

ISLE OF ANGLESEY COUNTY COUNCIL Scrutiny Report Template

Committee:	Partnership and Regeneration Scrutiny Committee
Date:	19 th June 2018
Subject:	Regeneration Plans for Amlwch and Beaumaris
Purpose of Report:	To report on the progress of preparing regeneration plans for Amlwch and whether there are plans under consideration for Beaumaris
Scrutiny Chair:	Cllr Gwilym Jones
Portfolio Holder(s):	Cllr Carwyn Jones (Major Projects and Economic Development)
Head of Service:	Dylan J. Williams
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Local Members:	Cllr Lewis Davies, Cllr Alun Roberts, Cllr Carwyn Jones, Cllr Richard Griffiths, Cllr Richard Owain Jones, Cllr Aled M Jones

1 - Recommendation/s

To scrutinise the proposal to prepare a regeneration plan for the Amlwch area, and note the existence of several plans and issues under consideration for Amlwch and Beaumaris

2 – Link to Council Plan / Other Corporate Priorities

Relevant Council Plan 2017-2022 aim and objectives :-

Working towards an Anglesey that is healthy, thriving and prosperous

Objective 1 : Ensure that the people of Anglesey can thrive and realise their long-term potential

Objective 3 : Work in partnership with our communities to ensure that they can cope effectively with change and developments whilst protecting our natural environment
Alignment with the Wellbeing of Future Generations Act

3 – Guiding Principles for Scrutiny Members

To assist Members when scrutinising the topic:-

3.1 Impact the matter has on individuals and communities [focus on customer/citizen]

3.2 A look at the efficiency & effectiveness of any proposed change – both financially and in terms of quality **[focus on value]**

3.3 A look at any risks **[focus on risk]**

3.4 Scrutiny taking a performance monitoring or quality assurance role **[focus on performance & quality]**

3.5 Looking at plans and proposals from a perspective of:

- Long term
- Prevention
- Integration
- Collaboration
- Involvement

[focus on wellbeing]

4 - Key Scrutiny Questions

1. What progress has been made in realising the stated Council objective of developing a holistic town / community plan for Amlwch?
2. Are there investment plans for Beaumaris?
3. Consultation on the Amlwch Area Regeneration Plan is to take place over summer 2018. When will the plan be finalised and what is the envisaged period for its implementation?
4. From 2019 onwards, what is the outlook for funding arrangements for regeneration of smaller towns on Anglesey?

5 – Background / Context

5.1 BACKGROUND

- 5.1.1 This report was requested by the Corporate Scrutiny Committee following consideration of the County Council's 2016/17 Annual Performance Report.
- 5.1.2 The Committee noted that one of the Council's stated aspirations was to "drive community regeneration through developing holistic town and community plans for the Island's main settlements prioritising Holyhead, Llangefni and Amlwch", and that the performance report listed several achievements in Holyhead and Llangefni, but correctly noticed that none were listed for Amlwch.
- 5.1.3 The Committee also noted that there was no reference to community regeneration plans for Beaumaris, which is the primary town in the south-east corner of the Island.
- 5.1.4 The Committee therefore resolved that the Head of Service for Regulation and Economic Development be invited to report to the committee on the progress of regeneration plans for Amlwch as a named priority settlement, and whether there are plans in the offing for Beaumaris.

5.1.5 Due to the subject matter focus on regeneration, an officer recommendation has been agreed by the chairs of the two committees that the report should be made to the Partnerships and Regeneration Committee.

5.2 CONTEXT – ANGLESEY'S FIVE TOWNS

5.2.1 Anglesey's five recognised towns have different characteristics, and this has impacted on the level of public sector regeneration investment in each one. Key characteristics that can impact on such investments are shown below as relevant background information for the Committee.

Town	Population	No. of LSOA's	LSOA's in 20% most deprived in Wales	Population in income deprivation (built-up-area data)	Employment. Benefit Claimants	WG Targeted Area Designations	JLDP Designation
Holyhead	11,431	8	6	26%	380	Recently C1st & VVP TRIP priority TCL area EZ sites Major Port	Urban Service Centre Employment Centre Main Shopping Centre
Llangefni	5,116	3	1	18%	90	Recently C1st TCL area EZ sites	Urban Service Centre Employment Centre Main Shopping Centre
Amlwch	3,849	2	0	19%	85	Formerly C1st TCL area Nr. EZ site (Rhosgoch)	Urban Service Centre Employment Centre
Menai Bridge	3,376	2	0	8%	40		Local Service Centre
Beaumaris	1,804	1	0	Not classed as BUA	15		Local Service Centre

5.2.2 All five towns have benefitted from past capital regeneration investment such as that secured by the Council from the Welsh Development Agency and Welsh Government (WG) Môn a Menai programme. Examples of recent past capital investments in Amlwch and Beaumaris are shown in the appendix.

5.2.3 WG's main capital regeneration funding has been subject to greater levels of geographic targeting in recent years, with WG increasingly requiring a prioritisation of its reducing resources on a smaller number of more strategic settlements. Holyhead and Llangefni have recently attracted significant levels of capital investment and continue to do so through WG, European Union and Lottery funds, but it is proving more difficult for the Council to secure similar funding for projects in smaller / less deprived towns.

5.2.4 The Council's Executive Committee recently agreed that officers should lobby for regeneration funds to be made available for small towns and rural areas, and this will be linked to issues such as bank closures. EU rural funding programmes continue to provide scope for investment in smaller settlements, but these generally have more limited budgets e.g. Leader, Rural Community Development Fund (RCDF) and Tourism Amenity Infrastructure Scheme (TAIS).

5.3 AMLWCH REGENERATION ACTIVITY

5.3.1 Amlwch has seen significant public sector capital investment in the recent past, and details of these are shown in the appendix as background information. Much capital investment was linked to Amlwch Port and the Copper Kingdom initiative, and there was revenue spent on C1st and Parys Training. There has also been relatively recent public investment in social housing and in a new health centre.

5.3.2 The following table lists some key projects/ issues that are underway or under consideration for Amlwch :-

Project / Issue	Summary Description
Wylfa Newydd	Need to plan ahead for localised impacts and opportunities in Amlwch and other parts of North Anglesey
Rhosgoch Site	Vacant former tank farm sold by IACT to private developer, site is now designated as an Enterprise Zone and is in private ownership
Schools Programme	In context of listed secondary school in need of capital improvements with reduced pupil numbers
Extra Care Housing	Need identified for extra care housing provision in the area, linked to ageing population and care needs
Employment Support	The Job Centre and MonCF provide employment and training advice and support services in Amlwch
Leisure Centre	Running costs exceed income and building requires energy efficiency and other improvements
Empty Buildings	Several vacant buildings in the wider town centre,

	including former chapels and closed banks
Amlwch Harbour	Potential to use EU fisheries funds for fishing harbour facilities improvement
Copper Kingdom	Legacy of mining and chemical works has left contamination issues, tourism benefits have been less than anticipated
Former Octel Site	Vacant and derelict former chemical works, subject to natural gas related project proposal by the site owner
Industrial Plots & Units	Potential opportunities to provide serviced plots and units to rent are being explored by IACC

5.3.3 In terms of the 2016/17 financial year performance targets, some achievements were made in respect of Amlwch which could have been included in the annual performance report. These were the preparation of two successful regeneration funding bids for delivery in subsequent financial years. One involved securing NDA/ Magnox funds as described later, and the other involved WG town centre loan funds.

5.3.4 Following a bid submitted in September 2016, it was confirmed in January 2017 that the County Council had successfully secured £250,000 from the Welsh Government to fund repayable loans to support town centre property investments in Amlwch, Llangefni and Holyhead over a 15-year period (Town Centre Loans). Priority is given to supporting private investment to refurbish and bring use to empty premises, of which there are several in Amlwch.

5.4 AMLWCH AREA REGENERATION PLAN

5.4.1 The County Council has secured socio-economic funding from the Nuclear Decommissioning Authority (NDA) / Magnox to deliver a package several economic regeneration projects on Anglesey. One of these is the preparation of a planned response to the local impact of closing the current current power station.

5.4.2 The aim of the plan is provide a visually engaging document that identifies deliverable improvements for the Amlwch area based on engagement with local communities about their priorities. The plan will draw on existing baseline conditions to provide an agreed list of locally identified investment needs and priorities for the area.

5.4.3 The plan must accord with the Anglesey and Gwynedd Joint Local Development Plan (JLDP) (adopted in July 2017) and the revised Wylfa Newydd Supplementary Planning Guidance (SPG) which was recently adopted by the Full Council. These documents set out the planning framework for North Anglesey and the overall vision for dealing with the

impacts of Wylfa Newydd. More broadly, the plan will need to reflect the requirements under the Well Being of Future Generations Act.

5.4.4 It is proposed to consult on the regeneration plan with local members, community bodies, and then with the public over the summer of 2018 through various social media platforms, and a public engagement event in Amlwch.

5.4.5 The County Council and Medrwn Mon have recently held two workshops with town and community councils on Anglesey about integrated local public service delivery under the term 'Place Shaping' ('Cynllunio Lle'). It has been agreed that the Twrcelyn county electoral ward will be one of the first areas to be prioritised for this approach, and a meeting including local members and local community representatives is due to be held on 31st May. The preparation of a regeneration plan for the Amlwch area will need to align with this local public service delivery partnership working approach which is being rolled out across Anglesey, and discussions have been held with Medrwn Mon to arrange an integrated approach which will complement and create added value.

5.4.6 Similar regeneration plans for other areas of Anglesey could potentially follow, but this would be subject to adequate staff capacity and resources being available to do so.

5.5 BEAUMARIS REGENERATION ACTIVITY

5.5.1 Beaumaris is Anglesey's smallest town by population. The overall statistical position is not deprived / poor, but there are clearly pockets of low income in and near the town. The town saw some significant mainly grant funded investments in recent years, notably the pier improvement and flood defence / alleviation works. Examples of significant recent past capital investments are listed in the appendix.

5.5.2 The following table lists some key projects/ issues that are underway or under consideration for Beaumaris :-

Project / Issue	Summary Description
Cwlwn Seiriol	Menter Mon led Big Lottery funded project now underway to improve health and well-being in the Beaumaris catchment (£1.1m over 7 years)

World Heritage Site	Updated WHS Management Plan & Action Plan recently adopted for the castles of King Edward in Gwynedd which include Beaumaris Castle
Heritage Asset Transfers	Plan to transfer Gaol & Courthouse to town council management, and need for capital investment
Schools Programme	21st Century Schools programme proposals impacting on Beaumaris primary school which has reduced pupil numbers and needs significant capital improvements
Holiday / Second Homes	The significant demand for holiday / second homes in the area impacts on the local housing market
Extra Care Housing	Need identified for extra care housing provision in the area, linked to ageing population and care needs
A545 Coast Road	Recurring landslips impacting on main road to Beaumaris, creating need for road improvements
Flooding Issues	Some flooding issues continue, with proposed £1.6m Ph2 scheme, subject to WG grant approval
Traffic/ Parking	Issues linked to narrow streets
Derelict sites	Former social club building & former Lairds industrial complex in Llanfaes are vacant / derelict eyesore sites

5.5.3 Service Staff capacity and resources are currently not available to develop a place plan for the area in the near future, but this will be reviewed in the light of lessons from the Amlwch area plan. Not depending on this, potential opportunities to progress individual projects and plans that will benefit the area are being explored, in conjunction with other relevant Council services and external organisations.

5.6 Conclusions

5.6.1 This report shows that the process of preparing a regeneration plan for the Amlwch area is very much underway, with funds having been applied for and secured, and stakeholder engagement planned.

5.6.2 The report also shows that there are a significant number of projects and issues under consideration in Beaumaris.

6 – Equality Impact Assessment [including impacts on the Welsh Language]

The proposed Amlwch area regeneration plan will include an equality impact assessment.

7 – Financial Implications

Staff capacity and technical support funding (thanks to NDA/Magnox) is in place to prepare the proposed regeneration plan for the Amlwch/ North Anglesey area. Sufficient capacity / resources are not currently in place to prepare similar plans for other areas of Anglesey.

8 – Appendix:**Examples of Significant Recent Past Public Capital Investments in Amlwch**

- Amlwch Port Copper Bins & Sail Loft : £1.6m
- Amlwch Port Square & Harbourside : £800k
- Amlwch Port Slipways & Harbour Walls : £320k
- RDP Copper Kingdom Project : £200k
- RDP Lon Las Copr Cycle Route : £132k
- Library Improvement : £80k
- Town Centre Paving : £70k
- New Area Health Centre built by Health Board
- Housing improvement grants & loans : £185k
- New-build Social Housing : 18 units built
- Council housing planned maintenance : 195 units rewired, 175 kitchens improved, 170 bathrooms improved, 144 gas boilers upgraded

Examples of Significant Recent Past Public Capital Investments in Beaumaris

- Beaumaris Pier Improvement : £1.9m
- Beaumaris flood defence works Ph1 : £1.77m
- Land stabilization nr. Cemetery : £180k
- A545 road technical studies : £50k
- Sea wall improvements : £10k
- Housing improvement grants & loans : £65k
- Thomas Close play area scheme
- Business grants to several private sector projects
- Council housing planned maintenance : 58 units rewired, 112 kitchens improved, 107 bathrooms improved, 45 gas boilers installed

NB - Spend figures shown are approximate

9 - Background papers (please contact the author of the Report for any further information):

<https://statswales.gov.wales/Catalogue/Community-Safety-and-Social-Inclusion/Welsh-Index-of-Multiple-Deprivation/WIMD-2014/wimd2014>

<https://statswales.gov.wales/Catalogue/Community-Safety-and-Social-Inclusion/Welsh-Index-of-Multiple-Deprivation/WIMD-Indicator-Analysis/wimd-indicator-built-up-area>