Vibrant and Viable Places projects that feature Housing

Bridgend and V2C

The former Rhiw car park site will be developed in partnership with a housing association. The Rhiw Gateway scheme has four elements:

- delivery of affordable town centre homes and increasing access to jobs locally and further afield in Cardiff and Swansea
- improvement of temporary and permanent parking to help the town centre to compete with out-of-town retail parks
- improvements to the traditional indoor market, which will help support local jobs and small businesses
- a new community/arts space.

Conwy and local RSLs

Housing renewal North Colwyn Bay

The scheme will target investment in the North Colwyn Bay housing renewal area to improve the outside appearance and energy efficiency performance of homes. The scheme will be co-ordinated with the Communities First team, encouraging community benefits alongside neighbourhood management. These will include a landlord’s loan scheme and setting up a social lettings project.

Space for living

In partnership with local Registered Social Landlords, the scheme will tackle empty and underused properties in and around the North Colwyn Housing Renewal Area and the town centre. A number of empty properties will be redeveloped to provide much needed good quality, affordable accommodation with a mixture of intermediate and social rents.

Flintshire

Promoting Deeside as a place to live and work

A legacy fund will be created offering grants and loans to help home owners properly repair and look after their homes in the Garden City area. Some properties will be grouped together for repairs but there will also be support for work on individual properties where there is a need.

There will also be tree and hedge planting to make the area greener and more attractive. The aim of the project to is make sure that the new and existing communities are fully integrated when the new Northern Gateway development is complete.

Welsh Housing Quality Standard+ 

The project will achieve significant enhancement of the social housing stock to add to the Welsh Housing Quality Standard programme and to promote both physical and community regeneration in the area. The project has three strands including energy efficiency, environmental enhancements and remodelling of low demand housing.
Anglesey

Enabling new homes
New homes will be built in Holyhead due to the funding. This will include “gap funding” to make new housing schemes financially viable, for example by overcoming infrastructure issues. It will also include funding for the planned restructuring of schools and the development of closed school sites for housing. Any development which receives funding will have to demonstrate community benefits.

Town homes
The funding will be used to help first-time buyers to buy and modernise empty or sub-standard homes. It will also pay for energy efficiency and electrical wiring improvements.

Merthyr, Wales and West HA and Merthyr Tydfil HA

Promenade / Labour Exchange
The historic and iconic building is currently derelict. The site is owned by a housing association that wishes to develop affordable homes. Vibrant and Viable Places funding will prepare the land and provide an access road and pavements. Wales and West Housing Association will work in partnership with Merthyr Tydfil County Borough Council on the project. Match funding has been secured from our Social Housing Grant.

North Merthyr housing redevelopment
Nine sites in the northern Merthyr Tydfil area which have the potential to attract private investment have been prioritised for development. The Vibrant and Viable Places funding will be used for site investigations, surveys and address planning constraints. It will also be used to market the sites and attract private sector investment. Merthyr Tydfil County Borough Council will be the lead in taking this forward and match funding has been identified from the Merthyr Tydfil capital programme.

ECO Scheme
The Energy Companies Obligation (ECO) is a programme administered by Ofgem for the UK Government. The Vibrant and Viable Places funding will allow Merthyr County Borough Council to develop large scale home energy projects which will attract ECO funding from energy companies. The council will develop capital schemes with a minimum value of £1m in partnership with us and the private sector.

Vacant property grants
The grants will bring long-term empty properties back into use as homes. The council will work with the private sector which will also supply match funding.

Miners Hall / Arms / Kingdom Hall
Working in partnership with Merthyr Tydfil Housing Association, this project will redevelop three derelict buildings: the Miners Arms, the Miners Hall and Kingdom Hall, into social housing situated in the heart of the town centre. The Miners Arms is a Grade II listed building and the project will provide much needed homes. It will also integrate public art into the town centre and
improve the town’s built environment, linking with the recently renovated Redhouse (the Old Town Hall). Merthyr Tydfil County Borough Council will work with Merthyr Tydfil Housing Association and Arts Council Wales on the project. Match funding will be sought from Heritage Lottery Fund and Merthyr Tydfil Housing Association.

**Trevithick House**
Vibrant and Viable Places funding will transform an empty run-down terraced house into a home again. The property will be fully renovated by local contractors linked to a training programme. It will work with the Pontmorlais Townscape Heritage Initiative which will share its knowledge and techniques for renovating old buildings. When the house is renovated, it will be sold and the money will be used to buy a second property which will be restored in the same way. Merthyr Tydfil County Borough Council will identify a suitable partner for the project. Match funding has been allocated through the Merthyr Tydfil capital programme.

**Neath Port Talbot**

**Empty homes, energy efficiency and neighbourhood renewal**
A housing regeneration area will be created to make a difference to living standards through refurbishing homes and making them more energy efficient. There will also be community safety improvements. The project will be delivered by Neath Port Talbot County Borough Council which will carry out housing and community surveys to make sure resources are targeted where there is the greatest need.

**Houses into Homes Initiative**
This project will extend an existing initiative to bring empty homes back into use. Loans will be given to property owners, to renovate and improve single empty properties or convert of empty properties into homes. It will cover the Sandfields, Aberavon and Port Talbot areas of the town.

The loans are recyclable – when they are repaid, the money is used to fund more loans. The scheme will be administered by Neath Port Talbot County Borough Council.

**Glanafan School site housing development**
A town centre site will be developed as a mixture of homes and shops. The site is owned by Neath Port Talbot County Borough Council and is currently occupied by Glanafan School. This will close in July 2016 and the school will be relocated to a modern, purpose built facility outside the town centre. The site will be redeveloped by Coastal Housing.

**Former police station housing redevelopment**
Flats and new shops will be developed on the site of the old police station in Port Talbot town centre. The project is one of a cluster of Vibrant and Viable Places funded projects which will transform this area.

**Green Park housing redevelopment**
Affordable homes will be built on a brownfield site just outside the town centre, near the River Afan. It will create a new community open space and improve links between the town centre and seafront. The development is in a Communities First area. Delivered by Coastal Housing in two phases, it will complement the Neath Port Talbot Housing Renewal and Neath Port Talbot Homes Improvement programmes in the area.
Newport

**Landlord Loan Scheme**
Newport City Council will help landlords with future licensing and registration including, if necessary, an interest-free loan to ensure that their property achieves a letting standard. The loan will also support landlords of occupied properties who do not qualify for support under the Houses into Homes initiative and would not otherwise be able to afford to upgrade their properties to a satisfactory quality. The scheme will run until March 2017.

**Commercial Street**
The north end of Commercial Street has been affected the recession. A number of properties have remained empty and other buildings become empty as businesses move out. Investors are deterred because many of these buildings are listed. Two to three large derelict buildings will be brought back into use for new housing and commercial use.

**Newport Market**
Newport City Council will work with Newport City Homes on improvements to homes on the first floor of the Grade II listed Newport Market. The Vibrant and Viable Places money will fund the refurbishment of the windows and external façade. Newport City Homes will fund the internal refurbishment.

**62-66 Cardiff Road**
This listed building is in a conservation area and has been empty for a number of years. Newport City Council are working with Seren Group and the owner (a development company) to redevelop the site as housing association accommodation. Based on a sustainability appraisal, it will be a car free development with one cycle stand per bedroom, reflecting the excellent local cycle routes.

**Rhondda Cynon Taf**

**From Vacant to Viable: Creating homes above retail premises**
New homes will be created above shops in Pontypridd town centre. A mixture of social and affordable housing, the scheme will complement the recently completed town centre improvements.

**Homestep Plus: Homing in on empties**
Building on the success of Homestep, funded by the Welsh Government’s Heads of the Valleys Programme, this initiative will target long term empty properties in and around Pontypridd town centre.

Properties will be purchased, refurbished and offered for sale through a low cost home ownership 70/30% shared equity scheme. When the money is repaid, the income will be recycled to buy and refurbish more properties.

**Heat and Save Ponty**
Homes in and around Pontypridd town centre will receive free energy efficiency measures in this initiative to tackle extreme fuel poverty. The scheme will be targeted at those people with the least income and most hard to treat homes.
Building in the 'bwl': Regenerating Lady Windsor Colliery
New homes will be built on the former Lady Windsor Colliery site. Rhondda Cynon Taf Council will make the land available and seek expressions of interest from the development industry. The Vibrant and Viable Places funding will be used to commission detailed information to support the planning application and tender process.

Swansea

The Kingsway - mixed use development
The run down Kingsway area will become home to young professionals through a Gwalia Housing Association led development. The new homes will be available to rent at intermediate rates. It is hoped the development will be the first phase of a wider investment programme. The aim is to transform Kingsway into a vibrant area including homes, shops and a central business district.

Sandfields: Housing renewal area
The five-year Sandfields Housing Renewal Area programme will improve housing quality and energy efficiency. Improvements will include external wall and loft insulation, boiler replacement, external and internal repairs and home safety assistance for vulnerable residents. The programme will also benefit local businesses and create job and training opportunities through City and County of Swansea Councils’ Beyond Bricks and Mortar initiative.

Housing above retail premises
Homes Above Retail Premises (HARP) grants will support the conversion of vacant floor space above shops into new affordable homes. It will be used alongside Commercial Property Improvement grants. The aim is to bring new tenants into the city centre, including young professionals.

High street regeneration - mixed use development
This development will improve the High Street and help to bring in private sector investment. The work will focus on three separate but related projects:

- Urban Village Phase 2
- People’s Square
- development of the former Iceland building.

Between them, the three projects will deliver social housing, commercial and retail floor space, business incubation units, and public space. They will also create jobs and training opportunities for the unemployed.

Sandfields - Vetch housing development
Residents will be able to remain in their community into their old age through relocating an existing residential scheme for over 50s from St David’s to Sandfields.
Torfaen

Torfaen Housing Programme
Torfaen County Borough Council’s principal use of Vibrant and Viable Places funding will be to deliver mixed housing schemes at key development locations around Cwmbran/ Pontypool.

Private Sector Loan Scheme
Torfaen County Borough Council has a large number of residential properties in the Pontypool area that need improvement. This loan scheme will assist property owners unable to raise the money to refurbish and improve the quality standards of their rented accommodation. Torfaen County Borough Council will create this property refurbishment loan scheme for private rented sector landlords. They will be able to borrow small amounts interest-free to renovate properties and bring them back into use as homes.

Pontypool Development Trust: Investment Fund
The Pontypool Development Trust will bring empty and dilapidated properties on the edge of the town centre back into use as homes. It will also renovate empty shops so that they can open their doors for business once more. The trust will generate a sustainable income. It will also provide a framework for the delivery and ongoing management of creative industry spaces established as part of the Commercial Street project.

Wrexham

Redefining the town centre
The Vibrant and Viable Places funding will be used to research and develop a new plan for Wrexham Town Centre’s long-term future investment and regeneration. The plan will also cover areas surrounding the town centre and will be market tested. It will be supported by other strategic plans and schemes, including the Wrexham Local Development Plan and other projects included in the Vibrant and Viable Places bid.

Empty properties/vacant land into homes
A new loan scheme will bring properties back into use and build new homes in and around Wrexham town centre. The loans are recyclable – when they are repaid, the money is used to fund more loans.

New town centre homes and Extra Care development
This project will fund new housing developments for older people, offering an Extra Care scheme and affordable homes.

Private rental sector improvements
This project will help improve the standard of private rented sector homes through four main strands:

- loan scheme – private sector landlords will be able to access loans to improve their housing at a favourable interest rate
• business support for landlords – this will help landlords become more business-like in their approach to property management

• social lettings agency – to be established using the expertise and best practice within Wrexham Council's Housing Department

• private sector improvement and liaison – overseen by Wrexham Council's Housing Department.

**South West Wrexham housing renewal area**

Privately owned properties in the renewal area will have their lifespan extended by 30 years. They will be given new roofs, windows, doors and energy efficiency measures. The owners of the property will pay part of the costs.

**Energy Company Obligation (ECO)**

Wrexham Council has identified households which it will prioritise through ECO. The ECO project will help tackle fuel poverty and deliver affordable warmth by installing a number of energy efficiency measures such as external wall insulation, cavity wall insulation, loft insulation and boiler replacement. Vibrant and Viable Places funding will be used to pay a small contribution to each property improved.