

West Rhyl Highlight Report

June 2013



**Y RHYL
RHYL**

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"> 1. To create a balanced housing market which is not dominated by one type of housing or by one type of tenure. 2. To create a balanced, stable community with more economically active people living in the neighbourhood. 3. To improve the appearance and perception of the area 	ORANGE
	Previous Status:
	Yellow

What's going well?

The Public Inquiry for the compulsory purchase order took place at Rhyl Town Hall on 21/22/23 May 2013.

Day One

There were 7 statutory objections, and 2 non-statutory objections (non-statutory objectors are those whose properties are not subject to the CPO, or others who have failed to submit written evidence but wish to speak at the Inquiry) remaining, with several objections being withdrawn prior to the Inquiry following the hard work of our property team in agreeing acquisition terms with owners. The main objector is Dr Shah - the owner of 3 Aquarium Street - one of the properties required for the creation of the green space.

Day Two

Councillor Hugh Irving spoke on behalf of the project

The Council completed its case for the compulsory purchase order, and some of the remaining objectors have presented. The Inspector was also taken on a visit to site this afternoon. We feel we have presented compelling evidence in relation to the need for the proposed green space, the soundness of the consultation process we employed and the need for comprehensive refurbishment of homes in the area.

Day Three

The Denbighshire Team provided the Inspector with Housing Density information in the project area. Dr Shah, the owner of 3 Aquarium St presented his evidence in summary and was cross examined by Harriet Townsend Acquiring Authority barrister. He was also questioned by the Inspector. Mr Saddiq the owner of the Mace Store on the corner of Aquarium St and John St read a statement to the enquiry. His property has already been purchased by the project. He is not a statutory objector.

Harriet Townsend the Acquiring Authority barrister recalled the witnesses Peter James and Peter McDermott to comment on Dr Shah's proposal that only Gronant St in Block 1 be demolished to create the green space and that Aquarium St in Block 1 remain to be redeveloped. This proposal is not supported by the project team.

Harriet Townsend then completed her Closing Submission for the Acquiring Authority.

The Public Enquiry was formally closed by the Inspector at 1pm 23rd May 2013. We await his decision which will be made known to us over the coming weeks.

Property acquisitions have continued to be made and plans are on track to start the partial demolition of Gronant St (Block1) in June 2013

What concerns us and what are we doing about it?

The Project Delivery Confidence has changed from Yellow to Orange. This was caused by some uncertainty in terms of project staffing; both WG and DCC are going through a process of restructure. DCC have recruited two project officers for Rhyl who will start in early June 2013.

Outlook

Though the project status has been changed to orange progress continues and the project remains on track to deliver within agreed timetables and budgets.

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	Apr 13	ORANGE
13 & 15 Crescent Road	Pennaf	Apr 13	GREEN

In Development

Feasibility or ongoing development of the project is underway.

Project	Lead Organisation	Comments
Edward Henry Street West	WG/Pennaf/ DCC	The block of properties on Edward Henry Street opposite the Last Orders pub are in the ownership of Pennaf. The majority of them are vacant and as such are having a detrimental impact on the area. Pennaf are developing proposals for the future use of the buildings/site.
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

Some consideration has been given to the project but significantly more work is required.

CURRENTLY NO PROJECTS UNDER CONSIDERATION

Indicators of Success

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	38*	16	8	8	7	13	19	106
Acquired so far	35	14	2	2	3	7	16	79
Completion Rate	92%	87%	25%	25%	43%	54%	84%	74%
Relocations								
Number of relocations	58	4	20	12	10	tbc	3	107
Relocations so far	37	4	0	0	3	tbc	1	45
Completion Rate	63%	100%	0%	0%	30%	tbc	33%	42%
Demolition								
Number to be demolished	38	0	0	0	7	0	7	52
Demolished so far	6	0	0	0	0	0	0	6
Completion Rate	16%	0%	0%	0%	0%	0%	0%	12%
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%

*Includes demolished properties on Abbey St. Some properties eg 35-39 Abbey St are under one ownership.

Figures above don't include the development site fronting West Parade. This is being promoted as a mixed use development opportunity 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.

Town Centre Highlight Report June 2013



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Aims & Objectives	Current Status:
In the town centre we are trying to create new business and job opportunities by supporting investment in retail, but also by introducing new uses and diversifying the town centre economy.	AMBER
1. Objectives not yet developed and agreed	Previous Status:
2. Objectives not yet developed and agreed.	RED
3. Objectives not yet developed and agreed	

What's going well?

The refurbishment of the Bee & Station has completed and tenants secured for the ground floor.

The new Welsh Government Regeneration Framework – Vibrant & Viable Places has been released, and with partners we are currently developing a funding bid focussed on Rhyl town centre. A small, multi-agency working group has been established to develop the bid which will require a stage 1 – expressions of interest – to be submitted in July 2013.

Poundland are expected to open in the former Marks & Spencer property in the High Street in June/July.

What concerns us and what are we doing about it?

Developing the funding bid will require a significant input of staff resources from DCC and partner agencies which will limit opportunities for developing other projects outside the town centre whilst the bid is being progressed. Given the competitive nature of the bid, where all 22 Welsh Local Authorities are entitled to bid with only 6 to 8 expected to be successful, there is the possibility of an unsuccessful bid.

Outlook

A successful bid for funding could result in an additional £3 to 4 million per year for three years from April 2014, which would provide the opportunity to make a significant impact on the fortunes of the town centre.

Completed Projects

Bee & Station Office Development
45 – 47 Water Street (external works only)

Committed Projects

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

None at this stage

In Development

Feasibility or ongoing development of the project is underway.

Project	Lead Organisation	Comments
49 – 55 Queen Street	DCC/RCS	Initial feasibility for refurbishment of this WG owned property for an Enterprise Centre complete. Consideration of its inclusion in the WG funding bid.
Rhyl Railway Station	Network Rail	Improvements to Rhyl Station currently being worked up by Network Rail. Forecast on site by 2014.

Under Consideration

Some consideration has been given to the project but significantly more work is required.

All the below would be considered for inclusion in the WG funding bid.

Project	Lead Organisation	Comments
Queen's Market	DCC	Possible redevelopment site for mixed use including retail.
Rhyl Town Hall	??	Some discussion about development for performing arts, craft market, etc, but no further progress made.
Vacant Property Scheme	??	Some discussion about a scheme to get empty shops back into use discussed but no further progress made.
Parking Strategy	DCC	Desire expressed by town centre businesses for a review of parking strategy. Some limited progress made in terms of new policies.
Town Centre Street Furniture	DCC	Concerns have been raised about the current condition of the town centre street furniture.

Seafront Highlight Report

June 2013



**Y RHYL
RHYL**

Aims & Objectives	Current Status:
<p>Along the coastal strip we are trying to create new business and job opportunities by increasing visitor numbers and visitor spend:</p> <ol style="list-style-type: none"> 4. To improve the visitor experience by ensuring a clean and well maintained environment, a welcoming atmosphere and by providing a range of activities and events. 5. To create new visitor attractions that are consistent with the current appeal of Rhyl as a family orientated seaside resort, but that will attract visitors who currently do not visit. 6. To market the resort more effectively to improve the public perception of Rhyl as a place to visit, live or invest 	YELLOW
	Previous Status:
	YELLOW

What's going well?

- New Aquatic Centre and new use for Sky Tower
- Demolition of Sun Centre and improvements to Pavilion Theatre
- Honey Club
- Rhyl Harbour
- Marine Lake

Work continues on developing the business case for the Denbighshire owned Leisure facilities along the coast.

A number of design options for the new Aquatic Centre have been considered and a detailed appraisal of the need for a 50m pool in Rhyl has been undertaken and this will be considered by DCC later this year along with the revenue business plan projections. The surveys undertaken considered services location and capacity together with a geotechnical survey of existing ground conditions. A summary of services findings revealed that a number of diversions will be required to facilitate the construction of the proposed Aquatics Centre. The development of the new aquatic centre will demand the relocation of the existing skatepark and it is recommended that the alternative proposals are prepared in consultation' with the young people of Rhyl.

Ideas for the upgrading of the Nova in Prestatyn have been developed to ensure that the future 'offer' is complementary to the new Rhyl Aquatic Centre. Furthermore the plans for the new school in Rhyl will be developed in context with the existing Leisure Centre and proposed coastal improvements.

Proposals for the demolition of the Sun Centre and enhancements to the Pavilion Theatre are as previously proposed

Demolition of The Honey Club is now on site with an anticipated completion date of 1st/2nd week of July. The site will remain hoarded until such time as the construction phase begins, however an initial design meeting has been held with a view to instructing architects further on the requirements for Planning submission. Designs for the hoardings have been instructed to the Project Manager for Cheshams and their intention is to add to these by holding a school art competition.

The Development Agreement as yet remains unsigned but close to resolution. Objections to the CPO of 25/26 West Parade have now been withdrawn by the interested parties and the Public Inquiry has been cancelled. We await the conclusion of the legal process to have the order confirmed and the property vested in the Council

The bridge and enabling works contract are progressing well and are still on track to meet the revised programme, although there is now no float in the programme and there are still some weather dependent tasks to be undertaken. The construction risks and issues continue to be closely managed. The operational arrangements for the harbour have now been progressed to enable the onsite bridge operation by DCC staff from the end of June.

The building tenders have been returned and will be clarified further to the tender evaluation that is currently being undertaken.

The Harbour Empowerment Order process will start to make progress as soon as the scoping exercise to define the extent of 'works' orders to be included has been completed. The position of Harbourmaster is currently being advertised

The planning application for a cableski attraction at Marine Lake has been approved and preparations underway for a July opening. Improvements to the existing toilets to provide showers and toilets for users begins soon

What concerns us and what are we doing about it?

The Ocean Plaza site has not progressed as issues relating to power supply and flood risk continue.

The Grange Hotel continues to be an eyesore on the front and no development solution has yet been identified. Costs of works to tidy the site are considerable and there is a risk that the cost of works carried out in default could not be recovered if the bank re-possess the building and have the first charge

Outlook

Progress on the Rhyl Harbour project combined with activity on the demolition of the Honey Club is a tangible sign of our regeneration programme moving forward. There remains a considerable amount of work to do, however the prospects are positive.

Completed Projects

East Parade Beach Access

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
Rhyl Harbour & Bridge	DCC	Jan 14	ORANGE
Harbour Empowerment Order	DCC	Jul 13	ORANGE
Honey Club redevelopment	DCC	Dec 14	YELLOW
Marine Lake Cable Ski	DCC	Jul 13	GREEN

In Development

Feasibility or ongoing development of the project is underway.

Project	Lead Organisation	Comments
Ocean Plaza	SDG	Flood risk and power constraint issues continue to prevent progress.
Aquatic Centre & Sky Tower	DCC	Site investigations are now complete with a better understanding of the requirements to relocate services Design options have been developed
The Honey Club	DCC/Chesham	Demolition contract commenced and Development Agreement close to conclusion Design option meeting has taken place
Pavilion & Sun Centre	DCC	No change to previous proposals
Marine Lake Cableski	DCC/Knightlys	Planning approval granted Operational July 2013

Under Consideration

Some consideration has been given to the project but significantly more work is required.

Project	Lead Organisation	Comments
85 – 90 West Parade	WG	Site temporarily landscaped, but earmarked for future development.
Boutique training Hotel	DCC/RCS	Concept agreed but need to identify appropriate site and funding sources.
Beach Huts	???	Not considered a priority at this stage.
Cycle Link – connecting Glan Morfa	DCC	Currently trying to secure funding to undertake feasibility of cycle connection by the river between Marine Lake and Glan Morfa.
Rhyl Marina	DCC	To be considered once Rhyl Harbour project complete and operational.
Pedestrian Signage Strategy	DCC	Currently trying to secure funding to undertake this work.
Public Art Strategy	DCC	Not considered a priority at this stage.

Live & Work Highlight Report June 2013



**Y RHYL
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Aims & Objectives	Current Status:
<p>We are trying to increase the desirability of Rhyl as a place to live, work, invest and do business.</p> <ol style="list-style-type: none"> 1. Objectives not yet developed and agreed 2. Objectives not yet developed and agreed. 3. Objectives not yet developed and agreed 	ORANGE
	Previous Status:
	ORANGE

What's going well?

Rhyl High School continues to progress well and the Current Programme Outline is as follows:

- Phase 2 - Detailed design, planning and target cost - scheduled until June 14 - tbc
- Phase 3 – Site works/Construction - scheduled July 14 - July 16 - tbc
- New School in Use from Sept 2016 - tbc

Snapshot

- Willmott Dixon Construction - Lead contractor on Design and Build
- Aedas - Project Architects
- Ramboll - Structural Engs and M&E (formerly Gifford)
- Reviewing outputs from Phase 1 - Feasibility and Outline Design
- Reviewing key project parameters to ensure ongoing validity of Phase 1 assumptions
- Current Project Estimated Cost - £24.7M TOTAL
- Council approval/funding secured to proceed with Phase 2

WG approval/funding will be needed for Phase 3

The works to the Rhyl Cut Fisheries project are complete, with two fishing pools created and the excavated material being used to create the mountain bike track at Glan Morfa. The Glan Morfa cycle track is 90% complete with only the track needing to be installed. Planting will now take place later in the year with the help of local volunteers. This project has been led by DCC Countryside Services.

April's report provided details of the Green Infrastructure document and how, when complete will provide an evidence base and strategic context which will assist in drawing down funding to deliver environmental improvement projects. The Government's Dept for Natural Resources and Food is looking to build a business case in order for funding for Green Infrastructure projects to become available. This would be in the order of several million pounds across Wales each year the programme runs. DCC have submitted an outline of a project in order to assist with this bid to create a "green corridor" linking our open green spaces and incorporating community growing projects, access improvements, contaminated land remediation and woodland planting. As matters progress we will keep the Board updated

A very impressive Housing Renewal project is underway on Brighton Road which has included replacement boundary walls. This has improved the street scene in this location tremendously

Consultants are finalising a feasibility study to see if an affordable, lower specification, Phase 3 Coastal Defence scheme is achievable in order to match available budget which looks promising. This will not entail installing rock armour but rather a smaller footprint of promenade revetment. Site works are unlikely to commence until early 2014 with a 9 month approx construction contract. There is an absolute end date of March 2015 which is when the funding disappears

What concerns us and what are we doing about it?

The same concerns persist from the previous update report:

The need to develop a more coherent and focussed approach to making Rhyl a more attractive place to live and work was recognised at the Review in Nov 2012. This work will be progressed as part of a wider Denbighshire Economic Ambition Strategy.

Outlook

Rhyl currently fares poorly when compared with other North Wales locations as a place to choose to live or set up business. There are a number of reasons for this, including the poor image of the town and distance from the A55. That said, it has some significant assets which we are perhaps not making the most of, including an attractive setting with beach and easy access to countryside, along with affordable property prices. Activity and results in all the regeneration workstreams will be required to start to improve the situation, but there is also a need for the more focussed investment strategy for the town.

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
Rhyl High School	DCC	Sep 16	GREEN
Rhyl Cut Fisheries and Glan Morfa Mountain Bike track	DCC	July 13	GREEN
Green Links	DCC	tbc	tbc
Area Renewal	DCC	Aug 13	GREEN
ARBED	WG/Wilmot Dixon	under review	RED

In Development

Feasibility or ongoing development of the project is underway.

Project	Lead Organisation	Comments
Coastal Defence Phase 3	DCC	Funding for phase 3 available until 2015, but current budget only allows for rock armour rather than stepped revetment. Feasibility study indicates a smaller footprint revetment would come in on budget
Green Infrastructure Strategy	DCC	Strategy currently being developed by consultants (managed by Planning) and in final draft stage. This will require adoption as a policy for developments
H Bridge cycle priority scheme	DCC	Scheme has been amended to incur a traffic light system and is due to be implemented in 2014/15.

Under Consideration

Some consideration has been given to the project but significantly more work is required.

Project	Lead Organisation	Comments
Live & Work Strategy development	DCC	The need to develop a more coherent and focussed approach to making Rhyl a more attractive place to live and work was recognised at the Review in Nov 2012. This work will be progressed as part of a wider Live & Work in Denbighshire initiative.
Renewable Energy Innovation Centre	??	Discussed at Review in Nov 12 but not developed.
Rhyl High School Innovation Centre	??	Discussed at Review in Nov 12 but not developed.

Indicators of Success

To be developed

Indicator	Baseline (2010)	Target	Most Recent	Performance