

Public Document Pack



CYNGOR BWRDEISTREF SIROL RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

A meeting of the COMMITTEENAME will be held at the MeetingLocation
MeetingDateLegal at MeetingTime

Contact: MeetingContact (Tel No. MeetingContact_2)

Councillors and members of the public wishing to request the facility to address the Cabinet on any of the business as listed below, must request to do so by 5pm on the Deadline(Registertospeakdeadline) Councillors and Members of the public have the right to address the Cabinet in the medium of English or Welsh.

It must be noted that the facility to address the Cabinet is at the discretion of the Chair and each request will be considered based on the agenda items being considered, the public interest/interest of the member in each matter and the demands of the business on that day. To make such a request please contact the Cabinet Office on 01443-424062 or alternatively please email Cabinet@rctcbc.gov.uk.

ITEMS FOR CONSIDERATION

Service Director and Secretary to the Cabinet

Circulation:-

Councillors: MembersExpectedShortRolesRows

Officers: OfficerExpectedTitlesRows

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STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
TREFTADAETH GADARN | DYFODOL SICR



Llywodraeth Cymru
Welsh Government

AILDDATBLYGU DYFFRYN TAF

TAFF VALE REDEVELOPMENT

Cyflwynir gan:
Cyngor Bwrdeistref Sirol Rhondda Cynon Taf

Gyda chefnogaeth gan: **Llywodraeth Cymru**

Being delivered by
Rhondda Cynon Taf County Borough Council

With support from: **Welsh Government**

CABINET PRESENTATION

15 March 2017

Jane Cook, Director of Regeneration and Planning

David Powell, Service Director, Corporate Design and Maintenance



- Key**
- Principal train lines
 - Principal roads







TAFF VALE REDEVELOPMENT

Retail led schemes fail

Private sector development → administration

Last activity - part demolition 2012

Council buys long head lease
Commercial & architectural advice
Concept for office led scheme





TAFF VALE REDEVELOPMENT



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Outline planning for office led scheme – Oct 2016

TAFF VALE SITE: THE OPPORTUNITY

- Just under 13,500m² space
- Offices; leisure; library; One 4 All; cafes;
- Potential for 1000 to 1200 jobs – good progress
- Transformational for town
- Major regional development opportunity

TAFF VALE SITE: THE LOCAL ECONOMY

- ✓ c£36M investment in construction will result in an estimated c£61M overall construction investment.
- ✓ c1,200 direct jobs will create an estimated c600 to c750 additional jobs.

SOURCE: SCOTTISH GOVERNMENT STATISTICS INPUT-OUTPUT MULTIPLIER TABLES

TAFF VALE SITE: FUNDING

- £1.5m approved by Council on 28th October 2015.
- £2m approved by Council in November 2016.
- Initial cost estimate - £32-40M budget is achievable for the construction contract.
- Positive funding discussions progressing with Welsh Government.
- All external funding opportunities being explored.

TAFF VALE REDEVELOPMENT

Scheme development
And
Site progress

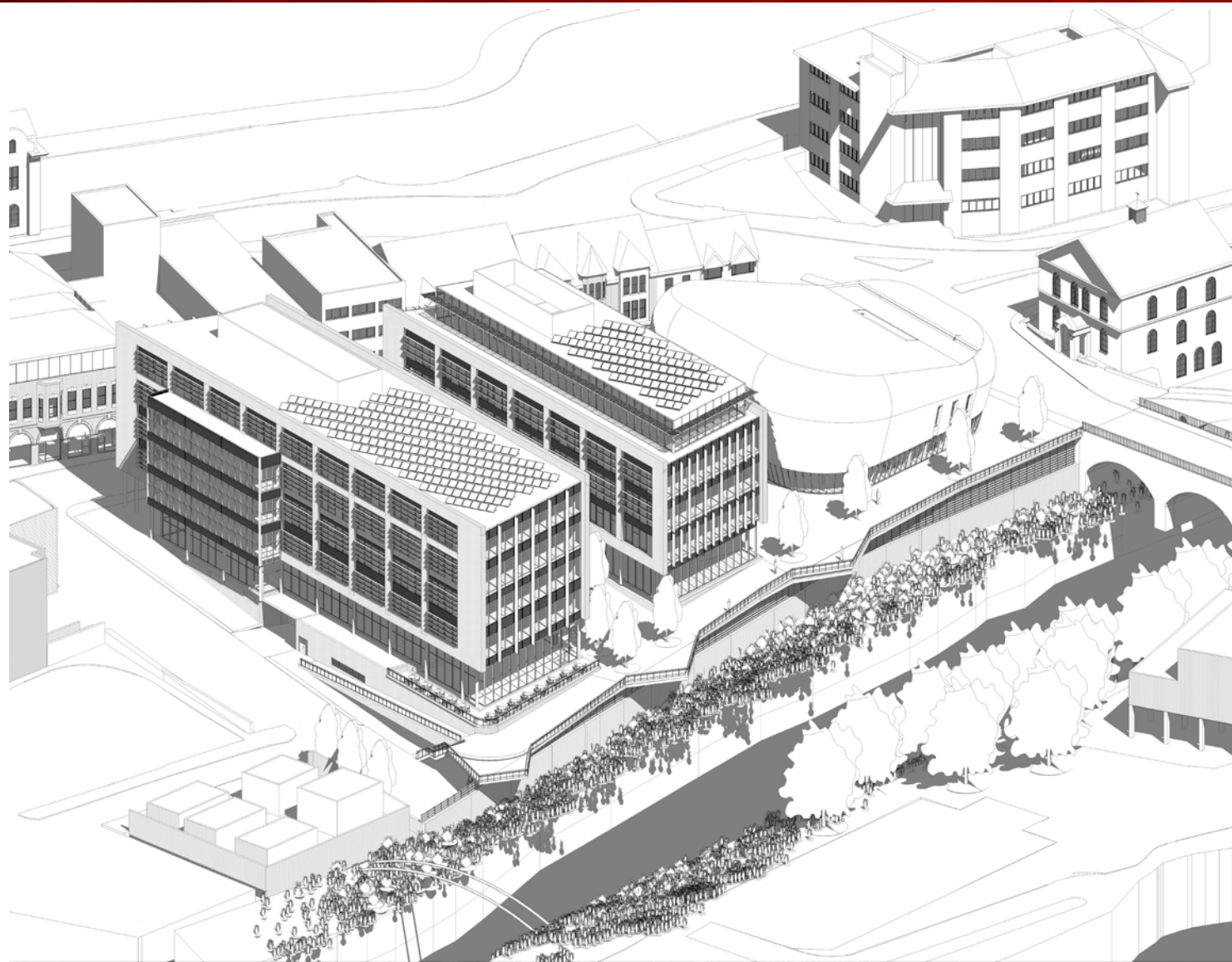








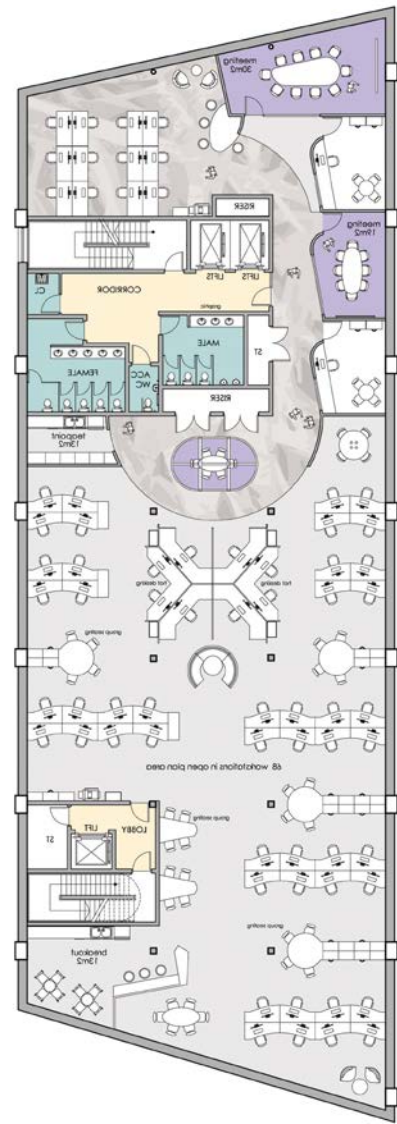
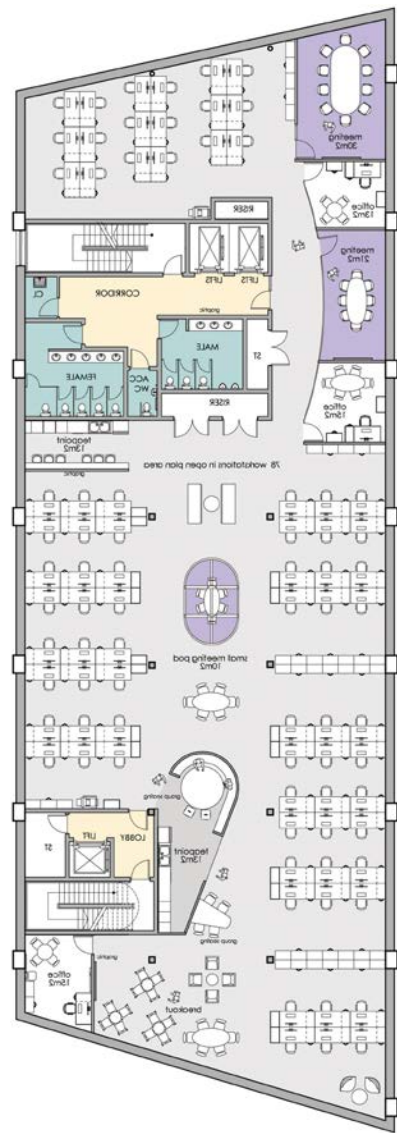
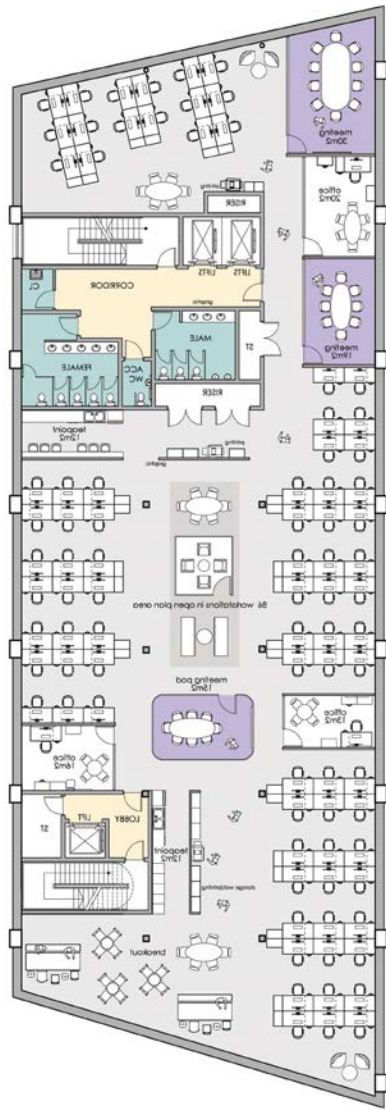
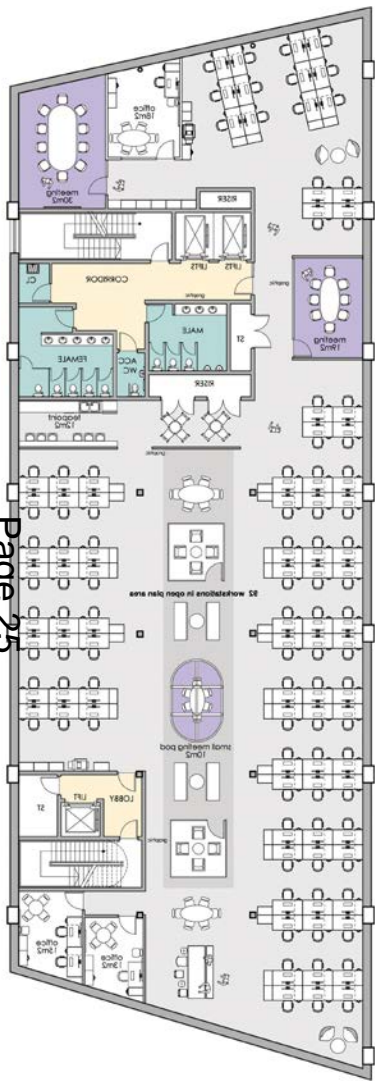


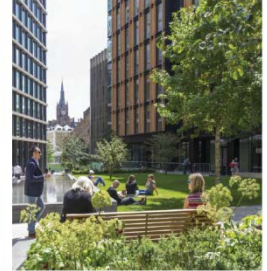
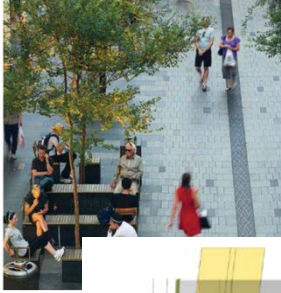
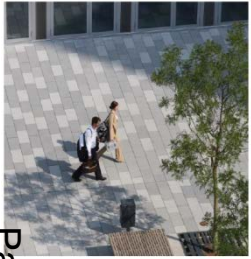


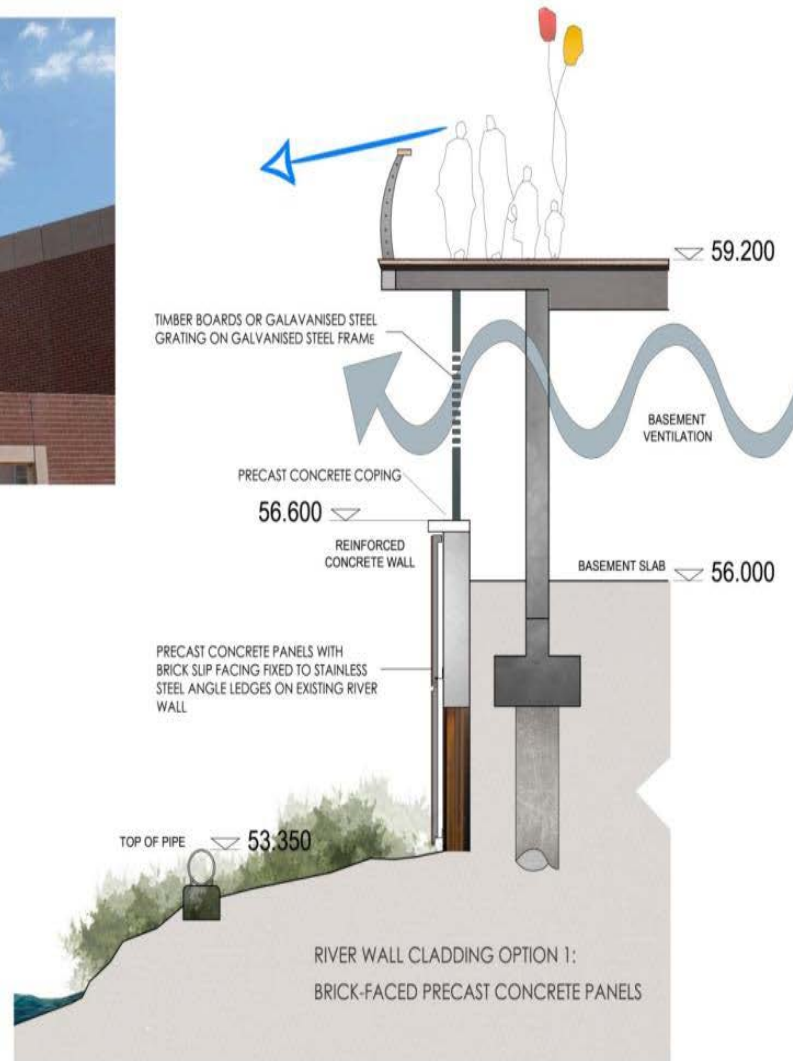
- Buildings A and B – brick faced precast panels with curtain walling and opaque panels







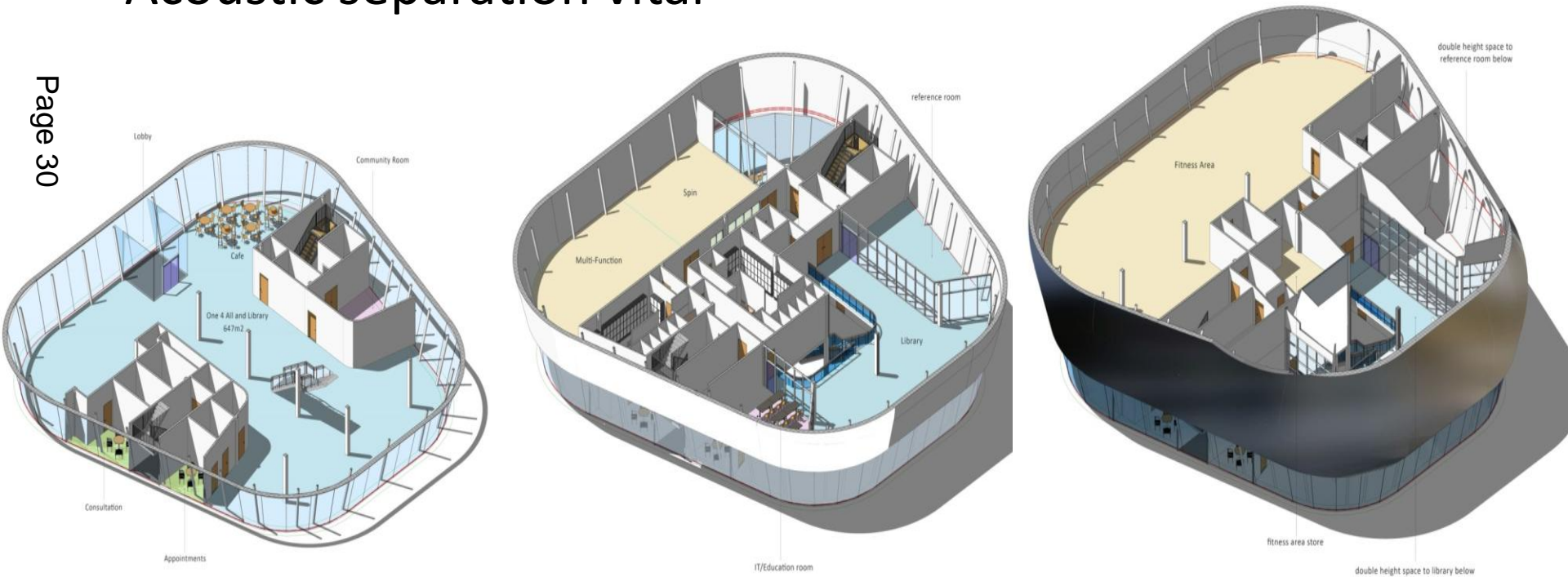


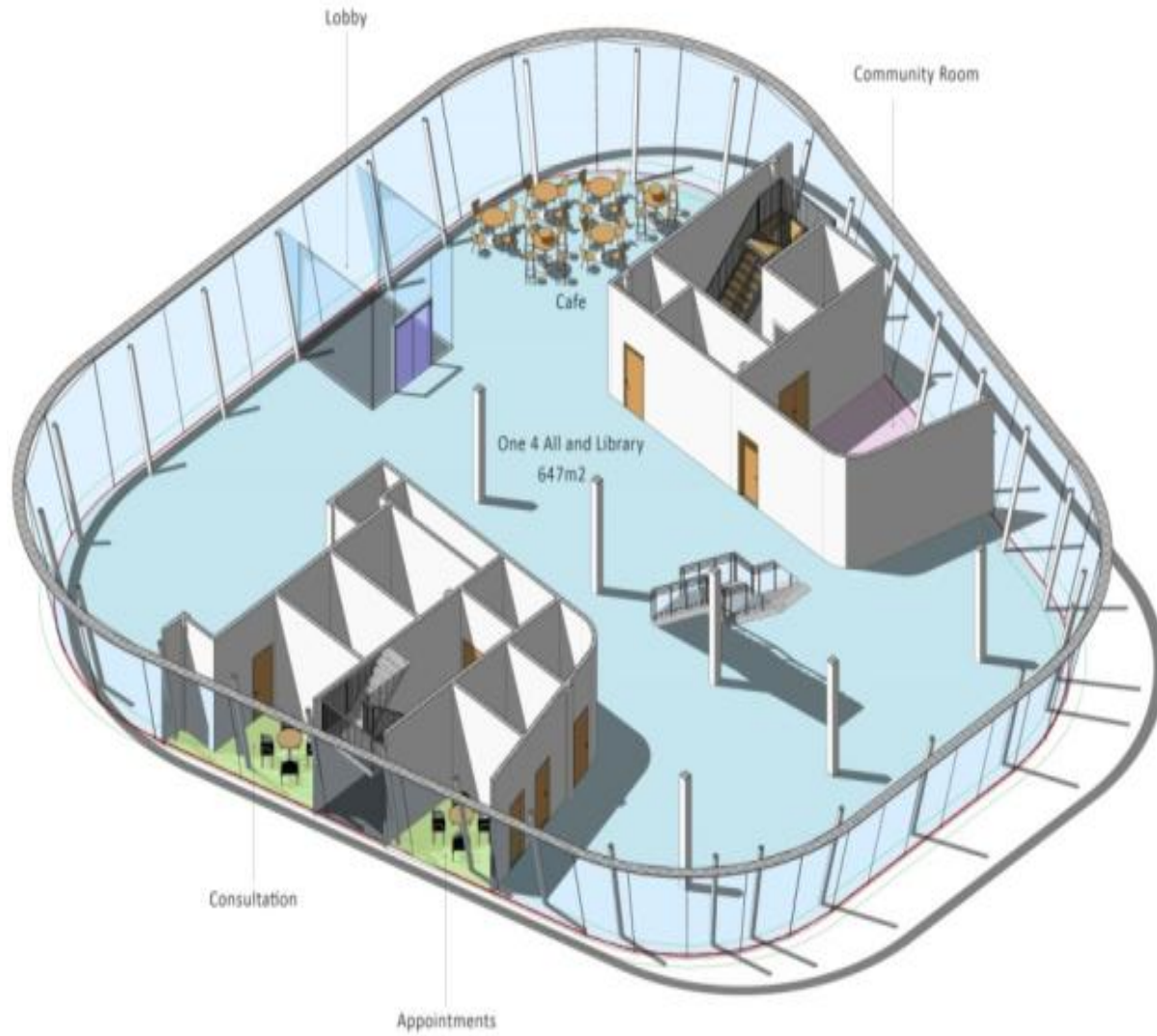


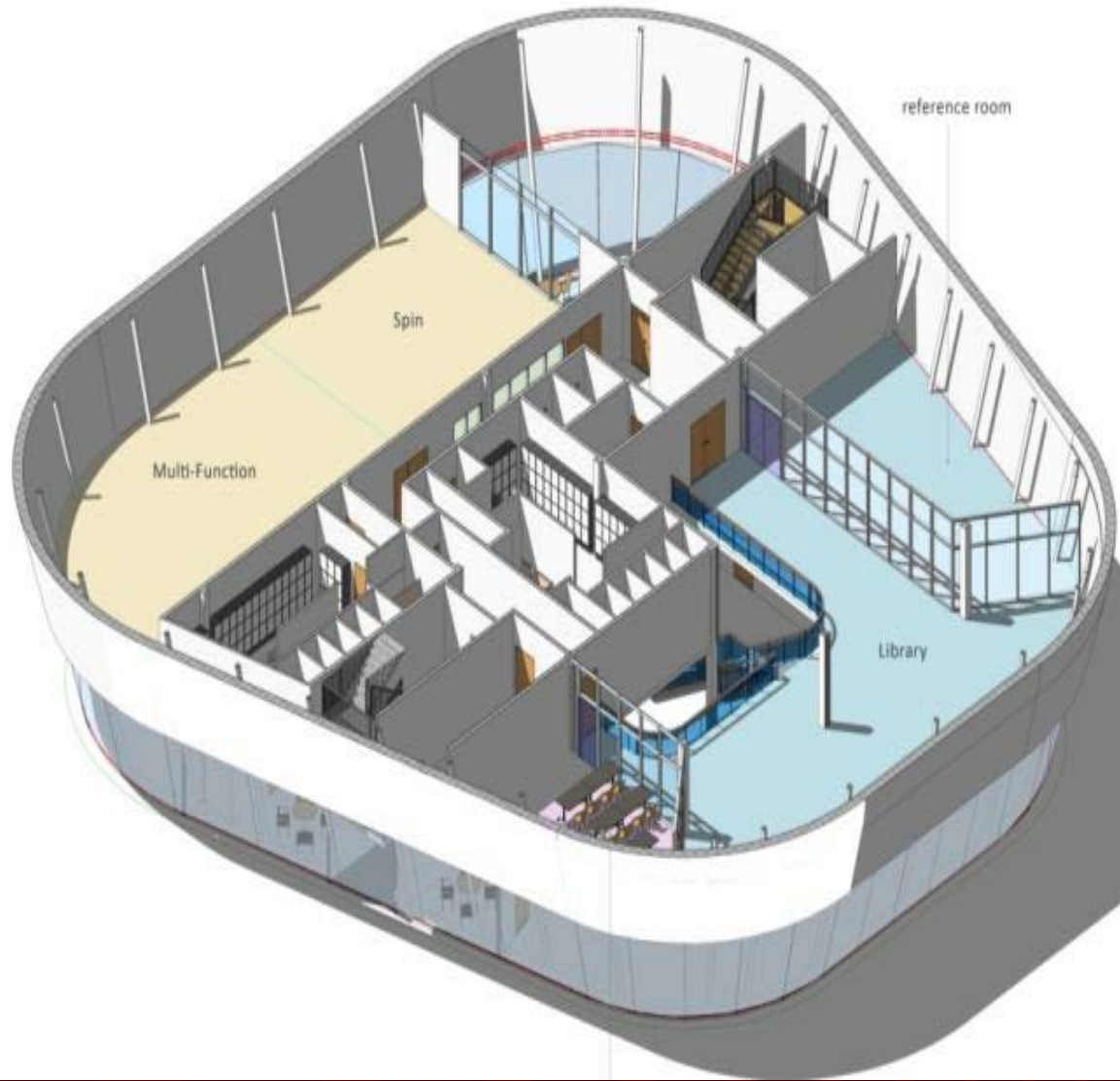


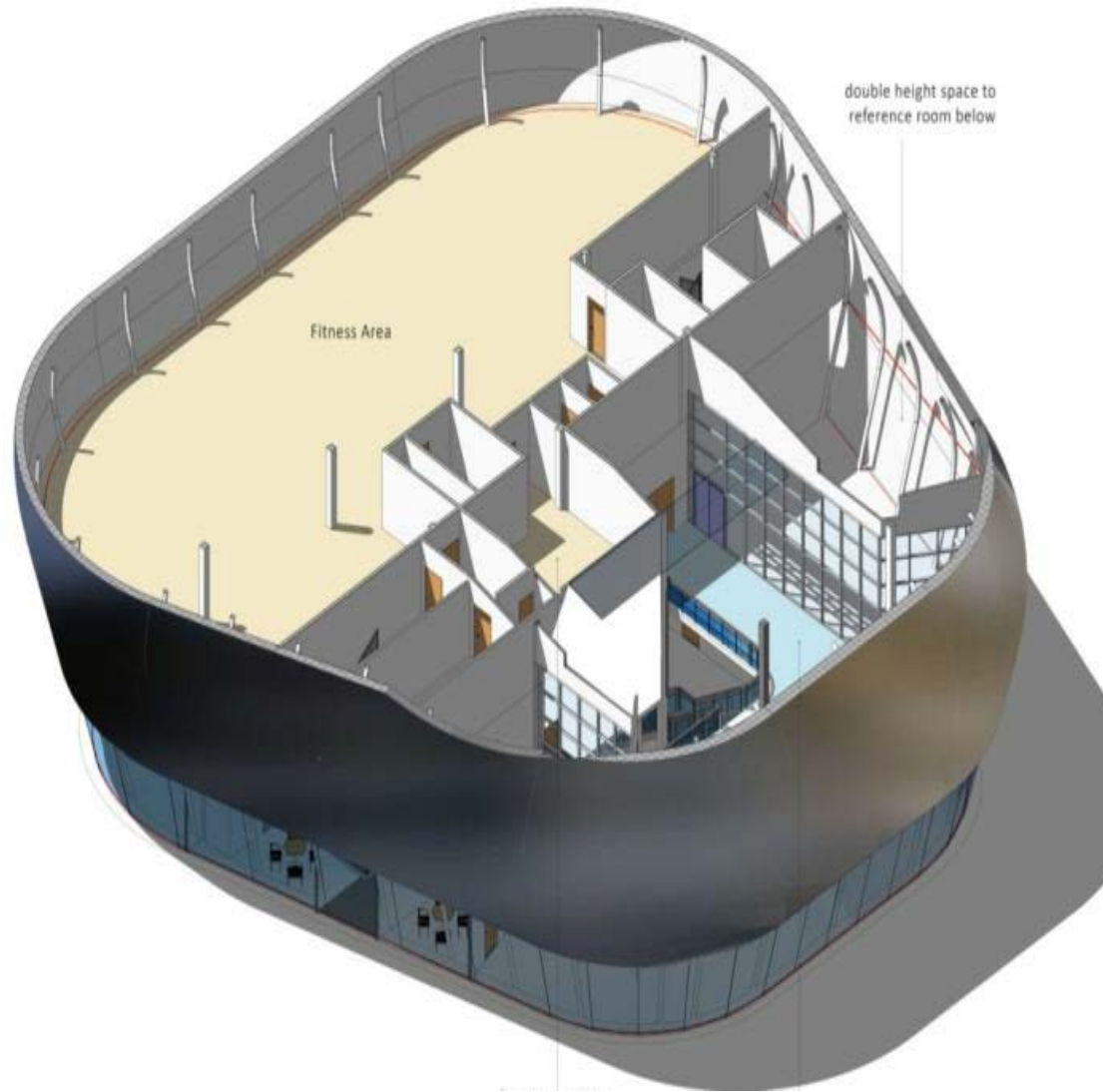


- Building C – steel framed; curved external walls formed with timber ribs sheathed with plywood or timber board
- Zinc tile cladding above ground level with zinc standing seam roof
- Acoustic separation vital

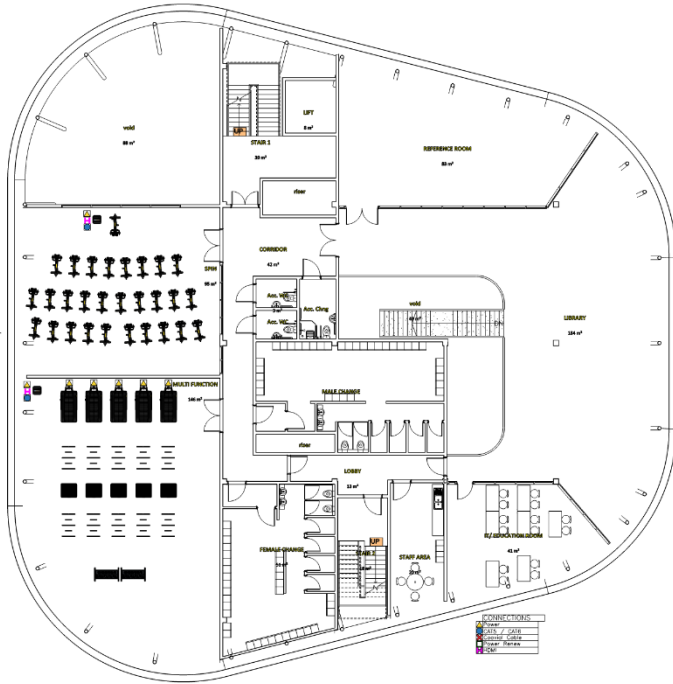




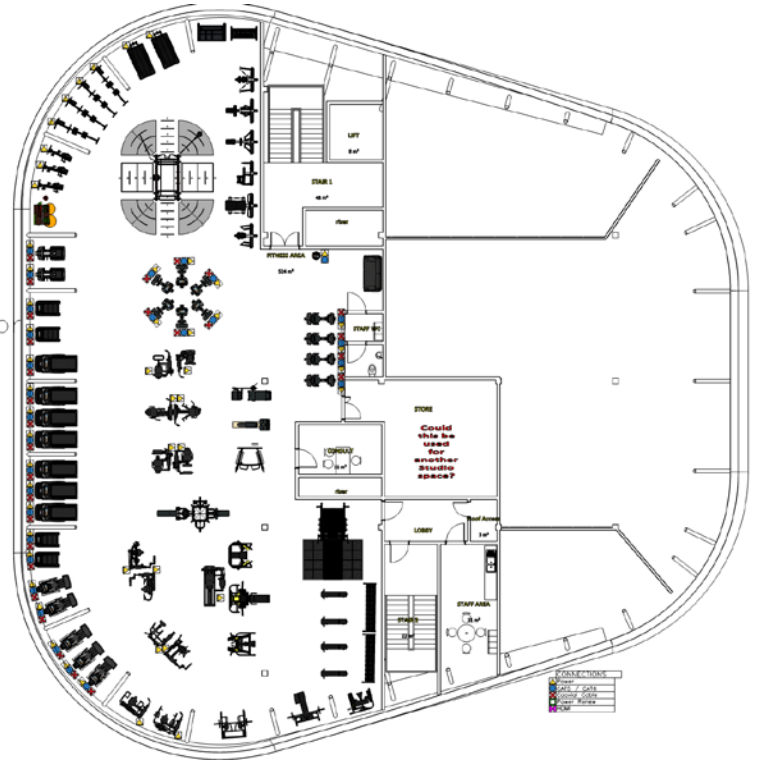




First Floor



Second Floor



Looking ahead....

- MDDT team appointed December 2016
- Demolition due to complete end March 2017
- Contractor 2nd Stage Appointment Summer 2017
- Stage 3 Completion end May 2017
- Pre Planning commences Summer 2017
- Planning Determined Autumn 2017
- Stage 4 Technical Design Completion Autumn 2017
- Construction start Late 2017 – Completion Summer 19

TAFF VALE REDEVELOPMENT

Summary & Questions