

#### 1 Purpose of the Report

1.1 The purpose of this report is to provide an update on the 2025-26 Capital Programme to date and flag the current forecasted year-end position.

#### 2. Background: HCF

2.1 There are two grants available to the region to support capital developments, namely the Housing with Care Fund (HCF) and Integration and Rebalancing Capital Fund (IRCF).

2.2 West Glamorgan's annual HCF allocation is £7,656,000. £765,600 (10%) is automatically allocated to Minor Projects leaving the remaining available to spend on capital schemes that qualify under objectives 1 & 2.

2.3 On 9<sup>th</sup> April 2025, Welsh Government permitted each region to use up to 5% of its nominal Housing with Care Fund (HCF) allocation to support the Disabled Facilities Grant. West Glam accepted this offer and split the funding 60/40 between Swansea and Neath Port Talbot localities respectively.

2.4 As a result, the working budget for objectives 1 & 2 for 2025-26 is as follows:

Total HCF Allocation 25-26	£7,656,000	
Objective 3: Minor Projects	£765,600	10% of total allocation
Objective 3: DFGs	£382,800	5% of total allocation
<b>HCF Allocation for Objectives 1 &amp; 2</b>	<b>£6,507,600</b>	

2.5 There is no annual allocation for the Integration and Rebalancing Capital Fund and applications are considered on a scheme-by-scheme basis on a national basis.

### 3. Housing with Care Fund (HCF) Update

3.1 Project leads are asked to update their RAG rating in regular monthly meetings and the following are currently green and amber RAG rated schemes:

Capital Scheme	Organisation/ Locality	HCF 25/26	RAG Status	Status
Hendy Cottages, CYP Residential Home	Swansea CC	303,387		Approved by WG
Craigle CYP Residential Home	Swansea CC	500,000		Approved by WG
Trem Y Glyn	NPTCBC	625,737		Approved by WG
Maesglas	Swansea CC	455,000		EOI approved. Awaiting application
The Hollies	Swansea CC	100,000		EOI approved. Awaiting pre-tender costs application
Ashleigh Road, Sketty Road, Residential Home	Swansea CC	370,000		Approved by WG
7, Cimla Road, NPT	Pobl (NPTCBC)	320,125	Light amber	Acquisition Approved. Awaiting construction application.
Dan Y Deri	SBUHB	666,583	Light amber	Application approved regionally. Submitted to WG
Pan-disability Extra Care, NPT	Tai Tarian (NPTCBC)	536,778	Light amber	EOI approved. Construction application to be submitted to regional governance imminently
Victoria Wing	Swansea CC	300,000	Light amber	EOI approved. Awaiting application for construction
Leaving Care Supported Housing Swansea	Roots Foundation (Swansea)	219,400	Light amber	EOI approved. Awaiting construction application
<b>TOTAL</b>		<b>£4,397,010</b>		

3.2 Assuming all the green and amber RAG rated schemes are delivered by the end of the financial year, the financial year end position would be as follows:

HCF Allocation for Objectives 1 & 2	<b>£6,507,600</b>
Green RAG rated schemes	£2,354,124
Amber RAG rated schemes	£2,042,886
<b>Current Projected HCF Underspend 25-26</b>	<b>£2,110,590</b>
<b>% of HCF Allocation Spend Projected</b>	<b>68%</b>

3.3 The following schemes are currently red RAG rated:

Capital Scheme	Organisation	HCF 25/26	RAG Status	Status
Crown & Sceptre, Pan Disability, NPT	First Choice Housing	326,196		EOI approved. Awaiting planning
51 Ffrwd Vale (Neath) - Integrated Garage Conversion to create an additional bed in an existing LD supported living scheme	United Welsh (NPTCBC)	111,750		EOI received and on the agenda for approval today. Still requires LD Board sign off before proceeding to application
Rhodes Avenue, 8 Supported Living Units EW&MH	Tai Tarian (NPTCBC)	61,600 (25/26) 1,105,475(26/27)		EOI received and on the agenda for approval today. Still requires LD Board sign off before proceeding to application
FCHA 1177, 112 Brookfield EW&MH Scheme, NPT	First Choice Housing (NPTCBC)	545,701		Acquisition/construction application received and currently being considered by regional governance
Residential Wellbeing Centre, EW&MH Scheme	Down to Earth	428,518(25/26) 570,000(26/27)		EOI has been approved in the EW&MH board and is on the agenda for approval today. Following approval, formal application will be considered by regional governance.
<b>Total 25/26</b>		<b>£1,473,765</b>		

3.4 If we manage to progress and deliver all of the red RAG rated schemes, then this would reduce our overspend to £636,825.

3.5 The following schemes are in the pipeline and the EOI is due to come through the governance shortly, though currently unsure whether the schemes will be supported:

Capital Scheme	Organisation	HCF
Ty Laura (2 Bed CYP Residential Care Extension)	Action for Children	TBC
Dream Home Swansea Supported Living Scheme	Dream Home Swansea	TBC

3.5 Swansea are also looking at additional properties and land for 4 residential care homes to try and expediate these schemes into 25/26.

3.6 Based on data from previous years, it is likely that some of the amber RAG rated schemes may be delayed until next year. This could increase the current projected underspend

3.7 There is an expectation that Dan Y Deri will receive a substantial investment in 2026-27 which will reduce the likelihood of schemes in the pipeline for 26-27 being allocated funding.

3.8 In the previous meeting in July 2025, the following actions were agreed with updates shown in Blue:

- Agile governance to be implemented for HCF schemes. This may encompass measures such as utilising the fast-track process, obtaining approvals via email, and introducing flexibility within the sequence of approval procedures. [West Glamorgan Capital team adopting flexible sign off routes for schemes requiring urgent approval.](#) The governance

arrangements for the capital application process in West Glamorgan have been reviewed and is on the agenda for discussion and approval later on the agenda.

- Further information be provided around timelines, critical path and cost estimates for the amber and red RAG rated schemes to review the forecasted underspend
- Introduce a 4 stage RAG rating to distinguish the likelihood of deliverability of amber RAG rated schemes. Amber category has now been split out into 2 levels:
  - Light amber: Minor issues, but manageable. No impact on timeline or budget. Requires close monitoring and minor preventive action
  - Dark amber: Significant issues that could impact delivery if not addressed. Requires escalation and implementation of corrective actions.
- Project leads to assess whether any schemes scheduled for 2026-27 could be advanced to 2025-26. This could include speculative schemes that we know project leads are considering. West Glamorgan Capital team has met with statutory partners to request if pipeline schemes could be expedited into 2025/26. Timescales on Maesglas and Victoria Wing (Swansea schemes) have been brought forward to draw down some funding this financial year.
- The above activity to be prioritised by partners and project leads to ensure every effort is made to ensure the full allocation is utilised in 25-26
- Flag this position to Steering and Advisory Board members to ensure they have oversight of this current position and proposed actions. The current underspend position was escalated at SAB 2 on the 4<sup>th</sup> of August to ensure directors have oversight.
- An update is also going to be presented to RPB on 14<sup>th</sup> October.

#### 4. Housing with Care Fund – Neath Port Talbot Updates

- 4.1 **Trem y Glyn (NPTCBC):** Welsh Government have approved this scheme but we await the formal grant award letter with the template being revised. In the meantime, Welsh Government have issued a formal email to confirm the scheme has had panel and ministerial approval to give NPTCBC the assurance to proceed with the project for delivery this financial year.
- 4.2 **7 Cimla Rd (Pobl):** The scheme is progressing with the construction application being developed. Final designs are expected by end of September when the scheme will be able to go out for direct tender with a return expected in late November when the final costs will be known and the Capital Funding Application and RPB authorisation form will be submitted to Welsh Government with the acquisition/construction costs already approved regionally.
- 4.3 **RAFA Club (Tai Tarian) Extra Care Scheme:** The construction application has been received and is on the agenda for approval today. Due to board dates not being aligned, Wellbeing & Learning Disability programme board approval is being sought on the 2<sup>nd</sup> of October. Following this Steering and Advisory Board approval will be sought before submission to Welsh Government.
- 4.4 **FCHA 2917 Crown and Sceptre:** This scheme remains red for delivery this financial year with there being no engagement with the neighbouring landowner to enable the shared right of way to be discussed and agreed. FCHA are currently drafting an option appraisal internally and exploring legal options on the best way to approach this situation where an external party's engagement affects the developments viability.
- 4.5 **FCHA 1177 (112 Brookfield: Mental Health, Bariatric Supported Housing):** The construction application was presented to the EW&MH programme board on the 4<sup>th</sup> of September. However, the board didn't approve the scheme until additional queries were addressed. Queries were centred around value for money and whether HCF was the appropriate funding route with the scheme being housing led for one individual which would set a precedent for future schemes.
- 4.6 **Rhodes Avenue Extra Care Scheme (Tai Tarian):** An Expression of Interest for the scheme has been finalised and has been included on the agenda for in principle approval at the SCPB on the 17<sup>th</sup> of September given that it is approved by the Learning Disability board on the 2<sup>nd</sup> October.

4.7 **51 Ffrwd Vale Supported Living (United Welsh):** An Expression of Interest for the scheme has been finalised and has been included on the agenda for in principle approval at the SCPB on the 17<sup>th</sup> of September given that it is approved by the Learning Disability board on the 2<sup>nd</sup> October.

## 5. Housing with Care Fund – Swansea Updates

- 5.1 **Dan y Deri:** Following formal Health Board approval, the Business Justification Case and application for this scheme has been submitted to Welsh Government. Communication lines are open with SBUHB who are addressing any queries ahead of the formal HCF panel which is scheduled for the 22<sup>nd</sup> of October.
- 5.2 **Hendy Cottages:** Practical completion for this scheme is expected end of October/early November. A legal charge and restriction has been placed on the property in favour of Welsh Government meaning when Swansea Council submit the final claim for residual funding there will be no delays in issuing payment.
- 5.3 **Craigle (ANOther):** This scheme has received Welsh Government approval and completion on acquisition of the property is due to take place in early September. Once the property has been acquired and a surveyor appointed the detailed construction application will be developed which will re-enter regional governance in the coming months.
- 5.4 **Ashleigh Road:** This scheme has received Welsh Government approval and completion on acquisition of the property is due to take place in the coming months. Once the property has been acquired and a surveyor appointed the detailed construction application will be developed which will re-enter regional governance for approval.
- 5.5 **The Hollies:** Following a conversation with Welsh Government it has been agreed that the sum of £100,000 for pre-tender costs can be submitted this financial year. The application is currently being developed in readiness for submitting to the November HCF panel. An application for construction costs will then be developed and will re-enter the regional governance for approval in the new financial year.
- 5.6 **Maesglas:** Swansea Council anticipates receiving construction tenders by late November, with a contractual requirement for the selected contractor to commence work in early January. To meet this timeline, the construction application will be provisionally submitted to Welsh Government ahead of the HCF panel on 17<sup>th</sup> December. Regional approvals will be sought via email circulation to LD and SCPB on 1<sup>st</sup> December, followed by SAB 3 on 9<sup>th</sup> December, ensuring all responses are gathered in time for final confirmation. Project lead to submit technical scrutiny in August 2025.
- 5.7 **Victoria Wing:** This scheme aimed at enhancing facilities for older adults, is being accelerated to ensure eligible spend within the current financial year. Construction tenders are expected by the end of November, with work scheduled to begin in early January under contract. The application process mirrors that of Maesglas: a provisional submission to Welsh Government will precede the HCF panel on 17<sup>th</sup> December, with regional circulation to C&OP and SCPB on 1<sup>st</sup> December and SAB 4 on 9<sup>th</sup> December. This approach ensures timely feedback and approval for presentation to the panel.
- 5.8 **Roots Foundation:** This scheme was presented to Children and Young People programme board for approval in August. However, queries were raised regarding the allocation of beds being ringfenced for the region. These queries were addressed via email and subsequently the scheme was approved on the 29<sup>th</sup> of August. The project lead is now progressing with the construction application which will be brought back through the regional governance for approval in the coming months.
- 5.9 **Down to Earth Scheme:** The scheme name has been updated from "residential respite" to "Wellbeing Residential Centre" to better reflect its focus on supporting emotional wellbeing for

individuals with low-to-moderate needs, rather than complex care. The revised EOI was presented and duly approved at the Emotional Wellbeing and Mental Health Programme Board meeting on 4th September. The project lead was in attendance to give an overview of the scheme and to answer questions. If the scheme is approved today the construction application will be developed and will come back through our regional governance for approval before submitting to Welsh Government.

- 5.10 **Dream Home Swansea:** West Glamorgan Capital Team have recently engaged with Dream Home Swansea to discuss the potential use of HCF to acquire and develop a supported living scheme for 8 individuals with learning disabilities. This scheme is innovative in that the 8 individuals (who form a friendship group) would commission support providers utilising existing direct payments they receive. An Expression of Interest for the scheme where the concept and model can be detailed further is being developed. Once complete it will be entered into the regional governance for approval before moving on to the formal application stage.
- 5.11 West Glamorgan Capital Team recently met with **Action for Children** who are developing an expression of interest for HCF funding to extend an existing short breaks facility (Ty Laura) provide 24/7 residential care for two children with complex needs
- 5.12 Swansea Council are currently reviewing additional properties for acquisition this financial year to develop additional internal children's residential provision.

## 6. RSL Drawdown Process Update

- 6.1 The Welsh Government has announced a change to the process for RSLs drawing down capital funding. Previously, 100% of the funding could be drawn in advance; now, the revised procedure allows for 40% to be drawn at the outset, 40% during the progression of the scheme, and the final 20% upon completion. This approach is consistent with the SHG process and only applies to new builds and conversions of existing buildings into flats, therefore doesn't apply to schemes refurbishing a property. These changes may impact the timing of funding drawdown at year end and could influence the final underspend position. This change does not impact other third sector organisations.

## 7. Minor Projects 2025/26

7.1 Following approval from SCBP on the 10<sup>th</sup> of July and SAB 1 approval on the 15<sup>th</sup> of July, the successful projects were issued acceptance forms and T&Cs detailing their ability claim expenditure on the project from the 1<sup>st</sup> of August

7.1 A summary of the projects is detailed below:

WGLM Ref	Category	Organisation	Project Name	Project description	Programme Board	Amount
HCF-MP-202526-001	Digital aids, monitoring and assistive technologies	Alzheimer's Society	Alzheimer's Society Home Aids Support Project	Purchase of assistive technology and equipment to support people with dementia to live independently at home.	Dementia	25,000
HCF-MP-202526-003	Repairs, refurbishments and improvements	Care and Repair Western Bay	Healthy Homes Project - Swansea	Home repairs and improvements for older people living in poor or inappropriate housing. Swansea locality.	Communities & Older People	79,000
HCF-MP-202526-004	Repairs, refurbishments and improvements	Care and Repair Western Bay	Healthy Homes Project - Neath Port Talbot	Home repairs and improvements for older people living in poor or inappropriate housing. Neath Port Talbot locality.	Communities & Older People	52,666
HCF-MP-202526-005	Equipment and adaptations	Neath Port Talbot Community Voluntary Service	Community wellbeing Service - Essential Items Project 25/26	Stock of essential household items often required to allow individuals to be discharged from hospital	Communities & Older People	18,333.50
HCF-MP-202526-006	Equipment and adaptations	Community Equipment Store	Bariatric Equipment	Purchase of super bariatric equipment such as beds and hoists to meet demand	Communities & Older People	82,145
HCF-MP-202526-007	Equipment and adaptations	Community Equipment Store	Community Beds	Purchase of community beds to meet demand	Communities & Older People	51,786
HCF-MP-202526-008	Equipment and adaptations	Community Equipment Store	Complex Specialist Equipment	Purchase of specific, specialist equipment such as Ultra-low beds (used for patients at risk of falling out of bed e.g. patients with dementia) and gantry hoists.	Communities & Older People	66,570
HCF-MP-202526-009	Equipment and adaptations	Community Equipment Store	Home First	Purchase of small portable aids that are reusable.	Communities & Older People	67,052
HCF-MP-202526-010	Equipment and adaptations	Community Equipment Store	Pressure Relieving Equipment	Purchase of pressure relieving equipment to sustain skin integrity	Communities & Older People	92,650
HCF-MP-202526-011	Equipment and adaptations	Community Equipment Store	Single Handed Care Equipment	Purchase of specialist equipment that would allow care to be delivered single-handedly	Communities & Older People	91,197
HCF-MP-202526-012	Equipment and adaptations	Swansea Council	DFG - Swansea	Funding to support the local authority with DFG work in line with increasing waiting lists and fully committed core budgets	Communities & Older People	90,000
HCF-MP-202526-013	Equipment and adaptations	NPT Council	DFG - NPT	Funding to support the local authority with DFG work in line with increasing waiting lists and fully committed core budgets	Communities & Older People	60,000

## 8. Integrated and Rebalancing Capital Fund (IRCF)

8.1 The current position of the IRCF schemes is as follows, with forecasted position for 25-26 as £1,462,898, though it is likely that a number of these schemes will slip into 26-27.

Project	Description	Cohort	Locality	Lead Organisation	Status
Dementia Hwb	Remodelling of the Dementia Hwb to be able to offer a wider range of integrated services that will incorporate both preventative and traditional health and social care provision.	Dementia	Swansea	Dementia Hwb	Completed
Sandfield's Family Hub	Renovate and repurpose a NPTCBC building currently used as offices into a multi-use community resource 'family support hub' which will host several family focused support services	Children with complex needs	Neath Port Talbot	NPTCBC	Construction Nearing Completion
CYP Multi Agency Support Centre	Remodelling of existing buildings and construction of additional building to accommodate a support centre for families and children where multiple agencies can provide their services from one location.	Children with complex needs	Swansea	Swansea CC	In Development
Bonymaen Community Cwtch	Develop three neighbouring buildings into one physical building that will accommodate an integrated hub.	Children with complex needs	Swansea	Faith in Families	In Development
Pontardawe Community Wellbeing Hub	Acquire and improve the existing building leased by Pontardawe Community Wellbeing Hub to allow for the development of an integrated health and social care hub. The range and volume of services delivered from the setting will be increased and become more integrated.	People with emotional health and mental well-being needs	Neath Port Talbot	Hwb Lles	In Development
CREST Recovery College	CREST (College of Recovery Education Skills and Training) Integrated Mental Health Recovery and Skills Hub. Remodelling works to enable the development of a more integrated health and social care hub focusing on mental health recovery, skills training and community support.	People with emotional health and mental well-being needs	Swansea	Swansea CC	In Development
Croeserw Integrated Hub (Construction)	Development of a Health and Wellbeing Centre in the Upper Afan Valley as a replacement for the outdated Cymmer Health Centre.	Communities and Older People	Neath Port Talbot	SBUHB	In Development
Linden Wellbeing Hub	Extend and improve the current premises in West Cross to further develop the hub concept that will see the delivery of additional, more efficient integrated services.	Emotional Wellbeing and Mental Health	Swansea	Red Community Project / Linden Church Trust	In Development
CYP Multi Agency City Centre Hub	Source a new site for the youth justice site to develop a multi-purpose and multiagency resource centre to house a variety of teams. The scheme will bring a preventative approach of interventions to support young people and to guide them away from anti-social behaviour, and to become more integrated into the community.	Children with complex needs	Swansea	Swansea CC	In Development
Penderry Early Help Hub	Physically expand and improve buildings that accommodate the existing hubs and co-locate statutory and non-statutory child services under one roof with the aim of integrating services.	Children with complex needs	Swansea	Swansea CC	On Hold

Brynhfryd House Community Hub	Improve and remodel the existing building leased by Me, Myself and I to allow for the development of an integrated health and social care hub. The range and volume of services delivered from the setting will be increased and become more integrated.	People with emotional health and mental well-being needs	Neath Port Talbot	Me, Myself & I	On Hold
Ty Waunarlywydd - Promoting Independence Hub	Conversion of a day service facility into a specialised Promoting Independence Hub for individuals living with dementia.	Dementia	Swansea	Swansea CC	On Hold
Down to Earth - Crofty Hub	To develop a new integrated, vocational rehabilitation facility as part of community-led regeneration facility at Crofty Industrial Estate for the most 'at risk' and vulnerable people in our communities to be at the centre of design and build of future infrastructure- whilst simultaneously delivering integrated health and social care services.	People with emotional health and mental well-being needs	Swansea	Down to Earth	Speculative
Swansea Carers Hub	Development of a city-centre Carers Hub at the Old Bethesda Chapel, improving access to integrated health and social care services	Unpaid Carers	Swansea	Swansea Carers Centre	Speculative
NPT Carers Hub	Relocation of the existing service to enable them to develop the integrated hub concept for the carers of NPT.	Unpaid Carers	Neath Port Talbot	NPT Carers Service	Speculative
Afan Nedd	Refurbishment of a vacant council-owned building in Port Talbot to create an integrated health and social care hub, led by NPTCBC in partnership with Swansea Bay UHB. The hub will offer health, social care, mental health support, and community services, targeting vulnerable groups.	People with emotional health and mental well-being needs	Neath Port Talbot	NPTCBC	Speculative
Gelligron	Large Scale complex care residential unit for individuals with learning disabilities	People with learning disabilities, neuro-diverse and neurodevelopmental conditions	Neath Port Talbot	NPTCBC	Speculative
Swansea Wellness Centre	Project to relocate Central Clinic services, sexual health from Singleton Hospital, and other city centre-based primary care teams into a new city centre building.	People with emotional health and mental well-being needs	Swansea	SBUHB	Speculative
Neath Wellness Centre	Looking at amalgamating Dyfed Road Health Centre (owned by HB) and Alfred Street Primary Care Centre (owned by Coastal Housing, currently leasing ground floor) into one central Neath location.	People with emotional health and mental well-being needs	Neath Port Talbot	SBUHB	Speculative

## 8.2 Update on IRCF Schemes (In Development/Active)

8.2.1 Construction work has been completed at **Sandfields Family Hub** and they are currently focussing on furnishing the centre, fitting replacement outdoor gates and installing an outdoor soft play area. Expected completion is in October 2025 when NPTCBC will be drawing down their final claim of £64,000 from IRCF. Once complete Welsh Government have requested a site visit to be arranged.

8.2.2 **Child and Family Multi Agency Centre** - An award letter confirming Welsh Government approval has now been received, signed and returned. A new design team has been

established and they are currently working on more detailed scheme designs. The project has also received a positive supportive response on the pre-planning. Work will now continue to develop the full BJC which will come back through regional governance in the new financial year.

- 8.2.3 **Croeserw Integrated Community Hub (Cymmer)** – This scheme has been delayed due to a need to decide on the preferred decanting options of the building during construction. Once this has had final approval from the project board the scheme will be prepared for the tender period to take place in November. Due to increased costs the project lead is currently working on an application to Welsh Government for an uplift to the original £160,000 BJC Fees by an additional £100,000. Once the BJC is complete it will progress through regional governance for approval before being submitted to Welsh Government.
- 8.2.4 **Bonymaen Community Cwtch – Eastside Project** – This scheme was presented to the IRCF panel in July and following some queries that have subsequently been answered has now been recommended to proceed for ministerial approval. We will await the award letter before any further works begin.
- 8.2.5 **Brynhyfyd House Community Hub:** West Glamorgan Capital Team continue to support with the development of a BJC fees application for this scheme. However, additional work is required to engage with health and secure an acceptable level of commitment that health services will be delivered from the hub and as a result align with the integrated nature of the fund. The BJC Fees application will enter the regional space when conversations have progressed.
- 8.2.6 **Pontardawe Community Wellbeing Hub:** The application for BJC fees and acquisition costs was submitted to Welsh Government. However, they have expressed concerns over financial sustainability of the charity with it being such a newly constituted organisation with limited financial history. The application is currently on hold until a proposed solution is fully explored whereby NPTCBC acquire the building and lease it back to the charity at a peppercorn rent which would reduce financial risk, ensure long-term community use, and allow the council to manage procurement and delivery—Welsh Government is open to this model and a meeting is scheduled later this month to agree a way forward.
- 8.2.7 **Linden Wellbeing Hub** –This scheme was originally presented to the Communities and Older People Programme Board at EOI stage, but it was agreed that this scheme will now sit under Emotional Wellbeing and Mental Health Programme Board due to its cross-cutting alignment. The scheme was presented to EW&MH programme board on the 4th of September where the BJC fees application gained approval. The application will also be presented to SAB 3 on the 16th of September for an ‘in principle’ decision ahead of SCPB meeting on 17<sup>th</sup> of September. If approved by both SAB 3 and this board the application will be submitted to Welsh Government for further scrutiny.
- 8.2.8 **Multi Agency City Centre Hub** - Swansea Council are currently working on an application to Welsh Government for the fees to develop the SOC and OBC along with the acquisition costs associated with the project. Once Swansea Council have agreed the way forward internally, a meeting with Welsh Government to discuss the best approach to application will be facilitated which will then progress through regional governance for approval before being submitted.
- 8.2.9 **Ty Waunarlwydd - Promoting Independence Hub:** The project lead confirmed that they are in the early stages of developing the concept for the Promoting Independence Hub. They are currently considering all funding option to progress the scheme.
- 8.2.10 **CREST:** SCC are currently awaiting the concept design and costings before proceeding with a Business Justification Case application for all costs relating to the scheme. SCC are expecting this to be ready to re-enter regional governance for approval in January 2026. If approved regionally and supported by Welsh Government the works would be undertaken in 2026-2027.

- 8.2.11 **Further Development of Swansea Early Help Hubs – Penderry Hub:** The project lead is currently waiting for a new team to begin work on the concept designs. Once this dedicated resource is in place the West Glam Capital team will continue to work with the project lead to progress the application and address concerns raised by Welsh Government on the viability of the identified site.
- 8.2.12 **Ty Waunarlwydd - Promoting Independence Hub:** The project lead confirmed that they are in the early stages of developing the concept for the Promoting Independence Hub. They are currently considering all funding option to progress the scheme.

### 8.3 Update on Speculative IRCF Schemes

- 8.3.1 **Gelligron:** The West Glamorgan Capital team met with NPTCBC last month to discuss the scheme which is gaining momentum internally. An Expression of Interest for the scheme is in development and will be submitted to an extraordinary Wellbeing and Learning Disability board on the 2<sup>nd</sup> October. It will then be circulated with SCPB approval before the project lead is instructed to proceed with a stage 1 application to request the fees required to develop the full business case for the scheme. Although this scheme will cross cut both funds, IRCF priority 2 funding will be sought as the scheme specifically looks to rebalance the adult residential care market
- 8.3.2 **Swansea Wellness Centre** - West Glamorgan Capital Team met with SBUHB project lead who confirmed that conversations on this scheme are gaining momentum and an EOI will enter the regional governance in the coming months.
- 8.3.3 Utilisation studies have been completed for the **Neath Wellness Centre** which is a high priority for the Health Board. An Expression of interest will be developed and brought through the regional governance in the coming months.
- 8.3.4 **Swansea Carers Hub** have submitted a revised expression of interest for their scheme given the change in scope/nature since they relocated to a new premises. The EoI has been approved by the Carers Partnership Board and is on the agenda at the SCPB on the 17<sup>th</sup> of September for approval. If approved, the project lead will develop a formal application and will be brought back through the regional governance once completed,
- 8.3.5 **NPT Carers Service** are currently looking to submit a revised expression of interest for their integrated hub scheme due to the change in scope this the original one was approved. Their current premises is no longer suitable for their growing service, but their focus currently remains on the local authority's core contract re-tender exercise and secure long term revenue funding for the service.
- 8.3.6 **Afan Nedd Integrated Community Support Hub:** NPTCBC are currently working on an expression of interest for the refurbishment of a vacant council-owned building in Port Talbot to create an integrated health and social care hub, led by NPTCBC in partnership with Swansea Bay UHB. The hub will offer health, social care, mental health support, and community services, targeting vulnerable groups. West Glamorgan Capital team expecting this to be submitted towards the end of the calendar year.

## 9. Recommendations

- 9.1 To note the current projected underspend position for HCF in 25-26 and the agreed actions to mitigate the underspend position.
- 9.2 To note that a further update is scheduled to be presented to RPB on 14th October.