



Wildmill

Estate Renewal Plan

November 2006

FINAL REPORT

Estate Renewal Document

Prepared on behalf of
Valleys to Coast

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glossary of terms

WORD	MEANING
<i>Estate Renewal Framework</i>	The amalgamation of projects and tasks which will generate the renewal of the Estate
<i>Strategic Recommendations Report</i>	The overarching document which contains recommendations common to the four estates for which Powell Dobson have been commissioned to prepare Estate Renewal Frameworks.
<i>Sustainable / Sustainability</i>	A means of configuring society so that its members and its economies are able to meet their needs and express their greatest potential in the present, while preserving biodiversity and natural ecosystems, and planning and acting for the ability to maintain these ideals for the long term.
<i>Community Capacity</i>	The ability or extent to which a community is able to play a part in determining its own destiny
<i>Shared Ownership</i>	Where a resident owns a proportion of their home and rents the remainder from a Registered Social Landlord (e.g., V2C)
<i>Permeability</i>	The choice of routes that one can take (e.g., paths, streets and roads) through the built environment to get from one point to another
<i>Curtilage</i>	The area of land surrounding a dwelling within the property boundaries
<i>Public realm</i>	The spaces between buildings that are not in private ownership
<i>External elevations</i>	The outward facing walls of a building incorporating windows, doors, lintels, sills, etc.



1.0

introduction

Aims and Objectives



People are making improvements to their homes themselves

Powell Dobson Urbanists were commissioned by Valleys to Coast to formulate action plans for the renewal of four of the key estates under their management.

In December 2005 we prepared a Key Issues Report outlining our initial understanding of each estate and results of Stage 1 Consultation.

This report outlines our specific recommendations for the Wildmill estate.

The **aim** is to make each estate a model of regeneration good practice.

The Estate Renewal Plans propose a number of projects guided by a framework for change.

The renewal process aims to breathe a new confidence, pride and a sense of responsibility amongst those living on the estate, but more importantly it needs to build and maintain a momentum which ensures that people's expectations are met over an agreed timescale.

Wildmill is a very distinct place with a strong sense of community among the residents who have lived in the area a long time. There have been some changes that have come about organically, such as creating private gardens and improvements to dwellings, but strategic changes are impossible to make at an individual level.

Therefore, the task at hand is to take a guiding hand in the regeneration, changing the way the estate is used as well as improving its physical image.

The key **objectives** of this report are:

- To build upon the baseline studies that informed us of the estates' physical, and socio-economic context;
- To build on the knowledge gained from the consultation process to date;
- To create a framework that allows a continued working relationship with the community;
- To identify the issues, specific to the estates decline;
- To identify a range of projects to tackle these problems;
- To prioritise the projects, and set a timescale for their completion;
- To show V2C what they can do, and what other organisations can help; and
- To identify possible sources of funding.

Scope of the Commission

The brief established the overall objective of improving and enhancing the physical environment and through this improving the health and well being of local communities.

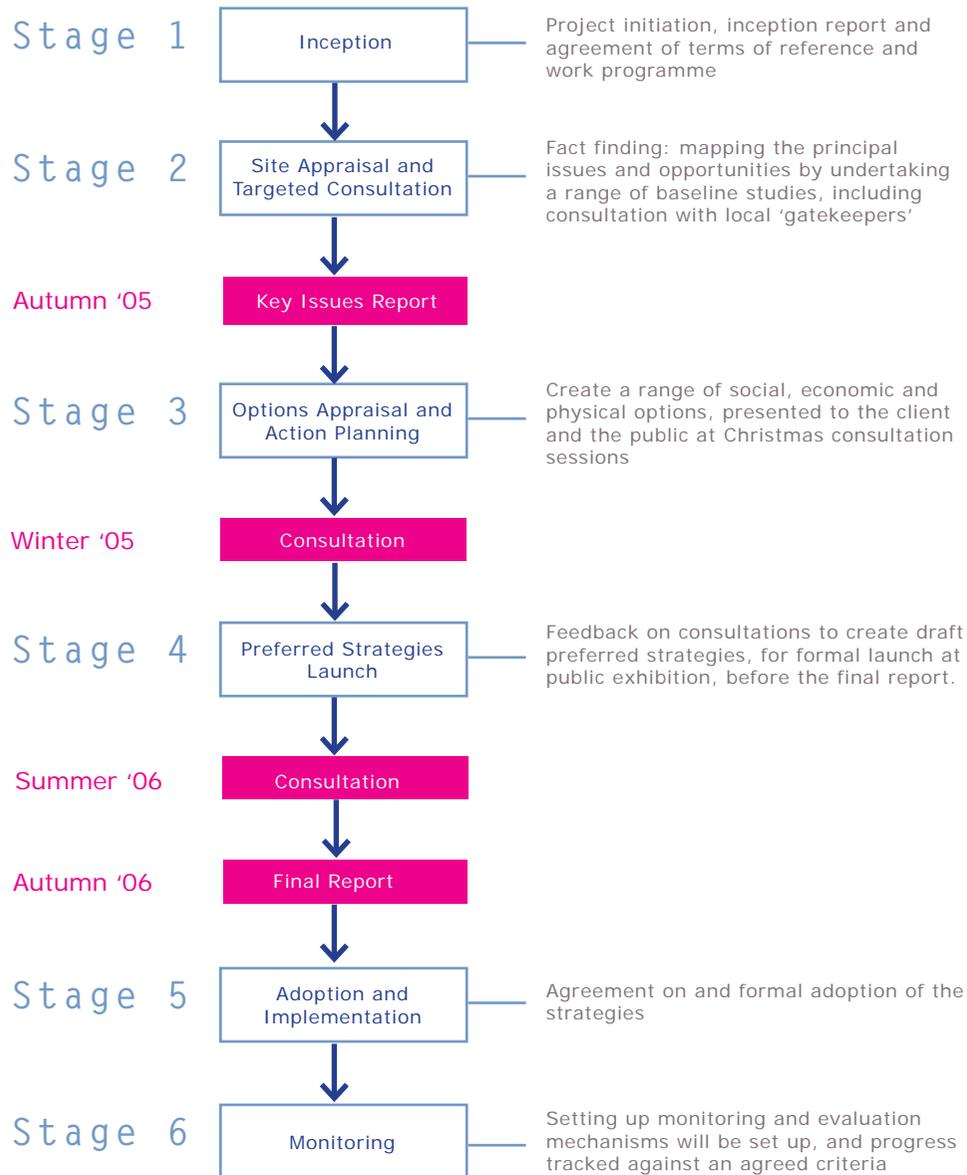
In response to this objective the team has sought to address:

- problems of poor estate design (and issues of community safety)
- reduced levels of economic activity
- the need for improved health
- the opportunity to enhance community capacity and skills

To achieve the objectives the team has:

- undertaken extensive community consultation
- recommended a strategy and suite of projects to deliver the strategy
- identified the means for securing the economic sustainability of the estates
- outlined the organisational adjustments required to maximise funding and integrate services
- explained the opportunities that exist on each estate for developing community enterprise

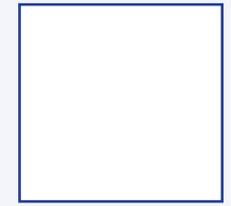
Scope and Process



The **scope** of the work was to:

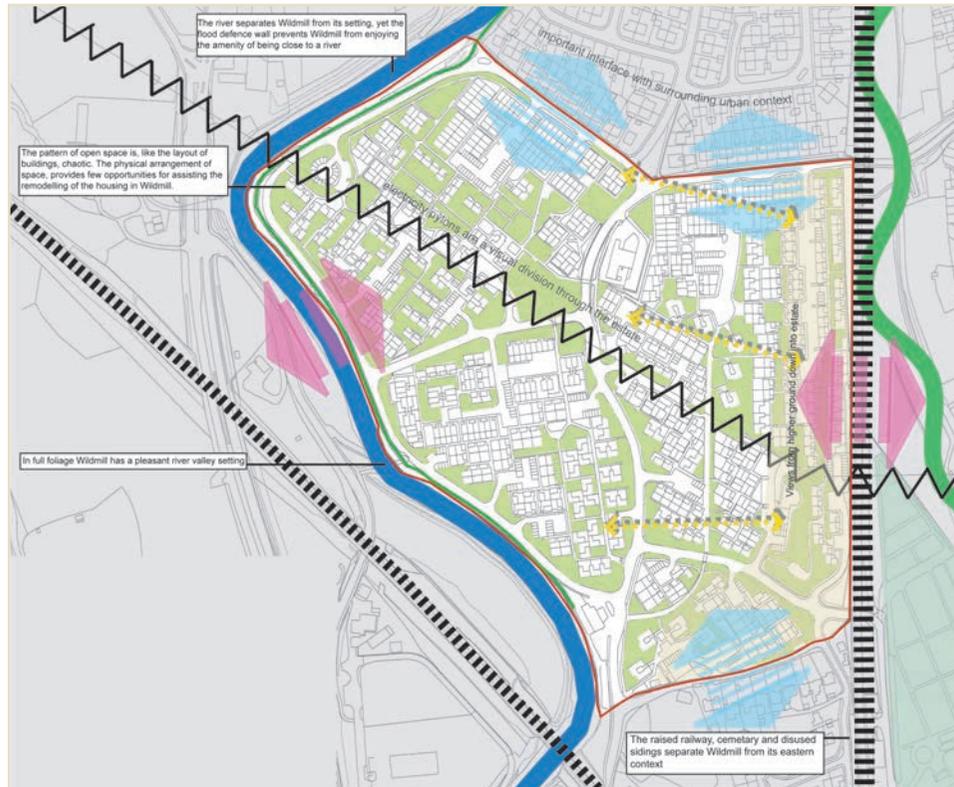
- To take an objective view of the estate's problems;
- To combine this with the views of the residents, other local people connected to the estate, and the officers working on the estate;
- To devise a regeneration strategy which deals comprehensively with community and business development, landscape, recreation and play;
- To make the strategy deliverable by translating the renewal themes into a series of projects
- To focus on the implementation of these projects, by setting up a programme for delivery, and identifying the key players and funding possibilities
- To maintain an open dialogue with local people, respond to their needs and gain support for the work

The **process** for the development of the action plans, and where we should go from here is illustrated in the diagram opposite.



2.0 understanding Wildmill

Issues and Opportunities



-  study area boundary
-  high ground
-  amenity space
-  views into / out of site
-  poor interface with surroundings
-  opportunity to improve interface with surroundings
-  railway tracks



Dwellings on high ground benefit from long views

Opportunities

- Potential to exploit riverside location
- Potential to create better links with Litchard
- Properties to the north are well-cared for, giving precedent for improvement
- Dwellings on the higher ground have great views over the river valley
- Close to railway station, giving good links to Bridgend
- Community centre and local shop on the estate
- Primary School within walking distance of the estate
- Less than a mile to Bridgend town centre, where most goods and services, leisure facilities, and health care can be found
- A thriving youth project exists
- Crime has been reduced

Constraints

- The estate is isolated from its context by means of significant physical and psychological barriers to movement
- The estate is dissected by a high voltage powerline
- The building layout is unconventional, bearing little relationship to the physical environment
- Motor vehicles are divorced from pedestrian networks, meaning that pedestrian routes are poorly surveyed
- There is a large amount of green open space that serves no particular purpose
- Lack of defined public spaces and private defensible space means properties are insecure, and public spaces feel threatening.
- Owner occupation is randomly distributed around Wildmill
- A vehicular route dissects the estate (but it does not appear to carry heavy volumes of traffic)

Initial Consultation Outcomes



Consultation in the winter of 2005 gave an understanding of the issues affecting current residents

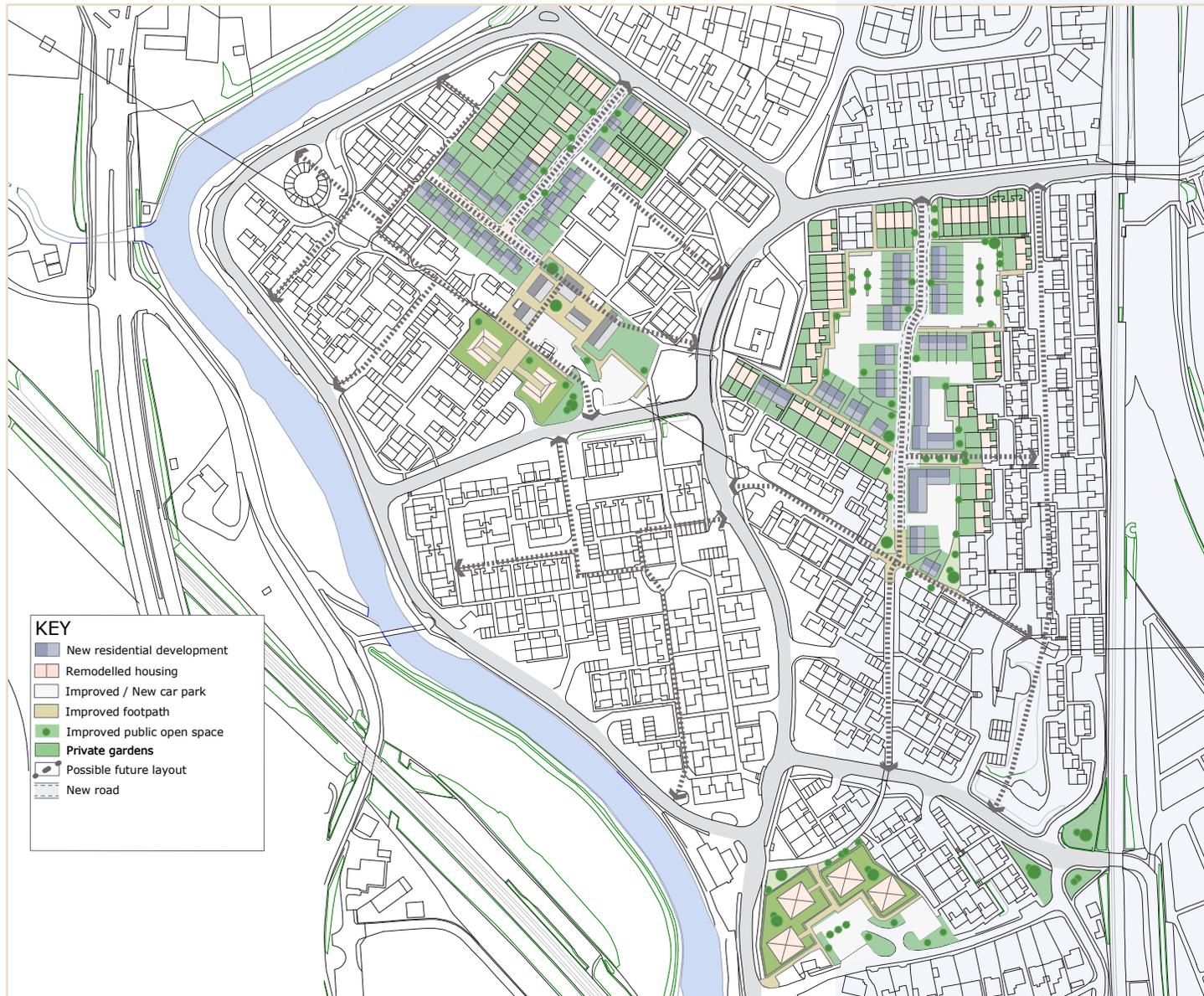
There were a number of concerns raised at the consultation event in November 2005, including:

- Insecure 3 storey blocks with open access;
- Insecure alleyways to rear of dwellings;
- Lack of private open space;
- Difficulties in navigation caused by confusing layout, leading to difficulties experienced by emergency vehicles, deliveries etc;
- Deficient external lighting throughout most of estate;
- Lack of safe alternatives to pedestrian underpasses;
- Lack of character and function for the green open spaces on the estate;
- Dereliction and decay of external environmental fabric e.g., bin stores, shopping areas, steps, parking areas, footpaths
- Concern for parked vehicles that are parked out of sight of dwellings
- Garage units, which are remote from dwellings and poorly overlooked
- Lifestyle mix issues associated with design and mix of properties, especially flats in blocks, flatted 'cruciform' units, and parts of two storey terraced types
- Maintenance issues regarding the shopping area, and the fact that the area is used for 'hanging out' by youngsters
- Youth facility using shop unit which is too small and inappropriately located, causing nuisance (despite very effective work with young people and their families)
- Need for appropriate indoor and outdoor youth facilities away from dwellings and shopping area
- Need for delivery point for neighbourhood management and other services and professional support services delivery (eg GP / Police)
- Tenants Association needs a larger facility
- Transport issues – bus services are inadequate, causing expenditure on private taxi journeys.



3.0 renewal framework & regeneration approach

Renewal Framework & Key Renewal Themes



The renewal of each estate will have different key themes, the suggested ones for Wildmill are:

- Demonstrating the impact of carefully managed change
- Working closely with residents to plan the future of Wildmill TOGETHER
- Making Wildmill a place which is easy to navigate for pedestrians, cyclists and vehicles
- Making the estate feel safer and more secure
- Clarifying the distinctions between public, private and semi-private space
- Creating a new residential environment in one of the most run down and stigmatised parts of the estate
- Securing long term sustainability of the parts of the estate which are already successful
- Making an early impact on the quality of the shops and access to essential services

Regeneration Approach

The consultants view of Wildmill is that its potential as a sustainable neighbourhood is severely inhibited by its original design.

However, many of the people that live on Wildmill do not necessarily see things the same way. Local people have either learned to live with, or ignore, the shortcomings of Wildmill's design. A good example of this is that many people no longer notice the overhead high voltage electricity cables, let alone see them as a problem. Alternatively, people may be aware of problems like car parking or lack of private gardens, but most view these as isolated problems, rather than a symptoms of the structural inadequacies that can be traced back to the estates initial design.

V2C can deal with these physical symptoms throughout the estate, and this will undoubtedly improve matters, but it will not on its own represent a sustainable solution in the long term.

To get to the root causes of Wildmill's problems, V2C must redress the layout. To do this, they need to work with property owners. This is not going to be easy.

The barrier to comprehensively remediating the layout of Wildmill in a single, planned operation is the level and even distribution of owner occupied properties. What makes this more difficult is that ownership and environmental quality rarely equate so it is not easier to remediate the areas that are in the worst condition. To create a sustainable neighbourhood V2C needs the co-operation of other property owners on the estate. This will be difficult when they do not currently see the estate in quite the same way.

The regeneration approach for Wildmill is therefore geared to confronting these circumstances. V2C should improve key areas of the estate that are currently viable and crucially, demonstrate in a small part of the estate that is less viable, how the layout can be healed. By doing this, V2C must be able to present the type of place that can be created by adopting a progressive approach and demonstrating the costs and benefits of doing this to individuals and the community as a whole.

If handled properly this regeneration approach will alter the perceptions and priorities of residents (and owners in particular), and provide the basis from which the rest of Wildmill can be remodelled, improved and redeveloped.



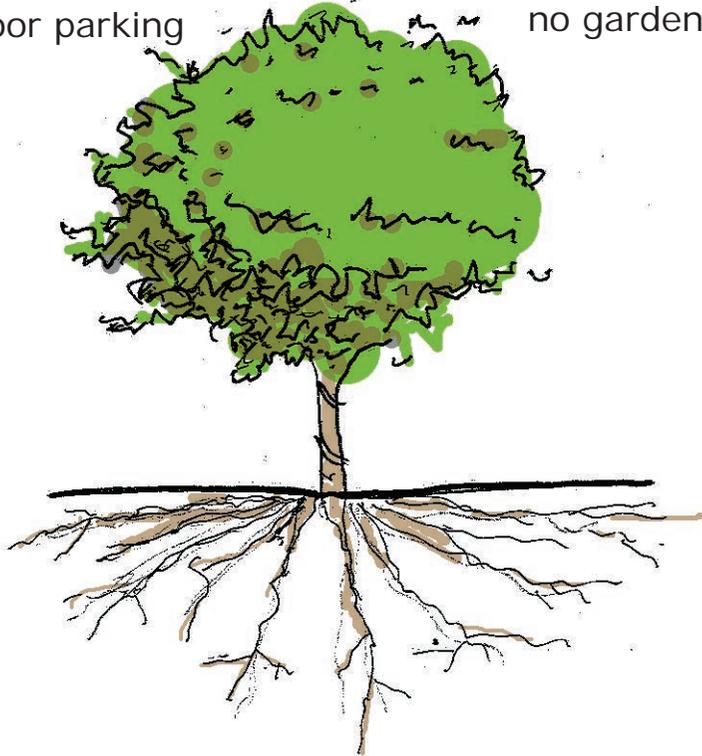
Above: a layout so confusing the designers incorporated signs for disorientated residents and visitors.

Right: The existing pattern of individual property ownership



Regeneration Approach

narrow alleys noise dark rooms
poor parking no garden

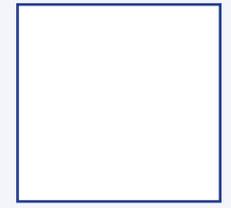
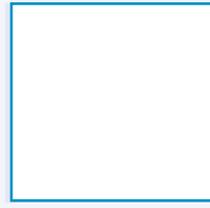


layout and design

Above: the problems are obvious, whereas the causes of these problems can be hard to perceive

To summarise:

- Most residents are aware of problems on the estate, but have learned to live with them
- Few residents fully appreciate the reasons why these problems exist. As a result they want V2C to deal with the symptoms of these problems
- V2C do not own a significant proportion of homes on Wildmill
- The distribution of individual owner occupied properties means that opportunities for worthwhile estate redesign are limited



4.0

key renewal projects

Overview

The Estate Renewal Plan and Regeneration Approach outlines the direction that V2C should adopt for renewing Wildmill.

This section goes into more specific details. It breaks down the main themes of the renewal framework and translates these into distinct projects and provides details about:

- what the projects aim to achieve
- how we propose the projects will work
- the role and value of individual projects in the context of the wider renewal
- the community's response, comments and criticisms of the projects

In addition, this section will also highlight, where appropriate links to further information or advice on best practice that V2C and their partners can follow up at a later date.



Dwellings divorced from the street



Primary roads have no pavements



People claiming space outside their dwellings

Improving the Local Centre



Diagram explaining the proposed detailed interventions to improve the shops in Wildmill

The project aims to work on two levels, to make a difference in the short term with cosmetic improvements and allowing for, and encouraging, medium to long term redevelopment as part of wider remodelling.

The shops are an important focal point of the community, but they are currently outdated and in poor condition, with some voids.

The project is primarily based on physical improvements to the buildings and the public realm. Each building should be improved through an enveloping scheme incorporating shopfront improvements. In addition the public spaces around the shops should be improved. Clearly marked parking bays, new street surfaces, street trees and better lighting will all help to make the shops a more appealing place to visit. The public realm enhancements should also 'tie together' the shops and nearby community facilities.

These improvements are important in that they will enhance a part of the estate that is well used and will demonstrate that things are happening. Even though, long term, we think the shops should be redeveloped the improvements will enhance this important part of the estate and build confidence in the interim period. As a result of this the improvements should be implemented quickly.

The community supported this project and agreed that the condition of the shops was poor.

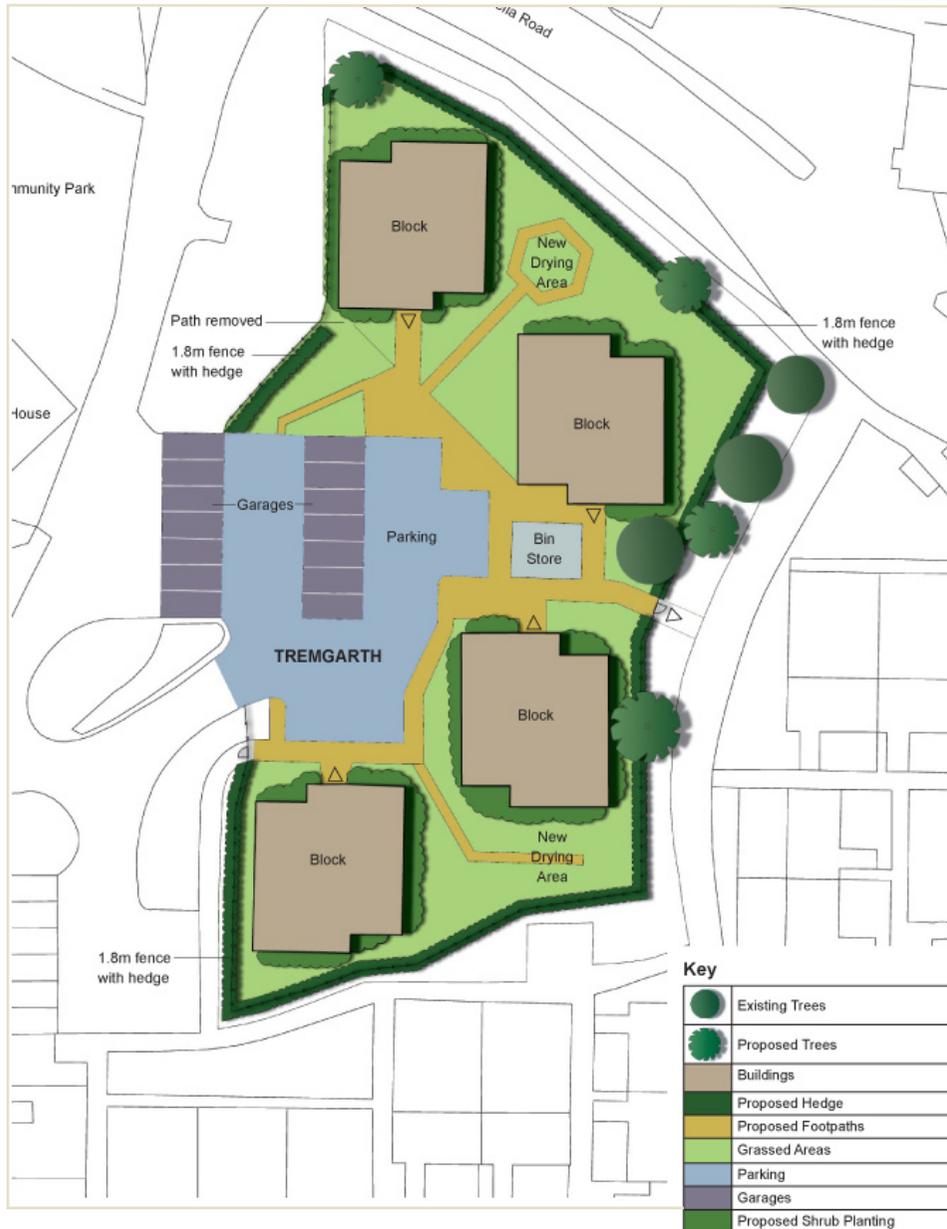


Aerial view of the shops at present



View of the shops from the main road

Improving the Tremgarth flats



The flats at Tremgarth are popular but in need of attention.

Like the houses in the area, the flats have deteriorated over time, and appear dated. The external appearance of the flats, including roofs, windows and materials is poor and creates a negative gateway to Wildmill.

The flats are also subject to a number of safety and security issues. There is no defensible space around the flats, therefore, they are vulnerable to graffiti, threatening behaviour, and burglaries. It is expected that the flats would be better places to live (and easier to manage) with private space around them. This private space could include communal gardens and /or drying areas.

Further, there is no secure access system which makes the internal communal spaces feel unsafe. If the access to these communal spaces

were carefully controlled, the areas would feel much safer, and would be better cared for.

The layout of the car parking also needs to be tackled in order to eliminate places where potential attackers could hide. It is also proposed that bin stores could be brought into the private areas - to make them more secure.

Proposed Features

- Create a boundary and private space around the flats
- Incorporate a new entry system
- Incorporate CCTV which can be viewed via a channel on the residents TV
- Improve layout of the car park
- Enhance external appearance of the properties



View of the Tremgarth flats



Axonometric drawing of proposed changes

Improving Existing Properties



Precedent image showing how the improved properties could look, Manchester Place, Aberdare



Precedent images, showing how the external appearance of dwellings can be improved

The project aims to improve the quality of the existing houses by external (and possibly internal) remodelling to create popular dwellings and successful streets.

Externally, the properties could look more attractive, have more private open space, and could have an improved buffer of semi-private space between the street and the front door. Internal spaces could also be reorganised to create living spaces consistent with modern needs. This project will work in conjunction with the building of new properties in order to create a harmonious relationship between old and new.

Improvements could range from re-painting to re-rendering, new cladding, new windows and doors, enhanced insulation, new pitched roofs, boundary treatments, and new garden spaces.

Ideally, this project should be implemented as part of ongoing estate remodelling in order to address the inadequate layout. Alternatively, Wildmill would appear much better if these types of improvements could be applied to properties in the absence of estate redesign. The costs of doing this would be reduced, although the long term benefits would not be as great (see page 35).

Which ever way these improvements are applied, V2C will need to enable owner occupiers to participate in the improvement process. This could include, encouraging and enabling investment by owners and even being prepared to buy back or partially buy back dwellings and ensuring take up of all available grant support.

Improving existing dwellings will create a more desirable place to live for individual residents. Improvements will make people more proud of their homes, and continue to take pride in the appearance of their houses and their street. Internal improvements, making the houses lighter, better insulated and more waterproof, will improve the resident's quality of life, and add value to their properties.

Making the properties more energy efficient, and to look more contemporary, were popular themes at consultation. Residents accepted that additional feasibility work is required, but were positive about the types of improvements that were proposed and encouraged that similar schemes had been implemented elsewhere. (The examples shown here were designed and managed by Powell Dobson Architects in Aberdare).

Demonstrating Change Pilot Projects



Indicative plan of the new street, and potential new connections



Indicative images of the potential form of the new houses and flats

This project aims to create new streets at the heart of the estate, from spaces that are currently neglected, fragmented and feel unsafe. The aim is to transform the existing environments into well-surveyed and active streets.

The new housing will create streets, where the houses have front and back gardens, there is some on-street, or on-plot parking and some in private parking courts visible from the dwellings. These infill developments will be part of the wider project to create a network of safe streets and pathways to make moving through the estate easier and more comfortable.

The project will require some demolition of the existing flats, homes and garages. The flats at Maes y Felin are considered to be some of the least popular dwellings on the estate, and the focus of a negative stigma.

Creation of these streets will also act to improve access for emergency vehicles. Building new properties will also allow the opportunity to create a range of housing types and sizes that are in demand locally, and could act to diversify the local housing and therefore social mix. There is also scope to introduce a shared ownership scheme.

The project should also be used to showcase the future approach to renewal in Wildmill.

The principles of this project were supported by the community. However, the details were kept to a minimum so no distress was caused to individuals. Approximately eighty units (including flats) would need to be demolished to facilitate these changes. Ten of these are owner occupied so V2C will need to find ways of working with these people. Approximately one hundred units (including flats) could be developed as a result of these proposals.



Aerial photograph of Maes y Felin



Photograph of the Maes y Felin area at present

Improving the Community Park



Image of climbing play equipment for older children



Indicative image of a skate park popular among young people



Multi-Use Play Area

The aim of this project is to extend the opportunities for sport and active recreation for older children and teenagers. By giving the young people who live on the estate a focus for their attention and energy, it is hoped they will develop their life skills, rather than becoming involved in destructive or intimidating behaviour. Furthermore, by socialising in a formal, structured manner, onlookers can understand the situation, rather than assume they are 'causing trouble'.

Sport and play are important elements of estate renewal, in actively engaging the young people on the estate, and as part of encouraging a healthy lifestyle.

Proposals include:

- supporting the existing youth project;
- informal play facilities for 12 years and over;
- a multi use games area; and
- a skate park.



Image of climbing play area for young children



Play facilities currently found on the estate

Creating Assisted Housing



Indicative image of how the 'assisted housing' base could look



The building proposed to be used for the 'assisted housing'

The 'assisted housing' aims to give support to individuals with specific needs such as, young, single mothers.

The building will provide residential accommodation, an office for advice services, secure access and private gardens. It is expected to have a central position close to the shops; planned and located to give people the extra support they need. It is expected to give closely managed, supported housing to individuals for around 12 months. (See Appendix 1)

Market Garden and Allotments



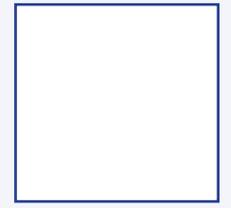
Image of a successful market garden project



Growing produce to sell to the local community

The 'Market Garden' project is aimed at encouraging a healthy lifestyle, and could be used to teach children where their food comes from. It will give local people the opportunity to come and grow their own food, and sell it from a small shop.

The project would give a purpose to grass land that is currently devoid of use, or value. It would be a new recreational resource, that encourages healthy sustainable living; reducing food miles, and making seasonal fruit and vegetable readily available.



5.0

Wildmill design guidelines

Improving the public realm

Public realm improvements include all of the hard spaces between buildings and around open space. These types of improvements are important. The main image on p.19 illustrates the limitations of not including public realm enhancements with other improvements.

Public realm design guidelines and maintenance manuals will be crucial as public realm improvements will not be carried out in one contract. Instead, public realm works will be implemented alongside other improvements on an area basis. The rationale behind this is to make sure that areas are subject to a range of improvements simultaneously (or concurrently if this is not possible).

The phasing for this will be outlined in Section 7. Achieving quality, consistency and effective management will therefore be essential for V2C and its Partners.

Public realm improvements are important. They bind together and add value to building and open space improvements and create an overall positive impression of renewal. Getting them right is therefore critical.

It is likely that the timescales for enhancing Wildmill are going to be longer than for the other pilot estates. Therefore, the priority will be to include durable materials that will continue to enhance the estate over a long period of time.

Pedestrian Footways and Kerbs

Throughout the estate the pedestrian footways should use a standard tarmac finish with a conservation kerb.

Within all of these streets higher specification secondary materials should be used to highlight edges, parking spaces, align drainage channels and create an interesting floorscape. We recommend a concrete sett paving block.

Effective maintenance of footways and kerbs is essential. V2C and it's Partners should create a maintenance manual which outlines the product names and suppliers and includes post completion drawings. This will enable future contractors, mains service works and maintenance teams to maintain the appearance and quality of the public realm over time.



Tarmac as the main paving element



conservation kerb



conservation kerb as a planter edge and can also be used as a step



concrete setts to be used sparingly as a feature within the footways and 'home zones'

Improving the public realm

Street Furniture

A consistent approach to street furniture is required throughout to give the estate a cohesive feel. Street furniture includes tree grids or pits, street name plates, lighting columns, signs, benches etc.

Again, the uncertainty over the amount time required to achieve the renewal of Wildmill suggests that it is more appropriate to use materials that meet adoptable standards and that are easily to replace and maintain.

Timber materials should wherever possible be obtained locally from renewable sources. Welsh Oak is one such material offered by Welsh suppliers.

Sustainability

Wherever possible materials should be from either recycled or renewable sources and obtained from local suppliers.

Street Trees

Incorporating trees into the improvement of streets is important and should be incorporated as part of the re-design / remodelling / improvement or redevelopment of residential parts of Wildmill.

In addition to this trees should be considered on any areas of open space that are likely to be permanent features of the estate.

We recommend that species like Acer Buerganum or Acer Campestre 'Street Wise' are used on streets as it has been specifically bred for this purpose. On plots of land where change is not expected, native deciduous species should be planted.

Tree pits will need to be used to contain the trees on main routes. On the other streets, trees should ideally be part of a low planter with shrubs, possibly formed by the kerbs as illustrated previously.



Acer Campestre or Field Maple

Improving the public realm

Although the Wildmill estate has a greater amount of tree and shrub cover than the other estates, there is still a very large amount of close-mown grass. The adverse effects on privacy and security are widespread, with the understandable result that residents are very keen to see the amount of private garden space greatly increased wherever possible. This should be the subject of a short term review and design development, taking into account the uncertainties over which blocks of flats are to be demolished and other planned building or refurbishment projects. The close-mown grass on sloping ground beneath the high-voltage overhead lines is particularly difficult to mow and alternative landscape treatments of this ground should be explored in the short term if the energy infrastructure is likely to remain as a permanent feature.

Long sloping footpaths and flights of steps with low retaining walls through grassland in the upper eastern parts of the estate also produce significant obstacles to efficient mowing. These areas should be the subject of detailed review, along with the condition of the adjoining built features, in order to remedy this problem.

Where blocks of flats are to be retained, there is a short term need to rehabilitate the drying areas, providing all-weather surfaces properly enclosed within secure perimeter fences with restricted access.

Where areas are comprehensively rehabilitated, extensive areas of close mown grass should be resisted. Opportunities to introduce meadows of naturalistic planting often mixing native and exotic plants and seed mixes. This approach, which has been pioneered in urban and residential areas in both America and in Europe, offers much greater amenity and ecological interest as well as introducing less intense maintenance regimes.



Naturalistic planting

Wildmill urban design guidance

These guidelines will provide an agenda for change on Wildmill and can be utilised when considering new build, remodelling and improvements.

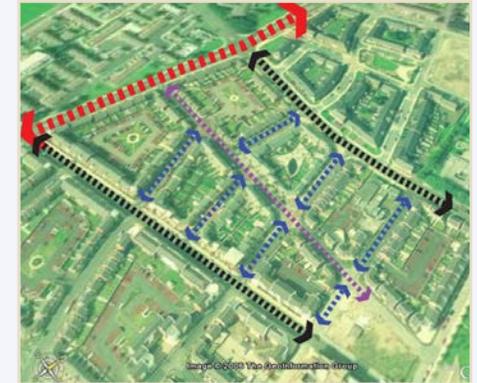
The guidelines are specific to Wildmill and compliment the general guidelines contained within the Strategic Recommendations Report.

These guidelines are not about advocating an architectural style for Wildmill, but establishing principles. Therefore the images illustrate the core principles whilst reflecting a number of different architectural styles.

The current conditions in Wildmill at present make it difficult to envisage exactly how the renewal process will be implemented. This document explains how the process could be approached and managed but does not outline the outcome - this will become clear over time. For this reason, the design guidelines have been kept brief and development should take reference from the Overarching Urban Design Guidelines in the Strategic Recommendations Report.

New development in Wildmill must demonstrate how it:

- integrates with existing townscape
- overlooks public and semi public spaces
- clarifies ownership by defining boundaries between public and private space
- creates consistent building lines
- defines a movement framework which is secure and easy to navigate
- establishes a well articulated roofscape
- balances the needs of vehicles and pedestrians
- creates interesting building elevations with a pleasant blend of materials and legible patterns of windows and doors.



RIGHT: well connected townscape



Precedent images of new housing schemes in areas with similar issues to Wildmill

ABOVE, Aberdare.

LEFT & ABOVE LEFT: Coed-y-Gores, Llanedeyrn, Cardiff

Wildmill urban design guidance

Architectural Style

The current architectural style is extreme and, in our opinion has failed to deliver the type of place consistent with a sustainable community. Therefore, future architectural expression should avoid using bold contemporary forms and should stick to simple designs that most lay people would associate with a dwelling. A traditional window pattern and pitched roofs should be commonplace in the new Wildmill.

Materials and Colours

Wildmill currently suffers from a lack of variation and a lack of quality in building materials. Achieving richness and distinctiveness in the finishing of new and remodelled buildings will be partly dictated by the application of colours, materials and details.

This guidance prescribes these elements and suggests how they should be used will provide the consistency necessary to achieve a well balanced, well articulated development. Materials that are suited to and reflect its suburban envrions should be encouraged. Regardless of style, clean and crisp forms and details should pervade in a way which contributes to Wildmill's fresh new image.

Render

Bold, traditional, colours should be adopted to give Wildmill a fresh vernacular. Render should only be used to provide emphasis to building elements or provide visual variation. Half rendering is also suitable, although full single colour render should be avoided, except on important corner or landmark buildings.

Wherever possible existing render that has become stained and dulled should be cleaned and renewed and similar types should be applied in new build projects.

Timber Panels

Timber panels could be used to add relief and variety to elevations and will enable a fine blend between Welsh and Contemporary styles. These can be sourced from renewable supplies and Welsh Oak and Cedar are possible materials that could be used.

Brick

Only boundary walls within Wildmill are constructed of brick. It is not a material that is currently used for buildings on the estate. This should be changed as new and improved buildings should take a traditional approach by using brick.

Boundaries

All boundaries should subtly secure the curtilage of the property and define the threshold between public and private space. Front boundaries should usually consist of a powder coated steel hoop fence mounted upon a brick wall with piers. Rear boundaries should be formed by close boarded timber fences. Some properties may benefit from a privacy buffer in addition to a boundary to soften the transition from public to private realm. The most suitable form of boundary will need to be decided for each particular street or property type.

Building Clutter

Elevations of new and improved dwellings should be simple and stylish. Removing, unifying and /or concealing external cables, trunking, burglar alarms and satellite dishes should be carried out as part of the refurbishment process.



Steel hoop fencing on low brick wall



Brick and render



Render and timber panel



6.0 making Wildmill a more sustainable community

6.0 making Wildmill a more sustainable community

a sustainable community

In the Strategic Recommendations Report we set out the basic parameters and components of the sustainable community. Translating that set of ideals into specific actions and processes for Wildmill estate brings into perspective the complex relationships between the physical, spatial and design elements of the place and the stage of development and level of engagement of its community.

Investment

Whatever improvements V2C intend to make to the many aspects of the physical 'hardware' of the estate which require attention, there is an equal imperative in the process of intricate management and community involvement which will make that investment sustainable into the future.

The trick must be to encourage and create opportunity for investment by all stakeholders to the renewal process, and by the term 'investment' we are referring to a wide range of types of investment, not merely financial, although financial investment is also critical.

Structures and Partnerships

Undoubtedly V2C has made an impact on the existing estate's social fabric, through consistent support and engagement with the several community groups and initiatives that operate on Wildmill. This was clear during our consultation processes.

There are also several working V2C partnerships in place to drive different community issues and needs forward; with the Tenants and Residents Association, with the YouthWorks club, the Community Park initiative, the community Centre and its forward plans, with what was to be a housing initiative for single mothers etc.

What is missing is an overall single partnership mechanism where all current activities and initiatives can come to the same table and exchange information at the same time and can also consider appropriate physical / locational aspects. Working without such a partnership basis creates muddle and rumour, misinformation, occasionally duplication, and frustration.

The need for a focussed and inclusive mechanism where all groups and representatives can meet together is one of our key concerns if the long-term future of the renewal and regeneration process is to succeed.

A presence on the estate

We also consider that V2C needs to set up a small estate base for staff to operate from and which can start the process of further service provision being delivered from the estate. Being seen and being accessible to tenants and residents, as well as other providers being able to meet residents and extend their services, as well as meeting other providers etc. would form a crucial component of the longterm development jigsaw.

As the renewal process begins, this base would also provide a meeting and information point for designers, architects, contractors and the management team as well as the residents.

Small scale locality-based renewal

We believe that the renewal of Wildmill is a highly complex process – it is not an estate that is amenable to one overall plan at the start and we do not think that an overall 'redesign' would be acceptable to the current occupiers, in particular to the scattered owners, who might disinvest if faced with a massive set of clearances or renewals.

We are convinced that the model has to be one of gradual renewal with an intricate relationship to, and a perpetual involvement of tenants and residents. This will allow for designs and layouts to be localised and for the implementation of the process of renewal to be interactive and responsive to people's different needs.

It may be for example, that some of the projects we have suggested will need to be reconsidered, an example might be the re-use and design of the flat blocks. Maybe there will still be problems with some blocks and maybe they will need to be removed, but we do not think a prescriptive approach is sensible or warranted at this stage.

a sustainable community

In particular we are clear that encouraging this sort of involvement by residents will create greater 'buy-in' than a broad-brush approach. Residents will want to see the type, design and cost of new development before they are convinced it would work for them. They will need to be convinced for example that investment in 'up-front' costs of sustainable and low energy in their homes will be worthwhile in the longer-term. Tenants will want to know that any potential decanting will be done sensitively and will result in a better level of accommodation.

Above all everyone will want to see that V2C can handle such a large and complex process and the best way to prove that is through a gradual development process.

Tenants want partial ownership

The process of 'ownership' in renewal contains more than financial ownership. 'Ownership' pertains to the whole process of community involvement and engagement. However we were struck in our consultations by the numbers of tenants who agreed that opportunities for partial purchase should be developed by V2C.

This means that tenants will begin to have a more vested interest in the outcome of the whole exercise, and are more likely to see themselves and their children as committed to the longterm future of the estate.

Existing Community Projects

Community development issues must have some recognition to the proposals for the community conference centre that we believe have been, or are in the process of being developed for Wildmill.

Young people

We know that V2C has encouraged and supported Youthworks on the Wildmill estate and we are clear from our consultations that everyone has experienced the benefit of their work.

If the next stages of renewal are to succeed we believe that a massive

impetus should be given to the development of the Youth Park/ Community Park project. This would create 'buy-in' by young people, and would also tend to mean less problems on the estate as contracts are let and works commence.

It could also create opportunities for early stage training and skills building in preparation for the labour that will be required in the future contracts on the estate. Skilling and engagement of young people would create a further and important investment in a sustainable future for Wildmill.

Therefore we recommend that:

- V2C encourage and support the development of a single partnership body for the estate.
- The estate housing team are located at least part of the time in a new estate base to begin to build visible services and partnerships with other providers.
- That the major works to the estate are taken down into small-scale neighbourhood projects and that these work with small groups of affected residents.
- That projects are seen to demonstrate options for new design that can be adapted and changed for other small scale areas.
- V2C examine options for partial purchase for tenants who want to own a stake in the estate's future.
- The Community Park project is given fast support and that this project is used to begin a skilling and job-readiness programme to encourage young people into investing and benefiting from the future development of their community

an economically active community

To ensure that the people living in Wildmill are given the chance to look forward to a positive future in terms of both social and economic development, structures must be put in place now that will enable the community to tackle the widening gap between available skills and jobs on offer. Many communities are now taking a 'bottom-up' approach towards capacity building at local levels, giving people both the basic skills and the confidence to develop their own positive futures.

This proposal outlines the current opportunity to utilise existing building stock on the Wildmill estate and convert it into a range of community facilities that will dovetail together to provide multi-site community services including the provision of supported housing for homeless young people, single persons accommodation, education and childcare facilities and a social centre providing information, support and integration opportunities for everyone living on the Wildmill estate.

It is proposed that community services on Wildmill are housed in one of the existing blocks of flats in Tir Y Felin; this could also provide a base for the community police, a caretaker/warden and Youth Works together with other support groups, thus creating a community hub where it is most needed.

Links to local enterprise agencies could provide advice on social and privately run businesses.

This complex will provide an excellent spring board from which current community development work can be rolled out to be more inclusive and wider ranging.

The ability to also offer supported housing on the same site would then provide direct access to affordable accommodation, personal support and access to training and employment for some of the most vulnerable people on this estate, ensuring that an entirely holistic approach is maintained for the whole community.

Wildmill Community Hub will perfectly compliment the primary aims of V2C to develop sustainable communities within the estates that they manage and also give the community a very clear message of positive change.

6.0 making Wildmill a more sustainable community

towards a sustainable estate

The sustainability guidelines outlined in the Strategic Recommendations Report are to be applied to Wildmill. In addition to these the following recommendations outline how specific local factors can help to make Wildmill a more self-sufficient community.

Thinking Local

This is the ideal opportunity to make Wildmill less dependent on external energy, less wasteful and more self sufficient.

V2C will have long term stewardship of this estate and over this period we are likely to see enormous changes in the way we obtain and use energy. Acting now will provide significant benefits to V2C and its clients in the future.

A possible approach, like on Marlas will be for V2C to connect groups of buildings to a single central turbine which generates energy from the wind. This could have an iconic visual presence and be lit at night as well as an environmental purpose. Further feasibility work would need to be done to assess the true potential.

Transportation

Wildmill has the opportunity to reduce emissions from transport due to having regular bus service and access to the town centre.

V2C should therefore forge links Wildmill with South East Wales

Transport Alliance (SEWTA) to develop ways of improving rail and bus services from Wildmill. V2C should also work with partners to assist the community to develop a community car share scheme which could be operated and managed from the new Community Hub.

Habitats

The estate renewal programme will need to build in opportunities for enhancing habitats and biodiversity. The main focus of this should be along the river edge although secondary opportunities to create amenity space may arise through neighbourhood remodelling.

Working with Owners

A considerable amount of buildings on Wildmill are privately owned. Where properties are to be retained V2C, with its Partners, must explore ways in which it can enable private owners to make their buildings more energy efficient. V2C could provide information to residents on what grants are available to owners for domestic energy production.

Recycling

Recycling arrangements need to be co-ordinated with Bridgend County Borough Council. However, in addition to the current services offered, V2C could promote additional recycling facilities on the estate, probably based at the Community Hub.

These facilities could include collection of:

- household items
- clothes and shoes
- glass, plastics and paper

As a result of the Wildmill Market Garden Project, V2C have the opportunity to enable the community to grow food and sell it locally, both to residents and the school. An element of this could include a community composting scheme, where people could exchange compostable material for compost.

The sale of fresh produce and re-usable clothing and furniture could also form the basis of some sort of community shop, again operated from the Community Hub.



Sculptural wind generation



Community recycling points



7.0 delivering change

Delivering renewal on Wildmill

Strategic recommendations regarding the broader delivery matters are to be found in the Strategic Recommendations Report. This document outlines the overarching proposals for how V2C can lead and manage the renewal of each estate that our team has been focussed upon.

However, there are some estate specific proposals which are relevant and these are outlined in this section.

Build Partnerships

Whilst building partnerships at the strategic level is going to be essential there are several partnerships that can be developed at the local level.

The continued support of the existing tenants and residents association will be critical as V2C begin to explore the scope for dramatically altering Wildmill.

Building Consensus

This is crucial to the long term viability of the Estate Renewal Programme. As raised in the Strategic Recommendations Report, the local community do not believe that V2C are capable of delivering the level of change that we think is necessary.

Consultation highlighted a general support for the initiatives that we have developed this far. Therefore it is essential that V2C and their

Partners work with the community to build their trust and support.

One way of doing this is to develop projects on a small scale with considerable involvement from the people that will benefit from them.

Piloting Projects on a Small Scale

The best way of building consensus is by showing the community that renewal is real and achievable. Building projects from a small scale will also be part of a phased approach to the regeneration of Wildmill.

The SRR outlines the need for a Strategic Management Plan to guide the renewal of Wildmill and the other estates. For Wildmill this must include **developing projects at a small scale**, which explains the selection of projects outlined in this document.

Visiting Exemplar Schemes

V2C should arrange for residents benefitting from projects, V2C staff and Partners to go and **see similar schemes in other parts of the UK** and speak to those residents and professionals who have been through the process. V2C do not always have to come up with answers, the community should be able to do that as well. What is important is that V2C show leadership and this is a good way of demonstrating that. This could be organised as an extension to the Community Planning Days.

Showcasing Regeneration

Once the initial suite of projects have been satisfactorily completed they should be formally opened and showcased to the rest of the community. At these events V2C needs to make clear where this is happening next and that people will have a hand in the final design.

Dealing with Owner Occupiers

It is absolutely essential that V2C develop a methodology and financial framework for working with people who own their homes. Not succeeding with this is probably the most significant risk to many of the projects outlined above. (This is expanded upon below).

Owner occupiers have bought into Wildmill and therefore all have an interest in the success of this programme.

However, many of them are on very low incomes and may not be in a position to contribute financially to the improvements that we think are necessary.

Recommendations for how V2C can manage the issue of ownership on the estates subject to renewal are explained in the Strategic Conclusions Report.

Therefore, V2C with the help of their Partners, will need to come up with an equitable system for allowing people to participate in the renewal programme.

Risk Evaluation & Process

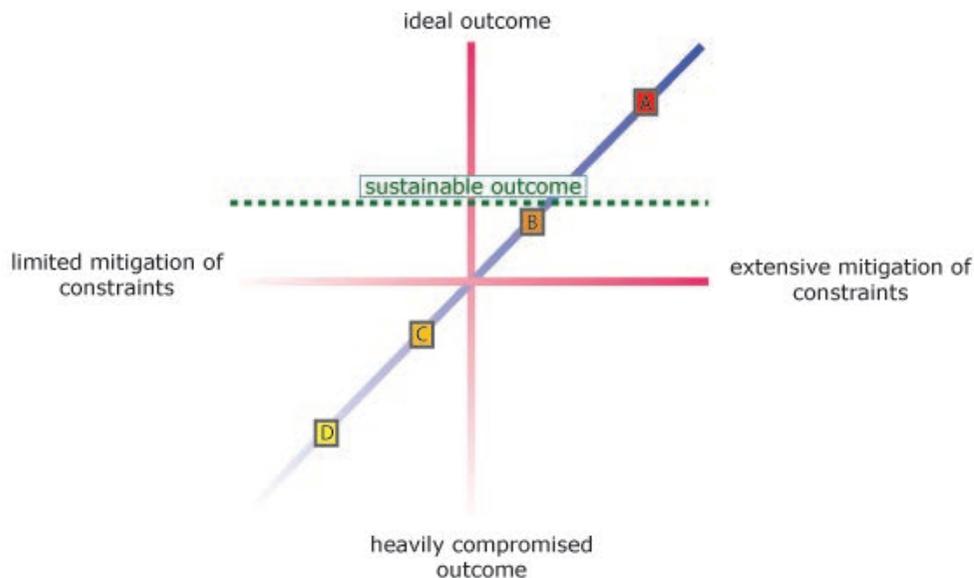
The Impact of Not Challenging Existing Views

Delivering sustainable renewal will be more complicated on Wildmill than any of the other pilot estates.

The Regeneration Approach (p.13) outlines the factors that successful implementation must overcome.

The extent to which these factors can be overcome will have a direct relationship with the success of the project, as the diagram below illustrates. The more that V2C can break down the complicated issues inhibiting delivery of renewal on Wildmill, the more sustainable it will be.

- A** WIDESPREAD SUSTAINABLE RENEWAL
 - Renewal delivered throughout estate
 - Attractive package to owners
 - Multiple owners involved
 - Clear and well managed process
- B** SUCCESSFUL PILOT SCHEME
 - Enough owners on board to deliver change in numerous areas
 - Improved properties in other areas
- C** UNSUCCESSFUL PILOT BUT BROAD IMPROVEMENTS
 - Insufficient owners sign up to remodel, but
 - Improvements to V2C and other properties are consistent
- D** UNSUCCESSFUL PILOT & LIMITED DELIVERY OF IMPROVEMENTS
 - Only V2C properties are improved

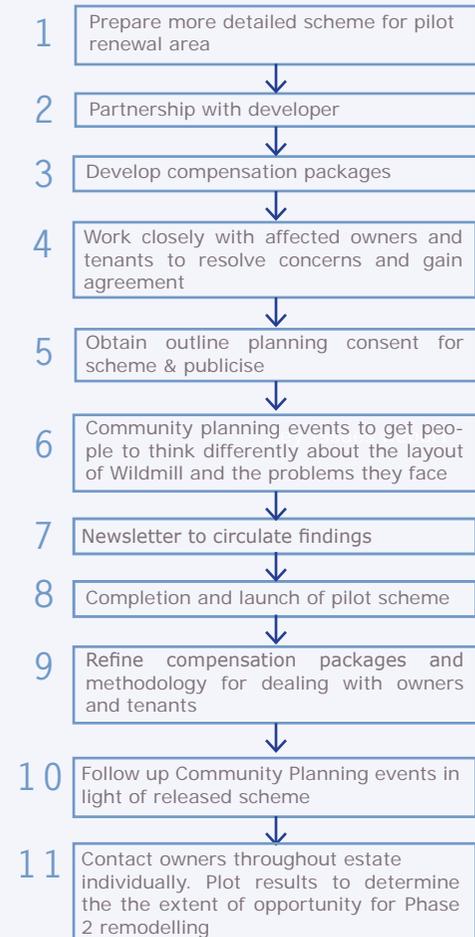


Mitigating the Factors Inhibiting Renewal

The process for renewing Wildmill will be based on a rolling process, rather than a single 'plan' which has been the case with Marlas, Tudor and Caerau. We recommend that the flow chart to the right should be the starting point for how this process should be managed.

The successful and sustainable renewal of Wildmill will depend upon the way that V2C and their Partners work with the residents and owner occupiers in particular. V2C should consider:

- challenging residents to think more about the problems on the estate and potential solutions
- present owners with a comprehensive package that could include:
 - total buy out value
 - disturbance compensation
 - home swap for new or improved properties on Wildmill
 - partial buy-back and re-housing
- A Charter setting out how V2C will deal with people (e.g., no double decanting)



Delivering change: a phased approach

Phasing is crucial to the success of renewal on Wildmill. Demonstrating progress early on is important but using early phases to develop consensus required to make latter stages work is essential.

Phase 1: Demonstrating Commitment to Renewal

This initial stage should include most of the improvements outlined in this report. Therefore the following projects should be implemented as a matter of priority:

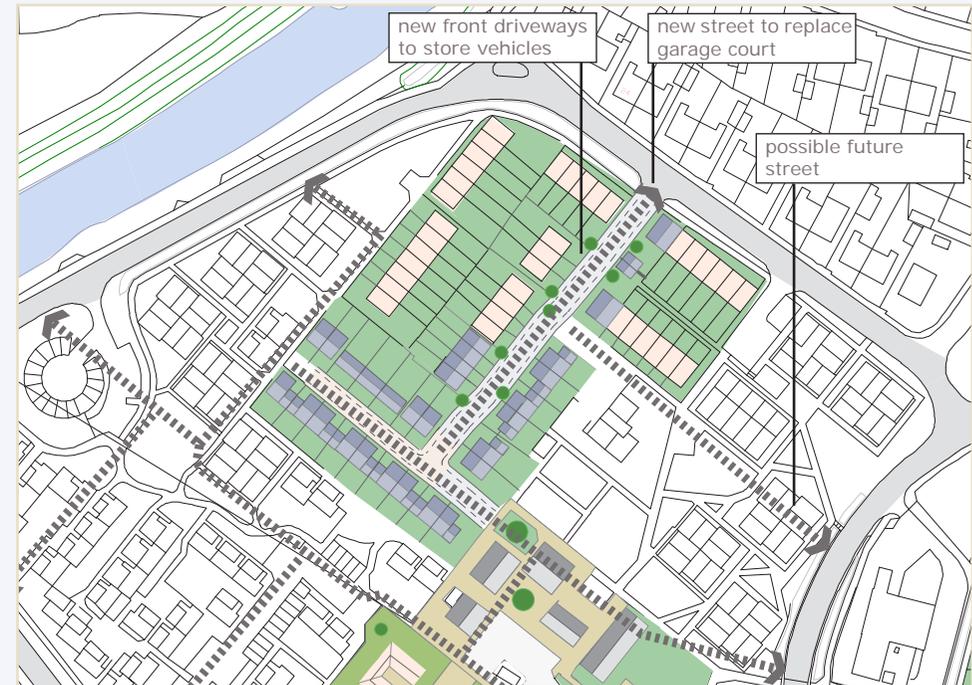
- Improving the flats at Tremgarth
- Improving the Community Park
- Creating Assisted Housing near the shops
- Improving the shops

Further to these, *one of the first actions for V2C is to determine whether the high voltage electricity cable, which traverses the estate, can be replaced with an underground alternative.*

Probably the most significant project within Phase 1 will be the first of the **Demonstrating Change Pilot Projects**. This should be commenced at Tairfeilin. The reason for this is that around thirty houses can be developed in replacement for thirteen existing houses (two of which are privately owned).

In addition to new development in this area, improvements can be made to the existing houses. This will be required to replace the car parking lost as a result of the demolition of garages.

The purpose of starting, in what is one of the most stable parts of the estate, is the level of opportunity it offers to build dwellings. These dwellings can then be used to house some of the residents from the second phase of the estate remodelling, thus making subsequent phases easier to deliver. This complicated game of 'draughts' will need to be played out throughout the estate to deliver the level of change that we feel is necessary.



Delivering change: a phased approach

Phase 2: Rolling out Renewal

As soon as the funding for the development in Phase 1 is approved, the preliminary actions Phase 2 should commence at Maes y Felin with reference to the guidance set out on p.36. At this stage V2C will be able to give clarity to the eight private owners and other residents in Maes y Felin about what will happen to them. The process for communicating with residents and owners should be carefully thought out and reviewed upon the completion of Phases 1 and 2.

These proposals include the development of new homes and replacement flats. Both phases 1 and 2 should seek to create a mixture of homes for rent, sale and shared ownership. The precise mixture should not be discernable from the quality of development. The partial redevelopment of Maes y Felin should include new homes and flats as well as improvements to surrounding properties that are not likely to be part of future phases of renewal.

V2C will need to use the experiences, success and expectation of these initial pilot schemes to generate the appetite for further renewal and highlight the likely sacrifices that will be required on the part of residents for this to happen.



Funding renewal

This document sets out the 'roadmap' to renewal. The Strategic Recommendations Report (SRR) (November 2006) and the initial Scoping Report (July 2005) both outline the possibilities for funding the projects explained here and will not be repeated in this document.

The Community Hub project is a key project and the SRR outlines the scope of funding possibilities and the opportunities for matching funding to BAVO development workers and youth workers.

Likely funding opportunities for the Community Hub and projects that may operate within it are outlined in Appendix 1.

V2C will need to assemble a financial package that will make it realistic and attractive for residents to move from their existing homes and for V2C and their Partners to build new dwellings in replacement. Funding opportunities may come through the Transitional Funding arrangements for infrastructure for community regeneration, from BCBC or from the Welsh Assembly Government. This is a significant part of the renewal proposals for Wildmill and will therefore become a key component of the Business Plan and Estate Development and Renewal Framework.



8.0

next steps

Next Steps

V2C have a significant responsibility and must develop the structures, mechanisms and skills necessary for this level of regeneration to succeed.

Action Planning

One of the ways of structuring the delivery of projects will be to develop an Action Plan. This should include information relative to the delivery of each type of project, like:

- outline costs
- funding opportunities
- links with other projects
- links with ongoing initiatives
- project champion / delivery responsibility
- timescales
- themes addressed (see page 12), and
- partner agencies

This Action Plan should be developed as the structures become established to deliver these recommendations.

Funding Opportunities

The Action Planning process and the organisational arrangements outlined in the Strategic Recommendations Report will provide the opportunity to explore resource procurement more fully. At the initial Scoping Report stage we outlined a range of different funding streams. V2C and their Partners must attribute mainstream budgets and additional funding opportunities to the Renewal Framework and programme of projects that we have recommended. This is a key stage and must be informed by the Estate Development and Renewal Framework which is basically the business plan for the estate.

Next Steps

Preparing the Action Plan of projects based upon commitments of Renewal Board Partners in the form of the **Estate Development and Renewal Framework** for Wildmill is a key task.

In addition to this, establishing success and confidence through the implementation of pilot projects is crucial to the future of this renewal process. This is especially the case in Wildmill where long term plans depend upon the successful completion of the short term projects.

At the end of this programme we are confident that the overarching strategy and the suite of projects that we, as a group, have developed will make Wildmill into a popular and sustainable place to live.

Acknowledgements

We would like to thank the following people for their help, patience and involvement during this commission. Without the knowledge and understanding contributed by these people this commission and the ultimate product would not have been as rewarding. We would also like to thank anyone not represented on this list (there are numerous) who gave their time and effort for during the consultation events on Wildmill.

Staff of V2C in particular Nigel Draper, Elin Jones, Elizabeth Wilington, Clive Thomas, Julie Rees, Paul Sawtell, Matthew Davies, Chris Hodson, Paul Thomas, Sue King, Claire Thomas, Andrew Alsept, Darryl Rees, Christian Hodgson.

EIP Steering Group members including:

Louise Fradd, Lisa Phillips, Sue Rhodes, Angela Roberts, Ken Harries, Angela Bennett, John Davies, PC Gwyn Batten, DC Andy Lawless, Emma Davies, Geoffrey Cheason and Katherine Hughes, Reg Denley, TJ de Kretzer, Janice Cowan, Jan Tweedily

BCBC Councillors:

Jeff Tildesley, Richard Granville, Peter Foley, Beverley Quennell, Ken Hunt, Steve Smith, Keith Rowlands

appendix 1: outline proposal for a multi-site community facility

OUTLINE PROPOSAL FOR A MULTI-SITE COMMUNITY FACILITY

To ensure that the people living in Wildmill in Bridgend are given the chance to look forward to a positive future in terms of both social and economic development, structures must be put in place now that will enable the community to tackle the widening gap between available skills and jobs on offer. Many communities are now taking a 'bottom-up' approach towards capacity building at local levels, giving people both the basic skills and the confidence to develop their own positive futures.

The key to success is an holistic approach; support must be presented in tandem with solid social support mechanisms, such as benefits advice, debt counselling, health and housing advice, etc. Support must also be delivered across the board in a non-discriminatory way, embracing even the most vulnerable people.

This proposal outlines the current opportunity to utilise existing building stock on the Wildmill estate and convert it into a range of community facilities that will dovetail together to provide multi-site community services including the provision of managed housing for homeless young people, single persons accommodation, education and childcare facilities and a social centre providing, information, support and intergration opportunities for everyone living on the Wildmill estate.

Primary Strategy for Community Development in Wildmill

At present there are only limited community facilities on the Wildmill estate. The Wildmill TRA has a base in one of the local houses, however they have a poor profile among younger groups who hold the perception that the TRA are 'against kids'.

There is currently a heavy reliance on both Youth Works and the local Police to control the younger generation on the estate; however although local reports state that they are doing a good job, they do not have a permanent presence, which is hampering further progress.

The first element of this proposal is that community services on Wildmill are housed in one of the existing blocks of flats in the Tir Y Felin area of the estate. This development could also provide a base for the community police, together with a caretaker/warden. Direct training and development initiatives could be run here and current research indicates that other organisations would also be willing to commit to involvement on the estate, using this site as their base.

A range of community services are likely to include:

- Office for the V2C Housing Officers
- Office for local community police
- Drug and Alcohol advice
- Sexual Health and Family Planning advice
- Links to Primary Health Care providers
- Debt counselling services
- Parenting and childcare advisory services
- Basic Skills training (e.g. computer skills, basic literacy and numeracy)
- Sessional services such as Action Team for Jobs, Benefits advice, etc.

Some of these services will pay a nominal rent for use of an office at the centre.

It is also anticipated that training provision can be linked to a local Learn Direct provider, which is also likely to generate a regular income for the centre.

It is possible that links to local enterprise agencies can be made through the pan-Wales service Business Eye, to provide advice on social and privately run businesses (possibly through a local clinic or awareness sessions that could be run at the centre).

The second element of this proposal is aimed at addressing the current problem of housing young homeless people in Bridgend. V2C already have a commitment to house a significant proportion of homeless people in the County Borough, and have already acknowledged that there is a growing problem among the 16 – 25 year age group. This currently causes a problem because these young people often have a complex range of issues, which means that independent accommodation that offers very little in the way of social support is not always appropriate and in fact can be highly counter productive.

Many of these youngsters are escaping from abusive environments; they can be drug and/or alcohol dependent; some will be ex-offenders and most will have no family infrastructure to offer support or guidance while they adjust

to independent living. At present these highly vulnerable and often difficult to manage individuals are simply given accommodation and left to their own devices – consequently many default on rent, fall back into anti-social behaviour and are eventually evicted, finding themselves back on the streets or returned to the penal system.

The creation of a Foyer on Wildmill could provide secure and managed accommodation for homeless young people in Bridgend. It would give them time to adjust to independent living, while gaining appropriate support and training that will better prepare them for full independent living as responsible adults and help them to gain the skills that are essential if they are to make a positive contribution to the society in which they live.

Foyers are locally based centres that provide affordable accommodation, personal support and access to training and employment. The young residents sign up to a contract agreeing that they will commit to formal training and personal development programmes in return for a place of up to one year at the Foyer.

Some Foyers have been developed as purpose built complexes and some are in refurbished premises. In this case, one of the blocks of flat at Tir Y Felin could be converted into 8 self-contained accommodation units, which would be linked to the community facility in the neighbouring block providing management, learning and other support services on one site. The current design of the blocks would allow for office, meeting/common room and warden accommodation on the ground floor (currently four bed-sits), which the eight flats on the upper 2 floors would provide the Foyer accommodation.

The links to the community facility are considered an important part of the integration process, for both the residents of the Foyer and the local community. Emersion into a wider community is a vital benefit of Foyer and helps the young people to develop a sense of place. Many former Foyer residents stay in the locality and become integrated into the local community; while living at the Foyer they can also make a positive contribution to the development of local young people and often work with local youth groups helping others to tackle social issues.

It is therefore proposed that a multi-site community facility be developed on the Wildmill estate that will give people access to:

- A central location that provides a range of direct advice and support on social, housing and health issues
- Sustainable skills training and capacity building

- Managed self-contained accommodation for homeless young people between the ages of 16 & 25 years
- Employment and business advice (direct and indirect)

It will also: -

- Address the wide ranging issue of social inclusion
- Encourage a learning culture
- Help encourage enterprise and self-improvement within the community
- Creation of a safer social environment by engaging the whole community
- Create an excellent stepping stone from homelessness to fully independent living

Mission

‘Creating a safe and non-discriminating environment in which local people will want to socialise, learn and develop their potential, both for themselves and for the good of the community within which they live.’

Specific Aims

This development will provide an excellent spring board from which current community development work can be rolled out to be more inclusive and wider ranging.

Wildmill Community Centre will perfectly compliment the primary aims of V2C to develop sustainable communities within the estates that they manage.

It will offer opportunities for the people of Wildmill and its neighbouring communities to gain access to:

- Safe, managed accommodation that will provide the first steps towards integrated and independent living
- Sustainable skills training and capacity building
- Employment opportunities (direct and indirect)
- Creation of a safer social environment by engaging the community
- Health & wellbeing initiatives in the heart of the community
- Childcare and youth facilities

It will also: -

- Address the wide ranging issue of social inclusion
- Encourage a learning culture
- Help encourage enterprise within the community
- Provide a central base that will become the vibrant hub of the community of Wildmill.

Considerations

- This project would give the community a very clear message of positive change.
- The facility will need to appeal to a wide cross-section of the community and will need to embrace all ages
- A new Community facility could provide parents with a venue once they have dropped children at school – could be used as an educational resource, a meeting place and/or an information centre.
- Computer facilities are essential – laptops and a portable server are a good practical solution where space is at a premium. They are also more popular with younger people, although security can be an issue.
- Space is needed to run workshops and courses– this space should ideally seat up to twelve people at a time

- The community building should house a resource centre that could include satellite offices for service providers
- Current consultations have revealed that there is potential to have a permanent or semi-permanent police presence on the estate
- Provision should be made for the provision of a range of health initiatives, including Bridgend's Expert Patient Programme, Healthy Eating initiatives, sexual health and possibly even oral hygiene.
- Prior to March 2001, the priority needs categories for homelessness had been determined by the Housing Act 1996. In March 2001 the Welsh Assembly Government introduced a Priority Needs Order, which extended the statutory homeless categories to include the following groups of individuals:
 - 16 and 17 year olds;
 - care leavers;
 - prisoners on release from custody;
 - people leaving the armed services; and
 - people fleeing domestic violence.

Bridgend CBC is committed to supporting individuals within the community to meet their health, social care and well-being needs. This may include: supporting people with specific needs to become more independent at home and/or within the community; care and support for older people; care and support for children and their families; protecting vulnerable groups of people from abuse.

- The Foyer accommodation is not intended to be a long-term provision per individual; those moving out of foyer are likely to require on-going albeit remote support for some time.
- It is important that additional single person accommodation is also provided on Wildmill, and of a similar standard to Foyer in order to provide for those moving out of the Centre.
- Foyer accommodation is better provided at a basic, clean and safe level so as not to raise expectations of move-on accommodation above realistic levels
- Individual personal security for all tenants is crucial within foyer accommodation

Basic Physical Requirements for the site

Ideally this proposal will occupy at least two blocks of flats at Tir Y Felin, thus creating a small cluster of community activities, and also to aid management, policing and security.

V2C will set aside these properties for community use at a peppercorn rent. It is assumed at this stage that the Community group will fund all running costs for the building and will be responsible for basic maintenance (light bulbs, interior decoration, maintenance of fixtures and fittings). V2C will retain responsibility for external repairs. It is also anticipated that the V2C Housing Officers for Wildmill will have a base at the centre.

Over all, the site could incorporate: -

- Single person, managed accommodation (8 units max)
- Lettable business or retail units
- Meeting and consultation facilities
- Training rooms
- Reception and Offices
- Family support facilities (possibly including childcare)
- IT facilities
- Community Cafe

Minimum Spatial requirements

Community Facility

- 1 small meeting room (with hand wash facilities)
- IT room (min 6 computer stations)
- Large meeting/training room (seating 10 -12)
- Storage space

- 1 reception/office for staff
- 1 office for manager
- Office for V2C staff
- Office for sessional users (seating 2-3)
- 1 Kitchen
- Toilet facilities
- Space for buggies storage, while parents are in the building
- Local parking
- External play area

Foyer

- 8 accommodation units each incorporating bathroom, kitchen, lounge/dining area, bedroom – must be lockable dedicated entrance for each flat
- Common room/meeting room
- Office for manager and warden
- Sleeping accommodation for night staff (1)
- External door entry system

PROPOSED CORE PERSONNEL/STAFFING REQUIREMENTS

Post Title	Starting salary (Year 1 of project)	Full/Part time (Year 1 of project)	Overall responsibility within Glyncoch Community Centre	Expected salary level – Year 3* (Cost of living increase 3% annually)
*Manager Community Facility, including Foyer	£24,000	Full-time	Responsible for overall day-to-day management of centre operations including fund raising and public relations	£25,462
*Training Manager	£22,000	Full-time	To act as assistant to the Centre Manager	£23,340
* Tenant support worker/warden	£20,000	Full-time	To support the Manager and Assistant Manager – with specific responsibilities for foyer residents.	£21,218
Caretaker/cleaner	£16,000	Full-time	To perform daily cleaning and general maintenance duties and to support the warden (might be live in).	£16,974

Total minimum salary costs for Year 1 will be £82,000 plus 20% on costs where applicable.

Overall management responsibility will lie with a newly formed Board of Community Trustees, who will provide on-going support to the staff employed at the centre.

SOURCES OF CAPITAL & REVENUE FUNDING

Social Housing Grant

Welsh Assembly Government

Will pay capital costs for social housing provision through local HA and housing developers.

Applications are direct to WAG, from HA.

Supporting People Housing Grant

Supporting People : To reduce the level of homelessness and tenancy breakdown through the provision of accommodation related support.

It focuses on the delivery of supported housing and housing-related support services, enabling people to achieve their potential to live independently.

The Supporting People grants are now the only support funding available for supported housing and housing-related support from the Welsh Assembly Government.

Examples of the type of support funded through Supporting People are:

- Help in setting up and maintaining a home
- Help in establishing personal safety and security (including alarm systems)
- Emotional support, counselling and advice
- Supervision and monitoring of health and well-being
- Help in developing social skills and managing behaviour
- Assistance with money matters and benefit claims
- Resettlement support
- Advice, advocacy and liaison with statutory agencies
- Assistance for young care leavers, homeless people and those leaving institutions
- Helping people prepare for greater independence through training in basic life skills

These may be provided by:

- Wardens or sheltered housing officers
- Housing support workers
- Floating support workers
- Landlords

The Supporting People Grant (SPG) is administered by the Local Authority and is used to fund chargeable support services.

SPRG – Supporting People Revenue Grant

The Supporting People Revenue Grant (SPRG) is administered by the Welsh Assembly Government directly to Accredited Support Providers (ASPs), and is used to fund non-chargeable support services.

Multi Site Community Facility

Cymorth - the Children and Youth Support Fund

Cymorth Cymru
6G BALTIC HOUSE
MOUNT STEWART SQUARE
CARDIFF BAY
CARDIFF
CF10 5FH

Telephone
029 2049 1513

Unltd

Ty Alexandra House
Port Alexandra Gate

Ffordd Pengam
Cardiff
CF24 2SA
Tel:029 2089 4774
Email: info@unltd.org.uk

Voluntary/Community Sector Action Fund

BAVO
10 Park Street
Bridgend
CF31 4AX
Pat Lindsey
Tel: (+44) 01656 647255
E-mail: bavo@bavo.org.uk

Outline Business Plan May 2006

Aims to provide a network of targeted support for children and young people within a framework of universal provision, in order to improve the life chances of children and young people from disadvantaged families.

Cymorth is administered through local Children and Young People's Partnerships within each Local Authority. It has replaced the former programmes Sure Start, Children and Youth Partnership Fund, National Childcare Strategy, Youth Access Initiative and Play Grant.

The overall aim of Cymorth is to use partnership working and targeted investment in disadvantaged communities to impact positively on the indicators of well being for children and young people. Partnerships submit plans each October with minimum investments for each of the 0-3, 4-10 and 11-25 age groups, and across seven themes:

1. Family support
2. Health improvement
3. Play, leisure and enrichment
4. Empowerment, participation and active citizenship
5. Community development
6. Training, mentoring and information
7. Building childcare provision.

Cash awards of between £500 - £5,000 (usually around £2,000) plus advice, training and mentoring.

Aimed at individuals or informal groups of people who want to set up new projects in their spare time. The funds help with running the project.

NB A formal group is not eligible, i.e. one that has previously developed a set of rules and has been working in the past.

Responsible for two grant schemes for community projects in the Borough of Bridgend. The larger grant scheme is the Community Grant Scheme; the small grant scheme makes available small grants for groups such as mother and toddlers in need of play equipment and other similar requests.

BAVO also have information on additional funding sources for Community initiatives

Multi Site Community Facility

**Coalfields Social Enterprise
Development Scheme**

C/O Mandy Everson
Community Enterprise Wales
Innovation Centre
Victoria Business Park
Festival Drive
Ebbw Vale
NP23 8XA

Tel 01495 356734

**Big Lottery
People & Places**

Big Lottery Fund
Floor 6
No 1 Kingsway
Cardiff
CF10 3JN

Tel: 20 2067 8200

Email:
peopleandplaces@biglotteryfund.org.uk

**Communities Facilities and activities
programme**

Welsh Assembly Government
Richard Fowler
Tel: (029) 2082 6557
Fax: (029) 2082 5045
E-mail: cfaphelp@wales.gsi.gov.uk

Outline Business Plan May 2006

Will consider applications for capital (50%) and revenue costs.

Fund established to encourage regeneration through the growth of the social economy.

NB This is Objective 1 money and cannot be used to match other Objective 1 funding

People and Places aims to bring people together to make their communities stronger and to improve their rural and urban environments. This programme will support people working together to make their communities better places to live. It will support local and regional projects and projects that work throughout Wales. People and Places can fund projects that achieve one or more of the following programme outcomes:

- revitalised communities
- improved community relations
- enhanced local environments and community amenities.

This programme will be open to the community, voluntary and public sector. Money will be available for capital and revenue projects and can be used for the development of communities or communities of interest in Wales.

Will fund any proposals that support the involvement of local people in community activity that contribute to the regeneration of an area. Applicants are encouraged to submit proposals that are compatible with the Communities First Community Vision framework. Grants may be awarded for a single capital project or to support costs over up to three years. The largest grants are normally £100,000 in any one financial year Most applications are much smaller than this.

The Active Communities Initiative

Welsh Assembly Government
**Communities Directorate
(Voluntary Sector Unit) Louise
Hicks**
Tel: (029) 2082 3940

The aim of the Active Communities initiative is "to rebuild a sense of community throughout Wales. The Welsh Assembly Government wishes to support all Wales projects that raise the profile of and stimulate more volunteering and community involvement.

The Frank Buttle Trust,
PO Box 7
Rhayader
LD6 5WB

The aim of the Trust's Child Support Scheme is to meet the needs of children and young people in significant need. The grants are intended to make a positive contribution to their lives when their safety, health or development are at risk. The grants provide necessities such as clothes, beds, bedding and essential items of furniture and household equipment, and, on occasion, the Trust funds short-term therapy costs.

Tel: 01597 870 060
wales@buttletrust.org

However, grants can be requested for a wide range of purposes, provided that the item (or service) to be funded is critical to the well-being of the child. Items that are merely desirable - rather than essential – will not be eligible for support.

EXIT STRATEGY

Should the project fail at this stage V2C will take the property back into general housing stock to be re-let as residential units.