

# Neighbourhood Regeneration

## Annual Report 2017/18





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# Introduction

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- 1.1** This Annual Report summarises some of the main projects and programmes delivered by the Neighbourhood Regeneration Team in 2017/18.
- 1.2** The Neighbourhood Regeneration Team forms part of the Housing & Communities Division of the People & Communities Directorate and is based at Willcox House. It has 16 members of staff, who bring together a range of regeneration, housing, project management and design skills. A capital programme of over £10 million in 2017/18 allowed a wide variety of schemes to be progressed, with external grants and developer contributions supplementing Council capital allocations.
- 1.3** Key objectives for the Team are :
- Providing and improving community facilities and amenities;
  - Revitalising housing estates by investing in better and safer living environments;
  - Implementing neighbourhood renewal and local regeneration schemes
- These are aligned with strategic priorities for the city, as set out in Cardiff's Well-Being Plan and the Council's Corporate Plan.
- 1.4** Community engagement forms a central part of our project delivery, to ensure that improvement schemes meet the needs and aspirations of end-users. Consultation techniques are tailored to the needs of individual projects and include drop-in exhibitions, door-step surveys and stakeholder groups. Generally, projects are well received, with overall customer satisfaction in 2017/18 at 91%.





# Estate Regeneration

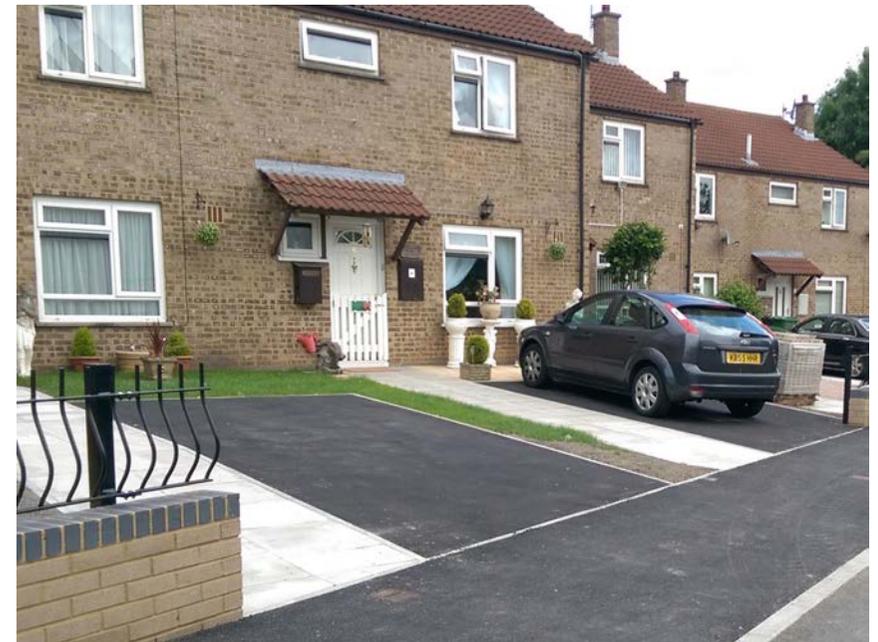
**2.1** Estate regeneration schemes aim to rejuvenate environmental conditions on priority estates. Scheme proposals are prepared in consultation with tenants and residents to enhance the quality, accessibility and safety of their living environment.

**2.2 Trowbridge Mawr :**

The final phase of estate improvements at Trowbridge Mawr was completed this year, with defensible space, parking, courtyard and landscape improvements transforming the neighbourhood.

**2.3 Hodges Square :**

A package of public realm improvements was implemented, including footpath renewal, better lighting, a new play area, and improved parking. Previous phases of this scheme improved the external fabric of the maisonettes and renewed courtyards and drying areas.





## 2.4 Belmont Walk/ Alice Street :

Following consultation on an overall regeneration plan for the estate, a start has been made on phase 1 courtyard improvements.

## 2.5 Anderson Place/ Galston Street :

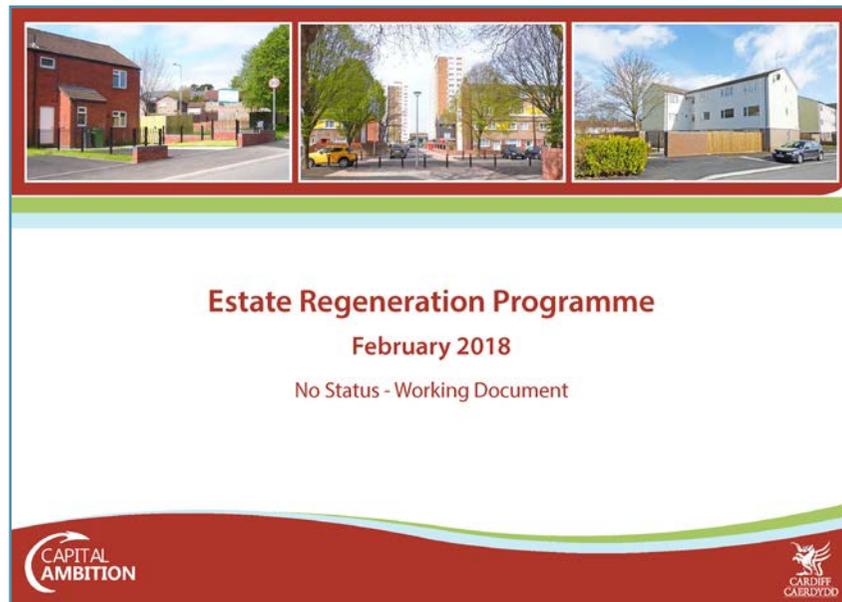
Scheme designs have been finalised following a 2-stage consultation inviting resident views on issues and on draft proposals.

## 2.6 Local Projects :

To complement estate-wide schemes, smaller-scale projects are undertaken to address more localised issues. For example, the environment around Ael y Bryn store in Llanedeyrn was upgraded to improve access and amenity for customers.

## 2.7 Estate Regeneration Programme :

Conditions on housing estates across the city were reviewed and prioritised to form the basis of a new 3-year regeneration programme targeting areas of greatest need. Future priorities include estates in Llanedeyrn, Trowbridge, Ely, Llanrumney and Pentrebane.





# Community Shopping Centres 3

## 3.1 Maelfa Redevelopment :

Phase 1 of the Maelfa development scheme has progressed at a pace, with the construction of a mixed-use block comprising 9 ground-floor retail units and 38 residential apartments. Works to refurbish the adjoining Maelfa high-rise block have commenced, and 57 dwellings have been built by a private house-builder on adjacent land.

## 3.2 Clare Road District Centre :

A phased 3-year programme of investment has seen 21 shop units refurbished to a high standard, contributing to the revitalisation of this important community shopping centre.



**Clare Road Shops - Regeneration Project**

The Grange Road District Centre is characterised by a mix of independent traders offering a range of shopping and professional services, together with a small range of national multiple stores. The poor condition of commercial frontages has contributed to the run-down feel of the Centre.

To restore the vitality of the Centre, a commercial improvement project aims to:

- make businesses more attractive and accessible to customers.
- strengthen business activity and enhance the physical appearance of the centre.
- retain and create local employment.
- protect and sustain local shops and services which local residents are dependent on.

Improvements to commercial premises include:

- new shop fronts, signs and fascias; and
- new shutters and rainwater goods.

To date 12 properties have been completed and a further 8 are currently being improved.

This project, combined with the environmental regeneration work which took place, will enable the District Centre to develop and thrive as a shopping destination for the businesses and residents.

The project has been jointly funded by Welsh Government's Vibrant & Viable Places programme, Cardiff Council's community shopping centres programme, and private contributions from business owners.

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# Community Hubs

**4.1** A network of 11 Community Hubs has been established in priority neighbourhoods across the city, providing modern, high quality facilities and delivering joined-up customer services. Two new hubs were completed in 2017/18.

**4.2 Llanedeyrn Hub @ The Powerhouse :**

A 600m2 extension was constructed to The Powerhouse, accommodating library, advice and information services and a café on the ground-floor and offices for South Wales Police on the first-floor.



**POWERHOUSE HUB** Official Launch & Community Fun Day

Monday 6<sup>th</sup> November 2017 From 2 - 5pm  
Powerhouse Hub, Round Wood, Llanedeyrn, Cardiff CF23 9PN

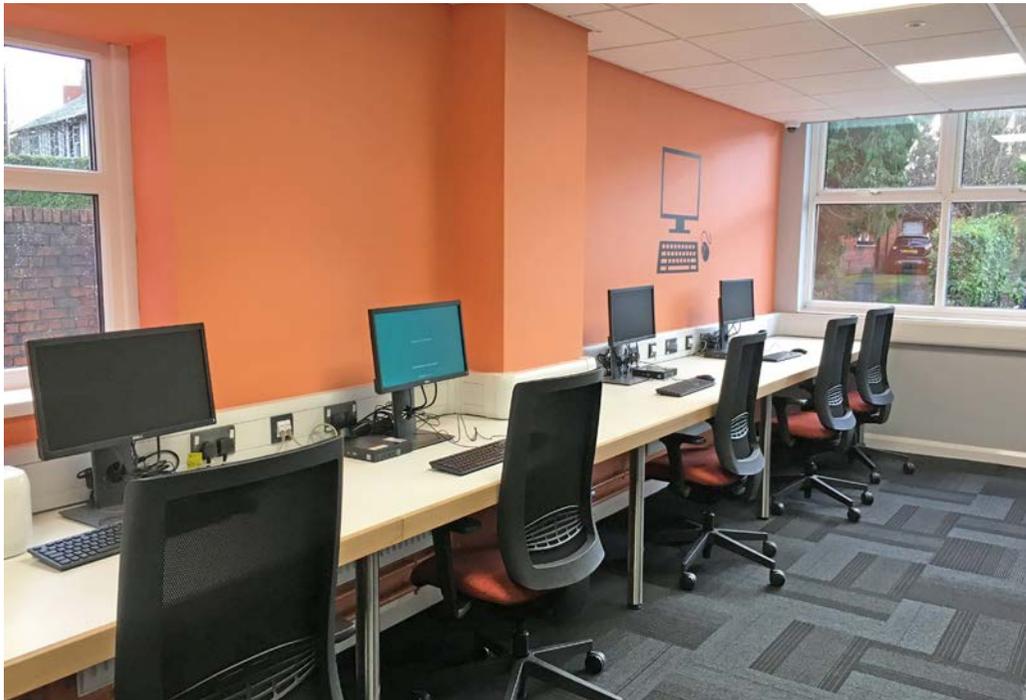
Free event, Fun for all the family & lots more on the day

- Animal corner sponsored by Ian Williams
- Food stalls
- Face painting, storytime
- Community Stalls
- Live music
- Winter wonderland & Christmas workshop
- Science made simple Bubble show

For further information, please contact:  
029 22330201 @Powerhousehub  
www.facebook.com/LlanedeyrnHubPowerhouse

CARDIFF CAERDYDD

We look forward to seeing you



## 4.3 Llanishen :

The ground-floor of Llanishen police station has been converted into a Council Hub, with a library, advice and interview rooms, a community room and IT suite. Partnership working with South Wales Police has demonstrated the benefits of joint use of public sector assets.

## 4.4 St Mellons :

A major 1400m<sup>2</sup> extension to St Mellons Hub is under construction, which will allow all community services to be brought together in an integrated facility. It will provide a large community hall, youth den, multi-purpose rooms, advice and information zones, community café, changing rooms and childcare facilities.





- 5.1** Investment in Day Centres catering for clients with high /complex needs was identified as a priority in the Day Opportunities Strategy.
- 5.2 Minehead Road :**  
Refurbishment work to this Centre has been completed, involving improvements to the building fabric and internal modernisation to meet contemporary care standards. A feedback survey has confirmed the appreciation of service users.
- 5.3 Grand Avenue :**  
A major refurbishment is under way at Grand Avenue Day Centre. The aim is to create a specialist dementia centre , with room layouts remodelled, lift provision to improve access, new amenities installed and internal detailing informed by dementia-friendly design principles.
- 5.4 Fairwater :**  
Improvements to the Day Centre on Plasmawr Road are at planning stage, with project implementation programmed for the autumn.

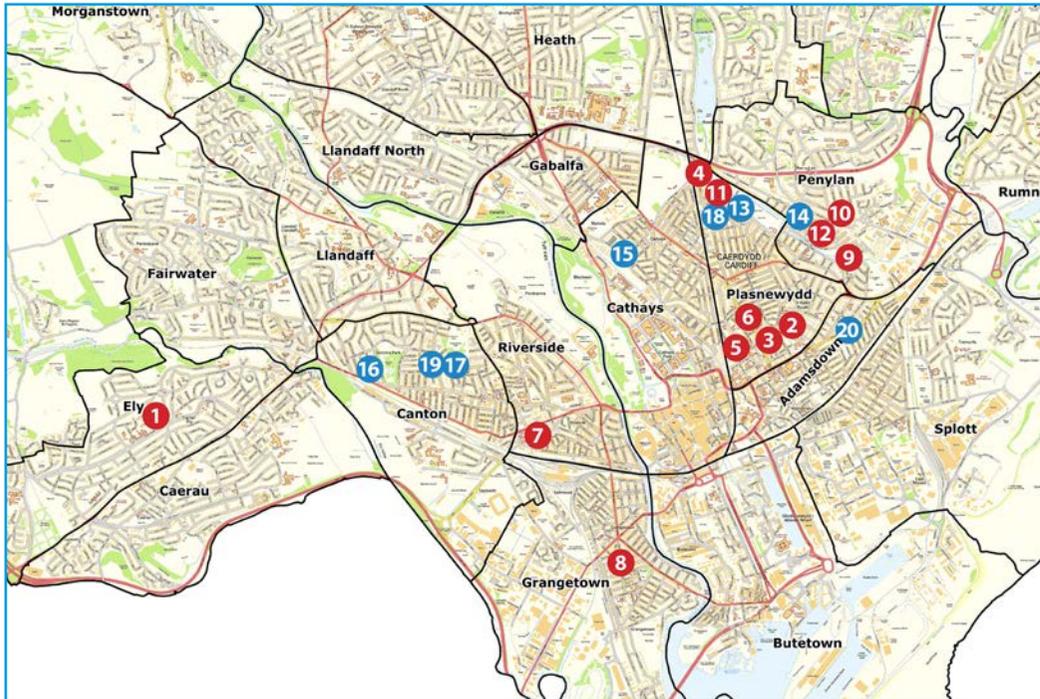




# Neighbourhood Renewal Schemes 6

- 6.1** Neighbourhood Renewal Schemes are based on ideas coming forward from local councillors as priorities for their communities. 4 projects were completed in 2017/18.
- 6.2 Heol Y Delyn Play Area :**  
This popular play area was extended and new equipment installed, based on priorities identified through local consultation.
- 6.3 Burnham Avenue Shops :**  
This local shopping parade in Lower Llanrumney has been upgraded, with improvements to shop frontages, public realm enhancements and a community mural.
- 6.4 Coed Y Gores Play Area :**  
A much-needed playground has been installed in an area deficient in play provision, providing a range of modern equipment for 6-12 year olds.
- 6.5 Eastern Leisure Centre :**  
A new 3G games facility has been provided to replace an out-dated hard-surfaced area, and will be managed by the Leisure Centre.





## Alley gating

Alley-gating is a simple, but effective community safety tool which helps tackle crime, anti-social behaviour and environmental issues associated with rear lanes. It involves the installation of lockable gates, with access restricted to authorised persons.

In 2008 Cardiff Council adopted a strategy for implementing Alley Gating Schemes. Since then, over 180 lanes have been gated, using over 440 sets of gates.

- Benefits of gating:**
- Reduction in Crime and Anti-Social Behaviour
  - Reduction in Environmental Crime -removing opportunities for fly-tipping, graffiti, etc
  - Self management: residents generally take responsibility for closing gates
  - Community Well-Being -contributing to the 'What Matters' outcome of people being safe and feeling safe in their homes and neighbourhoods.



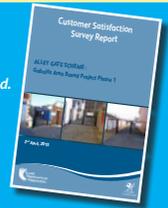
**Working in Partnership**  
Neighbourhood Regeneration work with relevant internal and external agencies to help ensure schemes are effective

**Community Engagement**  
Informal and legal consultations take place with elected members, residents and affected businesses prior to the implementation of an alley-gating scheme.

**Customer Satisfaction**  
Feedback surveys after gates have been installed show high levels of satisfaction. 91% of responding residents believe that the gates reduce crime and anti-social behaviour.

**Comments from residents on completed schemes:**

- "I feel more secure knowing that our back lane is now gated. Thank you"
- "Gates have virtually eliminated the Anti-Social behaviour and crime/drug use since being installed. An absolutely positive move in them being erected. I cannot see any drawback in them"
- "I hadn't originally agreed with the scheme – thinking the 'alley gates' look prison like. However, I definitely feel more secure without the passers-by and the potential for people littering and fly tipping"



- 7.1** A 2 year programme of alley-gating schemes was approved, following an assessment and prioritisation of the many requests for the provision of gates. Full consultation is undertaken with adjoining residents and Public Spaces Protection Orders are secured prior to installation of gates.
- 7.2** Feedback on alley-gating schemes has been very positive, with an average of 87% satisfaction on recent surveys, confirming their impact in providing enhanced security for residents.
- 7.3** On housing estates, a variety of improvements to gullies are undertaken to enhance security, improve access and to upgrade the environment.



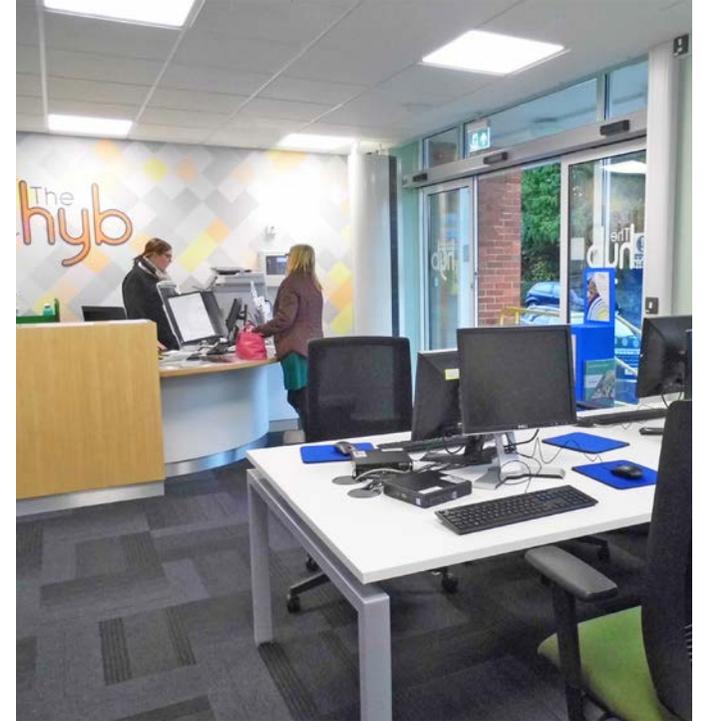
## Customer Satisfaction Survey Report

**ALLEY GATE SCHEME :  
Gabalfa Area Based Project**



Cardiff Neighbourhood Regeneration





- 8.1** Project delivery in 2017/18 has continued the momentum of regeneration in communities across the city, with many areas benefitting from improved facilities and better quality environment. Customer feedback surveys confirm a high level of satisfaction with project outcomes and the way schemes are delivered.
- 8.2** More detailed information on current schemes, and progress throughout the year, can be found at [www.cardiffneighbourhoodregeneration.co.uk](http://www.cardiffneighbourhoodregeneration.co.uk)



