

RECORD OF DELEGATED OFFICER DECISION

Key Decision ✓

SUBJECT: REDEVELOPMENT OF THE FORMER BOOT HOTEL, ABERDARE

PURPOSE OF REPORT:

In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director of Regeneration and Planning as described below:

This report provides details of a private sector led redevelopment proposal for the former Boot Hotel in Aberdare which is a key target for regeneration in Aberdare town centre.

The purpose of the report is to seek a decision on whether to offer financial support through a grant to the project in order to provide essential gap funding that will ensure that the project will go ahead and to agree to the source of funding and confirm the terms and conditions by which it will be applied.

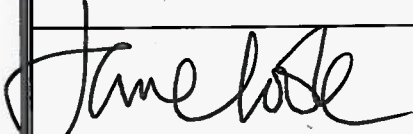
DELEGATED DECISION: (DATE)

It was **AGREED:**

Financial resources from the Affordable Housing Commuted Sum pool held by the Council in the Capital Programme be made available to support a grant for the redevelopment of the former Boot Hotel, Aberdare.



Officers will work with and invite the developer to submit a grant application through the Aberdare Townscape Enhancement Programme (TEP) and that the terms and conditions of this grant be updated to reflect those of the successful Pontypridd TEP+ scheme currently operating.


Chief Officer Signature

JANE WOOD
Print Name

9.2.17
Date

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution



CONSULTATION

 R. Bevan

 09/02/17

CONSULTEE CABINET MEMBER SIGNATURE

DATE

 C. Lee

 9/2/17

CONSULTEE OFFICER SIGNATURE (if required)

DATE

CALL IN PROCEDURE RULES.

IS THE DECISION DEEMED URGENT AND NOT SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:

YES NO

Reason for urgency:.....

If deemed urgent - signature of Mayor or Deputy Mayor or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:

.....
(Mayor)

.....
(Dated)

NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.



FOR CABINET OFFICE USE ONLY

PUBLICATION & IMPLEMENTATION DATES

PUBLICATION

Publication on the Councils Website:- 9 / 2 / 17

DATE

IMPLEMENTATION OF THE DECISION

Note: This decision will not come into force and may not be implemented until the expiry of 5 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

Subject to Call In the implementation date will be 17 / 2 / 17

DATE

Secretary to the Cabinet
Signature

CHRISTIAN S'S HANAGAN

Print Name

9/2/17

Date



Further Information

Directorate:	Regeneration and Planning
Contact Name:	Peter Mortimer
Designation:	Funding and Implementation
Tel.No.	01443 490406

DELEGATED DECISION

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

REPORT TO ACCOMPANY A DECISION OF [JANE COOK]

MONDAY 6TH FEBRUARY 2017

REDEVELOPMENT OF THE FORMER BOOT HOTEL, ABERDARE

**AUTHOR(s): PETER MORTIMER, FUNDING AND IMPLEMENTATION
MANAGER**

1. PURPOSE OF THE REPORT

- 1.1 This report provides details of a private sector led redevelopment proposal for the former Boot Hotel in Aberdare which is a key target for regeneration in Aberdare town centre.
- 1.2 The purpose of the report is to seek a decision on whether to offer financial support through a grant to the project in order to provide essential gap funding that will ensure that the project will go ahead and to agree to the source of funding and confirm the terms and conditions by which it will be applied.

2. RECOMMENDATIONS

It is recommended:

- 2.1 Financial resources from the Affordable Housing Commuted Sum pool held by the Council in the Capital Programme be made available to support a grant for the redevelopment of the former Boot Hotel, Aberdare.
- 2.2 Officers will work with and invite the developer to submit a grant application through the Aberdare Townscape Enhancement Programme (TEP) and that the terms and conditions of this grant be updated to reflect those of the successful Pontypridd TEP+ scheme currently operating.

3. REASONS FOR RECOMMENDATIONS

- 3.1 The redevelopment of the former Boot Hotel in Aberdare town centre has long been a key priority for regeneration in the area. It was a key target building as part of the Aberdare Town Centre Regeneration scheme which ended in 2015 and the Aberdare Townscape Heritage Initiative (THI) which ended in 2016.
- 3.2 Unfortunately a successful redevelopment scheme was not forthcoming as part of these schemes.
- 3.3 The private sector developer who now owns the property has gained planning permission and listed building consent for a deliverable redevelopment of the building that will have significant regeneration benefits for Aberdare when successfully delivered. This will include bringing back into use a major derelict town centre building and will provide local jobs in new retail space and new affordable residential units for local people.

4. BACKGROUND

- 4.1 The former Boot Hotel is a prominent building in the centre of Aberdare town centre Conservation Area that has been disused for a number of years and has become dilapidated and derelict which gives a poor image of the local area. Its continued decline will have a detrimental effect on the surrounding area and existing businesses. Its redevelopment has the opportunity to give a considerable uplift to the townscape and will create job opportunities and residential accommodation for local people.
- 4.2 Despite the building being a key target for redevelopment under the recently completed Aberdare Town Centre Regeneration scheme and the Aberdare Townscape Heritage Initiative a viable scheme was not able to be brought forward and delivered. The current owner has now come forward with a proposed scheme that has the potential to be successfully delivered if gap funding in the form of a grant is made available. The scheme has successfully secured planning permission and listed building consent with detailed plans drawn up for a mixed use scheme providing new retail space on the ground floor and new affordable residential units on the upper floors.

5. POTENTIAL GRANT SUPPORT

- 5.1 A Townscape Enhancement Programme (TEP) operated in Aberdare as part of the Aberdare Town Centre Regeneration scheme until it ended in 2015. The TEP successfully offered support to private sector redevelopment projects in the town centre which improved business premises and buildings and brought back disused premises into business use. This scheme was supported by European Union and



Welsh Government sources of funding. Unfortunately since 2015 no new grant funding has become available.

- 5.2 A source of funding has been identified from the current capital programme and is available to support the provision of affordable housing within the development. This source of funding is planning agreements under section 106 Town and Country Planning Act 1990 and is held by the Council to facilitate the provision of affordable housing in the County Borough. The money can only be used towards affordable housing. There is no scope to spend it on the business premises element but will complement an approved social housing grant allocation by Welsh Government which will form part of the funding package.
- 5.3 The Aberdare TEP scheme offers an appropriate vehicle to offer grant for the redevelopment up to a maximum sum of £250,000 should an application be successful. It is proposed that the application process and terms and conditions for the Aberdare TEP should be updated to bring them in line with the Pontypridd TEP+ scheme which is currently successfully operating as part of the Pontypridd VVP Programme and better reflects current market and investment conditions. In addition the grant should restrict the funding to the provision of the affordable residential units.
- 5.4 Officers can work with the developer of the former Boot Hotel to bring forward a TEP + application for consideration and assessment. The estimated cost of the redevelopment is currently around £1.2 m. The value of any grant award will be based on an assessment which includes detailed costs leading to the award of the construction contract following a tender exercise. If the application were to be successful this would then support the redevelopment of one of the most significant regeneration targets in Aberdare town centre and provide job and residential opportunities for local people.

6. EQUALITY AND DIVERSITY IMPLICATIONS

- 6.1 An Equality Impact Assessment (EqIA) screening form has been prepared for the purpose of this report. It has been found that a full report is not required at this time. Further information may be required during project implementation.

7. CONSULTATION

- 7.1 Discussions have taken place with Strategic Housing, Finance, Procurement and Legal Services. Relevant service areas within the Council have been consulted.

8. FINANCIAL IMPLICATION(S)

- 8.1 The financial resources to support a potential grant award to this project are available from within the Affordable Housing Commuted Sum budget in the current capital programme. The potential grant would be awarded through the TEP+ process and governed by its terms and conditions as outlined in 5.3 above.
- 8.2 This means that the application will be subject to a rigorous assessment process and monitoring during and after project delivery which will ensure that the agreed outcomes and benefits for Aberdare Town Centre are achieved.

9. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

- 9.1 Discussions have taken place with Strategic Housing Finance, Procurement and Legal services to consider legal implications and legislation and it is considered that the Aberdare TEP+ scheme can be administered under the Councils lawful powers.

10. LINKS TO THE COUNCILS CORPORATE PLAN / OTHER CORPORATE PRIORITIES/ SIP.

- 10.1 The successful redevelopment of the former Boot Hotel in Aberdare Town Centre will contribute to the Building a Strong Economy priority within the Corporate Plan.

11. CONCLUSION

- 11.1 The redevelopment of the former Boot Hotel in Aberdare Town Centre is a key priority for the regeneration of the area. This report provides an opportunity to bring forward the redevelopment and its successful delivery will result in benefits to the town in the shape of new job and affordable housing opportunities and an improved townscape environment.



LOCAL GOVERNMENT ACT 1972

AS AMENDED BY

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

REPORT TO ACCOMPANY A DECISION OF [Jane Cook]

REDEVELOPMENT OF THE FORMER BOOT HOTEL, ABERDARE

Background Papers:

Officer to contact: PETER MORTIMER, FUNDING AND IMPLEMENTATION
MANAGER