

West Rhyl Highlight Report January 2014



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Aims & Objectives	Current Status:
<p><i>In the West Rhyl Regeneration Area we are trying to create an attractive neighbourhood where working people will want to live</i></p> <ol style="list-style-type: none"> <i>1. To create a balanced housing market which is not dominated by one type of housing or by one type of tenure.</i> <i>2. To create a balanced, stable community with more economically active people living in the neighbourhood.</i> <i>3. To improve the appearance and perception of the area</i> 	YELLOW
	Previous Status:
	YELLOW

What's going well?

Overall the project status remains very good although there has been some delay with the target dates for plans for refurbishment of properties in the various blocks. The table below details amended anticipated target dates

Phase 2 demolition of Aquarium Street/John Street/Hope Place and Abbey Street commences January 20th 2014 through until March 2014. Excellent progress continues with the re-settlement programme with 99 households in the rented sector being relocated with no negative issues as at the end of December 2013. There are 49 household to re-locate this financial year and a further 6 scheduled for next financial year. In respect of privately owned properties, 28 in total, all properties will be vested in the Council between February and March 2014. Negotiation to finalise terms continues

Capita have now completed the public consultation exercise with attendance disappointing despite widespread awareness raising. The outcome of the consultation days and previous surveys carried out is that in general the public wish to see a pleasant green area in which families can enjoy peaceful recreation which is safe, secure and well maintained. The concept design has been developed but is subject to further amendments subject to comments from stakeholders. The concept is not being presented to Cabinet as previously reported as upon checking the agreed process, Council minutes record that those powers were delegated to the Project Board which will consider the proposals on 16th January 2014

The project budget remains well managed and within parameters

What concerns us and what are we doing about it?

The Project Delivery Confidence remains at yellow, despite concerns around re-settlement issues having been allayed due to the excellent work carried out by the Officer with these responsibilities. The project remains quite a challenge to deliver within the funding timeframe, but is being monitored and well managed.

Outlook

A number of risks remain, however these are considered and managed by the Project Coordination Group as the project progresses.

Committed Projects

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

Project	Lead Organisation	Forecast Completion	Delivery Confidence
West Rhyl Housing Improvement	WG/Pennaf/ DCC	Mar 15	YELLOW

In Development

Feasibility or ongoing development of the project is underway.

Project	Lead Organisation	Comments
Block 1 (Green Space)	DCC	<ul style="list-style-type: none"> • Landscape Architect engaged • Community consultation carried out • Concept design to be approved by Project Board by 16 January 2014 • Detailed design submitted for Planning approval 17th March 2014 • Planning consent May 2014 • Construction start July 2014 • Park open April 2015
Block 7 (3-9 Abbey Street) Block 7 (10-24 Abbey Street & 8-12 Hope Place)	Pennaf	<ul style="list-style-type: none"> • Planning consent achieved September 2013 • Specification of works under preparation • Revisiting design of 3 Abbey St to provide 2X2b4p units instead of 1 x 4b7p unit • Scheme is being grouped with improvements to 6-12 Edward Henry St to provide value for money • 6-12 Edward Henry Street being submitted for planning in January 2014 • "Prestige house" (rear of 1a Abbey Street) to be demolished to provide parking area • Scheme will provide 3 x 2b4p, 5 x 3b5p and 1 x 1b4p
Block 2 (3-29 Gronant Street)	Pennaf	<ul style="list-style-type: none"> • Design and development ongoing – designs to be finalised Jan 14 and planning submission Feb 14 • Schemes to be grouped together to provide value for money • Land to rear to be incorporated to provide more garden space and off street parking for 15-29 Gronant St • Demolition of properties on Hope Place to provide parking and garden space for development of

		family homes at 10-20 Abbey Street)
Block 3 (2-16 Aquarium Street) Block 4 (14-24 John Street) Block5 (1-11John Street & 18 Aquarium Street) Block 6 (13-41 Abbey Street)	WG	<ul style="list-style-type: none"> • These properties in addition to the vacant plot on West Parade are to be marketed to the private sector for development in accordance with the SPG • These properties are to be refurbished • These properties in addition to the vacant plot on West Parade are to be marketed to the private sector for development in accordance with the SPG • These properties are to be refurbished
Edward Henry Street West (6-12)	Pennaf	<ul style="list-style-type: none"> • 4 large 8/9 bedroom properties to be converted into single domestic dwellings, 3no 3 bed 5 person unit and 1no 4bed 6 person unit • Planning consent due for submission Oct 2013
Edward Henry Street East	WG/Pennaf/ DCC	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. Pennaf are developing proposals for the future use of the buildings/site.

Under Consideration

CURRENTLY NO PROJECTS UNDER CONSIDERATION

Indicators of Success

This table is now under development and statistics awaited

Indicator	Baseline (2010)	Target	Most Recent	Performance
A balanced Housing Market - Tenure				
Percentage of houses in multiple occupation in West Rhyl (SPG defined area)	<i>To be developed</i>			
Percentage of houses in single occupancy				
Percentage of private rented houses in West Rhyl				
Percentage of owner occupied houses in West Rhyl				
Percentage of RSL houses in West Rhyl				
A balanced Housing Market - Type				
Percentage of 2-bed houses in West Rhyl				
Percentage of 3-bed houses in West Rhyl				
Percentage of 4-bed houses in West Rhyl				
Percentage of 5+ bed houses in West Rhyl				
Stable community with economically active people				
<i>Transience info from schools</i>				
<i>Job-seekers allowance claimants</i>				
Improved appearance and perception				
<i>Environmental Satisfaction survey</i>				
<i>Recorded crime</i>				
Recorded anti-social behaviour				

Performance Measures

Measure	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7	Total
Acquisitions								
Number of properties	40	15	8	8	7	16	17	111
Acquired so far	39	15	4	4	5	11	14	92
Completion Rate	97.5%	100%	50%	50%	71.5%	69%	83%	83%
Relocations								
Number of relocations (rented sector only)	59	4	17	9	9	27	3	128
Relocations so far	59	4	10	3	9	12	2	99
Completion Rate	100%	100%	59%	33%	100%	44%	67%	77%
Demolition								
Number to be demolished	38	1	0	0	7	0	7	53
Demolished so far	21	1	0	0	0	0	0	22
Completion Rate	55%	100%	0%	0%	0%	0%	0%	42%
Refurbishment								
Number to be refurbished	0	15	8	7	0	12	8	50
Refurbished so far	0	0	0	0	0	0	0	0
Completion Rate	0%	0%	0%	0%	0%	0%	0%	0%
New Build								
Number to be built	0	0	0	0	6	0	2	8
Built so far	0	0	0	0	0	0	0	0
Completion Rate	0%	0%	0%	0%	0%	0%	0%	0%

Figures above don't include the development site fronting West Parade. This is being promoted as a mixed use development opportunity along with Block 3 and 5 and once a development partner has been selected there will be additional performance measures produced.

Figures above also exclude any work in Edward Henry Street where firm proposals are yet to be developed.

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