

CCRC D Viability Gap Fund; BG shortlist of sites

| Site | Within CCRC D Region | Dwelling Number (40-250) | Connectivity | | | Regional Employment Centre | Other funding exhausted | Known Viability Gap | Deliverability (within 12 months) | Comments |
|-----------------------------|----------------------|--------------------------|-------------------|------|---------------|----------------------------|-------------------------|---------------------|--|----------|
| | | | Public (rail/bus) | Road | Active Travel | | | | | |
| Ashvale | Yes | Yes | Yes | Yes | Yes | No | Unknown | Potentially | Private developer engaged, initial SI works identifying a grouting requirement, public/private land ownership/interest. Sec 106 may be a further consideration to viability. The viability work should be known within the timelines, to support any application. Proceed as a potential gap fund site | |
| Rhyd Y Blew | Yes | Yes | Yes | Yes | Yes | Unknown | Yes | Unknown | Private ownership, Sec 106 a previous constraint to the development, land owner aspiration around value unknown. CCRC D promotion may stimulate engagement. | |
| Six Bells | Yes | Yes | Yes | No | Yes | No | Unknown | Potentially | BGCBC ownership, no Sis for the site, anticipate abnormals, options appraisal being prepared on the approaches available. Not to proceed through CCRC D, explore alternative routes to development. | |
| Warn Turn | Yes | Yes | Yes | No | Yes | Unknown | Unknown | Unknown | Private ownership, development aspirations, potentially not within the available timeline, no active engagement. Call for interest may generate re-engagement. | |
| Park Hill | Yes | Potentially | | | | Unknown | | | Call for interest may generate re-engagement. | |
| Welsh School Site, Brynmawr | Yes | No* | Yes | Yes | Yes | No | Yes | Yes | Enquiries being made with City Deal; Current proposal is social rent, Number of units is too low for City Deal investment (double checking). Also the proportion of 10% SME development may be a factor (informal discussion with RSL to determine) significant grant requirement due to abnormals and infrastructure. Charitable land matter to resolve. Social Housing Grant still being pursued as an alternative funding stream. Proceed as a potential gap fund site, subject to eligibility checks with CCRC D | |

CCRC D Viability Gap Fund - Assumptions:

- Sites capable of delivering between 40 and 350 housing units.
- Above the minimum funding request of £1m.
- Able to demonstrate a Viability-Gap.
- Deliverable within 36 months of the funding award (at least for the phase of development supported by the Viability-Gap Funding), with all funding support drawn-down within this period.
- Able to commit to implement an overage arrangement where 'excess profit' conditions are met.
- Able to commence housing delivery (i.e. first unit commencements) within 12 months of funding award.
- Able to complete all required due diligence and demonstrate that the site is capable of development.