

TRANSFORMING TOWNS PLACEMAKING GRANT - MID WALES

2025 - 2027

OUTPUT GUIDANCE

OUTPUTS

All schemes would expect to report on the achievement of the following outputs.

The Welsh Government definitions for these output measures are:

Ref	Output	Definition	Output Evidence
TT01	Gross Jobs Created	<p>The gross number of jobs created.</p> <p>Job: A new permanent post, i.e. not of a fixed duration and there is a reasonable belief that it will last indefinitely; The post itself should be counted, not an estimate of the number of people that may occupy the post over time. A seasonal job may also be counted, so long as the job is expected to recur indefinitely. In this case the project should report, in addition to the number of hours per week, the proportion of the year worked. Project management/administration jobs within a project cannot be included.</p> <p>NB: Jobs should be reported as full Time Equivalents (FTEs), based on a 30 hour week. For example, If a post involves working 30 hours or more per week then it is 1 FTE. If a job is not full-time, then the hours worked each week will need to be divided by 30 to give the proportion of FTE represented e.g. 18 hours per week would be 0.6 FTE. Gross: The total number achieved through this activity (irrespective of the proportion of the project funded) and has not been adjusted for deadweight, displacement, leakage and multiplier effects. Created: Achieved through assistance or financial support and did not exist prior to the activity. This does not include jobs that have been relocated.</p>	<ul style="list-style-type: none"> • Written confirmation that the jobs are to be created. • Personnel records showing the increase in headcount • Any other documents showing that these directly relate to the project.
TT02	Jobs accommodated	<p>Number of Jobs accommodated (enabled through regeneration investment)</p> <p>Number of jobs accommodated within the sites and premises referred to in output/outcome TT 09 Non residential Premises created or refurbished')</p> <p>Accommodated:</p>	<p>Floor plans, building specifications to support the number of new desks/positions provided.</p>

		<p>The maximum number potentially located at any one time. This is not the number accommodated over the life of the premises.</p> <p>NB:</p> <ul style="list-style-type: none"> • If the project involves the refurbishment of a premises then this should be the number of additional jobs accommodated The Homes and Communities Agency Employment Densities Guide (3rd Edition, 2015) may be used when calculating jobs accommodated. <p>Buildings should be complete and ready for occupation before reporting jobs accommodated.</p>	
TT03	Number of Jobs in the Construction sector	<p>Number of jobs in the construction sector as a result of Welsh Government regeneration investment</p> <p>A construction job includes unskilled, skilled, technical and managerial roles that would be utilised in the delivery of construction projects.</p> <p>The number of new jobs should be provided as full time equivalent (FTE) jobs. The FTE equivalent is calculated as follows - calculate the total person months for the duration of the project. This is then divided by 12 to provide equivalent person years.</p>	<p>Written confirmation from the Tier 1 contractor of the number of jobs created during the life of the project (temporary jobs) and/or number of jobs retained for two years beyond our funding. If these jobs are by sub-contractors then this written confirmation should come from the sub-contractor.</p>
TT04	Total number of traineeships on the project	<p>Total number of traineeships on the project</p> <p>Traineeships are designed to give individuals the skills needed to get a job or progress to further learning (at a higher level), such as an apprenticeship or further education.</p>	<p>Copy of appointment letter for each trainee (post code for the individual to be visible - the remaining personal details can be redacted). The age of the trainee.</p>
TT05	Number of traineeship leavers progressing to further learning	<p>Number of traineeship leavers progressing to further learning (at a higher level) or employment (incl. employment with the contractor)</p> <p>This output/outcome measures the number of traineeship leavers progressing to further learning (at a higher level) or to employment.</p>	<p>Copy of the registration of the individual onto a course or a letter from the college to confirm the individual is now in further education. Copy of the appointment letter from the employer or a letter from an employer confirming it has taken the individual on as an apprentice. Copy of the appointment letter from the employer or a letter from the</p>

			employer confirming it has taken the individual on. Post code for the individual to be visible (the remaining personal details can be redacted).
TT06	Enterprises accommodated	<p>Number of enterprises accommodated within the sites and premises referred to in output/outcome TT09 'Non-Residential Premises created or refurbished'</p> <p>Accommodated: The maximum number of Enterprises potentially located at any one time. This is not the number accommodated over the life of the premises. Enterprise: Any entity engaged in an economic activity, irrespective of its legal form. This includes: Self-employed persons or Partnerships or associations regularly engaged in an economic activity.</p>	<ul style="list-style-type: none"> • Floor plans • Building specifications to support the number of new desks/positions provided.
TT07	Hectares of Land Developed	<p>The number of hectares (equivalent to 10,000 m²) of brownfield or greenfield land developed. Land developed may include Employment land where the development will contribute to business or Other land that may subsequently be used for residential, community and public realm use.</p> <p>Developed: Making land fit for use by removing physical constraints to open it up for development or including provision of services to open it up for development.</p> <p>Derelict land: Land damaged by extractive or other industrial processes and then abandoned (European Environment Agency, 2007). Contaminated land: Land where as a result of human activity an unacceptable hazard to human health and ecosystems exists (adapted from European Environment Agency definition of 'contaminated site, 2007). Greenfield land: Land on which no urban development has previously taken place; usually understood to be on the periphery of an existing built-up area (European Environment Agency, 2007). Excluded from this output/outcome are: land and buildings currently used for agricultural or forestry purposes; land in built-up areas not previously developed, e.g. parks, recreation grounds, allotments, and cemeteries; and land previously developed, but where the remains of any structure or activity has blended into the landscape over time, e.g. amenity use, contribution to</p>	<p>This output should be recorded upon completion of works. Site area-full postal address including postcode, land registry records/deeds, Local Authority register details (for previous use to ensure not excluded category).</p> <p>Contaminated land – completed land condition record and remediation complete certificate.</p> <p>Works – certificate of practical completion of the works. QS Certification of works carried out, e.g. site services/utilities and infrastructure, foundations laid, walls and roof built.</p>

		nature conservation. Reclamation activities may include: dealing with contamination, existing surfaces, and buried structures; stabilisation; levelling; provision of flood defences; provision of utilities and other services; or environmental improvements of enhancements. Brownfield land categories may include: previously developed vacant land; vacant buildings unoccupied for a year or more; derelict land and buildings; land or buildings, currently in use, allocated for development in the adopted plan or having planning permission; land or buildings currently in use where it is known there is potential for redevelopment, but sites do not have any plan allocation or planning permission; defence buildings; or land used for mineral extraction and waste disposal.	
TT08	Non-Residential Premises created or refurbished (SQM)	<ul style="list-style-type: none"> • The number of square metres of building space created or refurbished for non-domestic use. • Extensions to existing buildings also count as new floor space. • All floor areas are to be measured in Square Metres on gross external area, except offices which are to be measured net internal, both as defined by the RICS Code of Measuring Practice. <p>NB This does not include area used for car parking or external landscaping. Created: A new building. Refurbished: Refurbishing an existing building.</p>	Works – certificate of practical completion of the works. QS certification of works carried out, e.g. site services/utilities and infrastructure, foundations laid, walls and roof built
TT09	Non-Residential Premises created or refurbished (number)	<p>The number of buildings created or refurbished for non-domestic use. Created: A new building. Refurbished: Refurbishing an existing building.</p>	Works – certificate of practical completion of the works. QS certification of works carried out, e.g. site services/utilities and infrastructure, foundations laid, walls and roof built.
TT10	Additional market housing units	<p>Number of additional market housing units (Built or ready for Occupation - as a direct result of TT support)</p> <p>The number of market housing units developed as a result of support and are ready for occupation. Market housings units: All housing units, excluding affordable (social/Intermediate) housing units.</p>	<p>The number of residential units recorded at the time a site is sold. The planning permission will define the total number of units and either the sale contract or S106 Agreement will specify how many of these units will be 'affordable' homes.</p> <p>Sales to Registered Social Landlords (RSLs) will</p>

			almost certainly result in the total number of units consented falling into the affordable category. The WG may instigate an audit process to review a sample of the residential units
TT11	Social Housing units delivered	<p>Number of additional social housing units delivered (Built or ready for Occupation - as a direct result of TT support)</p> <p>This output/outcome measures the number of social houses that are built in Wales and are ready for occupation. Social Housing is that provided by local authorities or social landlords where rent levels have regard to the Welsh Government's policy on Social housing rents (as amended or replaced)</p>	This output/outcome measures the number of social houses that are built in Wales and are ready for occupation. Social Housing is that provided by local authorities or social landlords where rent levels have regard to the Welsh Government's policy on Social housing rents (as amended or replaced)
TT12	Additional intermediate housing units delivered	<p>Number of additional intermediate housing units delivered (Built or ready for Occupation - as a direct result of TT support)</p> <p>This output/outcome measures the number of additional affordable housing units delivered and available for occupation in Wales each year. Intermediate housing is that where prices or rents are above those of social rent but below market housing prices or rents. The measure is the number of self contained housing units reserved as "intermediate" developed as a result of support, e.g. Units for letting by Councils and other Registered Social Landlords (RSLs). Units for sale at less than market value. Co-ownership units.</p>	Works – certificate of practical completion of the works. QS certification of works carried out, e.g. site services/utilities and infrastructure, foundations laid, walls and roof built.
TT13	Improvements in energy performance	<p>Number of households helped towards securing improvement in the energy performance of their homes</p> <p>This output/outcome measures the number of households helped towards securing improvements in the energy performance of their homes This does not include WHQS improved properties or renewal area</p>	Addresses of the properties improved

		projects unless they are delivered using TT funding	
TT14	Empty homes brought back into use	This output/outcome measures the number of private sector dwellings that had been vacant for more than six months at the beginning of the financial year (1 April) which have been returned to occupation during the year through direct action by the local authority such as housing renewal or group repair.	Addresses of the properties improved and available for occupation.
TT15	Non-residential units brought back into use	This output/outcome measures the number of non-residential units which have been vacant for more than six months at the beginning of the financial year (1 April) which have been returned to occupation during the year through direct action by the local authority.	Addresses of the properties improved and available for occupation
TT16	Reduction in CO2 Emissions	This is a measure of the reduction in greenhouse gas (GHG) emissions following completion of the funded activity. Unit -Tons CO2 equivalent	The reductions would be based on what would be expected to happen if the project did not go ahead. Calculation: Tonnes of carbon saved should be measured using Department for Environment, Food and Rural Affairs (DEFRA) and Department for Business, Energy & Industrial Strategy GHG Conversion Factors for Company Reporting (Greenhouse gas reporting - Conversion factors 2016 link - https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2016)
TT17	Employment related courses or employment related qualifications	Number completing employment related courses or gaining employment related qualification A measure of the number of unemployed or economically inactive people that are employed or engaged in the project and who complete employment related training courses whilst engaged on the project. The definition of Economically inactive is individuals not seeking work or immediately	Letter from the training provider or organisation confirming numbers completing courses with details of the house number and post code for each individual. Letter from the training provider or the organisation confirming numbers attaining qualifications with details of the house number and post

		<p>able to start work because of being a carer or retired, studying or unable to work through disability or sickness. Definition of unemployed is individuals who are seeking work or able to start work within two weeks. "work- related training" is defined as any training course or other activity which is designed to impart, instil, improve or reinforce any knowledge, skills, or personal qualities which will qualify or better qualify the individual to gain employment. Excludes opportunities taken up through Lift brokers as these are recorded through the Lift programme.</p>	<p>code for each individual. Copy of appointment letter evidencing the appointment is for at least six months for each trainee/apprentice. Age of the individuals.</p>
TT18	Welsh SME's securing contracts	<p>Number of SMEs based in Wales successful in securing contracts/sub contracts</p> <p>Where whole or part contracts are awarded to SME businesses based in Wales in respect of individual projects the number of those SMEs should be recorded. SME - a category of micro, small and medium-sized autonomous enterprises employing fewer than 250 persons and which have an annual turnover not exceeding EUR 50 million, and/or an annual balance sheet total not exceeding EUR 43 million. You are autonomous if: - you are totally independent, i.e. you have no participation in other enterprises and no enterprise has a participation in yours – you have a holding of less than 25% of the capital or voting rights (whichever is the higher) in one or more other enterprises and/or outsiders do not have a stake of 25% or more of the capital or voting rights (whichever is the higher) in your enterprise. If you are autonomous, it means that you are not a partner or linked to another enterprise.</p>	<p>Copies of the post tender contract documents.</p>
TT19	Value of Contracts	<p>Value of contracts/sub contracts awarded to SMEs based in Wales (£)</p> <p>Where whole or part contracts are awarded to SME businesses based in Wales in respect of individual projects the value of those contracts should be recorded. SME - a category of micro, small and medium-sized autonomous enterprises employing fewer than 250 persons and</p>	<p>Copies of the post tender contract documents and 'form of tender'.</p>

		<p>which have an annual turnover not exceeding EUR 50 million, and/or an annual balance sheet total not exceeding EUR 43 million.</p> <p>You are autonomous if:</p> <ul style="list-style-type: none"> – you are totally independent, i.e. you have no participation in other enterprises and no enterprise has a participation in yours. – you have a holding of less than 25% of the capital or voting rights (whichever is the higher) in one or more other enterprises and/or outsiders do not have a stake of 25% or more of the capital or voting rights (whichever is the higher) in your enterprise. <p>If you are autonomous, it means that you are not a partner or linked to another enterprise</p>	
TT20	Creation of Habitat	<p>Creation of habitat (square metres)</p> <p>This is the area of new habitat created in town centres that provide homes and food for a variety of wildlife species.</p> <p>This can for example include the provision of urban parks and gardens, roof gardens, bat boxes, bee hives, trees and hedges, appropriate planting to provide food for birds, bees and insects etc.</p>	<ul style="list-style-type: none"> • As built drawings • Detailed works specification • Photographs of the completed scheme
TRI21	Accessible Green Public Space Created (Square Metres)	<p>This the area of new high quality accessible green space in town centres, which provides a place for people to relax and unwind in an attractive environment, a place of calm to improve people's wellbeing.</p>	<ul style="list-style-type: none"> • As built drawings • Detailed works specification • Photographs of the completed scheme
TRI22	Improved accessible green public space	<p>Improved accessible green public space (square metres)</p> <p>The measure of the area of existing poor quality publicly accessible green space in town centres that is upgraded to provide quality green space, which offers an attractive environment and an area in which people can relax, unwind, and experience a sense of calm and wellbeing.</p>	<ul style="list-style-type: none"> • Scheme drawings • Detailed works specification • Photographs of the completed scheme
TRI 23	New recreational space	<p>New recreational space (square metres)</p> <p>Creation of new good quality green recreational space in town centres where people and communities can interact, play and take exercise.</p>	<ul style="list-style-type: none"> • Scheme drawings • Detailed works specification • Photographs of the completed scheme

		<p>Examples of projects would be:</p> <ul style="list-style-type: none"> • new urban parks or pocket parks • play areas • green gyms 	
TRI 24	Improved recreational space	<p>Improved recreational space (square metres)</p> <p>Improvement of existing poor quality recreational space in the town centre.</p>	<ul style="list-style-type: none"> • Scheme drawings • Detailed works specification • Photographs of the completed scheme
TRI 25	Green roof space	<p>Good-quality green roof space delivered to GRO Green Roof Code standards (square metres)</p> <p>A measure of the area of new green roof space created in the town centre, which is multifunctional and for example supports retention of rainwater, absorbs greenhouse gases, reduces air pollution, reduces energy costs of the buildings, reduces noise and supports wildlife.</p>	<ul style="list-style-type: none"> • Drawings showing the Green roof detail • Specification of works • photographs of the completed works
TRI 26	Flood water attenuation	<p>Capacity for flood or surface water attenuation (cubic metres)</p> <p>The cubic metre measurement of capacity for flood or surface water attenuation brought about through the delivery of the funded project.</p>	<ul style="list-style-type: none"> • Drawings • Works specification • Photographs
TRI 27	Green walls	<p>Green Walls (square metres)</p> <p>The area of new green walls created on buildings in the town centre.</p> <p>The design of green walls should be appropriate to the structure (attached or free standing), be low maintenance and include appropriate irrigation systems and robust plants which are appropriate for the location, and which provide habitat for wildlife.</p>	<ul style="list-style-type: none"> • Drawings • Works specification • Photographs
TRI 28	Green corridors	<p>Connectivity – new green corridors/routes (metres)</p> <p>Creation of new green corridors to connect green spaces or key locations in town centres and to encourage walking and cycling in a safe and pleasant environment.</p> <p>Examples of projects :</p>	<ul style="list-style-type: none"> • Drawings • Works specification • Photographs

		Multi-functional planting along footways or cycle routes, at bus and railway stations, and the provision of green roofs on all town centre on bus shelters.	
TRI 29	IoT coverage zones	<p>Digital - Enable IoT coverage zones that support access for IoT devices in towns</p> <p>Enable an IoT coverage zone that supports access for IoT devices in a town, eg via “The Things Network” and a LoRaWAN Gateway or other IoT technology / platform</p>	<p>Possibly number of devices - which could include footfall counters, waste bin monitoring devices, soil moisture levels, air quality sensors, parking monitors</p>