

# West Rhyl Highlight Report

## September 2013



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<b>Aims &amp; Objectives</b>	<b>Current Status:</b>
<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"> <li><i>1. To create a balanced housing market which is not dominated by one type of housing or by one type of tenure.</i></li> <li><i>2. To create a balanced, stable community with more economically active people living in the neighbourhood.</i></li> <li><i>3. To improve the appearance and perception of the area</i></li> </ol>	<p style="text-align: center;">YELLOW</p> <hr/> <p><b>Previous Status:</b></p> <p style="text-align: center;">YELLOW</p>

### What's going well?

Overall the project status is generally very good; however because the decision on the CPO is still awaited there has been little action in terms of acquisitions and re settlement because of this

Demolition of Nos 2-30 Gronant Street and 31 Gronant Street, scheduled for commencement in July has also suffered delay due to utility service disconnection delays. Also, a number of residents expressed concern regarding the potential dust created by the demolition during a hot dry spell. The demolitions are now scheduled to commence week commencing 23<sup>rd</sup> September 2013

The tender for the procurement of Landscape Designer for the Green Space was posted on Buy 4 Wales end of July with a return date of 6<sup>th</sup> September. All submissions for Stage 1 and 2 have come in lower than the budget threshold of £100,000 and are currently being evaluated under the Quality/Price ratio. Interviews are being held in Russell House of the 6 consultants who submitted tenders on Thursday 26<sup>th</sup> September when the successful contractor will be decided upon. The consultant is expected to be contracted from the 1<sup>st</sup> November 2013 with the concept design prepared by mid January 2014 followed by detailed design mid March

The project has an extremely tight time schedule and it is crucial that all target dates are achieved in order for construction to commence July 2014 to complete by March 2015

### What concerns us and what are we doing about it?

The Project Delivery Confidence remains at yellow due to the progress of procurement of the Design Consultant, however the delay in receiving the outcome of the CPO process is hindering further progress. Representations have been made to the Planning Inspectorate regarding the urgency of a decision but unfortunately without the response we would have wished.

Due to the delay the resettlement programme will be under pressure, but the officer responsible continues to achieve results and should be commended for her sterling work. The situation is under constant review by the Project Team and the situation can be better managed and planned once the outcome of the CPO is known

## 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	ORANGE
13 & 15 Crescent Road	Pennaf	Apr 13 <b>Completed July 13</b>	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

**CURRENTLY NO PROJECTS UNDER CONSIDERATION**

## Indicators of Success

Indicator	Baseline (2010)	Target	Most Recent	Performance
<b>A balanced Housing Market - Tenure</b>				
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				
<b>A balanced Housing Market - Type</b>				
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				
<b>Stable community with economically active people</b>				
<i>Transience info from schools</i>				
<i>Job-seekers allowance claimants</i>				
<b>Improved appearance and perception</b>				
<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
<b>Acquisitions</b>								
Number of properties	40*	15	8	8	16	16	17	<b>120</b>
Acquired so far	37	13	2	2	13	10	14	<b>91</b>
Completion Rate	92.5%	87%	25%	25%	81.25%	62.5%	83%	<b>76%</b>
<b>Relocations</b>								
Number of relocations	59	4	19	10	9	27	3	<b>131</b>
Relocations so far	44	4	0	0	6	2	1	<b>57</b>
Completion Rate	75%	100%	0%	0%	66%	7%	33%	<b>43.5%</b>
<b>Demolition</b>								
Number to be demolished	38	0	0	0	7	0	7	<b>52</b>
Demolished so far	6	0	0	0	0	0	0	<b>6</b>
Completion Rate	16%	0%	0%	0%	0%	0%	0%	<b>12%</b>
<b>Refurbishment</b>								
Number to be refurbished	0	15	8	7	0	12	8	<b>50</b>
Refurbished so far	0	0	0	0	0	0	0	<b>0</b>
Completion Rate	0%	0%	0%	0%	0%	0%	0%	<b>0%</b>
<b>New Build</b>								
Number to be built	0	0	0	0	6	0	2	<b>8</b>
Built so far	0	0	0	0	0	0	0	<b>0</b>
Completion Rate	0%	0%	0%	0%	0%	0%	0%	<b>0%</b>

\*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.

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