in the town centre has been poor) and do not currently result in a significant economic return.

8.4 Parking – a regular complaint from businesses in Rhyl is about the cost of parking and its negative impact on business. Whilst there are strong reservations from officers on this (the desirability of a centre as a destination is more closely related to the strength of its offer rather than the cost of its parking), there is perhaps an issue with the accessibility of parking in Rhyl. Because of the one-way system and location of car parks in Rhyl, if you don't know the town the parking is hard to find, and once there it is not immediately obvious how to get to the shops

8.5 Business Rates – another regular complaint is the high cost of business rates in the town. The Council could consider how to use discretionary powers to give business rate concessions to businesses. Rather than a blanket reduction, consideration of how we can use these discretionary powers to promote the uses we are trying to establish and help flourish in Rhyl should be considered.

8.6 The rise of “value” retail in Rhyl – the brands that currently seem to prosper in Rhyl is on the value side – Peacocks, B & M Bargains, Poundland, etc. Whilst there is a local desire for more quality rather than value, currently the market is dictating the latter. Another aspect of this value offer is the increasing number of money-lending and betting shops, again unpopular with existing businesses and politicians but market driven.

8.7 Oversupply and inadequacy of retail units – changes to the nature of retailing means there is much less demand for town centre retail units as the trade moves online and out of centre. This trend is predicted to continue and thus we are faced

with an issue of an over-supply of units (evidenced by the increasing incidence of vacancy. Added to this, the Victorian buildings tend to offer small, narrow units, whereas modern retail desires larger, squarer units. This begins to raise questions with regard to a possible contraction of the town centre (easier said than done) and greater diversification of uses.

8.8 The impact of Prestatyn – the new development in Prestatyn and the move of key retailers like Marks and Spencers from Rhyl to Prestatyn will effectively mean that Prestatyn rather than Rhyl could become Denbighshire's prime retail location. Certainly this is the way the market, if not the Council, is likely to see it and this could manifest itself in demand for further retail development on a number of existing sites on the edge of Prestatyn town centre. Without similar sites to offer Rhyl could fall further behind Prestatyn.

9. Power to make the Decision

Article 6 of the Council's Constitution

Contact Officer:

Rhyl Going Forward Programme Manager
Tel: 01824 706495

WORKSTREAM REPORT

Retail & the Town Centre July 2012

Appendix 1



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RHYL**

A Snapshot of the Strategy

The town centre retains much of its splendid Victorian architecture, and offers a good range of high street brands along with quality independent shops. However, to remain competitive in a rapidly changing retail environment, a comprehensive package of training, enterprise support, physical improvements, marketing and promotion is necessary.

Improving the quality and management of the physical environment is a priority. This will include improving public spaces such as the streets and pedestrian areas, but also addressing problems with those private properties in the town which have been allowed to deteriorate and are now a bit of an eyesore. Grants are available under the Townscape Heritage Initiative (see Useful Links) to assist such works.

We are also exploring how we can create a “Free Ideas Zone” for the streets at the edge of the town centre. The aim would be to embrace experimentation and innovation to encourage entrepreneurs to respond to tourism, retail and business service opportunities. This type of offer could be complimented by the street market, which currently has planning consent until December 2012. Until then we will continue to make improvements, manage and monitor the market, with a view to renewing the planning consent if its positive impact on the town centre can be clearly demonstrated.

There is a longer-term aspiration of the redevelopment of the Queen’s Market area as a new shopping centre, offering units of the right size and quality to retain and continue to attract new shops into the town.

Completed in last 12 months:	2
Number of committed projects:	6
Number of projects in development	0
Number of projects under consideration:	9
Number of projects not being progressed:	0

Completed in last 12 months

Projects that have completed on site/construction in the last 12 months.

Project	Sponsor	Manager	Est. Start	Progress
Brighton Road Environmental Improvements				
A new pedestrian access between the Morley Road car park and the town centre has been created through the demolition of a property on Brighton Road and subsequent environmental works. The scheme completed in July 2011.				

Project	Sponsor	Manager	Completion	Delivery Confidence
Town Centre Manager	TC Management Group			
New Town Centre Manager in post as of 01/03/12				

Committed Projects

A commitment has been made to deliver the project and the necessary funding is in place.

Project	Sponsor	Manager	Completion	Delivery Confidence
Environmental Audit of Town Centre	Mark Dixon	Carolyn Roberts		GRE
Works have commenced on works in the Queens Market area. Town Centre Management workshop held on 01/05/12 which explored ways of how we can improve our performance in terms of enforcement action on buildings in private ownership.				

Project	Sponsor	Manager	Completion	Delivery Confidence
Rhyl Market	Graham Boase	Mark Dixon	tbc	GRE
Independent consultants have been appointed to undertake an assessment of the market to ascertain whether overall the presence of the market is having a positive impact on the town centre.				

Project	Sponsor	Manager	Completion	Delivery Confidence
Bee & Station	Mark Dixon	Carolyn Roberts	Jun 13	GRE
Work commenced in March 2012 and is progressing.				

Project	Sponsor	Manager	Completion	Delivery Confidence
Costigans	Chris Davies	Gerald Thomas	Dec 12	GRE
Work commenced in April 2012 and is progressing.				

Project	Sponsor	Manager	Completion	Delivery Confidence
Empty Shop Initiative	Town Centre Forum	TCM	ongoing	GRE
Funding has been secured through HSBC to improve the visual appearance of the empty shop units in the town centre. £38,000 is now in the fund that has been created, with other potential contributions in the pipeline. Initial focus will be on Wellington Road, where works to remove weeds, redecorate and install window displays are planned.				

Project	Sponsor	Manager	Est. Start	Progress
45 to 47 Water Street	Pennaf		May 12	GRE
Works commenced in July 2012. External works scheduled for completion by end September 2012. Internal refurbishment/remodelling scheduled for completion March 2013.				

In Development

Feasibility or ongoing development of the project is underway. Some, but not all, of the required funding may be in place.

NONE IDENTIFIED AT THIS STAGE

Under Consideration

Some consideration has been given to the project but significantly more work is required to understand the feasibility of the proposal and to developing the concept.

Project	Sponsor	Manager	Est. Start	Progress
Developing a Town Centre Strategy				
<p>The recent publication of the Portas Review leads to a need for further consideration of Rhyl Town Centre. The rise of internet shopping, out of town retail centres and the growing dominance of supermarkets are presenting all UK Town Centres with major challenges. Rhyl is no different, and to survive and prosper the town must understand what a successful town centre will look like going forward. Inevitably this will mean a greater mix of uses other than retail, with cafes and restaurants, office use and even residential uses all forming part of the new town centre mix. A contraction in the size of the town centre may also need to be explored, along with consideration of how the night-time economy might make a positive contribution. Work is required to develop a more comprehensive town centre strategy, to understand what the town centre could be, and to understand how it could be delivered. This would be developed with key partners such as Coleg Llandrillo Rhyl, Rhyl Business Group and the Town Centre Forum.</p> <p>Malcolm Hall – the Town Centre Manager – is currently preparing a Business Plan for town centre management which may touch on some of these issues. RGF Programme Manager to liaise with Malcolm over the production of this document to ensure it ties in with RGF Delivery Plan and begins to address some of the strategic issues.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Review of Parking Provision, Charges & Traffic Flows				
<p>The Rhyl Town Centre Forum has requested that consideration be given to changing the parking arrangements in Rhyl, namely:</p> <ul style="list-style-type: none"> • Increase 3 hour parking to 4 hour with no additional charge • Introduce a free after 3 initiative • Introduce a “2 for the price of 1” ticket <p>The request is currently with DCC Highways for their consideration.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Business Rate Issues				
<p>The impact of business rates has consistently been raised by town centre businesses. Options to explore how the Council could use its rate relief powers to promote new business start-ups or encourage further investment by local businesses could be explored. This is being discussed by the Town Centre Forum with a view to members of the Forum applying for rate relief.</p>				

Project	Sponsor	Manager	Est. Start	Progress
New Occupier for M&S Unit				
<p>M&S's decision to move to Prestatyn and vacate their Rhyl unit in 2013 will leave a big gap in the High Street and the loss of the major anchor store. Finding a new occupier for the unit that will act as a new anchor and continue to attract shoppers to Rhyl could be critical to Rhyl's future success as a retail centre. To progress this will require ongoing discussions with key stakeholders like the building owners, the Valuation Office, the White Rose Centre, as well as prospective occupiers.</p> <p>Initial contact has been made with the landlord who has indicated that there has been some interest from prospective occupiers. Further discussions pending.</p>				

Project	Sponsor	Manager	Est. Start	Progress
49 to 55 Queen Street				
<p>These properties are empty retail units currently in Welsh Government ownership, and options to secure their reuse need to be considered. Some very initial discussions have taken place with Denbighshire's Conservation Team with regard to developing proposals for the building, and also with Rhyl City Strategy with regards to them helping develop some proposals for use/occupation of the building for social enterprise. This might include some form of retail outlet for Rhyl College to compliment their retail Skills Academy; or other third sector type retail units.</p> <p>Progress is being made on commissioning architectural consultants to survey the building and prepare a report outlining what works would be required to refurbish the property along with cost estimates. This study will also identify and provide cost estimates for any urgent works that are required.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Queens Market Redevelopment				
<p>To sustain and improve the position of Rhyl Town Centre and to enhance its viability and vitality, the Local Development Plan (LDP) has identified the Queen's Market site as the appropriate location for a comprehensive redevelopment as a large department store and/or indoor shopping precinct. Whilst market conditions suggest it would be difficult to secure a development partner at the current time, the longer-term aspiration to redevelop this area to help regenerate the town centre remains and so the situation will continue to be monitored.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Arriva Development				
<p>Previously Arriva had sought to acquire some of the existing Council car park on West Kimmel Street to develop a new office building, although it is understood now that their requirements are for investment in the maintenance depot as well which requires significant investment to bring it up to modern standards. They are currently considering their strategic options.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Public Art				
<p>The idea of introducing public art to the town centre and promenade has been discussed at various meetings. One proposal that seems to have found favour in many quarters is the idea of having a temporary exhibition of “Rhyl Donkeys” in the same vein as Chester’s “Rhinos” – temporary sculptures that are sponsored by local businesses and organisations. This concept requires further consideration and development. At the Town Centre Workshop (01-05-12) the idea of developing an Arts Strategy for Rhyl was mooted. This will be investigated further.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Rhyl Train Station Refurbishment				
<p>It is understood that improvements are planned for Rhyl Train Station. Further detail will be sought for future updates.</p>				

Not being progressed

These projects have previously been in development or under consideration, but for whatever reason are no longer being progressed.

NONE IDENTIFIED AT THIS STAGE

PROJECT STATUS REPORT

Project Name:	Denbighshire High Quality Business Accommodation	Project Ref:	
Project Sponsor:	DCC – Mark Dixon	Date of last report:	24/04/2012
Project Manager:	Carolyn Roberts	Date of <u>this</u> report:	05/07/2012

PROJECT STATUS

Gateway	Approval date:
0 Strategic Assessment	22/7/2008
1 Business Justification	16/4/2009
2 Delivery Strategy	2/8/2011
3 Investment Decision	10/1/2012
4 Readiness for Service	
5 Operations Review	

Project Sponsor Delivery Confidence Assessment:	
Green	
Updated Risk Register attached?	YES/NO
Current Number of RED risks:	0
Updated financial monitoring report attached?	YES/NO
Updated milestone schedule attached?	YES/NO
No. of Exceptions Reports attached?	<i>insert number</i>

GUIDANCE NOTES

RED	Major concern not on track and not in control
AMBER	Minor concern not on track but in control
GREEN	No concern on track and in control

PROJECT HIGHLIGHTS

Please outline any key events or milestones for the reporting period
<p>Previous extension at the rear of building has been demolished and foundations for the new extension are progressing.</p>

PROJECT FINANCIAL POSITION

Comments		
ERDF - £535,000 - to be claimed by 30/06/14 SRA - £562,000 - to be claimed by March 2013 THI - £113,000 – to be claimed by July 2012 DCC - 130,000 – no deadline for this to be used. The project is due to complete in January 2013.	Approved budget:	£1.34m
	Forecast budget:	£1.34m
	STATUS:	Green

PROJECT STATUS REPORT

PROJECT TIMETABLE

Comments		
<p>25 metre deep piling has been completed in the back garden of the property in order to support the proposed new extension.</p> <p>Ground beams are in position to be connected and the lift pit base has been concreted.</p> <p>Ground floor of the existing building has been replaced, upper floors are being levelled ahead of re-boarding.</p> <p>Projected completion date is within the contract period, however delays have been recorded against the contractors target programme.</p>	Approved completion:	30/06/14
	Forecast completion:	30/06/14
	STATUS:	Green

PROJECT QUALITY/SPECIFICATION

Comments		
<p>BREEAM Excellent Specification in design brief</p>	Specification agreed?	Yes/No
	Changes to specification?	Yes/No
	STATUS:	Green

PROJECT BENEFITS

Comments		
<p>As defined in Business Case:-</p> <p>This project involves the £1.3 million renovation of a listed building in the Council's ownership located in the Rhyl -St Asaph – Bodelwyddan - Prestatyn hub identified in the Wales Spatial Plan update. The site is in the Rhyl & Colwyn Bay strategic regeneration area defined by the Welsh Assembly Government and also in the Rhyl West ward which includes the lower super output area with the highest score in the Welsh Index of Multiple Deprivation. The project will provide 515 sq m of business premises accommodating 3 SME's and 27 jobs.</p>	Benefits agreed?	Yes/No
	Benefits on track?	Yes/No
	STATUS:	Green

NEXT REPORTING PERIOD

Please outline any key events or milestones expected for the next reporting period
Steelwork frame for new extension to be erected.

Report to:	Communities Scrutiny Committee
Date of Meeting:	13 September 2012
Lead Member/Officer:	Leader and Lead Member for Economic Development
Report Author:	Rhyl Going Forward (RGF) Programme Manager
Title:	Rhyl Going Forward – Tourism & the Coastal Strip Workstream Update

1. What is the report about?

This report provides an update on the Tourism & Coastal Strip Workstream of the Rhyl Going Forward Regeneration Strategy.

2. What is the reason for making this report?

To provide information regarding progress in terms implementing the Tourism & Coastal Strip Workstream of the Rhyl Going Forward (RGF) Regeneration Strategy, its financial implications, and the progress or prospects in terms of benefits realisation.

3. What are the Recommendations?

That Members note and comment on the progress made

4. Report details.

4.1 Background

In order to deliver effectively, the work of the Rhyl Going Forward Regeneration Strategy has been organised into workstreams:

- West Rhyl Regeneration Area
- Tourism & the Coastal Strip
- Retail & the Town Centre

4.2 A snapshot of the strategy

The Coastal Strip – from Foryd Harbour to Splash Point – is the focus for tourist related activity in Rhyl. The main appeal of this area is the sandy beach and the associated activities usually found at a traditional seaside location – bathing, sandcastles, promenading, amusements, fairground rides, etc. The approach here is to build on Rhyl's reputation as a family resort by providing facilities and activities which will sustain and grow this market. The strategy recognises that the visitor experience is likely to be dominated by day visits, although there are clearly opportunities to tap into the enormous number of people who stay at the caravan sites in and around Rhyl.

The short-term focus will be on improving the quality of the public realm along the coastal strip, and on modest improvements to amenities and to revealing the beach. This will improve the promenade as a place for walking, cycling, relaxation and general seaside experience. In the medium to long-term, we will be seeking to create new attractions to increase the number of people visiting Rhyl. This includes the substantial investment planned in the Foryd Harbour Area with a new, iconic pedestrian and cycle bridge as the centrepiece. Recent works to refurbish the Apollo Cinema have created the opportunity to create an “Entertainment Zone” in this area, and we will be working with the private sector to provide new leisure facilities, along with good quality restaurants. We are also considering options for renewing Rhyl’s major attractions of the Sun Centre and Pavilion Theatre.

Combined with these improvements to the physical environment, there will also be consideration as to how we strengthen Rhyl’s Events Programme and the town’s ability to host major events. We will also explore ways to animate the promenade at a smaller scale but on a regular basis, for example with organised children’s activities, buskers and street theatre.

4.3 Monitoring of the strategy

Progress for the workstream is monitored by the RGF Neighbourhoods and Places Programme Board. The specific workstream report for Tourism & the Coastal Strip is attached:

- Appendix 1 – Tourism & the Coastal Strip Workstream Report

4.4 Key Projects

4.4.1 Apollo Cinema refurbishment

Refurbishment of the cinema was completed in August 2011 and has provided 5 fully digital theatres with 3D capability, an improved and extended foyer entrance and a new sun terrace and sea view bar. The project investment was in the region of £2.5 million, with £1 million of this coming from the cinema operators, with the remainder coming from various public sector sources – predominantly through the Welsh Government’s North Wales Coast Regeneration Area (NWCRA) funding.

Since the refurbishment we understand that the cinema has been trading well, and the increased footfall generated has created the opportunity to create the “Entertainment Zone” referred to in the strategy above (section 4.2) with a mix of new leisure attractions and restaurants. Subsequent projects are seeking to maximise this opportunity and develop a more commercially orientated leisure offer.

- Appendix 5 – RGF: Land to the front of Apollo Cinema refers

4.4.2 Rhyl Coastal Defence Works

The latest phase of the coastal defence works was completed in July 2012 and creates added protection from flooding for approximately 2,500 properties in Rhyl. The scheme was Welsh Government/EU funded and cost approximately £8.2 million. Discussions are ongoing with Welsh Government about the third and final phase of works which would cover the stretch from the River Clwyd to the Drift Park. Initially the Welsh Government were promoting an engineering solution of rock armour, but

more recent discussions have seen a softening of this approach and an acceptance that a stepped revetment would be a more appropriate solution in a tourist resort such as Rhyl.

4.4.3 Foryd Harbour & Bridge

This project commenced on site in July 2012 and will create:

- A pedestrian and cycle bridge
- Public square and quayside building
- New quay walls

The project aims to attract visitors and contribute to the local economy as well as being a great resource for residents. The new slipway will be available for trailer boat and leisure craft launches, and will allow boats to be taken out of the water more easily for storage in the adjacent secure boat yard. There will be two units available for businesses at the Harbour building; one is specifically set out as a café, and the other for a relevant harbour business or meeting room until a business opportunity comes forward.

The bridge will link existing buildings and proposed developments either side of the Foryd Harbour and will be a landmark structure, providing a truly iconic and distinctive attraction to bring tourists to this part of Rhyl. The bridge will close the gap in the national cycle route 5 and provide a safer, quicker and easier passage for pedestrians and cyclists.

The new pedestrian and cycle bridge will be finished and ready to use in the Spring of 2013 and the Public Square, Harbour Building and Quay Wall will be opened in 2014. £10.3 million of funding has been secured from the Welsh Government including the European Regional Development Fund, the Big Lottery Fund through Sustrans and Denbighshire County Council. The project is currently forecasting an overspend, although a number of possible funding sources to mitigate this are currently being explored.

For the latest position with the Foryd Harbour project, the latest Project Status Report has been attached as:

- Appendix 2 – Foryd Harbour Project Status Report

4.4.4 Honey Club Refurbishment

The former Honey Club building was acquired by the Council in early 2011, recognising its potential significance as a development site because of its location immediately opposite the refurbished cinema (see section 4.4.1 above) and adjacency to the town centre. Further properties around the building have subsequently been acquired to create a developable site. One key property remains un-acquired – 25/26 West Parade – which has been in a derelict and ruinous state for 20 years. Despite extensive discussions we have been unable to reach agreement with the owner and following a Council resolution in July 2012 a compulsory purchase order (CPO) has been served. At the time of writing this report no objection to the CPO has been made, although there are several weeks remaining on the notice period.

Various reports and constant monitoring have established that the Honey Club building is in a dangerous condition. Although not a listed building, the property is within a Conservation Area and as such requires Welsh Government consent for demolition. Normally this would require an approved planning consent for the site's redevelopment, but given the state of the building and the potential risk to public safety the Council has made an application to Welsh Government for consent to demolish without having planning consent in place. At the time of writing this report we are still awaiting a decision from Welsh Government.

The Council has also, through a competitive process, selected a Development Partner – Chesham Estates, who propose to construct a 60 bed-roomed budget hotel with a restaurant at ground floor level. We are currently in the process of agreeing the formal development Agreement with Chesham Estates, but in the meantime they are developing detailed designs for the site. In terms of timescale, Chesham Estates are hoping to start construction in 2013 so that the building is ready for occupation early 2014.

For the latest position with the Honey Club refurbishment, the latest Project Status Report has been attached as:

- Appendix 3 – Honey Club Refurbishment Project Status Report

4.4.5 Ocean Plaza

On the 7 hectare site of the former funfair, the owners Scarborough Group plan to develop a new Asda supermarket (a relocation of the existing Kinmel Bay store) and a new family pub and hotel. The development would also see the construction of a new access road through the site which will allow part of West Parade to be pedestrianised – an important element of the plans for the new Foryd Bridge (see section 4.4.3 above) to ensure that a high quality, traffic-free cycle route can be created on the approach to the new bridge. In future, there are also plans for another phase of development of residential and office accommodation, but these plans are currently on hold until the wider UK development market improves. In the meantime, the proposal is to temporarily landscape these elements of the wider site.

Negotiations between Scarborough development and potential occupiers have led to changes to the scheme. Whilst the mix of uses and buildings remain fundamentally the same, the size and configuration of buildings has changed. As a result, Scarborough development are intending to submit a new planning application later in 2012.

Ocean Plaza is a private sector led redevelopment, but the current derelict appearance of the site sends out a very negative message for visitors and investors alike. Thus its redevelopment would be a major boon to the town. The site currently faces a major constraint through the requirement for a new primary electricity sub-station at a cost of around £2 million, and to a lesser extent concerns about flood risk. The RGF Team is working with Scarborough Developments to seek ways to overcome these constraints and ensure that the development starts as soon as possible.

4.4.6 Rhyl Sky Tower

A report concerning the future of the Sky Tower will be considered at the Rhyl Member Area Group on 12 September 2012, and is attached for information:

- Appendix 4 – Future of the Sky Tower

4.4.7 Other projects and activities

A number of smaller scale projects and activities have taken place or are being developed. A redundant building and wall on the promenade has been demolished to improve access and views to the sea – in line with the strategy detailed in section 4.2 above. Plans to build a slipway for small craft (kite surfs, wind surfs, etc) and a new disabled access to the beach are well developed. Over the summer holiday period, through the European funded BRAND project a number of children's activities have taken place on the promenade – puppet shows, circus workshops, sand sculptures, etc.

4.4.8 Benefits Realisation

The main aim of this programme is to increase visitor numbers, and thus create more business opportunities and jobs in the tourism sector. Early indications are that numbers are being sustained, but longer-term monitoring of visitor trends will be vital.

4.4.9 Future Plans

In the past physical regeneration activity in Rhyl has been dominated by 100% publically funded improvements to the seafront promenade area. Very little private sector investment has occurred (with the exception of the cinema detailed in section 4.4.1). Over the last 18 months the focus has shifted to how we can provide confidence and facilitate private sector investment, and for them to subsequently operate and maintain the tourism infrastructure (as per the Honey Club redevelopment detailed in section 4.4.4).

A replacement for the Sun Centre could be key to this strategy. The maintenance requirements of the existing building mean that realistically it is likely to operate for only a few more years. Some early discussions about a possible replacement facility have been held with the Council's strategic leisure partner Alliance Leisure, but at the time of writing this report we are still awaiting feedback from them about the feasibility of the proposal.

5. How does the decision contribute to the Corporate Priorities?

The activity under this workstream contributes to the proposed corporate priorities:

5.1: Priority 1 – Developing the Local Economy and Our Communities

The main aim of this programme is to increase visitor numbers, and thus create more business opportunities and jobs in the tourism sector.

6. What will it cost and how will it affect other services?

The Tourism workstream does not have a dedicated budget. Funding is allocated to specific projects, in the main utilising external funding sources, and the funding is monitored on a project by project basis.

A number of other service areas are involved in the plans, varying by the nature of the project. Key service areas that have regular input and engagement in the regeneration plans are:

- Leisure Services
- Public Realm
- Property Services
- Planning

7. What consultations have been carried out?

Individual projects have their own consultation strategies, but the overall consultation of the wider strategy has been appended to the West Rhyl Regeneration Workstream Update.

8. What risks are there and is there anything we can do to reduce them?

To create a stronger tourist economy and address the negative image of Rhyl there are a number of issues/risks we recognise and need to address:

8.1 New quality benchmarks are needed - Nationally, the resorts that have had most success in regenerating are those which have cleared away the obsolete remnants of their resort days – the chip shops, down market B&Bs, cheap souvenir shops, etc – so as to ensure their appeal to a broader audience. To ensure future prosperity, a totally new level of quality is needed.

8.2 The downsizing challenge – it is sad but inescapable that many tourism related businesses in Rhyl are not going to survive. Marginal operations have been going out of business at a rapid rate and this is almost certain to continue. More controversially, there may be a strategic need to encourage such businesses to cease operating. In some cases this is because their operations are out of keeping with the new quality standards that Rhyl must aspire to.

8.3 Successful destinations cannot be successful next to social deprivation – A resort depends on being an attractive and friendly place to visit (and live). The presence of extreme social deprivation creates exactly the opposite effect. A key part of the regeneration programme is, therefore, to tackle the deprivation (please refer to West Rhyl Regeneration Workstream Update).

8.4 Take care with new visitor attractions – development of new visitor attractions is often seen as the answer. Sometimes they can be, although more often than not the results are below expectations and attractions are difficult to sustain financially. Visitor attractions are an important component of destinations, but by no means the only component or, necessarily, the most important. An outstanding retail or night offer, for example, would typically attract many more visitors than a museum. On the whole, investment is probably better directed at creating conditions that will stimulate private sector investment.

8.5 Events and activities have an important role to play – increasingly people’s choices about where they visit is influenced by the range of activities that are on offer – the beach in itself will no longer be enough to attract the number of visitors required to sustain local tourist related businesses. Improving the number and quality of major events will help, along with small scale interventions on the promenade and town centre.

9. Power to make the Decision

Article 6 of the Council’s Constitution

Contact Officer:

Rhyl Going Forward Programme Manager

Tel: 01824 706495

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WORKSTREAM REPORT

Tourism & the Coastal Strip July 2012



Appendix 1
**Y RHYL
RHYL**

A Snapshot of the Strategy

The Coastal Strip – from Foryd Harbour to Splash Point – is the focus for tourist related activity in Rhyl. The main appeal of this area is the sandy beach and the associated activities usually found at a traditional seaside location – bathing, sandcastles, promenading, amusements, fairground rides, etc. The approach here is to build on Rhyl’s reputation as a family resort by providing facilities and activities which will sustain and grow this market. The strategy recognises that the visitor experience is likely to be dominated by day visits, although there are clearly opportunities to tap into the enormous number of people who stay at the caravan sites in and around Rhyl.

The short-term focus will be on improving the quality of the public realm along the coastal strip, and on modest improvements to amenities and to revealing the beach. This will improve the promenade as a place for walking, cycling, relaxation and general seaside experience. In the medium to long-term, we will be seeking to create new attractions to increase the number of people visiting Rhyl. This includes the substantial investment planned in the Foryd Harbour Area with a new, iconic pedestrian and cycle bridge as the centrepiece. Recent works to refurbish the Apollo Cinema have created the opportunity to create a “Entertainment Zone” in this area, and we will be working with the private sector to provide new leisure facilities, along with good quality restaurants. We are also considering options for renewing Rhyl’s major attractions of the Sun Centre and Pavilion Theatre.

Combined with these improvements to the physical environment, there will also be consideration as to how we strengthen Rhyl’s Events Programme and the town’s ability to host major events. We will also explore ways to animate the promenade at a smaller scale but on a regular basis, for example with organised children’s activities, buskers and street theatre.

Completed in last 12 months:	6
Number of committed projects:	4
Number of projects in development	13
Number of projects under consideration:	10
Number of projects not being progressed:	0

Completed in last 12 months

Projects that have completed on site/construction in the last 12 months.

Project	Sponsor	Manager	Completion	Delivery Confidence
Apollo Cinema refurbishment				
<p>Refurbishment of the cinema completed in August 2011 and has provided 5 auditoriums, fully digital with 3D capability, improved and extended foyer entrance, quality concessions, sun terrace and seaview bar</p>				

Project	Sponsor	Manager	Completion	Delivery Confidence
Rhyl Coastal Defence Works Phases 1 and 2	Bethan Jones	Robert Humphreys	Apr 2012	GRE
<p>The works to phases 1&2 are substantially complete and are anticipated to be complete early July. There has been a delay with the delivery of the handrails which has affected the completion date. A final inspection will be carried out with the Contractor to ensure any remedial works are completed before they complete the scheme.</p> <p>DCC met with WG in June to discuss Phase 3 of the works i.e. from the Sydenham Avenue to the Drift Park. The meeting was positive and both parties committed to work towards the works commencing in 2013; however there remains a number of hurdles to overcome before there is a firm commitment from WG and we are working with WG to overcome these.</p>				

Project	Sponsor	Manager	Completion	Delivery Confidence
88 West Parade	Bethan Jones	Gerald Thomas	29/08/12	GRE
<p>Landscaping of this site is complete and hoardings have been requested to be removed. However, because of the substantial rainfall we have experienced it is recommended that the hoarding remain until the grass has dried out and had the opportunity to establish.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Rhyl Improved Beach Access	Tom Booty	Carol Evans	March 2012	GRE
<p>The project is now complete</p>				

Project	Sponsor	Manager	Est. Start	Progress
Land Train Station	Tom Booty	Carol Evans	May 2012	GRE
<p>Public Realm have now located there for this season and the Beach Lifeguards are operating from this site in order to establish this section of Rhyl beach as an additional bathing area. Beach sports equipment (football and volleyball) are now available with procedures developed for its</p>				

Project	Sponsor	Manager	Est. Start	Progress
Paddling Pool Surface	Steve Parker	Ian Olson		GRE
<p>Work to resurface the paddling pool is now complete and the paddling pool is fully operational.</p>				

Committed Projects

A commitment has been made to deliver the project and the necessary funding is in place.

Project	Sponsor	Manager	Completion	Delivery Confidence
Foryd Bridge & Harbour	Bethan Jones	Sian Price	Sep 13	AMB
<ul style="list-style-type: none"> The final design for the bridge will not be completed until August at the earliest, given that the Mechanical and electrical design is outstanding. The Cat 3 check for the bridge has been completed other than for the M & E design. The Contractor has capped the cost of the M & E works for the bridge to provide cost surety. The ecological mitigation design is complete. Reptile fencing has been erected and monitoring being undertaken by DCC Countryside Services. A landscape architect will be employed to advise on the finishing works contracts. In the meanwhile work is progressing on obtaining the costs and options for the various features and evaluating their inclusion within the scheme. A start will now be made regarding the design and delivery of the quayside units on the harbour square through a Design and Build Contract that will shortly be advertised. The Contract documents for the Bridge Construction Contract (Contract 1), the Public Square enabling contract (Contract 2), and the Bridge Maintenance Contract (Contract 3) are complete following the conclusion of a legal review. The above contracts have been sent to Dawnus for comment. First indications are that Dawnus are now happy with the documents and are requesting only minor changes. The procurement of the Harbour Building is now being considered, and preparation will begin on the contract documents, as an earlier indication of the cost against the budget is preferred. The on-site commencement date for the pedestrian and cycle bridge and the public square has been moved to the 16/07/12 to allow for the contracts etc to be finalised. 				

Project	Sponsor	Manager	Est. Start	Progress
East Parade – DDA Access & slipway	Carol Evans	Ray Large	October 2012	GRE
<p>Planning consent has been achieved and Design consultants appointed. First Project Team meeting has been held and a programme of works agreed. Subject to weather conditions the project is due to complete by Friday 21st December 2013.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Rhyl Cut Fisheries and Glan Morfa Mountain Bike Skills Area		Helen Mroweic	August 2012	GRE
<p>Planning consent for the mountain bike scheme was achieved on July 6th 2012. This project will combine with the Rhyl Cut scheme in order to achieve savings to benefit both projects. The Rhyl Cut Fisheries project is now fully funded and the project will commence on site 3rd September 2012</p>				

Project	Sponsor	Manager	Est. Start	Progress
The Honey Club	Tom Booty	Carol Evans	2013	GRE
<p>Design options are being discussed in order to ensure compatibility with the requirements of the conservation area in which this site lies. Heads of agreement are being developed in order to finalise financial and leasing arrangements with the developer. No decision from Welsh Government has been received yet regarding consent to demolish. In the meantime, Officers continue to monitor the Health and Safety aspects of the building. A decision from WG is expected by the end of this month (July)</p>				

In Development

Feasibility or ongoing development of the project is underway. Some, but not all, of the required funding may be in place.

Project	Sponsor	Manager	Est. Start	Progress
Entertainment Plaza	Tom Booty	Carol Evans	April 2013	RED
<p>Unfortunately, the new owners of Apollo Cinema (Vue Cinemas) have expressed no interest in taking forward this initiative. As a company they are solely focussed on the cinema business.</p> <p>An advert was placed in the local press inviting tenders from operators of "Big Wheels". There were no responses to this invitation as it was late in the season to get hold of such an attraction, particularly with the Queen's Jubilee and Olympics.</p> <p>A subsequent advert inviting tenders will go out in September 2012 in order to ensure we can get this attraction for Rhyl promenade for next season</p>				

Project	Sponsor	Manager	Est. Start	Progress
Sky Tower Options Review	Bethan Jones	Tom Booty	tbc	GRE
<p>From discussions with potential private sector operators the feedback reveals that the refurbishment costs of the Tower are not a viable option. Further options will be developed</p>				

Project	Sponsor	Manager	Est. Start	Progress
The Village	Tom Booty	Carol Evans	Summer 2012	GRE
<p>Discussions will continue with developers/operators about options for the Village with renewed confidence because of the investment and proposed development of the Honey Club site. The vision of creating the wider Leisure Zone is maintained and those ideas and options will be further developed</p>				

Project	Sponsor	Manager	Est. Start	Progress
The Grange	Graham Boase	Mark Dixon		RED
<p>The prospective developers who made the Planning and Listed building applications for the redevelopment of the site have recently re-affirmed their commitment to progress their scheme and they have been requested to make improvements to its appearance in the short term pending its redevelopment. However, the s106 agreement for the scheme which the developers proposed has yet to be completed so Planning permission has not so far been granted. County Council services are continuing to work towards securing a viable development for the site using enforcement powers if necessary.</p>				

Project	Sponsor	Manager	Est. Start	Progress
Ocean Plaza	Scarborough Developments	N/A	Autumn 2012	AMB
<p>Further contact between DCC Development Control Manager and SDG took place on 20/4/12 when a hard copy of a revised plan was submitted. SDG are to submit this plan electronically for consultation purposes with a view to formally submitting a revised plan in July 2012</p>				

Project	Sponsor	Manager	Est. Start	Progress
Marine Lake	Tom Booty	Carol Evans		AMB GRE

Options to develop Marine Lake for more activities such as triathlons continues with a view to holding the first event in May 2013. Funding for the event for a period of 3 years to be applied for to WG on July 19th. We have had an approach from a private operator who has expressed an interest in developing and operating a single line cable ski at the site, and RGF are assisting him with applying for grants, although he is willing to invest from his own funds also. This makes it essential to have shower and changing room facilities on site and RGF are also working towards obtaining grants to fund these facilities

Consideration for application for Blue Flag status by 2013 will require investment in infrastructure (public toilets) to enable this and discussions continue how this might be achieved given reducing revenue budgets.

Project	Sponsor	Manager	Est. Start	Progress
Sun Centre/Pavilion Theatre Options Review	Bethan Jones	Tom Booty	tbc	GRE

Consultants have recently produced a study considering options and outlining the potential for developing a new wet leisure facility in conjunction with a private sector partner (who would be required to help meet some of the capital cost – estimated in the £12 to £15 million range. No further progress

Project	Sponsor	Manager	Est. Start	Progress
Water Quality/Blue Flag	Tom Booty	Carol Evans		AMB

Sampling at Marine Lake and East Parade recommenced In May 2012. Subject to ongoing results achieving Guideline Quality Excellent. Marine Lake could achieve Blue Flag by 2013 subject to public toilets being available on site. East Parade will take longer, and an application for the site to become a designated EU sampling point will be submitted again in December 2012 to WG. This will follow efforts this season to establish the area as a bathing area

Project	Sponsor	Manager	Est. Start	Progress
Events Programme	Tom Booty	Lisa Walchester	Summer 2012	GRE

BRAND have developed a series of activities which will take place on Rhyl promenade this season. It will include attractions such as street entertainers, circus workshops, face painting and balloon modelling. Anwyl Construction have agreed to sponsor a sand sculpting demonstration which will take place in the space in front of the Apollo Cinema. All these activities will complement the larger planned events programme organised by the DCC Events Officer

Project	Sponsor	Manager	Est. Start	Progress
Marketing the Tourism Offer in Rhyl	Graham Boase	Mark Dixon		AMB

www.visitrhylandprestatyn.com is the official marketing area website and is regularly updated. It enjoys on average up to 10,000 visitors per month in the run up to the main summer season.

Through the Destination Management Plan for Denbighshire, Rhyl Going Forward needs to ensure that the message about Rhyl as a traditional seaside, family friendly resort is enshrined in the development of the plan

Project	Sponsor	Manager	Est. Start	Progress
Signage Strategy	Carol Evans	Ray Large	tbc	AMB

The project continues to be developed and has been raised at a recent Town Management workshop as an important project for Rhyl

Project	Sponsor	Manager	Est. Start	Progress
Paddling Pool Aqua Park	Tom Booty	Carol Evans		AMB

A proposal and estimate has been received for the installation of a "Splash Park" which can be accommodated within the existing area. These proposals will need to be duly considered and funding sought to implement. No further progress has been made on this initiative

Project	Sponsor	Manager	Est. Start	Progress
Big Wheel	Tom Booty	Carol Evans		AMB

No responses to the advertised tender were received. Expressions of interest will again be advertised in September 2012 for the 2013 season in order to more successfully achieve this aim

Under Consideration

Some consideration has been given to the project but significantly more work is required to understand the feasibility of the proposal and to developing the concept.

Project	Sponsor	Manager	Est. Start	Progress
Underground Car Park				

Discussions with potential developers/investors will continue around the central promenade leisure zone of which the underground car park will be considered a valuable asset to a developer. Small scale improvements to the car park have been carried out to improve its general appearance and ambience. Ongoing anti social behaviour, cleanliness and general maintenance is also an issue currently.

Project	Sponsor	Manager	Est. Start	Progress
Garford Road Slipway				

There is no public slipway in Denbighshire, but the opportunity to create one at Garford Road exists. It would require some funding and an understanding of how it could be properly maintained and managed. The current collaboration exercise being undertaken with Conwy maritime services may provide solutions around how its management might be structured

Project	Sponsor	Manager	Est. Start	Progress
Beach Huts & Barbeques				

The possibility of introducing beach huts and barbeque areas along the East Parade area of the promenade has been discussed, but would require significantly more investigation and analysis in order to be progressed. As well as the capital costs, the ongoing management and maintenance requirements would need to be carefully considered.

Project	Sponsor	Manager	Est. Start	Progress
Resort Management				

The management of visitor facilities along the promenade are currently the responsibility of a number of

different departments within Denbighshire County Council. It is proposed to review these arrangements to investigate the possibility of bringing the facilities under one management structure, ring-fencing some of the income that is generated through these facilities, and thus enabling a more proactive approach to managing the resort with a resulting enhanced visitor experience.

Project	Sponsor	Manager	Est. Start	Progress
Events Arena				

To improve the events programme and to create the opportunity for bigger acts and events, there may be a requirement for some investment to improve the facility. For example, creating a dry stage area, associated good quality green rooms, removable seating, etc may be required in order to attract big name, headline acts.

Project	Sponsor	Manager	Est. Start	Progress
Wind Farm Interpretation Centre				

The development of a number of major wind farms off the North Wales Coast – some of which are very visible from Rhyl – provide the opportunity to create an Information/Interpretation Centre somewhere in Rhyl. Such an initiative would need to be developed in conjunction with the private sector, but could provide an added visitor attraction for Rhyl. Options of how this might be delivered and where it could be located could be explored.

Project	Sponsor	Manager	Est. Start	Progress
Coastal Path Links Strategy				

The proposed new cycle bridge at Foryd Harbour, combined with the number of existing excellent cycle facilities such as Marsh Tracks and the traffic free North Wales Coastal Path, provide the opportunity to attract new cycle visitors to the area. This project will provide a baseline review of cycle facilities in Rhyl, and develop a strategy/action plan for investment to improve the facilities in a way that will maximise the economic benefits of cycle visits.

Project	Sponsor	Manager	Est. Start	Progress
Quiet Revolution Wind Turbines				

Some consideration is being given to the possibility of installing Vertical Access Wind Turbines along the promenade. Further financial analysis is required to understand whether there is a sound business case for investment.

Project	Sponsor	Manager	Est. Start	Progress
Geronimo's Improvements				

The owner of Geronimo's Arcade and Children's Play Area is seeking grant funding to undertake improvements to the premises.

Project	Sponsor	Manager	Est. Start	Progress
Public Realm Resources				

A Resort Management Plan is being considered to better understand the resource gap which currently exists. Its basis is to try and better organise structures and budgets. Studies have shown that Rhyl's

greatest asset is its beach and it remains a natural attraction which deserves to be protected and nurtured. Along the promenade adjacent to the beach there are many attractions which require maintenance in order to make Rhyl as a resort perform better. The tourism growth potential has been identified in the "Turning the Tide" report in which Rhyl plays a pivotal part. The Beach and Promenade offers a very special, traditional seaside experience for a wide variety of groups.

PROJECT STATUS REPORT

Project Name:	Foryd Harbour Programme of Works	Project Ref:	H4/10401
Project Sponsor:	Mohammed Mehmet	Date of last report:	28/06/12
Project Manager:	Sian Price	Date of <u>this</u> report:	15/08/12

PROJECT STATUS

Gateway	Approval date:
0 Strategic Assessment	
1 Business Justification	12/12/11
2 Delivery Strategy	
3 Investment Decision	
4 Readiness for Service	
5 Operations Review	

Project Sponsor Delivery Confidence Assessment:	
Updated Risk Register attached?	YES- programme risk register & construction risk register
Current Number of RED risks:	Programme RR 6 Construction RR 0
Updated financial monitoring report attached?	YES- budget monitoring report
Updated milestone schedule attached?	YES- construction milestones
No. of Exceptions Reports attached?	0

GUIDANCE NOTES

RED	Major concern not on track and not in control
AMBER	Minor concern not on track but in control
GREEN	No concern on track and in control

PROJECT HIGHLIGHTS

<p>Please outline any key events or milestones for the reporting period</p> <p>Bridge and the Public Square enabling works</p> <p>Consultation</p> <ul style="list-style-type: none"> • Consultation letters have been sent out to local businesses and all interested parties. Only one response was received following the letter distribution and this queried why a section of pontoons was being put in at a later date. • A visitor centre and office for the Harbour & Maritime staff has been set up at Foryd Harbour and will be equipped and in full use by the end of the month. • Information signs, their locations and requirements have been determined and they will be erected this month. They will be located at the bridge landing location opposite Quay Street, on the promenade opposite Sydenham Avenue, at the vantage point in the dunes, at Horton's Nose Junction and at the Construction Site entrance. <p>Design Works</p> <ul style="list-style-type: none"> • The category 3 check for the public square initially stated that the length of the piles needed to be

increased by 3 metres. Further to consultation with all the parties concerned, the original 'Groundsolve' design is being used.

- The category 3 check for the bridge is incomplete; however it has been completed for the elements presently being constructed.
- The specification for the building is complete and an invitation to tender and pre qualification has been advertised in Buy4Wales with a closing date of 17th August 2012. A panel to evaluate the tenders will be appointed by the third week in September.
- The final design for the bridge will not be completed until October at the earliest, given that the Mechanical and electrical design is outstanding. The Cat 3 check for the bridge has been completed other than for the M & E design. The Contractor has capped the cost of the M & E works for the bridge to provide cost surety.
- A landscape architect will be employed to advise on the finishing works contracts. In the meanwhile work is progressing on obtaining the costs and options for the various features and evaluating their inclusion within the scheme.

Contract Documents

- The Contract documents for the Bridge Construction Contract (Contract 1) have been delayed, as 'Giffords' the bridge designer had not provided the full set of drawings; these have only just been received and the contract is now ready to be signed.
- The Public Square enabling contract (Contract 2), is now ready to be signed.
- The Bridge Maintenance Contract for the bridge (Contract 3) is awaiting additional information from DCC.
- The harbour building contract is being prepared.
- The public square completion contracts have not yet considered

Planning

- All planning approvals have now been obtained.

Services, permits and orders

- Crown Estates – no issues
- Marine Consent – A licence was issued 20th June 2012
- Environment Agency – Environmental Permit Exemption issued 12 March 2012
Environmental Permit issued 10th April 2012
Flood Defence Approval issued 20th April 2012
- Trinity House – Approval of proposed navigation layout has been given.
- Scottish Power – Final design is being progressed. No issues expected
- Welsh Water – An easement for the drainage within Sunnyside Caravan Park is complete. An application for a 'licence to discharge' has been submitted to Welsh Water. No further issues are expected and the connections are in place.
- Section 106 – The order is in place.
- Sand clearance and adoption of cycle-ways – a letter is to be sent to the Chief executive Officer

at CCBC outlining the requirement.

Construction

- Works on site commenced to programme. Works presently being undertaken are:-
 - Site clearance and fencing
 - Construction of sand dunes
 - Removal of existing causeway
 - Removal of sand and silt
 - Construction of haul roads and piling platforms
 - Off site fabrication of the bridge decks has commenced
 - Ecology- no issues to report
 - Archaeology- no items of interest were found and the watching brief is now complete.

Staffing

- Nigel Holding has now resigned.
- Gareth Young has been recruited to replace Nigel Holding
- Elgan Williams will be on site full time to supervise the works.

Financial

- The capital cost of the project has increased by £36,577 due in the main to the accommodation costs transferred to the bridge from the coastal defence scheme; this was in respect of ducting work and the installation of a CCTV column. The staff risk budget has been reduced to staffing arrangements made and other small cost fluctuations account for the balance.
- Staffing costs are within the anticipated expenditure for the reporting period.
- Construction costs are within the anticipated expenditure for the reporting period, however an additional £30k of cost has been transferred to this project from the coastal defence project in respect of accommodation works for the bridge.
- No DCC risk allowance has been expended in the reporting period.
- SUSTRANS has verbally committed a further £250k to the project; this sum includes the £100k previously reported as a likely additional contribution.
- A letter has been sent to RWE asking for an opportunity to meet with them to discuss the project, in an attempt to change their earlier negative decision to contribute £155k to the project
- On the basis of confirmed funding, the project cost is currently £310,571 over the budget allocated.
- The value engineering option for the hand rail to the bridge discussed at the last Foryd Harbour Board meeting is still being developed, and could be in the order of £70k; this has not been factored into the budget figure above

BREEAM / CEEQUAL

- The second batch of CEEQUAL information has been sent for assessment.
- At present the CEEQUAL work is 20% complete and will require a great deal of input in the next month.
- The bridge which had been developed in advance of the public square and quay walls should have had CEEQUAL applied to it to meet the grant requirements. Unfortunately this had not been built into the scheme as the initial offer letter of August 2009 did not specify CEEQUAL. The

second offer letter dated March 2010 stated the CEEQUAL requirement. A report is being prepared for WG explaining the difficulties of applying CEEQUAL to the bridge retrospectively, and hence ask for its omission from the CEEQUAL certification.

- The BREEAM certification for the quayside building has not been progressed due to the resignation of Nigel Holding. This will be considered in the next month.

CDMC

- The pre-construction and construction phase Health and Safety plan has been completed. There are currently no issues to report.

WG communication and audit

- The WG has appointed an external Contractor to undertake an evaluation of the P5T1 Physical Regeneration of North Wales which includes the Foryd Harbour projects. The external contractor has undertaken interviews with project managers from all schemes, and is continuing to take an interest in the progress of all projects within the P5T1 Physical Regeneration of North Wales Programme.

Programme

- Letters of intent were issued to Dawnus Construction Ltd in respect of the bridge construction and the public square enabling works contracts early in July to enable them to get to site, on the basis that there was agreement by both parties to the contractual terms proposed.
- The site set up commenced on 17th July 2012, and the on-site works started on 30th July 2012 and are progressing satisfactorily with the public square enabling works and bridge construction contracts both on programme
- The harbour building and the public square finishing works are presently four months behind programme, but is hoped to gain back this time.

Previous Foryd Harbour works

- There are some outstanding items from previous Foryd Harbour projects associated with works within the boatyard and the DCC moorings that were installed in 2011:-

Moorings contract

- A meeting with Capita Symonds took place on 4th July 2012, and Capita Symonds has now confirmed that the mooring shackles installed by their sub contractor Mulcair Ltd, will now be replaced with the shackle that DCC has requested. Capita Symonds are now in the process of procuring the equipment and will then arrange with DCC for the work to be undertaken

Phase 1 Foryd Harbour works

- The outstanding easement is being progressed through the current project and its progress covered earlier in this report
- The faulty electric metres were also discussed at the site meeting on 4th July with Capita Symonds and Daniels who had carried out the works. There was agreement by Daniels that the existing bollards for the water and electric were insufficient which had resulted in the corrosion of the electric metres. The manufacturer of the electric metres also attended the meeting, and has since provided a sample bollard containing electric and water has been provided for DCC to review.

Harbour and Maritime Service

- The business case has been extended to include most of the facilities and activities within the proposed Harbour and Maritime Service remit, but information pertaining to any existing budget and associated costs to maintain the Marine Lake have yet to be included
- A paper was shared at the Collaboration Board at the end of March discussing the opportunities

PROJECT STATUS REPORT

for an integrated Harbour & Maritime Service between DCC and CCBC. CCBC has requested a report regarding the benefits/ disbenefits to its organisation, which has been completed, and it had been anticipated that the Cabinets of both DCC and CCBC would review this report and make a recommendation from their own perspective. It is now planned that the consideration of a joint Harbour and Maritime Service will form part of the gateway review planned for September in respect of all the collaboration projects.

- In the meanwhile in order to progress the project it will be assumed that DCC has a 'stand alone' Harbour and Maritime Service.
- The opportunity to open the slipways at Barkby Beach and Garford Road for the 2012 season has been missed as the report due has not been completed in sufficient time.

Publicity

- The publicity event scheduled for 12th September, has now been rearranged to 20th September. The Minister's office has now confirmed that Huw Lewis AM will be available to attend for 45 minutes from 9am – 9.45am. Sunnyvale Caravan Park has confirmed that DCC can hire their social venue for any events which is ideal given its proximity to the harbour and the risk of inclement weather.
- An initial stakeholder identification exercise has been completed and a communication plan will now be developed.
- The Liverpool Daily Post ran an article on Friday 10th August further to the press release that went out last week.

Stakeholder Management

Rhyl Yacht Club had commenced remedial works to the slipway that is within the parcel of land leased by them from DCC. DCC has asked that the works are stopped until it can be established that the correct legal procedures have been followed and the relevant permits gained as there is potential for DCC to be fined if the works have not been correctly undertaken with the relevant permissions.

PROJECT FINANCIAL POSITION

Comments		
The revised budget figure now:- <ul style="list-style-type: none"> • Excludes the additional contribution of £250k from Sustrans, as this has not been formally approved • Excludes the TAIH funding, as this is a separate scheme that benefits the main scheme. • Includes the £95 K from Rhyl Coastal Defence Scheme • Includes the £35 K from Highways and Infrastructure capital • Includes £159,744k from DCC's Foryd Harbour contingency • Excludes the £155k capital funding from the RWE fund; the funding has been ring fenced for the project and confirmation will follow on from the provision of additional information which has been provided to RWE by DCC. 	Approved budget (subject to reprofile & approval)	£10,302,244
	Forecast budget:	£10,612,815
	STATUS:	Red

PROJECT STATUS REPORT

PROJECT TIMETABLE

Comments		
At the moment the project is five weeks behind programme. Following re-programming the forecast completion date remains unchanged.	Approved completion :	6/12/13
	Forecast completion :	13/12/13
	STATUS:	Amber

PROJECT QUALITY/SPECIFICATION

Comments		
<p>Quay walls, harbour square and quayside buildings</p> <p>As per the design briefs except for:-</p> <ul style="list-style-type: none"> Omission of wind turbines The 10 moorings intended for the commercial boats have been replaced with a pontoon secured between piles which is betterment for the scheme, and offers lower associated maintenance costs The 20 further moorings planned have been deleted from the scheme as part of a value engineering exercise undertaken by the Foryd Harbour Board to manage the costs. <p>Pedestrian and Cycle Bridge</p> <ul style="list-style-type: none"> The CCTV link to the police station for the operation of the bridge has been omitted. This has had an impact on the staffing levels required within the Harbour and maritime service, as they now need to cover the operation of the bridge. This will be reflected in the Harbour and Maritime Service budget, the expenditure and income for which is being developed. The capital costs associated with this decision will not be confirmed until mid April. The original specification submitted by Dawnus for the bridge included a hydraulic ram for the bridge lifting mechanism. In September 2011, the hydraulic ram was substituted for a pulley system powered by electric motors. 	Specification agreed?	Yes
	Changes to specification?	Yes
	STATUS:	Green

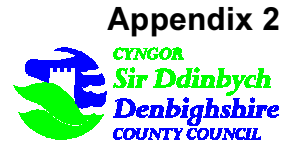
PROJECT BENEFITS

Comments		
As per the business case completed in November 2011	Benefits agreed?	Yes
	Benefits on track?	Yes
	STATUS:	Green

NEXT REPORTING PERIOD

Please outline any key events or milestones expected for the next reporting period

PROJECT STATUS REPORT



- Progress re the Welsh Water consent
- Contract awards
- Development of Harbour and Maritime Service
- Update on RWE funding
- Update on Sustrans funding
- Stakeholder communication plan

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PROJECT STATUS REPORT

Project Name:	Honey Club Redevelopment	Project Ref:	
Project Sponsor:	Tom Booty	Date of last report:	N/A
Project Manager:	Carol Evans	Date of <u>this</u> report:	26/07/12

PROJECT STATUS

Gateway	Approval date:
0 Strategic Assessment	
1 Business Justification	
2 Delivery Strategy	
3 Investment Decision	
4 Readiness for Service	
5 Operations Review	

Project Sponsor Delivery Confidence Assessment:	
AMBER	
Updated Risk Register attached?	YES
Current Number of RED risks:	2
Updated financial monitoring report attached?	NO
Updated milestone schedule attached?	YES
No. of Exceptions Reports attached?	<i>insert number</i>

GUIDANCE NOTES

RED	Major concern not on track and not in control
AMBER	Minor concern not on track but in control
GREEN	No concern on track and in control

PROJECT HIGHLIGHTS

Please outline any key events or milestones for the reporting period
<ul style="list-style-type: none"> Formalised Project Team Reached decision on externalising legal work on Development Agreement Issued CPO notices

PROJECT STATUS REPORT

PROJECT FINANCIAL POSITION

Comments		
<p><i>NOTE: Work is ongoing with the development partner with regards to costs and apportionment between DCC and the private sector investment. As such, the budget figures relate to the projected public sector investment and only represent an estimate of costs at this point in time. Note also that the DCC contribution will be offset by the capital receipt and/or profit share received from the development which could range from £300,000 to £1,000,000.</i></p> <p>Currently within budget projections</p>	Approved budget:	£1,165,000
	Forecast budget:	£1,165,000
	STATUS:	Green

PROJECT TIMETABLE

Comments		
<p>There has been a delay in progressing the Development Agreement which could have consequences in terms of the project timetable. This should now be addressed by the legal work being undertaken by an external solicitor, and thus reasonably confident that agreed timetable can be met.</p>	Approved completion:	Mar 2014
	Forecast completion:	Mar 2014
	STATUS:	Amber

PROJECT QUALITY/SPECIFICATION

Comments		
<p>Currently awaiting submission of initial design (elevations, floorplans, etc) from development Partner.</p>	Specification agreed?	No
	Changes to specification?	No
	STATUS:	Green

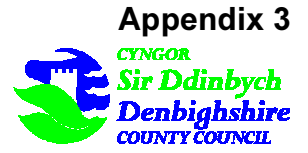
PROJECT BENEFITS

Comments		
<p>On target</p>	Benefits agreed?	Yes
	Benefits on track?	Yes
	STATUS:	Green

NEXT REPORTING PERIOD

Please outline any key events or milestones expected for the next reporting period
<ul style="list-style-type: none"> • Instructed external solicitor • Initial design drawings from developer • Reaction to the CPO Notice • WG decision on consent to demolish existing building

PROJECT STATUS REPORT



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REPORT TITLE: RGF: Future of Rhyl Sky Tower

REPORT AUTHOR: Tom Booty – RGF Programme Manager

REPORT FOR: Rhyl Member Area Group 12 September 2012

1. Purpose of the Report

This report provides information regarding the current position with the Rhyl Sky Tower and outlines options for the future.

2. Background

The Sky Tower was opened in 1993 and was operated under a lease from DCC for a number of years by Clwyd Leisure Limited (“CLL”). The Sky Tower as an attraction has seen a diminishing number of visitors over the past ten years or so reflecting the down turn in Rhyl as a leisure destination and the lack of investment in developing the attraction. In recent years the physical condition of the Tower has deteriorated to such an extent that in early 2011 DCC commissioned a report on the Tower in order to determine how best to deal with the situation.

As a result of this report DCC decided not to renew the lease arrangements with CLL due on 31 March 2011 and close the attraction for the 2011 season. This decision was taken on the basis that the structure was unsafe and required a significant capital investment of circa £400k to bring it back into use as a ride. The site was hoarded to ensure public safety, and the facility has not operated since its closure.

The Council receive an annual rental income from the tower of £7,862 from telecommunications companies for the equipment they have installed at the top of the tower. There is the potential to increase this significantly when leases are renewed and/or when additional equipment is installed.

A more recent report (Jul 2012) has indicated that, whilst there remain significant costs associated with refurbishing the Sky Tower as a ride, the main structural elements of the tower (basically excluding the parts that move and make the facility a “ride”) were sound and probably have a further 30 years life.

3. Options

There are three main options for consideration:

3.1 Refurbish and reinstate as a ride

The current estimated cost of bringing the tower back into use as a ride are currently estimated to be in the region of £400K (based on a surveyors report from 2011. At the start of the 2012 season, at their request the operators of the Tir Prince fairground were invited to inspect the tower for their consideration and opinion on the possibility of bringing the tower back into use as a ride. They considered that, whilst they may be able to make some savings on the £400K estimate, the

investment required was still significant and would not stack up from a business point of view without very significant grant support from the public sector.

PROS:

- A refurbished skytower would create another attraction for Rhyl
- Income from the telecommunication equipment could be maintained and possibly increased

CONS:

- Rhyl would lose another attraction/facility (although the basis of the ride could be duplicated by having a big wheel erected for the season -as per Chester and Beaumaris. There has been some expressions of interest from operators for this, and would offer a much lower cost/low risk option.
- The cost of refurbishment is considerable and no funding source identified.
- The cost of capital investment is not justifiable in terms of the revenue the attraction is likely to generate

3.2 Dismantle and remove

The tower could be dismantled and removed. The cost of such dismantling has not been investigated, but in any case could be offset either by the scrap value of the metal or through the tower being bought by another organisation for refurbishment elsewhere (we understand that this would be a possibility). This may make this option cost neutral, although there would be issues of compensation for the telecommunications companies for loss of the site for their equipment.

PROS:

- All ongoing costs and risks associated with the tower would be removed
- It may be a cost neutral option (although the telecommunications compensation issue may mean this is not the case)
- It would create a site which could be used for additional car parking or installation of a new ride

CONS:

- Rhyl would lose an iconic structure that can be seen for miles
- Income from the telecommunications equipment would be lost
- Another Rhyl facility would be lost with no plans for re-provision of a new attraction

3.3 Retain structure for a new use

The existing tower structure is sound, and as such there is an option to retain the tower but accept that it will never operate as a ride again. This would involve removing all the equipment associated with the ride (observation gondola, wires, etc) but retain the main tower structure. The cost of this is estimated to be in the region of £30,000, although this would need to be confirmed through a full external survey. Alternative uses for the tower could then be explored, and options here could be to seek sponsorship (as per Morecambe'S "polo" tower) or using the tower as a site for a public art installation (eg installing lighting)

PROS:

- All ongoing costs and risks associated with the tower would be significantly reduced
- The iconic nature of the tower would be retained and potentially enhanced
- Income from the telecommunication equipment could be maintained and possibly increased

CONS:

- Rhyl would lose the “ride” aspect of the Sky Tower permanently
- There is still a cost in the region of £30K that would need to be found from somewhere

4. Recommendation

The officer recommendation is that Option 3 – retain structure for a new use – is the most appropriate course of action, and this is likely to form the basis of a report to Denbighshire’s Cabinet on 23 October 2012.

Rhyl Member Area Group are requested to indicate which of the detailed options, or other option not outlined, they consider to be the most appropriate course of action for the Sky Tower. The views of the RMAG will be included in the report to Cabinet referenced above.

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REPORT TITLE: RGF: Land to the front of Apollo Cinema

REPORT AUTHOR: Tom Booty – RGF Programme Manager
REPORT FOR: Rhyl Member Area Group 12 September 2012

1. Purpose of the Report

This report provides information regarding the current position with the above land and outlines an option we are pursuing for the future.

2. Background

Apollo Cinema was subject to considerable improvements which were completed in August 2011. The improvements were jointly funded by WG, DCC and Apollo Cinemas in the sum of £2.4million. Apollo Cinemas a company were very keen not only to develop the cinema building itself, but also the surrounding area to make the location more of a destination to enhance the footfall to the cinema and to provide Rhyl promenade with a catalyst for further investment and development.

With this intention the land to the front of the cinema was advertised for leasing with the sole purpose of developing an outdoor arena with large screen. Apollo Cinemas were the only respondent.

This facility would have created an outdoor cinema, broadcasting digitally live events such as sporting occasions, opera and ballet during the spring/summer months. This area would have easily converted to accommodate an ice skating rink in the winter. This facility would have also provided an attraction Rhyl promenade does not currently offer and would have encouraged surrounding leisure operators to invest. Apollo's funding was to be used for the construction of this facility in order to avoid potential "State Aid Rules". As such there was a delay in commencing the construction of this facility due to Apollo's budget availability.

In April 2012, very unexpectedly Vue Cinemas bought out the whole Apollo portfolio country wide. After a period of consolidation Vue Cinemas were contacted by RGF Officers through an agent to establish what their intention was for this space as the lease for this land had not been completed and was still under the control of Denbighshire County Council. Their response was that they focus entirely on the cinema business and are not interested in proceeding with the development of the Entertainment Plaza.

The cinema continues to trade well and there are no risks regarding the funding WG have contributed to the improvements to the cinema

3. Current Option

There is currently one option under consideration:

3.1 Siting a giant ferris wheel

An advert was placed in the local press for expressions of interest to procure a giant ferris wheel in this location for the 2012 season. Unfortunately there was no response to this advert and after making subsequent enquiries it would appear that they were in short supply due to the Queen's Diamond Jubilee celebrations and the Olympics. Despite a second advert the response was the same

It is our intention to place the advert once again in September in order to ensure the best chance of securing such an attraction 2012 for the 2013 season

PROS:

- An attraction such as this would further enhance the promenade, increasing visitors to the town thereby enhancing the economic situation for surrounding businesses
- Income from the lease would benefit the Council

CONS:

- The attraction would only be seasonal as the exposure to inclement weather in this location would more than likely deter ride operators in the winter period and the demand for such attractions in city centres at Christmas time will be great

4. Recommendation

The proceed with efforts to secure such an attraction for the 2013 season

Rhyl Member Area Group are requested to support this option

Report to: Communities Scrutiny Committee

Date of Meeting: 13 September 2012

Report Author: Scrutiny Coordinator

Title: Scrutiny Work Programme

1. What is the report about?

The report presents the Communities Scrutiny Committee with its draft forward work programme for members' consideration.

2. What is the reason for making this report?

To seek the Committee to review and agree on its programme of future work, and to update members on relevant issues.

3. What are the recommendations?

That the Committee:

- 3.1 considers the information provided and approves, revises or amends its forward work programme as it deems appropriate; and
- 3.2 nominates a representative, and a substitute representative, to serve on the Corporate Equalities Group.

4. Report details.

- 4.1 Article 6 of the Council's Constitution sets out each Scrutiny Committee's terms of reference, functions and membership, whilst the rules of procedure for scrutiny committees are laid out in Part 4 of the Constitution.
- 4.2 Denbighshire County Council's Constitution requires scrutiny committees to prepare and keep under review a programme for their future work. By reviewing and prioritising issues, members are able to ensure that the work programme delivers a member-led agenda.
- 4.3 For a number of years it has been an adopted practice in Denbighshire for scrutiny committees to limit the number of reports considered at any one meeting to a maximum of four plus the Committee's own work programme report. The objective of this approach is to facilitate detailed and effective debate on each topic.
- 4.4 The Committee is requested to consider its draft work programme for future meetings as detailed in appendix 1 and approve, revise or amend it as it deems appropriate taking into consideration:

- issues raised by members of the Committee
 - matters referred to it by the Scrutiny Chairs and Vice-Chairs Group
 - relevance to the Committee's/Council's/community priorities
 - the Council's Corporate Plan and the Director of Social Services' Annual Report
 - meeting workload
 - timeliness
 - outcomes
 - key issues and information to be included in reports
 - officers and/or lead Cabinet members who should be invited (having regard to whether their attendance is necessary or would add value)
 - questions to be put to officers/lead Cabinet members
- 4.5 In addition, when considering items for inclusion on the future forward work programme members may also find it helpful to have regard to the following questions when determining a subject's suitability for inclusion:
- what is the issue?
 - who are the stakeholders?
 - what is being looked at elsewhere
 - what does scrutiny need to know? and
 - who may be able to assist?
- 4.6 As mentioned in paragraph 4.2 the Constitution of Denbighshire County Council requires scrutiny committees to prepare and keep under review a programme for their future work. To assist the process of prioritising reports, if officers are of the view that a subject merits time for discussion on the Committee's business agenda they have to formally request the Committee to consider receiving a report on that topic. This is done via the submission of a 'proposal form' which clarifies the purpose, importance and potential outcomes of suggested topics. No proposal forms have been received for consideration by the Committee at the current meeting.
- 4.7 Transfer of an item from Performance Scrutiny Committee
Performance Scrutiny Committee at its meeting on 26 July requested that Communities Scrutiny Committee assume responsibility for scrutinising Denbighshire's draft new tenancy agreement and handbook, as it was of the view that this item was better aligned to Communities Scrutiny Committee's remit than that of Performance Scrutiny Committee. The item has provisionally been scheduled for October's meeting, see appendix 1. Members are asked to consider this request and the potential pressure on October's business agenda.
- 4.8 Cabinet Forward Work Programme
When deciding on their programme of future work it is useful for scrutiny committees to have regard to Cabinet's scheduled programme

of future work. For this purpose a copy of the Cabinet's forward work programme is attached at Appendix 2.

4.9 Progress on Committee Resolutions

A table summarising recent Committee resolutions and advising members on progress with their implementation is attached at Appendix 3 to this report.

Bus Service Reductions Working Group

- 4.10 At its meeting on 14 June the Committee decided to establish a Working Group to consider the results of a consultation exercise undertaken with residents, passengers and communities on potential bus service reductions in light of Welsh Government (WG) funding reductions. This Working Group met on 2 August and a copy of the notes of that meeting can be seen at appendix 4 to this report. The Working Group's findings and recommendations will be reported to Cabinet on 25 September.

5. Appointment of Committee Representatives on Council Groups and Boards

- 5.1 Periodically the Committee is asked to appoint representatives from amongst its membership to serve on various Council Boards and Groups. Members will recall that at the Committee's first two meetings they were asked to nominate a number of representatives to serve on various Council Boards and Groups.

- 5.2 On 27 July an e-mail was sent to all Committee members seeking expressions of interest to serve as the Committee's representative on the Council's Corporate Equalities Group. The message also requested expressions of interest from members who wished to be considered for appointment as the Committee's substitute representative on this Group. At the time of writing this report no expressions of interest had been received for these positions. The Committee is therefore asked to nominate a representative and a substitute representative to serve on the Corporate Equalities Group.

6. How does the decision contribute to the Corporate Priorities?

Effective scrutiny will assist the Council to deliver its corporate priorities in line with community needs and residents' wishes. Continual development and review of a coordinated work programme will assist the Council in monitoring and reviewing policy issues.

7. What will it cost and how will it affect other services?

Services may need to allocate officer time to assist the Committee with the activities identified in the forward work programme, and with any actions that may result following consideration of those items.

8. What consultations have been carried out?

None required for this report. However, the report itself and the consideration of the forward work programme represent a consultation process with the Committee with respect to its programme of future work.

9. What risks are there and is there anything we can do to reduce them?

No risks have been identified with respect to the consideration of the Committee's forward work programme. However, by regularly reviewing its forward work programme the Committee can ensure that areas of risk are considered and examined as and when they are identified, and recommendations are made with a view to addressing those risks.

10. Power to make the decision

Article 6.3.7 of the Council's Constitution stipulates that the Council's scrutiny committees must prepare and keep under review a programme for their future work.

Contact Officer: Scrutiny Coordinator
Tel No: (01824) 712554
Email: dcc_admin@denbighshire.gov.uk

Communities Scrutiny Committee Forward Work Plan

Note: Items entered in italics have not been approved for submission by the Committee. Such reports are listed here for information, pending formal approval.

Meeting	Item (description / title)	Purpose of report	Expected Outcomes	Author	Date Entered	
25 October	1	Review of Day Care Services in the north of the County	To consider the responses received to the public consultation on the preferred option for the future delivery of day care services in the north of the county	Formulation of recommendations with respect to future delivery of day care services in the area and additional uses for day care centres	Phil Gilroy	July 2012
	2	Review of Highway Grass Verge Cutting 2012 and Winter Maintenance 2012/13	(i) To review the grass cutting programme for 2012 and assess whether the recommendations put forward by the Committee for the 2012 season were effective (ii) To examine the winter maintenance programme for 2012/13	(i) An assessment of the effectiveness of this year's grass cutting programme and the contractor's compliance with requirements of the contract to enable the formulation of recommendations with respect to next year's programme and ensure that Denbighshire's communities are tidy and safe for residents, businesses and visitors (ii) The delivery of safer routes for the county's residents and keeping the county open for businesses etc. during adverse weather conditions	Stuart Davies/Tim Towers/ Mike Hitchings	June 2012

Communities Scrutiny Committee Forward Work Plan

	3	Progress with Highways Maintenance Work and details of proposed Major Transport Infrastructure Work	To present details of the progress to date with the highways maintenance programme, the programme of future works including details of the Council's involvement and vision with respect to major transport infrastructure developments	Improved transport links and accessibility to aid regeneration and economic development and improve citizens day to day lives by creating sustainable communities	Stuart Davies	June 2012
	4	Bringing Planning Closer to the Community	To present proposals to establish service standards for planning consultation and community engagement in the planning process	The development of an affordable, satisfactory and easily understood set of service standards in relation to consultation and community engagement with respect to the Council's Planning Service	Paul Mead	By SCVCG July 2012
	5	<i>Draft Tenancy Agreement and Handbook</i>	<i>To consult on the draft new tenancy agreement and handbook</i>	<i>Formulation of recommendations with respect to the new agreement and handbook for submission to Cabinet</i>	<i>Peter McHugh</i>	<i>February 2012 (transfer request from Performance Scrutiny Committee July 2012)</i>
6 December	1	Review of Heritage and Arts Assets	To consider the progress to date in realising efficiencies with respect to the County's Heritage and Arts assets and the strategies developed with a view to ensuring their future viability	Arts and heritage assets that deliver the maximum benefits for local residents, communities, tourists and the Council	Steve Parker/Jamie Groves/Paul McGrady	May 2011

Communities Scrutiny Committee Forward Work Plan

	2	Disposal of Council Buildings, Property and Land	Consideration of the Council's asset management/disposal strategy and the procedures/guidelines in place for disposing of Council assets	Assurances that due consideration is given to alternative uses, including community use, in all asset disposals, and that all asset disposal transactions are open/transparent and are undertaken in the taxpayers' interest	Paul McGrady/Chris Davies	January 2012 (by SCVCG)
	3	Town Plans	To review the effectiveness of town plans in beginning to deliver their objectives	The development of economically viable and sustainable towns that will boost the local economy and improve outcomes for local businesses and resident and attract visitors to the area	Mark Dixon	June 2012
	4	Etape Cymru 2012	To provide a detailed analysis of the impact of the 2012 event on the local community, local businesses and participants along with the benefits realised/impact on the wider local economy and Denbighshire as a whole	An evaluation of the impact of the event and any benefits realised or detrimental effects caused by it will enable recommendations to be made with respect to the arrangements for any future major events	Ruth Williams/Mark Dixon	March 2012
17 January 2013	1	Management of allocation of Section 106 Commuted Sums for open space provision and Community Infrastructure Levy(CIL)	To monitor the effectiveness of the management arrangements and funds received and committed (report to include the time limits applicable to each commuted sum)	Effective management of the commuted sums and CIL schemes will assist with the Council to deliver the regeneration priority and to bring the Council closer to the community	Graham Boase/Angela Loftus	July 2011 (rescheduled June 2012)
	2	Control of Caravan Sites	To present the proposed standard conditions and procedures developed by the	The development of a robust and collaborative approach to ensure that tourist sites	Graham Boase/Neil Jones (CCBC)	July 2011 (rescheduled June 2012)

Communities Scrutiny Committee Forward Work Plan

			Working Group for the purpose of controlling and monitoring caravan sites in both Denbighshire and Conwy as well as the feedback received at the Operators' Seminar	contribute to the local economy and the delivery of the regeneration corporate priority		
28 February						
18 April						

Future Issues

Item (description / title)	Purpose of report	Expected Outcomes	Author	Date Entered
Getting Closer to the Community Programme [May form part of Corporate Plan which will be presented to Performance Scrutiny Committee]	Presentation of draft proposals on alternative forums and methods for engaging and consulting with residents to replace the former Community Forum meetings	The development of inclusive engagement/consultative methods/fora that will ensure local citizens actively engage with the Council and its partner organisations	Hywyn Williams/David Davies/Amanda Brookes	April 2012
The Quality and Provision of Community and Education Facilities	To outline the extent and quality of community and education facilities across the county (including sports grounds and village halls and the assistance the Council can give local groups/communities to maintain and access community facilities)	That all residents have access to good quality and affordable community/education facilities within a reasonable distance of their local community	Hywyn Williams/Jamie Groves/Diane Hesketh	May 2011
Community Sustainability	To detail actions being taken by the Council with a view ensuring the sustainability of Denbighshire's urban and rural areas	Identification of measures and actions to improve the quality of life of local citizens by ensuring the viability of the County's diverse communities which will contribute to the regeneration of communities and the area and assist the local economy	Hywyn Williams/Mark Dixon	May 2011

Communities Scrutiny Committee Forward Work Plan

Waste Management Provision for Business and Schools	To detail the provision available to businesses and schools in the County with respect to waste management/recycling	To ensure that the majority of schools and businesses in the County are accessing the recycling services available with respect to the disposal of waste and are not incurring excessive costs in their attempt to recycle their waste	Steve Parker/Ken Thompson	May 2011
<i>Access to the Countryside</i>	<i>New Committee post May to decide whether to proceed with this subject and to scope the purpose and expected outcomes</i>		<i>Mark Dixon/Huw Rees</i>	<i>May 2011</i>
<i>Transfer of Services to Town Councils</i>	<i>New Committee post May to decide whether to proceed with this subject and to scope the purpose and expected outcomes</i>		<i>Hywyn Williams /Paul Mead</i>	<i>May 2011</i>

For future years

Information/Consultation Reports

Information / Consultation	Item (description / title)	Purpose of report	Author	Date Entered
Information (September 2012)	Communication Strategy to deal with Planning Applications for Major Infrastructure Projects	To present a communication strategy for the purpose of consulting on planning applications for major infrastructure projects	Graham Boase/Denise Shaw/Paul Mead	July 2012
Information (September 2012)	School Transport [to be shared with education coopted members]	Information on the costs of school transport in Denbighshire, number of bus/taxi routes operated, number of pupils on each hired bus/taxi, any services under utilised and any services carrying children to schools which are not the nearest school (unless they are Welsh medium or faith-based schools) and which are not recharged to	Peter Daniels	June 2012

Communities Scrutiny Committee Forward Work Plan

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30/08/2012

Note for officers – Committee Report Deadlines

Meeting	Deadline	Meeting	Deadline	Meeting	Deadline
25 October	11 October	6 December	22 November	17 January 2013	3 January 2013

Communities Scrutiny Work Programme.doc

CABINET: FORWARD WORK PROGRAMME

25 SEPTEMBER 2012	
	Cllr Eryl Williams / Jackie Walley
Treasury Management Review	Cllr Julian Thompson-Hill / Paul McGrady
Vulnerable Families Generic Floating Support Project - Contract Award Report	Cllr Bobby Feeley / Katie Newe
Mental Health Homeless Supported Housing Project - Contract Award Report	Cllr Bobby Feeley / Katie Newe
REEMA Properties, Meliden – Building Option and Funding Model	Cllr Hugh Irving / Peter McHugh
Bus Services and Reductions. Purpose: to consider recommendations from the Communities Scrutiny Committee	Cllr David Smith (tbc) / Peter Daniels
Bryn y Wal	Cllr Bobby Feeley / Leighton Rees
Items from Scrutiny Committees	Scrutiny Coordinator
23 OCTOBER 2012	
Review of Faith Based Education Provision	Cllr Eryl Williams / Jackie Walley
Ruthin Schools Review	Cllr Eryl Williams / Jackie Walley
Financial Update Report	Cllr Julian Thompson-Hill / Paul McGrady
Part II report - Highways and Infrastructure Collaboration: Draft Service Design	Cllr David Smith / Stuart Davies / Danielle Edwards (CCBC)
Regional CCTV	Cllr David Smith / Graham Boase
Future of the Rhyl Sky Tower	Cllr Hugh Evans / Tom Booty
Marine lake, Rhyl: A Strategic Direction	Cllr Hugh Evans / Carol L. Evans
Ocean Plaza Update	Cllr Hugh Evans/Keith Bowler
Cefndy Healthcare: Potential loss of DWP funding and site move	Cllr Bobby Feeley / Phil Gilroy / Deborah Holmes-Langstone
Items from Scrutiny Committees	Scrutiny Coordinator
Ruthin Schools Review	Cllr Eryl Williams / Jackie Walley
Appointments of Councillors to Outside Bodies	Gary Williams / Rhys Hughes
20 NOVEMBER 2012	
Financial Update Report	Cllr Julian Thompson-Hill / Paul McGrady

Supporting People Strategy Update and Spend Plan	Cllr Bobby Feeley / Sally Ellis / Jenny Elliott
Items from Scrutiny Committees	Scrutiny Coordinator
18 DECEMBER 2012	
Welsh Housing Quality Standards	Cllr Hugh Irving / Peter McHugh
Financial Update Report	Cllr J Thompson-Hill / Paul McGrady
Items from Scrutiny Committees	Scrutiny Coordinator
15 JANUARY 2013	
Financial Update Report	Cllr Julian Thompson-Hill / Paul McGrady
Items from Scrutiny Committees	Scrutiny Coordinator
19 FEBRUARY 2013	
Financial Update Report	Cllr Julian Thompson-Hill / Paul McGrady
Items from Scrutiny Committees	Scrutiny Coordinator
19 MARCH 2013	
Financial Update Report	Cllr Julian Thompson-Hill / Paul McGrady
Items from Scrutiny Committees	Scrutiny Coordinator
16 APRIL 2013	
Financial Update Report	Cllr Julian Thompson-Hill / Paul McGrady
Items from Scrutiny Committees	Scrutiny Coordinator
14 MAY 2013	
Financial Update Report	Cllr Julian Thompson-Hill / Paul McGrady
Items from Scrutiny Committees	Scrutiny Coordinator

Progress with Committee Resolutions

Date of Meeting	Item number and title	Resolution	Progress
16 July 2012	5. Allocation of Additional Resources to Special Educational Needs (SEN) in Primary Schools	RESOLVED – to receive the report and note the progress and impact the revised process would have on the effective use of SEN funding in schools.	No further action required
	6. Review of Day Services in the North of the County	RESOLVED:- (a) that the report be received. (b) the preferred option be endorsed for formal consultation with all relevant stakeholders; (c) that Local Members be included in the consultation process at every stage, and (d) that the results of the consultation exercise be submitted to the Committee at its October meeting.	Officers advised of the resolution. See appendix 1 to Scrutiny Work Programme Report – report on consultation responses scheduled for presentation to the Committee at its meeting on 25 October
	7. Major Infrastructure Projects: Resource Allocation and Community Engagement	RESOLVED – to recommend:- (a) that the Council complies with the provisions set out in the Planning Act 2008 and dedicates sufficient resources to ensure the Council can fully respond to major infrastructure projects and therefore recommends that Resource Allocation Option 3 is adopted for this purpose, and (b) that the Council dedicates additional internal resources to pro-actively support third party	Officers advised of the resolution

		<i>organisations and help local communities understand, engage and respond to major infrastructure projects and recommends Community Engagement Option C for this purpose.</i>	
	8. Allocation of the Member Area Fund	<p>RESOLVED – that the Committee:-</p> <p>(a) receive the report and note the one-off allocation of funds with no commitment that the process would be repeated;</p> <p>(b) recommends that any suggested future scheme(s) must be submitted to a MAG meeting and be fully endorsed at that meeting rather than be devolved to individual Ward Members,</p> <p>(c) agrees that all future schemes be aligned to and support the delivery of the Town Plans/Rhyl Going Forward or rural projects agreed by the MAG; and</p> <p>(d) that all future schemes take into account the distinctive and diverse needs of different communities across the County</p>	Officers advised of the resolution
	9. Scrutiny Work Programme	<p>RESOLVED – that:-</p> <p>(a) subject to the above amendments, the Committee approves the Future Work Programme as set out in Appendix 1 to the report;</p> <p>(b) Councillor C.L. Williams be appointed to serve on the Business Planning and Performance Service Challenge Group, and</p> <p>(c) Councillor J.S. Welch be appointed as the Committee representative on the Schools Standards Monitoring Group, with Councillor W.</p>	Relevant officers informed of the appointments

		<i>Mullen-James as his substitute.</i>	
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Bus Service Reductions Working Group

2nd August 2012

Present: Councillors Rhys Hughes, Cefyn Williams, Huw Williams.
Apologies: Councillor Peter Evans
In attendance: Peter Daniels

1. Reason for the Working Group

It was resolved at the Communities Scrutiny of 14th June 2012 that officers would consult residents, passengers & communities on potential bus service reductions in the light of WG's then 27 per cent reductions in funding. It was further resolved that a working group be established to consider the proposed reductions in the light of the consultation, with a view to recommending further action.

2. Changes since Scrutiny

The WG had now reduced the cuts in 2012/13 from 27 to 10 per cent. It was highly likely that the full 27 per cent would fall in 2013/14. In the light of these changes, members were asked to consider what might appear the least painful reductions for 2012/13 but the full reductions for 2013/14. The cuts included a contingency to take forward passenger requests, notably a service to the new Abergele Hospital eye clinic (though there remained discussions on the potential for some sort of BCU-supported trial).

3. 2012/13 (10%)

It was agreed that the following proposals be included in the final report on bus service reductions. Other than in iv below, no consultee had expressed any issues about these:

- i. Withdraw the £10,000 subsidy for the custody suite demand responsive taxi service from St Asaph to Rhyl.
- ii. Withdraw the approximate £20,000 (a balancing item) in LTSG funding for bus shelters.
- iii. Withdraw £10,000 funding for the bus enquiry office at Rhyl Bus Station.
- iv. Reconfigure the Denbigh town taxi to include the bus to Llansannan and Nantglyn (£15,000) (under consideration before the WG announcement and required because the existing rural arrangements were not working)
- v. At need, £9,000 from other changes as proposed within the original scrutiny report, at need.

4. 2013/14 (10% + 17%)

The officer proposals were discussed in the light of the consultation responses. Members accepted that the decisions they faced were not palatable but that in view of likely reductions in budget in 2013/14 there was a need for decisions.

For April 2013 reductions, it was therefore agreed that all the savings identified under Saving Tranche 1 of the Appendix to the Scrutiny report be included in the final report on bus service reductions, including those in 3. above, save in the light of consultation for:

- i. While recognising the high cost of this service per passenger, officers to seek a compromise for the X5 1640 Ruthin to Corwen and return that might reduce the afternoon service by one bus without jeopardising existing passenger journeys. This would involve examination of both the 1640 and 1740 journeys.
- ii. Reconsideration of the small savings on Saturdays on the Prestatyn Town Service 38.
- iii. Noting that the press had misreported changes to villages south & west of Ruthin, there was nevertheless an opportunity to make some adjustment to services 70/77 (Betws/Clawdd/Cyffylliog/Llanelidan to Ruthin) and 91/95 (Betws/Carrog to Llangollen or Wrexham). These had previously been circulated to the local members affected and would be again, for further thoughts.

In addition, the officer would confirm that the 1818 Denbigh to Ruthin service 76 did not serve Highfield Park, Llangwyfan.

It was also agreed that the officer would forward a copy an indicative 2008 service 1 timetable that would give the suggested level of service to which the service might revert (attached as service B5).

5. Next Steps

As time was now of the essence, members agreed that the best course of action might be for the final report to go straight to Cabinet. The officer agreed to seek a view on this from Democratic Services.

NPD
6/8/12