

Bala Area Regeneration Scheme

2008-2013

(Part of the Gwynedd
Regeneration
Framework)





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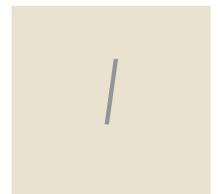
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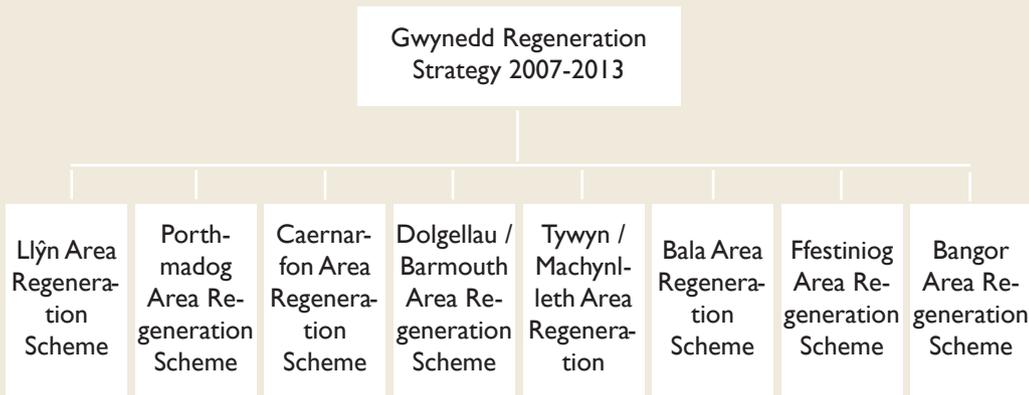


Introduction

What is an Area Regeneration Scheme?

The Gwynedd Regeneration Strategy sets out the context and a clear direction for all of the county's regeneration activities, with its unique patchwork of communities from 2007 – 2013.

The **Area Regeneration Schemes** are operational documents that implement the Regeneration Strategy. The areas are based on the definitions of the Unitary Development Plan, which are based on dependence districts.



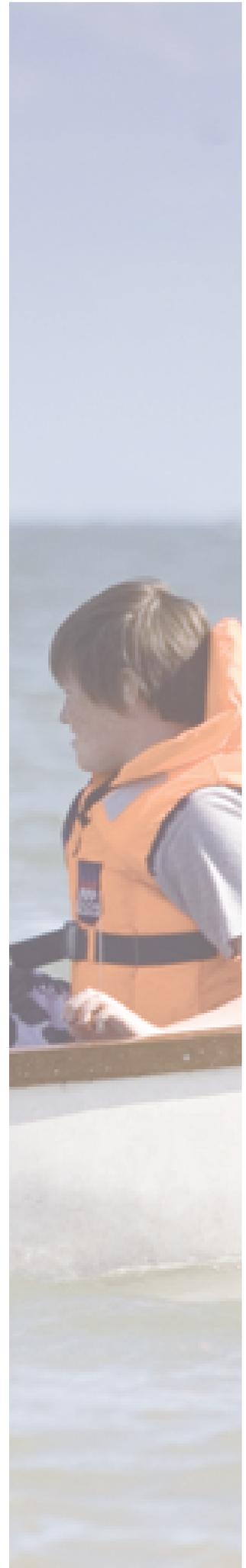
Bala Area Regeneration Scheme

This Area Scheme was created by consulting with stakeholders in the area, including local residents, agencies that work in the area and organisations that serve the area. The Area Scheme has taken into account other strategies that influence and contribute to the regeneration field, including local strategies for the Bala area.

Stakeholders were consulted through participatory methods such as public meetings, focus groups, questionnaires and other techniques. By means of these consultation activities, a comprehensive picture was compiled of the nature and scale of the challenge facing the area's communities, along with drawing up measures to response to them. We wish to thank the stakeholders which participated in the consultation process.

This Regeneration Scheme identifies the main measures and projects for the regeneration field in the Bala area for 2008 – 2013. The projects are intended to give a direction to all regeneration activities and efforts undertaken by all that have partnered the scheme, namely voluntary agencies, public organisations, private businesses and/or community groups.

The regeneration projects for the area are intentionally expansive in order to ensure that flexibility exists within the Regeneration Scheme to respond to, and take advantage of, any challenge that arises during the period in question.

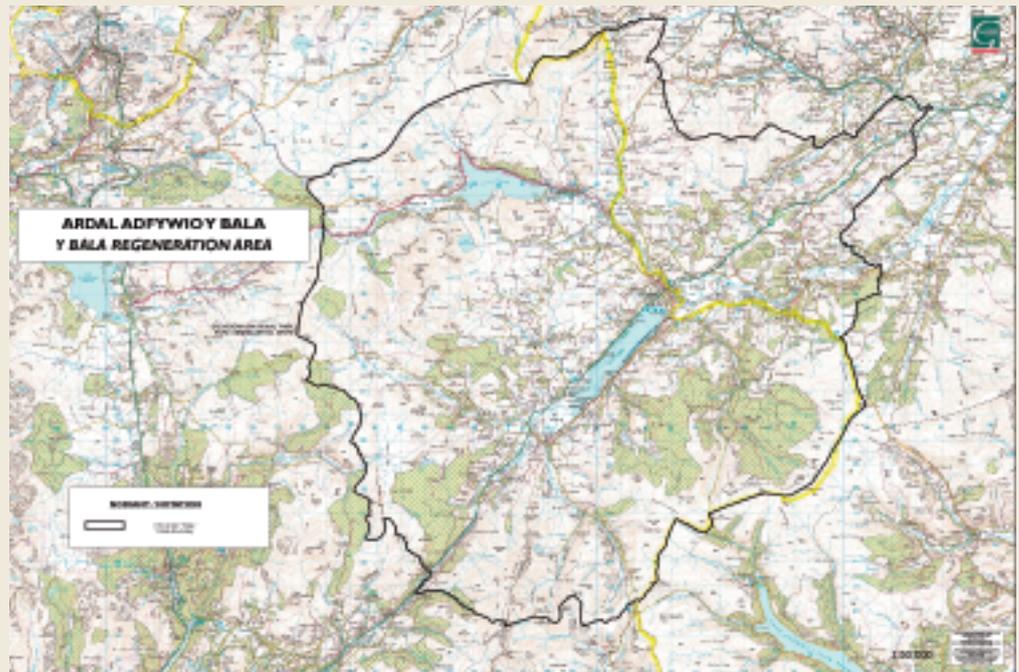


SECTION I

Area Profile

Introduction

Bala is an old market town which is situated on the shore of Wales's largest natural lake, Llyn Tegid, which lies within Snowdonia National Park. The Bala and Penllyn area is a stronghold for the Welsh language and culture and its natural landscape, views, agriculture and rich history makes it a well-known area throughout Wales.



Geographical Boundaries

The Bala Area Regeneration Scheme concentrates on the district that surrounds the town of Bala, including Llanuwchllyn, Llandderfel, Llanycil and Llangower Community Councils and Bala Town Council. The boundaries of this Regeneration Area follow the boundaries found in the Unitary Development Plan.

Population

According to the 2001 Census, Bala and Penllyn had a population of 4,295 with a large percentage of the population, 56%, falling into the 20 - 64 age group, and the minority of the population, 5%, falling into the 0 - 4 age group. 20% of the population is 65 years old and over. The population of Bala and Penllyn represents approximately 4% of the population of the whole county.

In 2001, 49.8% of the population were female, and 50.2% were male, which reflects the pattern for the county.

According to the Census, 76% of the population of Bala and Penllyn have been



born in Wales, but even more typical of the area is the fact that 78% of the population speaks Welsh, compared to the national average of 20.4%.

Movement and Migration

Bala is the area's main town and centre, where a number of mainstream services are located.

The car ownership figures for the 2001 Census show that movement within and outside the area is highly dependent upon private cars. 57% of those who work travel to work in a car, which is a little lower than the average for Gwynedd. The Census also notes that only 21% of Bala and Penllyn households do not own a car, which is lower than the average for Gwynedd (24%) and Wales (26%).

People move into and out of the area for numerous reasons, such as retirement, work, and family circumstances etc. In 2000, 2.8% of the population of the area moved within the boundaries of Bala and Penllyn. 6.45% moved into the area, which is higher than the percentage for Gwynedd (4%) and 5.08% out of the area, which is also higher than the percentage for Gwynedd (3.5%).

Environmental Features and Designations

The area has a unique and special landscape and most of the area is owned by the Snowdonia National Park. Llyn Tegid has been identified as a Special Site of Conservation due to the species that can be found there. It is also a Site of Special Scientific Interest (SSSI) and has been identified by RAMSAR as a 'wetland' of international importance.

Deprivation

According to the Welsh Index of Multiple Deprivation 2005, Llandderfel and Llanuwchllyn wards and Bala ward were identified as being in the lowest 50% within Gwynedd. According to the Local Government Data Unit, Llanuwchllyn and Llandderfel stand at number 53 out of 70 areas in Wales that have been identified as areas which are furthest away from services.

The number that claim Job Seeker's Allowance (based on income) notes that 1.8% of the work age population of Bala and Penllyn received this allowance in December 2005, which is a little lower than the percentage for Gwynedd, which is 2.6%. The highest percentage of the claimants could be found in Bala ward (2.6%), with the percentage for Llandderfel lower (1.4%) and the lowest percentage of claimants found in the Llanuwchllyn ward (0.8%).

Of the 2.1% of Job Seeker's Allowance Claimants in Bala and Penllyn, 47.5% of them belong to the 25 - 49 age group, and the majority of them (65.6%) have been out of work for less than six months. The pattern in Bala and Penllyn follows the county and national trends.





Economy of the Area

The economy of the area depends highly on a small number of noticeable sectors, the wholesale/distribution and retail sectors, hotels, catering, public administration, education and health and the manufacturing sector. With regard to employment opportunities, 22.53% of the population which is in employment (employed or self-employed) is employed in the sector listed first above, 21.36% work in the second sector and 18.9% in the third. The agricultural, forestry and fishing sector is also important with 11.54% of the population employed in this sector. The prominence and importance of these sectors to the economy and to employment and local income reflect the county and national trend of dependency on these sectors.

Snowdonia National Park supports existing business developments and also seeks to identify land for employment use in towns such as Bala.

The socio-economic Policy of the NDA notes that the Meirionnydd area is a priority area. It is noted that supporting economic diversification and 'high value' jobs are a priority.

The following table gives a summary of the employment performance changes anticipated between 2004 – 2014 in Gwynedd and Meirionnydd.

Employment Change 2004-2014, FTEs	Gwynedd	A13 Meirionnydd
Primary, Manufacturing & Construction	-474	-91
Service Sectors	2,234	341
All Employment	1,760	250
Environmental industries	74	16
Creative Industries	62	4
Knowledge Economy	323	25
Leisure & Tourism	480	98
Marine/Geo Sciences	146	0
Health & Care - aging population	526	63
Aluminium & Electricity	-44	0
All High Tech Manufacturing	-4	0
All Medium-High Tech Manufacturing	-16	0
All Medium-Low Tech Manufacturing	-50	-4
All Low Tech Manufacturing	-56	-24
15 : Manufacturing of food and beverages	-22	-11
52 : Retail trade	154	19
2004 Total FTEs	36,968	5,450
2014 Total FTEs	38,727	5,700
Rates of Change	4.76%	4.58%



Economic Activity

According to the 2001 Census, 67% of the population of Bala and Penllyn are Economically Active and 62.3% of them in employment. 17.2% of the economically active are self-employed, which is only a little higher than the self-employment rate for the county, 12.8%, and national average, namely 8.5%. The unemployment levels in the area is lower than in Gwynedd, with only 3.1% of the economically active population unemployed.

The economically inactive levels in Bala and Penllyn reflect county levels, with nearly 33% of all work age people having been identified as economically inactive.

Housing

Affordable Housing is a matter that is addressed in the area and some research work has been done in the wards. A number of schemes are a part of the Rural Housing facilitator's work programme. A scheme has come to fruition in Llanuwchllyn and the Llandderfel and Bala schemes have reached different levels of development.

Affordable Housing is one of Snowdonia National Park's thematic priorities. It is estimated that up to 40 properties per annum will be needed within the Park, which is 600 houses over a period of 15 years. The National Park has a housing strategy which prioritises locations for this housing, and as a local services centre it is likely that the town of Bala will be a priority.

In 2007, a Needs Assessment of Bala area's older people was held (10m radius) and by using the information on care, health and housing needs, information of specialist workers and local information of the members of the Local Forum, a recommendation of 30 Extra Care Housing units was reached. The investment is substantial; approximately £6 million for the Extra Care Housing development. £3.8 million is Grant funding from the Assembly Government and the remainder is private money through Cymdeithas Tai Clwyd. Community facilities such as a restaurant, small shop, day centre and a hair salon, meeting rooms and rooms to hold activities could be located within the development which will be of benefit to everyone who lives within the Bala district, not only to the residents of the Extra Care Housing itself. This will be a substantial boost to the economy. A Design Team was established to move forward with designing the building in April 2008. Subject to receiving planning permission, the aim is to start work on the site in late 2009/2010 with the aim of completing the development during 2011.

Health

In the Bala area, 16.79% of the population has a long-term restrictive illness.

The Wales Transport Strategy statistics (TraCC Department) show that only 25% of mid Wales residents have access to an Accident and Emergency Hospital within an hour on a bus or on foot.





The same strategy notes that 87% of car journeys to Accident and Emergency Hospitals for mid Wales residents take more than 20 minutes.

Gwynedd's vision for Health, Social Care and Well-being is:

"To aim for a level of health and well-being for the people of Gwynedd which is comparable to the best in Europe"

The priorities for Gwynedd are:

- Older People
- Children and Young People and young parents
- Circulation diseases
- Cancer (of the lung/breast/colon)
- Injuries
- Other population groups (carers/homeless people/people with learning or physical difficulties, unemployed people or different race groups).

Voluntary Activity

The Bala area has a strong tradition of Welsh cultural voluntary activity. A high number of voluntary groups and cultural societies are active in the area and they all make a social, environmental and economic contribution to the area.

321 groups registered with Mantell Gwynedd have been identified as groups which are active in Meirionnydd and are therefore likely to serve parts of the Bala and Penllyn areas.



SECTION 2

An Analysis of Local Circumstances

An introduction to this section

If this Scheme is going to make a difference to the area in the long-term, it will have to respond to the area's needs, along with taking advantage of opportunities that arise.

The following section gives an analysis of the consultations with stakeholders and the statistical profile in the previous section, to identify the strengths and weaknesses of the area along with the opportunities for the area and threats to the area.

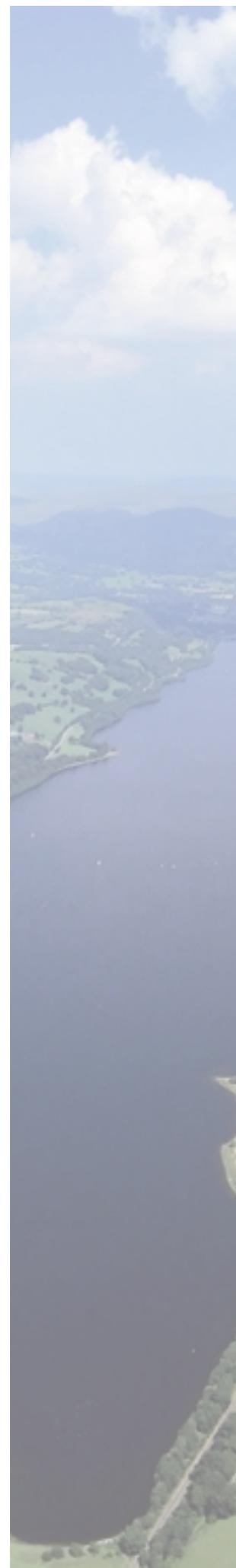
A summary of the analysis is found below.

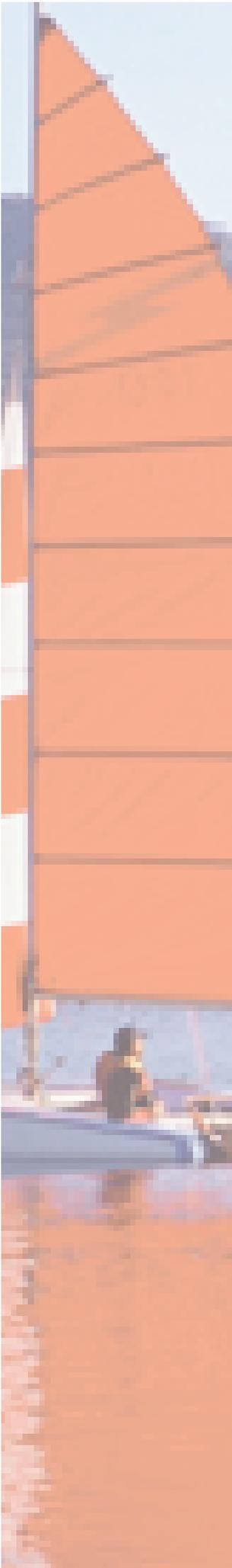
Strengths

- The environment and natural assets of the area.
- The importance and prominence of the agricultural/open air sector.
- The villages and communities of the area are pleasant places to live; demonstrated by the demand for homes in the area and local people's steadfastness.
- Wide range of social events and activities (arts/leisure/tourism).
- Heritage and history of the area.
- The Welsh culture and language of the area.
- Strong sense of community.
- The area is known as a unit.

Weaknesses

- The dependence of local employment on a limited number of employment sectors e.g. local authorities, wholesale and manufacturing.
- Lack of quality employment opportunities locally to keep young people from migrating from the area.
- Lack of work and employment units within the area to attract investment and to allow businesses to expand.
- Lack of affordable housing in some of the area's villages.
- Lack of rented accommodation (that are not rented on a seasonal basis) in some villages in the area.
- High dependency on private cars in the area by local people and visitors alike.





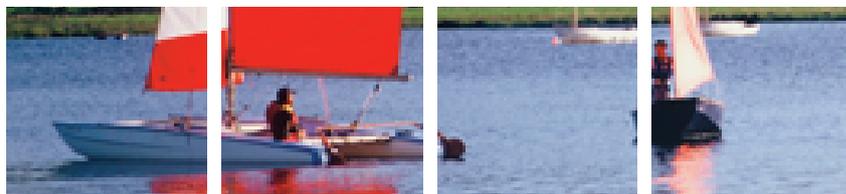
- Lack of services for some specific age groups such as older people and young people.
- The public transport does not meet employment needs/access to services.
- The area's servicing centres are located outside Gwynedd.
- Servicing centres are far (an hour away)
- The Council's administrative centre is in Dolgellau.

Opportunities

- Potential to develop unique growth sectors in the area based on the outdoor sector.
- Potential to develop a higher quality tourism sector in the area, based on the local natural environment.
- Take advantage of the development land allocations in the area for providing and creating work and employment units.
- Potential to develop empty and dormant buildings and sites for work units (especially units for rural initiatives in the fringe communities), affordable housing units and rented housing units.
- The strong construction sector that exists in the area can be intertwined with local affordable housing schemes.
- The natural assets of the area offer themselves as a catalyst to develop local food produce and food production sectors.
- Bala identified as a local servicing centre in the Unitary Development Plan.
- The tourist centres within the area with potential for development into important tourist attraction centres.

Threats

- Some sectors are under threat of continuous decline.
- Shortage of land for work and employment purposes, housing purposes, roads and investment.
- The local income and salary rates remain low compared to local house prices.
- Demographic imbalance due to an ageing population and outward migration of young people.
- Services being moved from the area.



SECTION 3

Aspirations of the Area

Regeneration Vision for the Bala Area

The Gwynedd Regeneration Strategy notes that the vision for regeneration between 2007 – 2013 is to develop and support sustainable communities which are healthy, lively and viable, with the confidence to venture and with the desire and ability to contribute their own answers to the challenges and to take advantage of new opportunities.

Below are quotations forming the consultation with stakeholders which show some of the aspirations and main areas for realising this vision when regenerating the Bala area in future.

Main Aspirations and Impressions of the Community

Need facilities for young people in the area.

Encourage local people to learn new skills.

Attract jobs with better salaries.

Complete the 'Llwybr Tegid' cycling path.

Develop Llyn Tegid as a more comprehensive tourist attraction.

Need to develop Llyn Tegid.

Affordable housing for local people.

Make more use of the leisure centre for activities.



Main Aspirations and Impressions of Voluntary Organisations and Businesses

Need to improve speed of broad band

Encourage shops with quality produce to open in the town.

Develop Village Halls into multi purpose centres in our communities.

Improve signage and information for tourists.

Need to make more use of natural resources that we have here – mountains and cycling and green holidays.

Develop a monthly farmers' market.

Main Aspirations and Impressions of the Service

Too much centralising rather than decentralising.

The work ethics of local residents are very healthy.

Crime levels in the area is the lowest in Gwynedd.

The Welsh language and culture is flourishing.

Young people need career opportunities not just jobs.



SECTION 4

Thematic and Spatial Priorities

An introduction to the section

The thematic and spatial priorities are introduced here for the Bala area, following the definitions given in the Regeneration Strategy.

Prioritising is a means of targeting regeneration efforts to the future, but it is not a means of disregarding a community and/or activity within the area should an opportunity arise and/or a challenge that should be responded to.

The following thematic priorities have been identified by collating and analysing the outcomes of the consultation. These priorities are based on the statistical profile of the area, on the aspirations and impressions of various stakeholders and on the SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis in section 2. The thematic priorities will direct regeneration activities within the Bala area in order to ensure the largest benefit of the available resources and funding, and to continue to make the area a good place to live, work and venture in.

The following spatial priorities have been identified through the Welsh Index for Multiple Deprivation 2000 and 2005 and through regional and national development strategies such as the Spatial Plan. The spatial priorities will direct regeneration efforts to specific communities and areas within the Bala area in order to ensure a response to needs and to take advantage of growth opportunities.

Thematic Priorities for Bala

This Area Regeneration Scheme has identified the following themes as the main priorities for the area in relation to regeneration.

- 1 - Increase Growth and Economic Prosperity**
- 2 - Houses and residential units**
- 3 - Environment and Natural Assets**
- 4 - Local Services.**
- 5 - Vibrant Communities**

Spatial Priorities for Bala

Communities exist, especially rural communities, where fundamental changes have taken place in their traditional industries (agriculture) and due to their distance from services, work opportunities and markets that do not offer apparent new





opportunities to young people. The marginal situation of these communities leads to outward migration, a reduction in birth rates and a risk to viability and survival of some of the county's strongest Welsh communities.

By using the Welsh Index for Multiple Deprivation 2005 Access to Service Domain as a basis to identify these communities of need within the Bala and Penllyn area it is possible to note that two out of three wards fall within the top 25% of this domain, namely:

Llanuwchllyn Llandderfel

Communities of Opportunities

(c) Some communities and districts offer obvious growth opportunities due to their favourable location. These key communities and settlements are identified in the Wales Spatial Plan.

Bala town is known as an important centre for services according to the Mid Wales Spatial Strategy. This means that this strategy acknowledges that the **Bala area** is a southern focal point to South Gwynedd for service provision, employment and focus for this part of the county.

Work is ongoing on developing the contents of the Spatial Plan and the role of the key settlements and centres.

(ch) Other communities which have sites which have already been identified as strategic sites offer and create substantial growth opportunities for wider districts. **Bala town**, as the main centre within the Bala area, which serves the communities of the area, has a strategic role to play when developing growth opportunities for the wider area. Some other lands have been identified as lands for employment within Bala in order to encourage further employment opportunities for the area.

It will be crucial to ensure that advantage is taken of these allocations and lands/sites, bearing in mind the development restrictions and flood risks that face parts of the area.

Summary

This means that the Bala Area has the following spatial priorities:

- **2 Communities of Need** (Llandderfel and Llanuwchllyn)



SECTION 5

Action Areas

An introduction to the Section

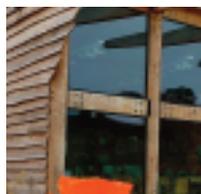
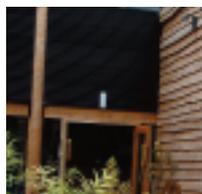
A list of the action areas for the regeneration field in the Bala area for 2007 - 2013 can be found below.

The fields of work are intended to provide a direction, in Bala, to the regeneration efforts and activities of all the partners of the Scheme, whether they are voluntary agents, public organisations, private businesses and/or community groups. These fields of work, along with the activities and plans of the Regeneration Strategy are a means of realising the vision of regenerating Bala.

The action areas outlined below respond to the thematic and spatial priorities.

The table below is not a comprehensive list of everything that is needed in the area, but rather, identifies those areas that will ensure and spread the most benefit to the area.

The areas are intentionally broad in order to ensure flexibility within the Scheme to allow room for response to challenges and to take advantage of opportunities, as they arise during the 2007 - 2013 period. Bodies, agencies and communities across the area have specific regeneration activities, plans and initiatives that are either in the process of being developed or are being implemented. The following fields will not disregard those efforts, but will be a means of drawing similar activities together, spreading successful schemes and good practice in the area and beyond.



Thematic Priorities	Spatial Priorities	Action Objectives	Steps to be Taken	Leading Body	Partners	Targets
Extend Growth and Flourishing Economy	Communities of Opportunity	Seek use for development lands and sites within the area for employment needs and to meet the needs of work units enterprises.	Identify development options for strategic sites such as Bala Industrial Estate	Welsh Assembly Government	Gwynedd Council The Environment Agency	Number of hectares that come back into use. Number of work units / ventures / employment opportunities provided. Number of jobs created.
Extend Growth and Flourishing Economy	Communities of need	Ensure first class IT infrastructure in order to facilitate growth of businesses.	Develop the broad band network and 'fibre speed' for Meirionnydd.	Welsh Assembly Government		
Extend Growth and Flourishing Economy		Ensure the sustainability of rural communities by creating a provision for work units	Expand the provision of work units for enterprises and businesses in rural communities.			
Extend Growth and Flourishing Economy		Build on the expertise and strength of the agriculture and food processing sector in the area and ensure a sustainable future for the sector.	Establish a programme for trialling new and high value produce.	Bic Innovation	Gwynedd Council, Gwynedd Economic Partnership	Number of participants. Number of qualifications gained.
Extend Growth and Flourishing Economy		Develop skills and initiatives based on the local food production and processing sector to offer work opportunities while supporting and encouraging growth in the sector.	Identify opportunities and a skills development and enterprise support programme in the produce field.			
Extend Growth and Flourishing Economy		Develop the tourism industry in the area in order to attract visitors throughout the year.	Develop a Marketing Programme for the area in order to raise awareness of available attractions/activities and services.			

Thematic Priorities	Spatial Priorities	Action Objectives	Steps to be Taken	Leading Body	Partners	Targets
Extend Growth and Flourishing Economy		Ensure that what's offered to visitors in the area is first class and competes with other areas.	Establish a programme to promote and improve the quality of hotels and camping sites.			
Thematic Priorities	Spatial Priorities	Action Objectives	Steps to be Taken	Leading Body	Partners	Targets
Housing and Residential Units	Communities of Opportunity	Ensure a varied and sufficient stock of houses in the area to meet the needs of local families and young people.	Assess affordable housing needs in the rural villages of Penllyn.			
Housing and Residential Units	Communities of Need	Provide affordable housing units based on needs.	Facilitate the development of affordable housing schemes.			
Housing and Residential Units		Identify progressive methods of responding to dormant buildings, bearing in mind the housing needs of the area's communities.	Identify possible options for dormant buildings that come available for housing and living units use.			
Housing and Residential Units		Ensure a supply of suitable and high quality social housing for local residents.	Promote the Welsh Housing Quality Standard amongst council houses in Bala.	Gwynedd Council		
Housing and Residential Units		Ensure a modern supply of residential units that meet the needs of the area's older people.	Re-model Care Housing Services.			

Thematic Priorities	Spatial Priorities	Action Objectives	Steps to be Taken	Leading Body	Partners	Targets
The Environment and Natural Assets	Communities of Opportunity	Take advantage of the area's unique environment to develop a high value tourism 'offer'.	Identify opportunities to develop Llyn Tegid as a multi purpose centre for visitors and residents.	Snowdonia National Park		
The Environment and Natural Assets		Improve transport and mobility within and outside the area.	Support and identify green and sustainable travel initiatives for movement amongst local residents and visitors.			
The Environment and Natural Assets		Co-ordinate centres and opportunities in the open air sector with a high value offer package for visitors.	Develop resources and water/cycling/walking activity centres.			
The Environment and Natural Assets		Take advantage of expertise within the area in water sports, cycling and outdoor activities, in order to create work opportunities for local residents.	Develop a skills programme in order to take advantage of the growth sector in outdoor activities, by means of specialist centres in the area.			

Thematic Priorities	Spatial Priorities	Action Objectives	Steps to be Taken	Leading Body	Partners	Targets
Local Services	Communities of Opportunity	Reduce and remove barriers that face individuals when seeking to return to work.	Co-ordinate advice services and support people back to work or into training.			
Local Services		Ensure services to small rural businesses in order to strengthen and protect their sustainability to the future.	Co-ordinate business advice services locally.			
Local Services		Ensure support to facilitate opportunities in the open air sector with a high value offer package for visitors.	Develop resources and water/cycling/walking activity centres.			
Local Services		Take advantage of and develop the role of Bala town as a centre for services for the wider area of Penllyn.	Identify gaps in services available locally.			
Local Services		Develop new techniques in order to facilitate access to a wide range of services.	Develop flexible arrangements of property within Bala for the use of various agencies in order to ensure local access to provision.			
Local Services		Improve the transport system in order to facilitate access to services, work and training.	Expand community transport plans to facilitate access for rural communities to services and facilities.			

Thematic Priorities	Spatial Priorities	Action Objectives	Steps to be Taken	Leading Body	Partners	Targets
Local Services	Develop new and innovative methods of providing main stream services locally.	Identify opportunities to rationalise services and develop and plan joint services with opportunities for local suppliers/providers.				
Thematic Priorities	Spatial Priorities	Action Objectives	Steps to be Taken	Leading Body	Partners	Targets
Thriving Communities		Raise awareness and the role of the range of cultural 'centres' in the area.	Support networking and contracts between a links chain of cultural and heritage 'centres'.			
Thriving Communities		Promote and safeguard the use of the Welsh language within all aspects of life in the Bala area	Identify and co-ordinate a series of packs to promote the Welsh language in the private, voluntary and community sectors.			
Thriving Communities		Celebrate the heritage and history of the area as a tool for community pride and as something to offer for visitors.	Develop a package of schemes by local communities that celebrates and understands heritage, culture and history of the communities.			
Thriving Communities		Identify innovative methods to respond to dormant buildings, taking into account the social needs of the area's communities.	Identify possible options for dormant buildings which become available for community use.			
Thriving Communities		Maximise the use and the sustainability of existing community assets.	Target resources for upgrading and developing buildings for community use.			

SECTION 6

Implementing the Area Regenerating Scheme

Introduction

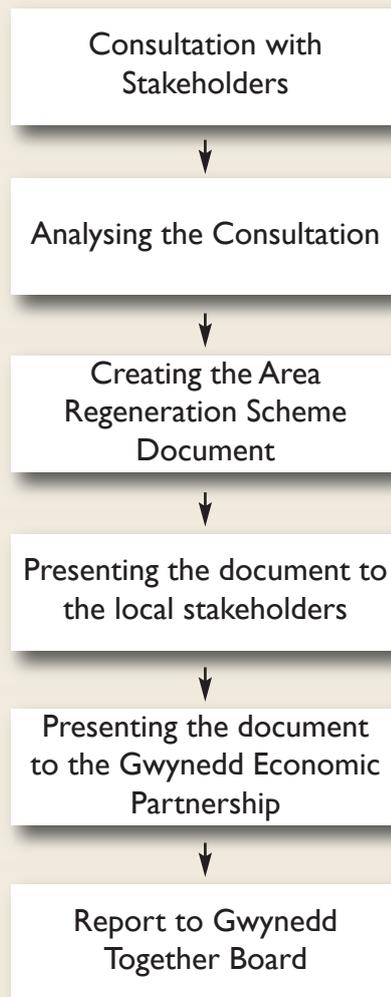
The Area Scheme is co-ordinated and lead by Gwynedd Council under the Gwynedd Economic Partnership. Implementing the scheme will depend on resources and funding, along with the commitment and ability of all partners to contribute.

Approving the Regeneration Scheme

The relevant Community Regeneration Officer will be responsible for leading the consultation and analysis work to create the Regeneration Scheme. The Area Scheme document will be created by the Regeneration Officer, based on the 3 Step Model that has been designed as a tool to prepare the County's Regeneration Schemes.

Each Area Regeneration Scheme will be submitted to the Key Stakeholders who have contributed to the scheme for their approval and commitment.

Below is a flow chart of the approval process for Regeneration Schemes:



Regeneration Scheme Leading Bodies

Leading Bodies will take the lead in driving each individual scheme forward and they could be a public/private or voluntary sector body. The Leading Body can vary from one project to the other dependent upon its expertise in a specific field, its resources and suitability to the project.

The Council will not be leading on all the individual projects and plans, since other partners are in a better situation and have better expertise to do so. The Leading Bodies are identified during the consultation period. Some bodies are already developing and/or implementing plans and there is no intention to undermine that work. The consultation process will also be an opportunity to identify Leading Bodies for projects that have not yet been developed, by giving groups and partners an opportunity to express an interest in some areas. The Regeneration Officer will be responsible for making a note of this interest and for recontacting those bodies in order to agree on their role. In cases where there aren't any leading bodies or other local drivers to develop a scheme, the Regeneration Officer will be proactive in bringing individuals with expertise together.

When Leading Bodies are in a position to drive the projects of the Area Scheme, the Area Regeneration Officer will be available to offer them support. It is anticipated that the demand for support from the Regeneration Officer will vary amongst the various leading bodies. Clear and regular contact will exist between the Leading Bodies and the Regeneration Officer in order to ensure report on progress and to monitor the achievement of the Area Scheme against targets.

Regeneration Scheme Partners

Each project and leading body will have its own partners. The role of the Leading Body is to bring together the partners in order to implement the scheme. The Council, by means of the Community Regeneration Officer, will secure support for executive partners of the Area Scheme to play a role when developing and delivering one or more of the Scheme's projects. This support role will be most noticeable amongst the community sector where the Regeneration Officer will be facilitating the contribution of community groups and ensuring the involvement of smaller community schemes in action areas. The time and support of the Regeneration Officer will be available to these smaller schemes and groups that contribute to the Action Plans listed in Section 5. Any other community schemes that do not contribute to the Action Projects will receive the support of the Regeneration Office as time and resources permit.

Reviewing the Regeneration Scheme

Each Area Regeneration Scheme will be reviewed on a regular basis in order to ensure progress, report on targets and update the Action Areas.

The Bala Area Regeneration Scheme will be monitored by the Regeneration Officer every six months.



During the monitoring and reviewing period, including the lifespan of the complete scheme, local circumstances in Bala can change. During the scheme's lifespan, a new opportunity, challenge or project may arise, forcing the Regeneration Scheme to look again at its priorities and action areas also. The role of the Community Regeneration Officer is to identify these opportunities, challenges and projects. When a response to this change is required, the Community Regeneration Officer will seek to ensure intertwining with what is already happening through the Scheme. However, some situations will arise that will not fall neatly into the Action Areas listed in Section 5 above. In this instance, the Officer will be expected to assess the effect of responding and not responding to the situation in the local regeneration field, and then to bring together key partners to identify an action method and leading body.

