

# Regenerating Town Centres in Wales

Self Evaluation Tool



# Intention

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
We have a long-term vision for all our town centres.		
We have committed, highly visible political leaders for town centre regeneration.		
Our approach to town centre regeneration is integrated with our key strategies and plan – eg Wellbeing Plan, corporate priorities and other community, council and regional strategies.		
We have set SMART objectives for town centre regeneration.		
We are clear on the benefits and risks of town centre regeneration for citizens, the local economy and local communities.		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
We have a clear accountability framework to govern and scrutinise our decisions in regenerating town centres.		
We have agile and effective decision-making processes when approving our work on town centres.		
We act in a transparent way and everyone is clear on how decisions on town centre regeneration activities are made and by whom.		
Those who make decisions on town centre regeneration are accountable for their choices and are held to account through clear governance arrangements.		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
We have enough staff and resources to undertake town centre regeneration work.		
We have staff in the right services and with the required seniority to undertake town centre regeneration work.		
We have a can-do culture and entrepreneurial mindset within the council for town centre regeneration.		
We can recruit the right people with the right skills to deliver our town centre regeneration work.		
We have embedded regeneration with programmes of long-term transformation and/or recovery from COVID-19.		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
We are able to secure the resources we need to undertake town centre regeneration.		

# Involvement

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
We effectively communicate internally and externally about what the council and its partners are trying to achieve through our town centre regeneration work.		
We draw on the expertise and knowledge of partners, businesses, citizens and stakeholders when identifying and agreeing our priorities for town centre regeneration.		
Our priorities for town centre regeneration reflect the feedback we receive from partners, businesses, citizens and stakeholders.		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
<p>We enable all our stakeholders to be fully involved in identifying and agreeing town centre regeneration priorities:</p> <ul style="list-style-type: none"> <li>• Elected Members</li> <li>• Welsh Government</li> <li>• Local Health Board</li> <li>• Fire and Rescue Authority</li> <li>• National Park Authority</li> <li>• Police</li> <li>• Police and Crime Commissioner</li> <li>• Town and Community Councils</li> <li>• Business Improvement Districts</li> <li>• Chamber of Commerce</li> <li>• Social Enterprises</li> <li>• Local community groups</li> <li>• Individual citizens</li> </ul>		
<p>We encourage partners, businesses, citizens and stakeholders to develop solutions that help regenerate our town centres.</p>		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
<p>We support community-led regeneration and actively encourage our partners, businesses, citizens and stakeholders to lead on town centre regeneration by encouraging and working through:</p> <ul style="list-style-type: none"> <li>• Business Improvement Districts</li> <li>• Town and Community Councils</li> <li>• Place Plans</li> </ul>		
<p>We draw on and utilise the skills and knowledge of our local partners, businesses and stakeholders to help us develop our regeneration programme.</p>		
<p>We actively seek feedback from the community on an ongoing basis about our planned, ongoing and future town centre regeneration work.</p>		



Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
We use a wide range of data to understand our town centres and identify the priorities for action.		
<p>Our data covers:</p> <ul style="list-style-type: none"> <li>• Footfall</li> <li>• Digital – Wi-Fi usage, social media interactions, travel movements, etc</li> <li>• Property – rent, profit margins and empty units</li> <li>• Catchment demographics</li> <li>• Interdependency of towns</li> </ul>		
We make transparent decisions based on good quality information when deciding on town centre regeneration.		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
<p>We receive good quality information to:</p> <ul style="list-style-type: none"> <li>• judge whether we should approve a town centre regeneration project; and</li> <li>• monitor and fully evaluate performance of our delivery of town centre regeneration</li> </ul>		
<p>We have a confident decision-making culture and elected members are not afraid of challenging officers and holding people to account.</p>		
<p>We regularly review our town centre regeneration work to ensure our actions and decisions are the right ones.</p>		
<p>We amend our town centre regeneration programmes to reflect changing needs and demands.</p>		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
We set targets and measures of success for town centre regeneration to judge improvement over time, and monitor these when they have been agreed.		
We jointly take corrective action as a result of our ongoing evaluation of town centre regeneration programmes.		
We share learning and draw on evidence from other councils in Wales and elsewhere to learn what does/does not work, the challenges we face and the potential rewards.		
We have robust performance management arrangements in place to monitor evaluation of past regeneration programmes.		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
<p>We review the effectiveness of our past decisions on town centre regeneration to understand what worked and what did not.</p>		
<p>We undertake post-implementation evaluation of individual town centre regeneration schemes to check that the objectives we set were delivered.</p>		
<p>We can draw on robust information that shows how our regeneration work is:</p> <ul style="list-style-type: none"> <li>• improving local people's social and health wellbeing;</li> <li>• improving the quality of buildings and homes in our town centres; and</li> <li>• delivering carbon reduction targets and improving green infrastructure.</li> </ul>		

# Intervention

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
We have defined and clarified roles, responsibilities and our legal powers to support our town centre regeneration work.		
We can draw on and utilise the skills and knowledge of our partners, the Welsh Government and stakeholders to help us take legal action to regenerate town centres.		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
<p>We provide landlords, businesses, partners and stakeholders with good quality advice and guidance including:</p> <p>Advice to landlords on options for sale, rent and ownership</p> <ul style="list-style-type: none"> <li>• List of agents to help sell/rent</li> <li>• Discounted fees through Auctioneer Scheme</li> <li>• Identify and list potential Investors/Developers</li> <li>• List of approved Builders/Architects</li> <li>• Free composite Schedule of Works</li> </ul>		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
<p>We support landlords to tackle empty premises by offering a wide range of services including:</p> <ul style="list-style-type: none"> <li>• Use LA website to promote/ advertise land/buildings for owners</li> <li>• Home Improvement Agency</li> <li>• Council run Private Sector Leasing scheme</li> <li>• Social lettings scheme to match applicants to private rented homes</li> <li>• Public Request Ordering Proposals</li> <li>• Direct purchase by LA or RSL</li> <li>• LOTS and HARPS to create homes above shops</li> </ul>		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
<p>We provide landlords, businesses, partners and stakeholders with financial support to help regenerate town centres including:</p> <ul style="list-style-type: none"> <li>• Improvement grants linked to nominations to properties</li> <li>• Loans for improvement work (interest free or interest bearing)</li> <li>• Commercial lending advice</li> <li>• Discount VAT and/or Capital Allowance schemes</li> </ul>		



Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
<p>We proactively take enforcement action to regenerate town centres fully using:</p> <ul style="list-style-type: none"> <li>• S.215 of the Town and Country planning Act 1990 – CPO</li> <li>• S.77-79 of the Building Act 1984 – dangerous structures, ruinous and dilapidated</li> <li>• Housing Acts 1985 and 2004 – improvement notices, EDMOs, demolition, clearance and CPO</li> <li>• S.79-80 of the Environmental Protection Act 1990 – statutory nuisance</li> <li>• S.4 of the Prevention of Damage by Pests Act 1949 – treat pests</li> <li>• S.29 Local Government (Miscellaneous Provisions) Act 1982 – boarding up</li> <li>• Listed Buildings/Urgent Works notice</li> <li>• Public Health Acts 1936 and 1961 – filthy and verminous</li> <li>• Naming and shaming landlords (publicity)</li> </ul>		

Action needed	Yes, we are good at this and no further work is required	No, there is more for us to do
<p>We use our powers to encourage empty buildings to be brought back into use in town centres:</p> <ul style="list-style-type: none"> <li>• Council Tax, Statutory Debts or Business Rates debt recovery (Bankruptcy, charging orders or Bailiffs)</li> <li>• County Court or Enforced Sales Procedure</li> <li>• Empty Homes and Holiday Homes Premium</li> <li>• Prosecution</li> <li>• Compulsory Purchase Order</li> <li>• Empty Management Dwellings Order</li> <li>• Enforced Sales Procedure</li> <li>• Direct Purchase</li> </ul>		



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