

WORKSTREAM REPORT

West Rhyl Regeneration Area July 2012



Appendix 4
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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				