



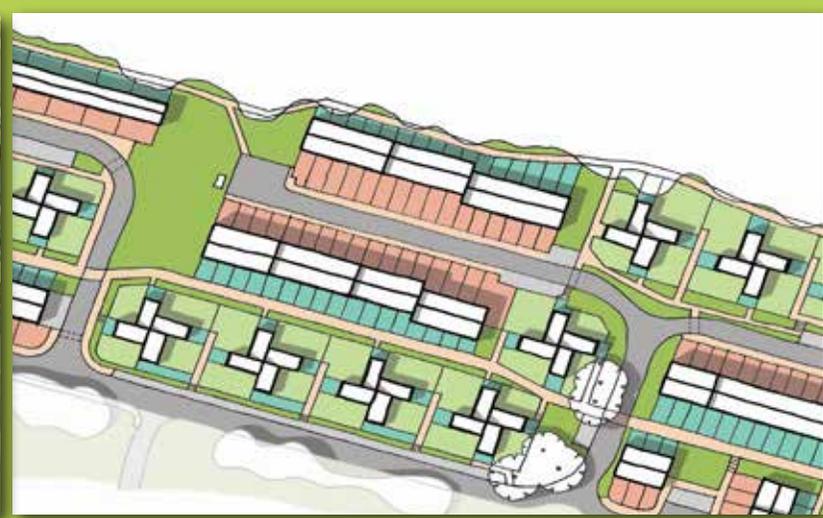
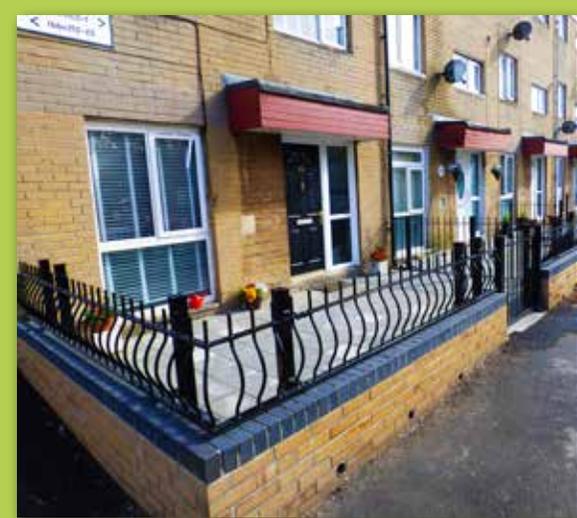


*"Making a difference where it matters."*

# 1. Introduction

- 1.1** The Neighbourhood Regeneration Team delivers environmental and community regeneration schemes to improve quality of life in communities across the city. This report provides a summary of some of the key projects and programmes implemented in 2018/19.
- 1.2** The main objectives of the Team are :
- To implement neighbourhood renewal and local regeneration schemes;
  - To invest in better and safer environments in priority housing estates;
  - To develop and improve community buildings and facilities;
  - To coordinate neighbourhood renewal strategies.
- 1.3** The projects delivered by the Team are aligned with 'Delivering Capital Ambition', the Council's Corporate Plan, which recognises that strong communities are at the heart of any successful city.
- 1.4** The Neighbourhood Regeneration Team is located in the People & Communities Directorate. We work with service providers across the Council and with external partners to deliver joined-up schemes. We also engage with residents, traders and other stakeholders to ensure that regeneration schemes meet the needs and aspirations of communities.





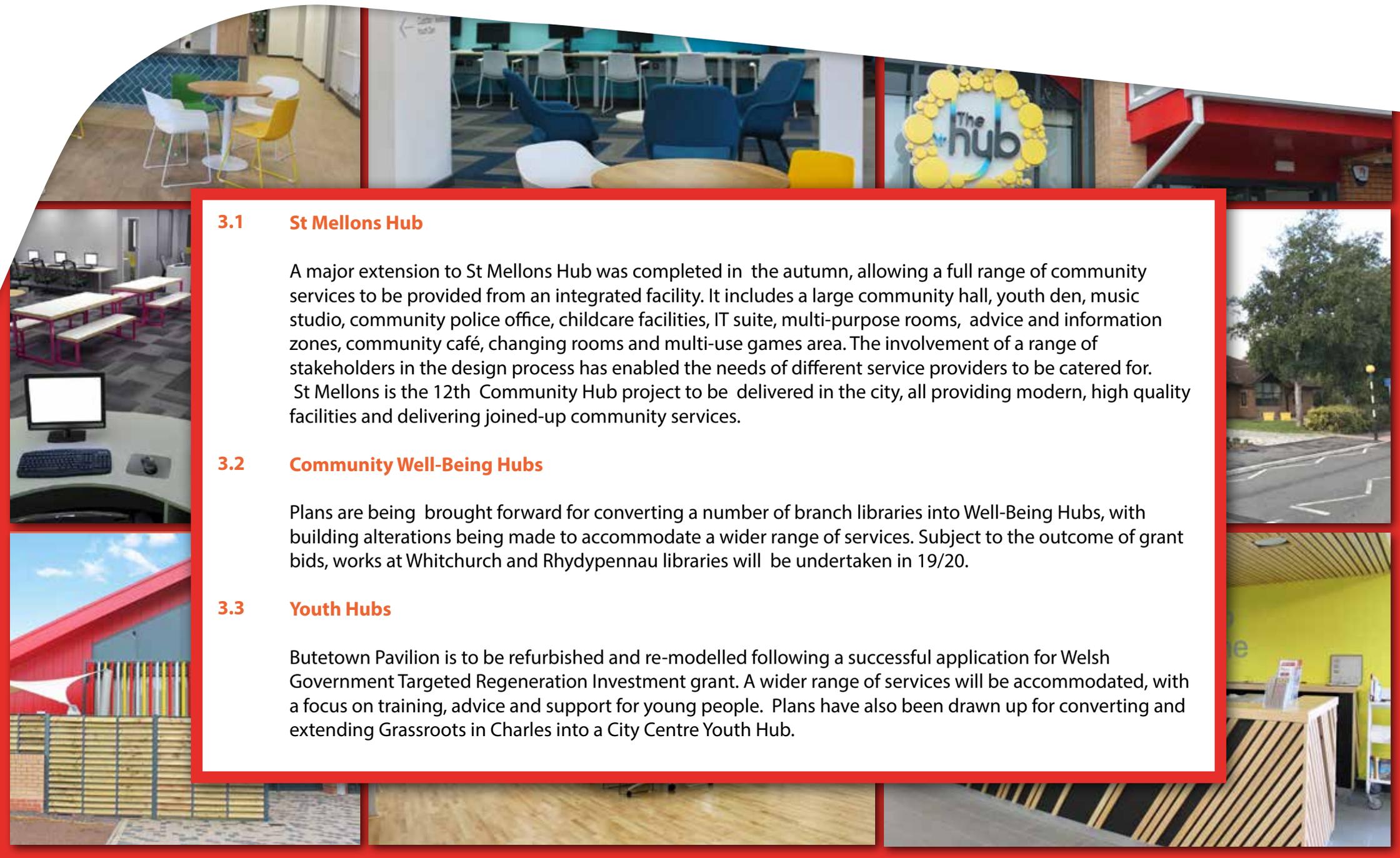
*"Making a difference where it matters."*

# 2. Estate Regeneration

- 2.1** Priority housing estates are being transformed by regeneration schemes aimed at uplifting the quality and safety of estate environments.
- 2.2** In 2018/19, two major schemes have been implemented at Belmont Walk / Alice Street in Butetown and Anderson Place / Galston Street in Adamsdown. Both schemes have involved defensible space improvements, improved car parking and bin storage, gully closures, pavement renewal and better lighting. There has been positive feedback from tenants and residents.
- 2.3** Conditions in estates across the city have been assessed to identify priorities for the 3 year programme 2019/20 – 2021/22. Design work and consultation is being progressed for schemes at Round Wood in Llanedeyrn and Arnold Avenue / Bronte Cres in Llanrumney.
- 2.4** As well as estate-wide regeneration schemes, smaller-scale projects are undertaken to address more localised issues. For example, new parking areas have been provided at Clover Grove, Fairwater, and new front boundary fencing is being installed at Taff Embankment, Grangetown.



# 3. Community Buildings



## 3.1 St Mellons Hub

A major extension to St Mellons Hub was completed in the autumn, allowing a full range of community services to be provided from an integrated facility. It includes a large community hall, youth den, music studio, community police office, childcare facilities, IT suite, multi-purpose rooms, advice and information zones, community café, changing rooms and multi-use games area. The involvement of a range of stakeholders in the design process has enabled the needs of different service providers to be catered for. St Mellons is the 12th Community Hub project to be delivered in the city, all providing modern, high quality facilities and delivering joined-up community services.

## 3.2 Community Well-Being Hubs

Plans are being brought forward for converting a number of branch libraries into Well-Being Hubs, with building alterations being made to accommodate a wider range of services. Subject to the outcome of grant bids, works at Whitchurch and Rhydypennau libraries will be undertaken in 19/20.

## 3.3 Youth Hubs

Butetown Pavilion is to be refurbished and re-modelled following a successful application for Welsh Government Targeted Regeneration Investment grant. A wider range of services will be accommodated, with a focus on training, advice and support for young people. Plans have also been drawn up for converting and extending Grassroots in Charles into a City Centre Youth Hub.

***“Making a difference where it matters.”***



Proposed Ground Floor Layout : December 2018  
(A3 - not to scale)





### 3.4 Health & Well-Being Hubs

Partnership working with the Health Authority has enabled further opportunities to be identified for join-up of services and shared use of assets. At Cardiff Royal Infirmary, disused accommodation is being refurbished to accommodate a one-stop shop for domestic abuse services delivered by RISE, the Council's commissioned service provider. Plans have also been developed to convert the former Chapel at Cardiff Royal Infirmary into an Information Hub, incorporating a library service and café.

### 3.5 Section 106 Projects

Monies negotiated through the planning process from residential developments have enabled small-scale improvements to be undertaken to a variety of local community buildings, including St Peters Hall, Cathays Community Centre and Plasnewydd Community Centre.

### 3.6 Day Centres

A major refurbishment of Grand Avenue day centre has been completed, creating a specialist dementia facility. Room layouts have been remodelled, lift access provided, new washing and toilet facilities installed, and internal detailing reflects best practice in dementia-friendly design. Feedback from Centre staff, carers and clients has been very complimentary and It won Small Project of the Year in the 2018 CLAW award scheme. Judges felt that "the newly refurbished day centre was clearly making a difference. A difficult building, cleverly reused, to create a positive environment." Refurbishment work is also being undertaken at Fairwater Day Centre to create a modern care-setting for clients with high/complex needs.

***"Making a difference where it matters."***

# Community Hub Development Programme

Llanishen



Llandaff North & Gabalfa



Fairwater



Ely/Caerau



Grangetown



Central Library

Butetown



Rumney



STAR



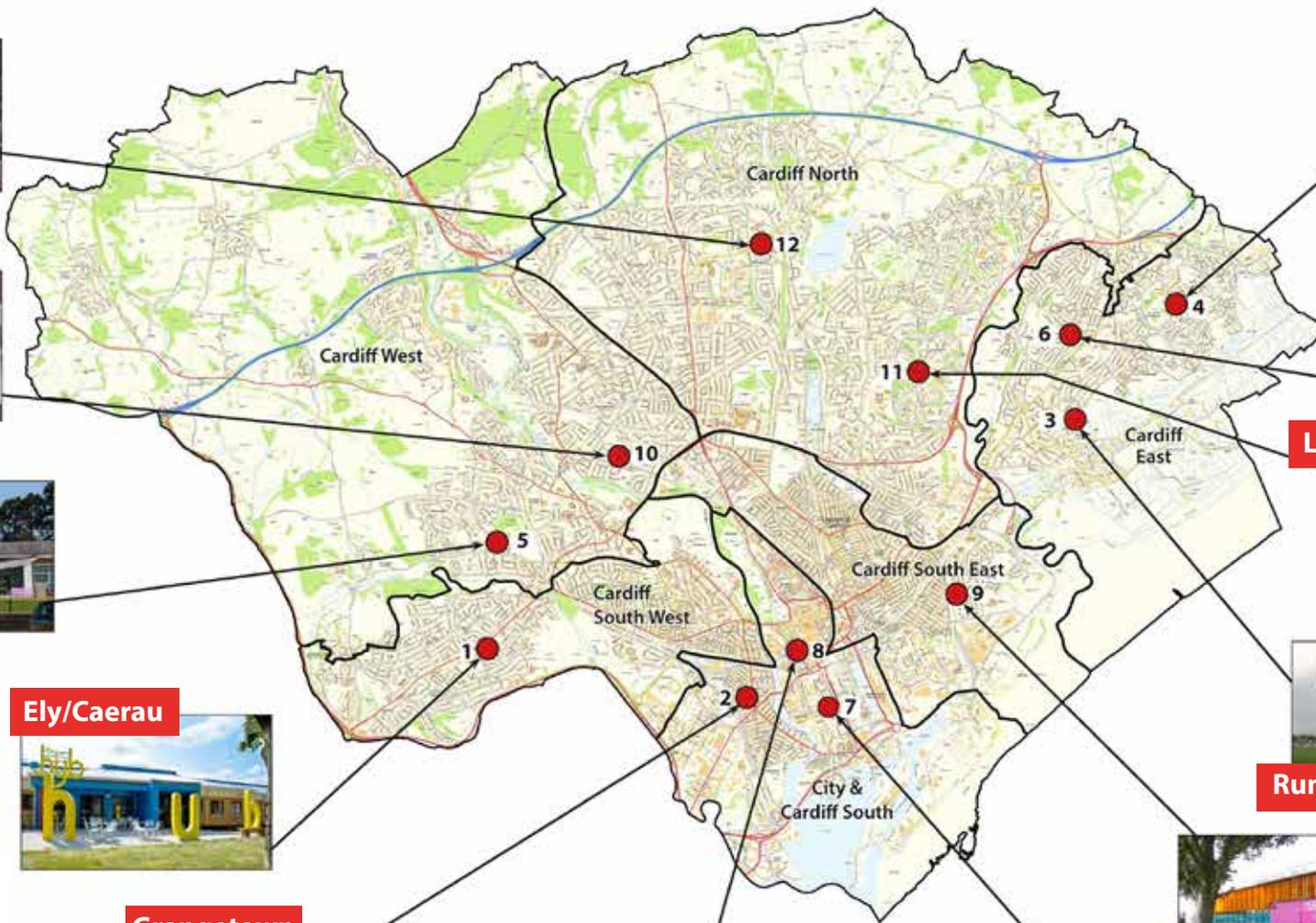
Llanederyn



St Mellons



Llanrumney





*"Making a difference where it matters."*

# 4. Local Centre Regeneration

- 4.1** Maelfa Regeneration - Phase 1 of the Maelfa Redevelopment Scheme has been completed, delivering a much-needed and long-awaited transformation to the heart of the Llanedeyrn estate. Working with developer partners, Cardiff Community Housing Association, this has involved the construction of a mixed-use block with 9 new retail units on the ground-floor and 40 flats on first and second floors, together with a new road layout and 50 space car park. The adjoining 10 storey tower block has benefited from a comprehensive external refurbishment scheme, with a new ground floor layout incorporating two community units, new windows and balconies, brickwork renewal and roof-scape improvements. 57 new private houses have also been completed. Phase 2 of the redevelopment will see construction of an additional 16 town houses.
- 4.2** Clare Road / Penarth Road – The final phase of a shop-front renewal programme for Clare Road / Penarth Road has been undertaken. Overall, 25 shop units have been refurbished under the scheme, improving the commercial vitality and viability of this important District Centre.





***“Making a difference where it matters.”***

# 5. Neighbourhood Renewal Schemes

**5.1** Two final schemes in the current NRS programme were completed this year:

- A multi-use games area at Eastern Leisure Centre was formally opened in May, providing a high quality recreational asset for the local community;
- At Hendre Park in Trowbridge, a new network of footpaths was created to improve access to the park from nearby residential estates.

**5.2** Local Councillors were invited to submit regeneration ideas for a new NRS programme. These were all assessed against programme criteria, and 10 projects have been prioritised for implementation over the next 3 years.



NRS Project Idea	Ward
Plantagenet St/ Despenser Pl Environmental Improvements	Riverside
Splott Park 3G Pitch	Splott
Cathays- Street Improvements & Planters	Cathays
Cowbridge Rd East Environmental Improvements	Canton
Pentyrch Village- Access Improvements	Pentyrch
Environmental Improvements to Llanishen Street	Gabalfa
Llanishen Park Well-being Improvements	Llanishen
Llanrumney Hall MUGA	Llanrumney
Eleanor and Louisa Place-Environmental Improvements	Butetown
Old St Mellons Village Centre Environmental Regeneration	Pontprennau & Old St Mellons





***"Making a difference where it matters."***

# 6. Alley-gating

- 6.1** Alley-gating is a proven and effective measure which reduces opportunities for crime and anti-social behaviour and enhances community safety.
- 6.2** In 2018/19, alley-gates were installed in 7 lanes, while one additional lane benefited from a lighting scheme.

Alley-Gating Projects	Ward	Outcome
Grand Avenue / Highbury PI / Deere Rd	Ely	Gated
Albert St - Wellington St - Dugdale Walk	Riverside	Gated
Partridge Lane	Plasnewydd	Lighting Improvements
Tavistock St - Penlline st	Plasnewydd	Gated
Shirley Rd - Monthermer Rd (adj Railway)	Plasnewydd	Gated
Stallcourt Ave - Waterloo Gdns	Penylan	Gated
Gordon Rd - Richmond Rd (off-branch)	Plasnewydd	Gated
Redlaver St - Corporation Road (ungated section)	Grangetown	Gated
Melrose Ave (59-109) - Colchester Ave	Penylan	Implementation Spring 19
Harrismith Rd - Mafeking Rd	Penylan	Implementation Spring 19

- 6.3** Alley-gating is a very popular measure, and nearly 200 lanes have been gated since 2008. 150 requests for additional lane gating have been received. These have all been assessed in terms of crime and anti-social behaviour data, site conditions and connectivity, along with priorities from a policing and waste management point of view. With available budgets, 28 lanes have been identified as priorities for gating over the next 2 years.



*“Making a difference where it matters.”*

# 7. Conclusion

- 7.1** Neighbourhood regeneration schemes continue to deliver benefits in terms of community well-being and environmental enhancement in communities across the city. Projects are generally well-received, both in terms of the way schemes are delivered and in terms of scheme outcomes. Feedback surveys undertaken this year indicated 93% overall satisfaction with completed schemes.
- 7.2** Moving forward, the Neighbourhood Regeneration Team will form part of the new Development and Regeneration Division, which will facilitate further integration between the Council's ambitious housing development programme and wider neighbourhood renewal aspirations.
- 7.3** More detailed information on current and planned schemes can be found on our web-site at: [www.cardiffneighbourhoodregeneration.co.uk](http://www.cardiffneighbourhoodregeneration.co.uk)



