



ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD

***Immediately Following Scrutiny Committee on
FRIDAY, 31ST JULY 2015***

COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE

PART 1

1. To agree the Chairman for this Meeting
2. To receive any declarations of interests from Members
3. To receive the Minutes of the previous Economic and Community Regeneration Cabinet Board held on the 19th June, 2015 (*Pages 5 - 8*)

To receive the Reports of the Head of Property and Regeneration

4. Business Plan 2015-16 (*Pages 9 - 42*)
5. Business Improvement District In Neath (*Pages 43 - 48*)

To receive the Joint Report of the Head of Planning and the Head of Property and Regeneration

6. Economic and Community Regeneration Performance Indicators - Quarter 4 2014-15 (*Pages 49 - 60*)

To receive the Report of the Head of Participation

7. Performance Indicator Monitoring Report - Quarter 4 2014-15 (*Pages 61 - 66*)

To receive the Joint Report of the Head of Property and Regeneration and the Head of Legal Services

8. Sale of Former Stable Block, Formerly Located at Baglan Park, Baglan
(Pages 67 - 92)
9. To receive the Forward Work Programme 15/16 (Pages 93 - 98)
10. Any urgent items (whether public or exempt) at the discretion of the Chairman pursuant to Statutory Instrument 2001 No 2290 (as amended)
11. Access to Meetings - to resolve to exclude the public for the following items pursuant to Regulation 4 (3) and (5) of Statutory Instrument 2001 No. 2290 and the relevant exempt paragraphs of Part 4 of Schedule 12A to the Local Government Act 1972.

PART 2

To receive the Private Report of the Director of the Environment (Exempt under Paragraph 14)

12. Land at Waun Sterw, Pontardawe (Pages 99 - 104)

To receive the Private Report of the Head of Property and Regeneration (Exempt under Paragraph 14)

13. Disposal of 32 - 34 Victoria Gardens, Neath (Pages 105 - 108)

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Friday, 24 July 2015

Cabinet Board Members:

Councillors: A.J.Taylor and M.L.James

Notes:

- (1) *If any Cabinet Board Member is unable to attend, any other Cabinet Member may substitute as a voting Member on the Committee. Members are asked to make these arrangements direct and then to advise the committee Section.*
- (2) *The views of the earlier Scrutiny Committee are to be taken into account in arriving at decisions (pre decision scrutiny process).*

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EXECUTIVE DECISION RECORD
CABINET BOARD – 19TH JUNE, 2015
ECONOMIC AND COMMUNITY REGENERATION

Cabinet Board Members:

Councillors: A.J.Taylor (Chairman) and E.V.Latham

Officers in Attendance:

S.Brennan and Mrs.J.Woodman-Ralph

1. **APPOINTMENT OF CHAIRMAN**

Agreed that Cllr. A.J.Taylor be appointed Chairman for the meeting.

2. **MINUTES OF THE ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD HELD ON THE 14TH MAY, 2015**

Decision:

Noted by Committee

3. **FORWARD WORK PROGRAMME 2015/16**

Decision:

Noted by Committee.

4. **BUSINESS PLAN 2015/2016**

Decision:

That the section of the Business Plan 2015-2016 for the Planning Section, as detailed within the circulated report, which falls under the remit of the Economic and Community Regeneration Cabinet Board, be approved.

Reason for Decision:

To enable the Local Authority to implement its performance management framework.

Implementation of Decision:

The decision will be implemented after the three day call in period.

5. **VIBRANT AND VIABLE PLACES - PROGRESS REPORT**

Decision:

That the report be noted.

6. **INTEGRATED TERRITORIAL STRATEGIES FOR PORT TALBOT AND NEATH**

Decision:

That the Integrated Territorial Strategies for Port Talbot and Neath, as detailed within the circulated report, be approved for the urban regeneration programmes for the towns.

Reason for Decision:

To enable the Local Authority to access European Union and other grant funding sources for regeneration priorities identified within Port Talbot and Neath.

Implementation of Decision:

The decision will be implemented after the three day call-in period.

7. **NEATH PORT TALBOT DESTINATION MANAGEMENT PLAN (DMP)**

Decisions:

1. That approval be granted to progress with the external consultation on the Destination Management Plan, as detailed in the circulated report;

2. That a formal submission be made to Visit Wales.

Reason for Decisions:

To enable the Local Authority to have in place the essential criteria when applying for external funding and to comply with the requirement to develop and publish a Destination Management Plan.

Implementation of Decisions:

The decisions will be implemented after the three day call in period.

Consultation:

The item is subject to external consultation.

8. **ABERAVON LEISURE AND FITNESS CENTRE**

Decision:

The report was withdrawn from Members' consideration at the start of the meeting.

9. **ACCESS TO MEETINGS**

Decision:

That pursuant to Regulation 4(3) and (5) of Statutory Instrument 2001 No. 2290, the public be excluded for the following item of business which involved the likely disclosure of exempt information as defined in Paragraph 14 of Part 4 of Schedule 12A to the Local Government Act 1972.

10. **PROPOSED LEASE OF PLAYING FIELD AND PAVILION AT THE RECREATION GROUND, BRYN, PORT TALBOT**

Decision:

That the lease of the playing field and pavilion at the Recreation Ground, Bryn, Port Talbot be granted to the Trustees of Bryn Rugby and Cricket Clubs on the terms set out in the private circulated report.

Reason for Decision:

To allow the playing field and pavilion to continue to be used by the rugby and cricket clubs, and the local community.

Implementation of Decision:

The decision will be implemented after the three day call in period.

Consultation:

The item has not been subject to external consultation but consultation has taken place with the Local Member.

CHAIRMAN

ECONOMIC & COMMUNITY REGENERATION CABINET BOARD

REPORT OF HEAD OF PROPERTY & REGENERATION SIMON BRENNAN

31st JULY 2015

SECTION A – MATTER FOR DECISION

WARD(S) AFFECTED: ALL

BUSINESS PLAN 2015-2016

Purpose of Report

To endorse the Business Plan for Property & Regeneration covering the period 1st April 2015 to 31st March 2016.

Background

During the financial year 2013-2014, the Council reviewed performance management arrangements. A number of improvements to the Council's performance management framework were proposed following this review. These improvements were approved by the Policy and Resources Cabinet Board on the 27th March 2014. As a consequence the first Business Plans incorporating the new format were prepared for 2014-2015 and the Business Plan for Property and Regeneration was presented to this Board in 2014 where it was endorsed by Members. The same format has been used this year but updated to reflect achievements and new objectives going forward.

This Business Plan has been developed with the staff and has been agreed between the Head of Property and Regeneration and the Director of Environment for the financial year commencing 1st April 2015.

Monitoring Arrangements

Progress in delivering the Business Plan will be monitored in a number of ways:

- Weekly meetings are held between the Head of Property and Regeneration and Accountable Managers to discuss a number of issues including performance management.
- Monthly meetings are held between the Accountable Managers and their teams in addition to one to one performance meetings with staff, to discuss and if needed, address performance issues.
- An annual Personal Development Review is undertaken for all staff including the Head of Service with mid-year appraisal meetings to establish whether identified targets are being achieved, and to set new targets for the forthcoming year. If targets are not being met and the reasons can be addressed, measures will be identified to ensure that services are back on track to achieve those targets.
- Action Plans for each Accountable Manager are prepared to create report cards which will illustrate performance targets and associated achievements. These will be reported regularly to the Economic and Communities Regeneration Board for scrutiny by Members. They are due to be reported to this Board on the 11th September 2015.

Equalities

A Screening Assessment has been undertaken to assist the Council in discharging its Public Sector Equality Act 2010. After completing the assessment it has been determined that this function does not require an Equality Impact Assessment.

Financial Implications

The Business Plan sets out contributions to the Forward Financial Plan of circa £425,000 for 2015/15

Appendices

Property & Regeneration Business Plan 2015-2016 - Appendix A

Recommendations

That in relation to the section on Property & Regeneration, the Cabinet Board formally endorses Business Plan 2015-2016.

Reasons for Proposed Decision

To implement the Council's performance management framework.

List of Background Papers

Equality Impact Assessment Screening Form.
Business Plan 2015/2016

Officer Contact

Simon Brennan, Head of Property & Regeneration
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COMPLIANCE STATEMENT

BUSINESS PLAN 2015-2016

(a) **Implementation of Decision**

The decision is proposed for implementation after the three day call-in period.

(b) **Sustainability Appraisal**

Community Plan Impacts

Economic Prosperity	-	Positive
Education & Lifelong Learning	-	Positive
Better Health & Wellbeing	-	Positive
Environment & Transport	-	Positive
Crime & Disorder	-	Positive

Other Impacts

Welsh Language	-	Positive
Sustainable Development	-	Positive
Equalities	-	Positive
Social Inclusion	-	Positive

(c) **Consultation**

This item is not subject to external consultation.

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Neath Port Talbot County Borough Council

Environment

Operational Business Plan

for

Simon Brennan

Head of Property and Regeneration

Councillor Anthony Taylor

Cabinet Member

for

**Economic Development & Property
Services**

This document Contains commercially sensitive information and is restricted to Members and Officers of the Council.

Neath Port Talbot County Borough Council

Environment

Property and Regeneration Business Plan 2015 - 2016

Purpose of the Business Plan

This plan sets out the key strategic and operational objectives for the Property and Regeneration Division for 2015 - 2016. It is written to facilitate understanding of how work undertaken within the Division supports the aims and objectives of the Authority as well as setting out the priorities for the Division and what it hopes to achieve in the next year.

Community and Corporate Objectives

The Single Integrated Plan for the Neath Port Talbot Area was prepared by the Local Service Board in 2013/14 and adopted by full Council. The vision contained within the Single Integrated Plan is as follows:

“Creating a Neath Port Talbot where everyone has an equal chance to be healthier, happier, safer and prosperous”

The way the Council contributes to the delivery of the Single Integrated Plan is set out in the Corporate Improvement Plan. There are six improvement objectives for 2015/18:

- **Safer, Brighter Futures** - Improve outcomes for children in need and children looked after by improving the performance of the Council's Children and Young People Services Department
- **Better Schools and Brighter Prospects** – Raise educational standards and attainment for all young people
- **Maximising choice and independence** - Maximise the number of adults who are able to live independently with or without support within the home of their choice within their community

- **Prosperity for All** – Support and invest in our town centres and communities to promote economic growth, regeneration and sustainability, maximise job opportunities and improve access to employment
- **Reduce, reuse and recycle** – Increase the percentage of waste recycled and composted
- **Better, simpler, cheaper** - improve customer/citizen access to services and functions provided by the Council or on behalf of the Council and to improve the efficiency of those services and functions.

The delivery of the six improvement objectives is based on our key principles of equality; sustainability; promoting the Welsh Language and culture; engaging with citizens; and partnership working.

Description of the Service

The Property and Regeneration Division delivers a broad spectrum of property, regeneration and economic development services. It provides property management advice to approximately 1300 buildings across 360 sites and 6,546 acres of land throughout the County Borough.

The Division leads the delivery of major construction, development and regeneration projects, and public realm enhancements in the main town centres of Neath Port Talbot and the valley communities.

It also takes the lead in supporting the local economy through activities which assist in the development and growth of sustainable new and existing businesses, and the promotion and maintenance of a healthy and inclusive labour market supported by a strong skills base.

The division is also responsible for maximising the opportunity of European funding programmes by providing the strategic direction for EU funding, delivering an effective Specialist European Team (SET) outreach function, and coordinating the External Grants Group.

Key Achievements and Performance Summary 2015/16

The Property and Regeneration Division has been the subject of significant change during 2014/2015. There has been a new Head of Service, a reduction in Accountable Managers from 7 to 4 and a loss of 48.7 FTE staff in total. As the division has a very broad remit only achievements of particular note are grouped together and listed below:

Architectural Services & Project Management

- The Division undertakes a range of services including design, procurement and project management of over £32m of construction projects and £2m in maintenance works including:
 - Neath Town Centre Regeneration (Phase 1) – Design complete and work progressing on site.
 - New Leisure Centre - Work progressing on site
 - Ysgol Newydd Bae Baglan – Work commenced on site in Jan 2015
 - YGG Ystalyfera – Design completed and work commenced on site in March 2015
 - New build Trem y Mor Respite Centre for adults at Scarlet Avenue, Sandfields – Project completed.

Collaboration

- Continue to work collaboratively with Carmarthenshire, Swansea and Pembrokeshire Councils to manage the South West Wales regional frameworks for contractor consultants.
- Work collaboratively with the 4 local authorities in the Swansea Bay City Region, the Private Sector, FE and HE to deliver the Swansea Bay City Region Economic Regeneration Strategy.
- Worked with Gwalia to complete an elderly care home at Moor Road Baglan and to progress a new 60 bed home at Caewern.
- Through NAWG, NPT Estates has had significant involvement in joint pilot project with CCC to deliver a regional ICT funded property database using the Council's Total Property Management System, (TPMS) as a template to deliver a new modern fit for purpose property management system for eventual adoption on an all Wales basis.
- Develop a Welsh Language Centre in Pontardawe in conjunction with Swansea University's Academi Hywel Teifi.

- Development of the Cimla Adult Social Care Hub in conjunction with ABMU to co-locate 190 NPT and ABMU staff to take advantage of the synergies of co-location

Economic Development & External Funding

- Community Benefits successfully delivered on the major construction projects including Neath Town Centre, Aberavon Leisure Centre, Baglan Energy Park Bridge, Gwalia care homes, University campus and the new schools in Baglan and Ystalyfera. To date over 45 local jobs have been created through the Employer Support Group and over 15 apprenticeships have been completed with more currently active on sites. Over 115 local companies have been introduced to the main contractors through Meet the Buyer events and direct introductions. So far, over £75million has been sub contracted to businesses based in Wales.
- The European Social Fund (ESF) funded Workways project ended on 31st December 2014. The project supported people to overcome the barriers which prevent them from finding work, and exceeded its targets by placing over 5,300 individuals into employment across the region (over 2,500 in NPT)
- 361 enquiries on business start-up were dealt with, and 38 new businesses were set up with funding through the Innov8 programme.
- 187 jobs were directly created through the Council's Business Support Fund, Flexible Loan Scheme and Local Investment Fund, and 686 existing companies benefitted from advice, information and/or financial support.
- The European and external Funding team led on European Funding initiatives.
- Providing information, advice and guidance on all European funding, policy, developments and legislation, including State Aid
- Maximised the opportunities available from external funding and ensured that the funding is aligned to the authority's corporate aims and objectives, including the capital programme.
- Ensured compliant project delivery through advice and support during project implementation, and during project closure and post closure.
- The council's industrial portfolio of starter units continues to directly support 134 local businesses employing 700 people.

Property & Asset management

- The Service continues to support the Council's changes to service provision and rationalisation of property to underpin some of the major savings set out in the FFP.
- Support of the Council's 'Transforming Adult Social Care' programme including the completion of one and the commencement on site of a second 60 bed residential care home.
- Support of the Council's Strategic School's Improvement Plan to deliver £93m capital programme over the next 6 years.
- Successfully marketed, negotiated and disposed of a range of surplus Council property assets, (to include school sites which support the 21st Century Schools programme), totalling £554,000.00.
- Appeals and negotiations on the 2015 Rating List, achieved savings of £679,000 to date on the Councils property rates liability.
- Negotiated and agreed leases for the Community Asset Transfer of 44 operational assets to the voluntary sector to support the Forward Financial Plan, includes Libraries, Community Centres, sports fields and changing rooms.
- Continued management of the circa £1.7m p.a non-operational portfolio rent roll to include maximising rent review opportunities and minimising rent arrears.
- Extensive CPO work for ongoing highway and drainage capital schemes to include £8m Baglan bridge scheme, PDR 2, Baglan drainage scheme, and Coed Darcy Southern Access Way.
- Completed 48 new industrial tenancies.
- Provides expert advice/consultancy on the development and review of the Affordable Housing Policy and provision of valuation advice on viability of submitted housing schemes.
- Completed Statutory Asset Valuations in accordance with rolling programme protocol as agreed with the Director of Finance for the year ending 31st March 2015.
- Completed 144 Building Reinstatement Cost Assessments for the Councils Insurance Manager as part of an agreed 5 year rolling programme.
- Continued management of 2 traveller sites at Caegarw and Briton Ferry, including securing a grant of £600,000 to refurbish the onsite welfare facilities.
- Provided technical plan and mapping support to Swansea Bay City Region.

Energy Management

- Ensure compliance with the Carbon Reduction Commitment/ Energy Efficiency Scheme (CRC/EES)
- Continued management of CRC/EES process to reduce the Council's commitment by £1.6m over the next 5 years.
- Secured £40,200 funding grant from Department Energy Climate Change to undertake district heating feasibility study.
- Written schools energy management guide.
- Carried out detailed hydro-electric feasibility study at Margam Country Park.
- Carried out Authority wide review to identify all potential sites for the installation of a solar PV farms.

Regeneration

Secured funding in excess of £40million from a variety of external sources including Convergence ERDF, RIFW, SRA, Heritage Lottery, Vibrant and Viable Places, and Regional PDF which assisted in delivering and preparing to deliver the following projects :-

- The forthcoming new retail-led redevelopment of Neath Town Centre, Phase 1 of which is nearing completion.
- Taking forward the Vibrant & Viable Places programme, including the acquisition of 6 Station Road, Port Talbot Police Station and Burrows Yard. Green Park is on site, as is the new pedestrian and cycle route linking the Town Centre to Harbourside.
- Working up the "Use it or Lose it" scheme around the Plaza Cinema, the former Magistrates court in Port Talbot and 8 Wind Street, Neath.
- Various amenities as part of the overall regeneration of Aberavon Seafront, including a new car park at Scarlet Avenue. Awaiting confirmation of funding for a new Adventure Golf facility.
- Environmental and heritage Improvement schemes at Margam Park and Banwen.
- Public Realm and Street-Scene improvement works in the town centres of Neath, Port Talbot Ystalyfera and Glynneath.
- Numerous Commercial Property Grants.

Facilities Management

- Following a review, the Community Meals Service has transferred to Social Services to achieve synergies with their existing services.
- A revision of the Civic Catering Service, via the Management of Change process, was delivered to achieve £100k savings set out in the FFP.

Forward Financial Plan

The on-going financial issues within the Public Sector and particularly Local Government have led to significantly reduced budgets and the need to make substantial savings. The Division continues to not only strive to make the target savings set out in the Council's Forward financial Plan as set out in the table below, but also to assist other Directorates to make their savings and generate income.

As a result of the above changes being made, a number of our staff agreed to take on substantially different roles and responsibilities and it is a credit to them that they responded enthusiastically to the challenges which in turn allowed the changes made to work.

Forward Financial

The savings delivered by Property and Regeneration in 2014/15 linked to the Council's Forward Financial Plan are set out in the table below:

FFP SAVING	
Reduction in Council building floor space	£8,000
Lonlas Workshops rent saving	£50,000
Community Meals – change staffing structure to reflect activity levels	£40,000
Building Maintenance reduce expenditure	£50,000
Industrial Units – cut maintenance by 20%	£20,000
Miscellaneous Land – increase income target by 5%	£20,000
Property – stop annual transfer to reserve	£5,000
Estates Management – reduce budget by a reduction in staff	£5,000
Public Conveniences – reduction in staff	£75,000
Contribution to outside bodies regeneration – reduce base budget – cut funding	£63,000

Carbon reduction commitment – reduce base budget	£238,000
Civic Buildings – additional savings from Aberavon House	£57,000
Catering and Cleaning – additional savings target	£20,000
Estates and Property – deletion of vacant post	£70,000
Total Property and Regeneration Savings linked to FFP	£766,000

Staff Development

NPT encourages and invests in staff personal development and continuing professional development to increase knowledge and skills.

Key Objectives for 2015 – 16

The Division aims to provide a service to the Council and the community that creates and supports an economically vibrant and environmentally attractive place to live and work. It achieves this through working in partnership with local communities, identifying and addressing their individual needs and concerns, while also addressing changes in the wider environment, such as climate and social change.

In 2015/ 2016 the team will continue to deliver projects, create investment opportunities, and maximise the contribution to the local economy. In 2014/2015, 48.7 FTE staff took VR/ER with the number of accountable managers being reduced from 7 to 4. To mitigate the reduction of key staff, a review is being undertaken of the current work activities undertaken within the Division to prioritise and risk assess all activities. This will ensure that the limited resources available are targeted at the highest priority and/or highest risk activities.

In setting the Key Operational and General Objectives for 2015 to 2016, every effort has been made to link to the Council's Improvement Objectives, Single Integrated Plan, and Forward Financial Plan. These have been agreed with the Chief Executive, the Leader, and Deputy Leader of the Council, Cabinet Member for Property and Regeneration, The Director of Environment and the Head of Property and Regeneration

Mandatory Objectives and General objectives

These have been agreed with the Chief Executive, the Leader, and Deputy Leader of the Council, Cabinet Member for Property and Regeneration, The Director of Environment and the Head of Property and Regeneration.

1	Manage resources within budget and to deliver the savings allocated within the councils Forward Financial Plan.
2	Reduce sickness absence levels by at least 5% on 2015/16 levels
3	Ensure all staff EDR's are completed by 31 st March 2016 and implement identified learning and development requirements
4	Ensure business units measure customer satisfaction/ employee satisfaction (morale) during this financial year.
5	To ensure that the Department's performance management arrangements are effective and in line with the Council's revised corporate framework.
6	To continue to develop staff communications to ensure engagement and future development arrangements across the department.
7	To maintain high standards of health and safety at work.
8	To maintain effective business continuity across the functions and services within the portfolio.

Improvement Objectives

The Council's key Improvement Objectives and desired outcomes are set out in the Council's Corporate Improvement Plan and the Single Integrated Plan (appendix 1). The Property & Regeneration Service recognises and supports these key objectives and outcomes and works both independently and with other Council Services and partner organisations across both the public and private sectors to enable their delivery.

In broad terms, the Division operates as both a support service, by providing a range of property services that enable the delivery of other Council services, and also by delivering its' own regeneration and economic development services directly to communities within the County Borough.

The 'service specific objectives' for Property and Regeneration are set out within the Action Plan and are linked to the Improvement Objectives and desired outcomes in the Corporate Improvement plan and the Single Integrated Plan.

The ongoing work to support the Council's Children and Young People's Services Department by co-locating their staff will help improve the outcomes for children in need and looked after children.

The work to develop the Five Case Business Model, to secure funding and the delivery of new schools under the 21st Century Schools Programme will help raise educational standards and attainment for young people.

Property and Regeneration supports the Council's objective to maximise the number of adults who are able to live independently, with or without support, by managing the property elements of the provision of new residential care facilities by Gwalia, by the provision of sites for affordable housing, and by managing and developing the sites for Gypsies and Travellers.

The need to support and invest in our town centres and communities to promote economic growth, regeneration and sustainability to maximise job opportunities and improve access to employment is a key driver for Property and Regeneration.

The redevelopment and regeneration proposals for the town centres in Neath, Port Talbot and Pontardawe are now in place, together with schemes in a number of valley communities. This work is underpinned by improvements in the transport network and the opening up of development sites that are able to create job opportunities.

To improve customer/citizen access to services, the Council's property assets are effectively managed, within the limited resources available, to provide a suitable platform for service delivery. The difficult financial position facing the Council has required efficiency savings and the rationalising of property assets via the various Service and area Reviews that are ongoing.

More specific actions that will be achieved during the next financial year are set out in the Action Plan.

Forward Financial Plan

As noted above, Property and Regeneration must continue to make significant financial savings in 2015/16 to meet the commitments set out in the Council's Forward Financial Plan. The savings targets for 2015/16 are set out in the table below:

Budget Saving Strategies

New Ref	Board	Description	Lead	Main Impacts	2015/16	2016/17	2017/18	2018/19	2019/20
					£000	£000	£000	£000	£000
ENV531	ECR	Cease security contract for Authority's Estate	S Brennan	Potential security issue			20		
ENV533	ECR	Property increase income and reduce expenditure	S Brennan	Will be possible once current arrangements are reviewed	50		50		
ENV534	ECR	Building Maintenance reduce expenditure	S Brennan	Will impact on the condition of the Council's buildings	25		50		
ENV535	ECR	Cease contribution into civic building reserve.	S Brennan		50				
ENV589	ECR	Reduce subsidy to canteens	S Brennan	Potential closure of 2 canteens	100				
ENV595	ECR	Port Talbot Civic Centre NNDR	S Brennan	Saving following transfer of Princess Royal Theatre	40				
ENV596	ECR	Sandfields Young Business centre	S Brennan	Increase to rental Income	5				
ENV599	E&H / ECR	Reduction in senior Management	S Brennan	Will impact on capacity	100				
ENV601	ECR	Feasibility budget	S Brennan	Reduced capacity to undertake feasibility work.	24				
ENV603	E&H	Neath Civic Centre Solar Panels.	S Brennan	Income from Solar Panels	5				
ENV605	ECR	Pelenna Mine	S Brennan	Transfer of responsibility to Coal Authority	26				

Identified Risks

The reductions in both staffing levels and operational budgets are amongst the challenges and risks to the Property and Regeneration Service that have been identified and set out below.

- **Increased Demand on some Services due to internal and external changes**
Emerging developments will be closely examined to alleviate potential issues. Lessened by improved performance management and analyses;
- **Planned Savings not Achieved**
Measures are being implemented to closely monitor planned and reduce unscheduled expenditure.
- **Not Meeting Statutory Obligations**
To ensure that all statutory obligations are met and to mitigate the reduction of key staff, a review will be undertaken of the current work activities undertaken within the Division to prioritise and risk assess all activities. This will ensure that the limited resources available are targeted at the highest priority activities.
- **Service Quality and Availability is Diminished due to the Reduction in Financial Resources**
Lessened by prioritising resources, and seeking alternative funding wherever viable. Existing staff will be given opportunities for personal development;
- **Increased Demands on the Service due to Internal Changes**
Lessened by advanced planning, and open exchanges of ideas across the Authority to identify need and agree priorities;
- **A Reduction in Capital Funding**
A reduction in the availability of Capital funding would require a reassessment of roles within the Architectural and Project Management section and potentially a reduction in externally procured services
- **European Funding**
Failure to secure European Funding would mean the proposed Workways + would not be approved and unemployment/economic inactivity levels in the county borough would continue to rise significantly reduction in the amount of Regeneration activity in the county borough and a decrease in additional support for young people who are NEET or at risk of becoming NEETs in the county borough
- **Service quality and availability is compromised due to low staff morale**

Increase and encourage communication at all levels. Support engagement activities. Encourage all staff to seek solutions to problems and promote team building;

- **Service quality and availability is diminished due to a reduction in available personnel and the impact on remaining staff**

To mitigate the reduction of key staff, a review will be undertaken of the current work activities undertaken within the Division to prioritise and risk assess all activities. This will ensure that the limited resources available are targeted at the highest priority activities.

Notwithstanding the reduced workforce, and the identified risks, the Action Plan, set out below, will be achieved in a number of ways:

- Detailed Action Plans and Record Cards will be produced for each business unit within the Department.
- Through the use of Performance Management Indicators
- Individual accountable managers will be set targets
- By working collaboratively both internally and externally

At the end of the year a review will take place to see to assess the impact of the reduced staff resource.

Action Plans

Action Plans have been completed for each area of work. The Plans have been created in accordance with Council Priorities and in so doing contribute to the priorities of the Single Integrated Plan, Improvement Objectives and Outcome Agreement.

The needs of the area have been considered and wherever possible addressed.

The Actions seek to address the objectives of the Forward Financial Plan, the recommendations of regulatory and internal audit, and mandatory corporate measures as well as the National Agenda for all work undertaken within the Property and Regeneration division.

Action Plan 2015/16

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
1. Town Centres							
1	Neath Town Centre Phase 1	Complete a new 600 space multi-storey car park and 25,000 sq ft of new retail space by July 2015.	Clive Barnard / Andrew Collins	Objective 4	Outcome 3 and 4	July 2015	Completed buildings open and in use with completion certificates
2	Vibrant & Viable Places	Secure funding and bring forward first phases including Green Park and lower Station Road. Acquire the Police Station, 6 Station Road and Burrows Yard.	Andrew Collins/ Clive Barnard	Objective 4	Outcomes 3 and 4	2015 – 2017	Sites acquired and funding in place
3	Use it or Lose it	Secure funding to bring forward the redevelopment of the Plaza Cinema, Port Talbot Magistrates Court and 8 Winds Street, Neath.	Andrew Collins	Objective 4	Outcome 3 and 4	2015 – 2016	Secure funding
4	Neath Business Improvement District (BID)	To successfully deliver the Business Improvement District for Neath town centre, and continue to	Andrew Collins	Objective 4	Outcome 3 and 4	2014 – 2015	Bid ballot result confirmed.

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
		assist with the development of the Chamber of Trade, Neath Town Centre Consortium, and 'Love Neath' campaigns. To ensure the continued success of the Neath Food & Drink Festival, and successfully launch the Neath Ale Festival					Events take place.
2. Regeneration and Key Sites							
1	Rheola	Having delivered the Planning Consent, to then assist in the successful marketing to a potential developer.	Andrew Collins	Objective 4	Outcome 3 and 4	2015– 2016	Site Marketed
2	Property Development Fund	Secure the imminent redevelopment of Plot 6B Baglan Energy Park, to include a new Medical Centre and speculative	Andrew Collins	Objective 4	Outcome 3 and 4	June 2015	Completion

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
		office space, via Regional PDF.					
3	Secure Use it or Lose it funding for Plaza/Port Talbot Magistrates Court & 8 Wind Street, Neath.	Appoint consultants to progress detailed design	Clive Barnard	Objective 4	Objective 4		Secure funding
4	To complete the construction on a new leisure centre to replace the former Afan Lido.	Project Management of the Developer, Consultants and the Contractor.	Clive Barnard	Objective 6	Outcomes 1 and 4		Completion
5	Margam Park	To deliver the various Heritage schemes within the Park, and commence on site with the Camping & Caravan Club development	Clive Barnard / Andrew Collins	Objective 4	Outcome 3 and 4	2015	Schemes delivered
3. Job Opportunities and Employment							
1	Harbourside	To continue to deliver strategic Regeneration schemes, to compliment the development of the new Parkway Station, Harbourway and the VV&P	Andrew Collins / Clive Barnard	Objective 4	Outcome 3 and 4	2015	Schemes delivered

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
		projects					
2	To continue to deliver supply chain and employment and training activity through the inclusion of Community Benefit clauses linked to key construction projects.	Adopt a standard approach to engaging and reporting outputs Work with main and sub contractors on key projects	Clive Barnard / Andrew Collins	Objective 4	Outcome 4		Standard measurement tool devised
3	To secure the delivery of the regional Workways project	A successful application to WEFO under the new round of EU funding.		Objective 4	Outcome 4	September 2015	Letter of approval
4. Improving the Educational Environment							
1	Engage with consultants and contractors to Project Manage the design and construction of a new 3 to 16 all through school for 1500 pupils at Western Avenue, Sandfields and ensure the school is built and ready for occupation	Project Manage	Clive Barnard	Objective 2	Outcome 5	2015 – 2016	Drawings Planning approval Issue of tender documents Contract exchange Start of site works

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
	by September 2016						
2	To design and project manage Phase 1 of a 3 to 18 welsh medium school at YGG Ystalyfera and ensure this phase is built and ready for occupation by October 2017.		Clive Barnard	Objective 2	Outcome 5	2015 – 2017	Drawings Planning approval Issue of tender documents Contract exchange Start of site works
3	Progress the designs of Phase 2 of YGG Ystalyfera and aim to employ contractors to commence on site in February 2017 for completion by June 2018 and a new primary at Briton Ferry.		Clive Barnard	Objective 2	Outcome 5	2015 – 2020	Drawings Planning approval Issue of tender documents Contract exchange Start of site works
4	Commence the feasibility study for the re-modelling of Dyffryn Upper Comp into a		Clive Barnard	Objective 2	Outcome 5		Drawings Planning approval

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
	single school site.						Issue of tender documents Contract exchange Start of site works
5	To support the Strategic Schools Improvement Programme in the completion of the 5 Case Business Models and the delivery of new school facilities.		Simon Brennan	Objective 2	Outcome 5	2015 – 2016	Funding approval from Welsh Government
5. European Funding							
EU 1	To ensure the current 2007 – 2013 funded projects achieve their outputs and close in a compliant way	Monitoring Closure training Aftercare support Post closure support	Lisa Willis	Objective 4	Outcome 4	Dec 2015 2014 – 2015	Closure reports Audit reports Best practice documents

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
EU 2	To maximise the opportunity of European Funding for the 2014 – 2020 programme period	Awareness raising Signposting Regional prioritisation support Advice and support Project development / advice Training Support the SBCR Pillar 3 sub group 'Capital' Identify tendering opportunities (sell2wales)	Lisa Willis	Objective 4	Outcome 4	End 2020	Successful funding applications Achievement of project outputs
EU 3	To support and coordinate the work of the cross – Directorate External Grants Group (EGG)	Chair and coordinate bi-monthly meetings .Prepare and circulate external funding newsletters Carry out funding searches in line with NPTCBC priorities	Lisa Willis	Objective 4	Outcome 4	On-going	Annual report – amount of external funding awarded to support NPTCBC priorities
EU 4	To provide Secretariat support to the SBCR Board	Provide Secretariat support to bi-monthly Board meetings	Lisa Willis	Objective 4	Outcome 4	Ongoing	Agenda, minutes, reports Annual progress update against SBCR Economic Regeneration Strategy targets

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
		Support Pillar 3 sub group					
6. Energy & Carbon Reduction							
1	Increase energy & carbon awareness	Formulation and implementation of energy and carbon awareness strategy within the corporate building portfolio	Chris Jones	Objective 6	Outcome 3	2015-2016	Operational building awareness strategy plan Operational building awareness guides
2	Development of low carbon heating technology	Carryout feasibility study for a District Heating Scheme in Neath and Port Talbot town centres	Chris Jones	Objective 3	Outcome 3	2016	Feasibility funding approval. Feasibility Report
3	Solar PV development	To undertake a pilot scheme of photovoltaic installations on council owned buildings/property and prepare/support solar array opportunities	Chris Jones	Objective 3	Outcome 3	2015 – 2017	Install pilot building mounted PV array Solar PV strategy report
4	Energy & carbon themed European bid	To undertake feasibility to assess the potential of	Chris Jones	Objective 6	Outcome 3	2015-2018	Feasibility reports

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
	applications	submitting energy & carbon project applications for European funding					
5	Energy & carbon invest to save projects	To identify and formulate potential energy and carbon invest to save projects aligned to external funding sources	Chris Jones	Objective 6	Outcome 3	2015-2016	Invest to save project list
7. Collaboration							
1	In accordance with the National Assets Working Group develop the pilot database with Carmarthenshire CBC which is supported by Welsh Government.		Simon Brennan	Objective 6			Completion of Pilot scheme
2	Play a key role in the development of the Swansea Bay City Region aimed at creating jobs and boosting the economic prosperity of the region.	Work with partners	Lisa Willis	Objective 4	Outcome 4	2014 – 2015	New regional projects New regional opportunities Covering Swansea Bay footprint

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
3	To support the Transforming Adult Social Care programme with particular regard to the construction of the new Older Persons Residential Care facilities and the review of Day Care facilities.		Simon Brennan	Objective 3	Outcome 1	2015 – 2016	Construction of new homes in accordance with the agreed programme.
8. FFP							
1	To complete the ongoing negotiations in respect of the Community Buildings Review and to dispose of the surplus assets that arise from the Review.		Simon Brennan	Objective 6		2014 – 2017	The sale, lease or transfer of identified surplus properties.
2	To dispose of/lease any surplus assets that arise from the FFP		Dave Phillips	Objective 6		2015-2016	The sale, lease or transfer of identified surplus properties
3	To undertake the Area Review for Port Talbot,		Simon Brennan	Objective 6		2015 – 2017	Completion of a minimum of one review

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
	Taibach, Margam, Sandfields, Baglan, Aberafan and Bryn & Cwmafan.						per annum
4	To progress the ongoing Accommodation strategy to identify further opportunities to rationalise accommodation.		Simon Brennan	Objective 6		Ongoing	To meet FFP targets
5	Baglan Bay Innovation Centre (BBIC)	To take on the management and responsibility for the BBIC from July 2015 and deliver £50,000 per annum revenue savings to support the Forward Financial Plan.	David Phillips	Objective 4 & 6	Outcome 4	2015-2016	Achieve the savings required.
6	Capital Receipts	To generate capital receipts in excess of £1m	Simon Brennan	Objective 6		2015-2016	Total receipts generated
7	Community Asset	Continue to support the	Simon Brennan	Objective		2015-2016	Achieve the savings and

NO.	TASK / ACTION	HOW TO ACHIEVE / COMMENTS	OFFICER(S) RESPONSIBLE	SUPPORTS OBJECTIVES / OUTCOMES		TARGET DATE	FORMS OF EVIDENCE/ MEASURES/ OUTCOMES
				CIP	SIP		
	Transfers of Council Operational Land and Buildings to Voluntary Sector	Asset Management and Forward Financial Plans in delivering Community Asset Transfers of Council operational land and buildings to the voluntary sector		6			legal completion of the leases
8.	Industrial Starter Unit Portfolio	Undertake an annual Performance Review of Industrial starter Unit portfolio	David Phillips	Objective 4 & 6	Outcome 4	2015-2016	Submit report to Members
9	Rating Appeals	Complete Rating appeals and negotiations with a further potential saving of circa £650,000 on the Councils property rates liability.	David Phillips	Objective 6		2015-2016	Total savings achieved

ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD

REPORT OF THE HEAD OF PROPERTY & REGENERATION SIMON BRENNAN

31st July 2015

SECTION B– MATTER FOR INFORMATION

WARD(S) AFFECTED: NEATH NORTH

BUSINESS IMPROVEMENT DISTRICT IN NEATH

Purpose of Report

To update members on progress of the development of a Business Improvement District (BID) in Neath Town Centre.

Background

A BID is a mechanism that has been recognised as being successful in bringing local businesses and other stakeholders together with the aim of improving their trading environment and enhancing their profitability. The Welsh Government is supporting the development of additional BIDs in Wales, as a key component of its commitment to encourage economic development and to deliver its new regeneration framework, Vibrant and Viable Places.

A BID delivers a sustainable financial model to a defined geographical area of a town, city, commercial district or tourism and visitor area, where businesses have voted to invest collectively in local improvements, in addition to those delivered by statutory authorities. BIDs are developed, managed and paid for by the commercial sector by means of a BID levy. They are often a partnership arrangement through which the local business community and the statutory authorities can take forward projects and activities which will benefit the local economy.

Businesses that are subject to the levy, as set out in the proposals, vote in a ballot. This determines whether the scheme goes ahead. A successful vote is one that has a simple majority both in votes cast and in rateable value of votes cast. Each business entitled to vote in a Business Improvement District ballot is

allowed one vote in respect of each property occupied or (if unoccupied) owned by them in the geographical area of the Business Improvement District.

Once the Business Improvement District is in operation the levy is charged on all businesses within the Business Improvement District area (regardless of whether or how that business voted in the ballot).

The maximum period that a Business Improvement District levy can be charged is for 5 years. Once the term is completed the Business Improvement District will automatically cease. If the Business Improvement District Company wants to continue its activities it must hold a new ballot

Neath Port Talbot County Borough Council successfully bid for funding of £25,000 from Welsh Government which is being used to appoint a consultant to work with the Local Authority and local business community to develop the BID concept, aims, vision and outline implementation strategy.

The Means Ltd were appointed in April 2014 to guide and advise the local partnership and provide the necessary support to give the prospective BID the best possible chance for success.

A BID in Neath town centre could help build on work already being undertaken to enhance the trading environment and further develop partnership working between the public, private and thirds sectors. Neath has a vibrant centre with a growing independent retail scene. It would help sustain recent progress and provide significant enhancements in terms of the visitor experience, promotional activities and the active involvement of the business community.

The outline aims and objectives would be to develop and promote Neath as a distinctive visitor destination that is safe during the day and night. Improving gateways, such as parking options, would also provide a focus as would a concerted effort to work in partnership with other local bodies to develop a co-ordinated approach to tackling issues facing the trading environment.

A steering group made up of a cross-section of business representatives has been established to lead the process and are meeting at six weekly intervals.

Business Consultation

A feasibility study and visioning event have engaged with over 100 traders and focused on gathering opinions on issues that were important to businesses in the Neath town centre area and views on measures to improve trading conditions. The study also aimed to raise awareness and gauge levels of support among businesses for a Business Improvement District.

Overall, the results demonstrated that business health in the town centre was relatively good. For example, a significant number of businesses reported that their turnover had grown over the past 12 months and a very small number acknowledged that they would contract or leave the centre.

The results also highlighted the following key points:

- A significant number of businesses identified vacant premises, perception of crime, parking (cost and availability) and marketing of the centre as being the most important issues.
- In terms of measures for improving the area, the majority of businesses identified providing easier and cheaper parking, increasing public toilets, reducing anti-social behaviour and increasing promotional activity as key areas for action.
- When asked directly about their views about the BID concept in principle, 77% of respondents were positive and 20% were unsure. Only 3% were against the concept.

The report recommends that the BID programme be based around four key themes:

- Access & welcome
- Safety & town centre environment
- New prospects and business support
- Marketing & events

In order to demonstrate the type of services that a BID could deliver and the benefits to town centre businesses, the Steering Group carried out a ‘Welcome to Neath’ pilot project over Easter. The Steering Group borrowed an ‘Infobike’ from BID’s on the Southbank in London in order to test the opportunity of introducing town hosts and an information service at key locations. The bike was moved around the town and was manned by volunteers from the business and local community for a week long period. The results were as follows:

- Great feedback from businesses and visitors
- 170 Visitor surveys conducted
- 283 visitors engaged with the ‘Infobike’

- Leaflets from 50+ businesses
- Coverage in the South Wales Evening Post

Levy Rate

The British Retail Consortium has stated that ‘any levy in excess of 1% of rateable value will be extremely unlikely to deliver comparable benefits and is therefore unjustified’. However, the national average BID levy is 1.4%, and the experience of *The Means* in other centres shows that retailers will pay a slightly higher levy if they feel that it is justified by the proposed programme, and can either improve their sales or mitigate a decline in sales. In Merthyr Tydfil, for example, the levy rate was set at 1.35%.

Considering trading condition in Neath and the potential services that a BID might deliver, the BID Steering Group have decided that a levy rate of 1.25% would be sensible.

In most BID areas some form of threshold is applied, partly to ensure that the costs of collecting the levy from smaller businesses does not exceed the levy they pay, but also to keep the number of BID businesses down to a level with which the BID board and team can reasonably communicate. The ratings threshold in Merthyr Tydfil, for example, was set at £5,000.

We are not at this stage proposing that the levy should be ‘capped’ for any of the larger payers. This position may change if, for example any large occupiers make capping a condition of their support for the BID.

The table below sets out the potential annual levy income for Neath town centre:

Zone	Total levy at 1.25%
Zone 1 – Central Core	£58,891
Zone 2 – Alfred Street	£5,483
Zone 3 – Victoria Gardens	£2,554
Zone 4 – Windsor Road	£39,873
Zone 5 – Riverside Drive	£4,625
Total	£111,425

It is recommended that Zones 1, 2 and 3 are included within the BID boundary. Further discussions are needed with businesses on Windsor Road and Riverside Drive to ascertain whether businesses in this area with benefit from the services that the BID could deliver.

Timetable

Following discussions with the BID Steering Group, Electoral Services and Financial Services, it is proposed that the ballot will take place this Autumn. If successful, the BID start date would be 1st April 2016.

Business Plan published	July 2015
Intensive BID Campaign	July - October 2015
Ballot Period	22nd October - 19th November 2015
Ballot Result Announcement	20th November 2015
Billing Period & Company Set up	December 2015 - March 2016
BID Start Date	1st April 2016

Financial Implications

Funding of up £25,000 has been awarded for the development phase.

Match-funding of a minimum of 25% is required meaning that an additional £5-10k will be required from NPTCBC's own sources.

Sustainability Appraisal

A BID in Neath would support the Authority's sustainability agenda in the following ways:

- Economic Prosperity – promoting the attractiveness of Neath as a retail centre.

Officer Contact

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ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD

JOINT REPORT OF THE HEAD OF PLANNING – N. PEARCE AND THE HEAD OF PROPERTY AND REGENERATION – S. BRENNAN

31ST JULY 2015

SECTION C – MATTER FOR MONITORING

WARD(S) AFFECTED: ALL

ECONOMIC & COMMUNITY REGENERATION PERFORMANCE INDICATORS FOR QUARTER 4 OF 2014/15

Purpose of Report

To advise Members of the actual performance achieved for the fourth quarter of the current financial year i.e. 1st April 2014 to 31st March 2015

Appendices

Quarterly Performance Management Data 2014-2015 – Quarter 4 Performance (1st April 2014– 31st March 2015) – APPENDIX 1

List of Background Papers:

The Neath Port Talbot Corporate Plan - 2014/2017 “Rising to the Challenge”;

Policy & Resources Committee report date 30th July 2010 – Securing continuous improvement and scrutiny work programme.

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Quarterly Performance Management Data 2014-2015 – Quarter 4 Performance (1st April 2014– 31st March 2015)

Report Contents:

Section 1: Key points and summary of performance.

Section 2: Quarterly Performance Management Data and performance key

Section 1: Key points and summary of performance.

In relation to the performance results available at the end of the 4th quarter 2014-2015:-

60% of indicators improved or achieved maximum performance compared to 71% for last year (see table below). The main reason for the change is mainly due to two of the economic development indicators having seeing a planned drop in output (although they exceeded their Corporate Improvement Plan targets for the year). Whilst planning overall had mixed performance for 2014/15, they had 3 more measures improving compared to last year.

It should be noted that as there are only 20 comparable indicators (17 last year), a drop in performance across a small number of indicators can have a significant effect on overall performance.

Service Area	Improved or Maximum Performance	Maintained Performance	Marginally declined - within 5%	Performance declined by 5% or more	No Comparable data	Number of Performance Indicators
1. Planning & Regulatory Services – Planning	4 (1)	0 (0)	1(3)	3(1)	1(4)	9
2. Planning & Regulatory Services – Building Control	1 (2)	0 (0)	1 (0)	(0)	(0)	2
3. Economic Development	1 (3)	0 (0)	(0)	2 (0)	(0)	3
4. Asset Management	6 (6)	0 (0)	1 (1)	0 (0)	0 (0)	7
Total Number of Performance Indicators	12 (12)	0 (0)	3 (4)	5 (1)	1 (4)	21
Overall performance Percentage (of comparable measures)	60% (71%)	0% (0%)	15% (23%)	25% (6%)		

NB - Quarter 4, 2013-2014 position in brackets.

* - Achieving either 100% or 0% (where lower performance figure is better) performance, where there is no scope for improvement for the relevant performance indicator.

Economic Development

All three measures exceeded their targets as set in the Corporate Improvement Plan for 2014/15.

A growing confidence in the local business community, resulting in an increase in number of enquiries that the Business Development team handled throughout 2014/15 compared to the previous year. The availability of Enhanced Local Needs Support has also had a positive impact on the number of business enquiries in addition to the Business Development team continuing to be fully engaged with businesses leading to the requirement to deal with enquiries covering a wide range of issues and topics.

In terms of the number of jobs created and the number of new business start-up enquiries, during the year we saw a planned lower output compared to the previous year. An explanation for a drop in output for both these measures is found under indicators 13 and 14.

Planning

Planning has seen mixed performance during the period. Improvements include determining all major and other planning applications during the year within 8 weeks and reducing the average time taken for making a decision on applications. Some of the indicators saw a drop in performance which includes minor planning and householder planning applications determined within 8 weeks.

Although not a measure in itself, overall the performance of the team in determining planning applications within the statutory 8 weeks has fallen this year from 78.5% to 76.8%, which is indicative both of the complexity of applications and appeals the team has had to deal with, and the recent pressures on staff resources. Nevertheless, despite these challenging times, officers remain committed to the delivery of a quality planning service, and will continue to ensure that Officers encourage and engage in 'front-loaded' negotiations, through the successful chargeable pre-application service. This was introduced in 2014 and is effective in reducing delays for developers later in the process.

Building Control

100% of building control 'full plan' applications were checked within 15 working days .This has been achieved at the same time that there has been a reduction in the number of experienced staff employed within the Building Control Section as a result of contributions to the Councils Forward Financial Plan. The number of full plan applications approved first time dropped marginally but continues with a high performance level of 96.6%.

Corporate Health & Asset Management

Six of seven buildings categories have improved since last year. There has been slight improvement in condition of buildings that are good and satisfactory. The percentage of buildings in category C (Poor), and the percentage of urgent and essential works has continued to drop, resulting from the further reduction of poor / bad category buildings owned or leased by NPT.

Section 2: Quarterly Performance Management Data and Performance key

2014-2015 – Quarter 4 Performance (1st April 2014 – 31st March 2015)

Note: The following references are included in the table. Explanations for these are as follows:

(NSI) National Strategic Indicators (NSIs) - are used to measure the performance of local authorities at a national level and focus on key strategic priorities. Local authorities are under a legal duty to collect & report on these measures.

(PAM) Public Accountability Measures - consist of a small set of “outcome focussed” indicators, selected initially from within the existing Performance Measurement Framework. They will reflect those aspects of local authority work which local authorities agree are considered to be important in terms of public accountability. For example, recycling, educational attainment, sustainable development, etc. This information is required and reported nationally, validated, and published annually.

(SID) Service Improvement Data - can be used by local authority services and their regulators as they plan, deliver and improve services.

All Wales The data shown in this column is the figure calculated using the base data supplied by all authorities for 2013/2014 i.e. an overall performance indicator value for Wales.

(L) Local Performance Indicator set by the Council.

	Performance Key
😊	Maximum Performance
↑	Performance has improved
↔	Performance has been maintained
v	Performance is within 5% of previous years performance
↓	Performance has declined by 5% or more on previous year's performance - Where performance has declined by 5% or more for the period in comparison to the previous year, an explanation is provided directly below the relevant performance indicator.
—	No comparable data (data not suitable for comparison / no data available for comparison)
	No All Wales data available for comparison.

No	PI Reference	PI Description	2012/13 Actual	All Wales 2013/14	Quarter 4 2013/14 (Full Year)	Quarter 4 2014/15 (Full Year)	Direction of Improvement
1. Planning and Regulatory Services – Planning							
1	PLA/002 (SID)	The percentage of applications for development determined during the year that were approved.	96.6%		95.5%	96.4%	↑
2	PLA/004d (SID)	The percentage of all other planning applications determined during the year within 8 weeks.	83.5%	70.3%	73.9%	79%	↑
3	PLA/M002 (Local)	Average time taken from receipt of application to date decision is issued - days	N/a New		87.6 days	82.7 days	↑
Page 56 ^s	PLA/M004 (Local)	The percentage of major planning applications determined during the year within 8 weeks.	N/a New		23.1%	30.4%	↑
	PLA/M001 (Local)	Average time taken from receipt of application to validation of application -days	N/a New		30.1 days	30.6 days	▼
6	PLA/004b (SID)	The percentage of minor planning applications determined during the year within 8 weeks.	75.5%	63.3%	71.3%	63.5%	↓
	Performance has dropped from 71.3% to 63.5%, which remains a consequence of the complexity of the type of application determined and pressures on staff resources, but continues to be partly balanced by the increase in performance for “all other” planning applications – PLA/004 (d) – which increased from 73.9% to 79%.						

1. Planning and Regulatory Services – Planning - continued

No	PI Reference	PI Description	2012/13 Actual	All Wales 2013/14	Quarter 4 (Full Year) 2013/14	Quarter 4 (Full Year) 2014/15	Direction of Improvement
7	PLA/004c (SID)	The percentage of householder planning applications determined during the year within 8 weeks.	98.0%	86.3%	94%	87.4%	↓
	<p>Performance remains high at close to 88% but falls short of the high standards set in recent years (94% overall during 2013-14). Two relatively poor quarters (Quarter 1 and Quarter 4) have affected these cumulative figures, and it is acknowledged that there is a need to 'go back to basics' and focus more on performance measurement.</p> <p>Although not a measure in itself, overall the performance of the team in determining planning applications within the statutory 8 weeks has fallen this year from 78.5% to 76.8%, which is indicative both of the complexity of applications and appeals the team has had to deal with, and the recent pressures on staff resources. Nevertheless, despite these challenging times, officers remain committed to the delivery of a quality planning service, and will continue to ensure that Officers encourage and engage in 'front-loaded' negotiations, through the successful chargeable pre-application service. This was introduced in 2014 and is effective in reducing delays for developers later in the process.</p>						
Page 57	PLA/006(b) (NSI)	The number of additional affordable housing units provided during the year as a percentage of all additional housing units provided during the year.	27%	37% *. See note	69%	42%	↓
	<p>This Authority fully utilises its Social Housing Grant programme and has taken advantage of other innovative funding opportunities to deliver affordable housing and where the opportunity has arisen secured affordable housing through the Planning System.</p> <p>The variation in data between 2014-15 and 2013-14 for this indicator is affected by external market forces which can dictate our ability to secure affordable housing through the planning system, availability of grant funding and variations of onsite productivity (schemes can take many months/years from initiation to development to completion and it could be that in one year we have schemes on site and the next year we have schemes completed). These factors are outside the control of the local authority.</p> <p>Information for this indicator is pre-populated with data from the Affordable Housing data collection return (to the Welsh Government) for the year ending 31 March 2014 representing total affordable housing units provided in the local authority area; pre-populated with data from the Newbuild data collection return (to the Welsh Government) for the year ending 31 March 2014 representing the total number of properties newly completed in the local authority area, including those inspected by both the local authority building control department and also the National House Building Council (NHBC).</p>						

* note – National Strategic Indicator (NSI) 2013/14 –NPT position 5th of 22 Authorities across Wales.

1. Planning and Regulatory Services – Planning - continued

No	PI Reference	PI Description	2012/13 Actual	All Wales 2013/14	Quarter 4 (Full Year) 2013/14	Quarter 4 (Full Year) 2014/15	Direction of Improvement
9	PLA/M003 (Local)	Percentage of applications where the quality of the development has been improved (following negotiation by the case officer either at pre-application stage or during the course of the application).	N/a		36%	29.3%	—
	<p>The percentage figure has dropped in comparison with the same quarter last year. This figure is largely dependent on the nature of applications that are received during any quarter and, as a consequence, is subject to minor fluctuations throughout the year. The cumulative figure was 29% of applications requiring the intervention of Officers to improve proposals to make them more acceptable. This reduction in the overall number of applications requiring improvement can be attributed to the fact that the Department received a greater number of applications which were acceptable upon submission, and as such did not require negotiation.</p> <p>This measure will be deleted from the planning data set reported to scrutiny for 2015-2016. Whilst it is important as an indicator for the Planning Section to understand, as a comparative year on year indicator it is not appropriate.</p>						

2. Planning and Regulatory Services – Building Control

8	BCT/004 (SID)	Percentage of Building Control 'full plan' applications checked within 15 working days during the year.	96.1%	93.6%	98.1%	100%	😊
11	BCT/007 (SID)	The percentage of 'full plan' applications approved first time.	97%	97%	99%	96.6%	v

No	PI Reference	PI Description	2012/13 Actual	All Wales 2013/14	Quarter 4 2013/14 (Full Year)	Quarter 4 2014/15 (Full Year)	Direction of Improvement
3. Economic Development							
12	L(ED) 3 (Local)	Number of business enquiries resulting in advice, information or financial support being given to existing companies through Business Services.	651		682	686	↑
13	L(ED) 1 (Local)	Number of jobs created as a result of financial support by the Local Authority.	137		255	187	↓
	It was anticipated that there would be lower output for 2014/15 which was reflected in the Corporate Improvement Plan target for the year of 145 (which was exceeded). Whilst businesses would seek funding to make investments, there remained uncertainty about the economic recovery and how this would impact on job creation. Secondly, changes to European Regulations requiring the Loan Fund to be registered with the Financial Conduct Authority meant that this fund would not be available for at least part of the year. The Loan was not available for the first six months of 2014/15 and this had an impact on the outputs achieved for this indicator. In addition, during the year, the Business Team has also administered an additional fund, Enhanced Local Needs Support which has contributed to the number of jobs created.						
Page 59	L(ED) 2 (Local)	Number of new business start-up enquiries assisted through Business Services	349		429	361	↓
	It was anticipated that there would be lower output for 2014/15 which was reflected in the Corporate Improvement Plan target for the year of 150 (which was exceeded). the Business Development team has had a great deal of success in setting up monthly Enterprise Clubs to fill a gap in the support market for individuals thinking about starting a business with Job Centre Plus being the key source of referrals. However, Job Centre Plus now invites business advisors from the Centre for Business to provide advice and this has resulted in a decrease in the number of enquiries for support. However, the changes to the welfare system have resulted in more individuals enquiring about self-employment so this should impact on outputs reported for this indicator in 2015/16.						

No	PI Reference	PI Description	2012/13 Actual	All Wales 2013/14	Quarter 4 2013/14 (Full Year)	Quarter 4 2014/15 (Full Year)	Direction of Improvement
4. Corporate Health – Asset Management							
15	CAM/001ai (SID)	The percentage of the gross internal area of the local authority's buildings in condition categories: A – Good	7.1%	16.4%	7.15%	7.21%	↑
16	CAM/001aii (SID)	The percentage of the gross internal area of the local authority's buildings in condition categories: B – Satisfactory	35.0%	57.3%	41.17%	43.33%	↑
17	CAM/001aiii (SID)	The percentage of the gross internal area of the local authority's buildings in condition categories: C – Poor	46.2%	22.8%	42.23%	39.79%	↑
Page 60	CAM/001bi (SID)	The percentage of the total value of required maintenance for the local authority's buildings assigned to works of priority level: 1 – Urgent work	19.4%	8.4%	15.16%	15.11%	↑
	CAM/001bii (SID)	The percentage of the total value of required maintenance for the local authority's buildings assigned to works of priority level: 2 – Essential work	59.9%	52.0%	60.61%	56.72%	↑
20	CAM/001biii (SID)	The percentage of the total value of required maintenance for the local authority's buildings assigned to works of priority level: 3 – Desirable work	20.7%	39.5%	24.23%	28.17%	↑
21	CAM/001aiv (SID)	The percentage of the gross internal area of the local authority's buildings in condition categories: D – Bad	11.7%	3.6%	9.45%	9.67%	v

**ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD
31ST JULY 2015**

**REPORT OF THE HEAD OF PARTICIPATION
CHRIS MILLIS**

SECTION C – MATTER FOR MONITORING

WARD(S) AFFECTED: ALL

**PERFORMANCE INDICATOR MONITORING REPORT
4th QUARTER 2014/15**

Purpose of Report

To advise Members of the actual performance achieved during the 2014/15 financial year and the Complaints and Compliments for 2014/15 (i.e. 1st April 2014 to 31st March 2015) .

Appendices

Appendix 1 – **Quarterly Performance Management Data** (for information only)

Appendix 2 – **Compliments and Complaints Data** (for information only)

List of Background Papers

Monitoring Forms/spreadsheets

The Neath Port Talbot Corporate Plan - 2014/2017 “Rising to the Challenge”

Contact Officer

Neal Place, Performance Management Officer.

E-mail n.place@npt.gov.uk. Tel. 01639 763619



**Quarterly Performance Management Data 2014-2015 – Quarter 4
Performance (1st April 2014– 31st March 2015)**

Report Contents:

Section 1: Summary of performance.

Section 2: Quarterly Performance Management Data and performance key

Section 1:

Summary of performance.

The figures for the Library Service cannot be compared like for like to the previous year's performance, as NPTCBC ceded overall responsibility for five of the libraries to various community groups on 1st April 2014 and a further four on 1st May 2014. Comparing like for like, Visits are up 1.44%, Material Issued down 11.13%. The withdrawal of the Mobile Library service from Southern Powys has impacted on the Material Issued figures (withdrawal of funding from Powys).

Section 2: Quarterly Performance Management Data and Performance key

2014-2015 – Quarter 4 Performance (1st April 2014 – 31st March 2015)

Note: The following references are included in the table. Explanations for these are as follows:

(NSI) National Strategic Indicators (NSIs) - are used to measure the performance of local authorities at a national level and focus on key strategic priorities. Local authorities are under a legal duty to collect & report on these measures.

(SID) Service Improvement Data - can be used by local authority services and their regulators as they plan, deliver and improve services.

All Wales The data shown in this column is the figure calculated using the base data supplied by all authorities for 2013/2014 i.e. an overall performance indicator value for Wales.

	Performance Key
☺	Maximum Performance
↑	Performance has improved
↔	Performance has been maintained
v	Performance is within 5% of previous years performance
↓	Performance has declined by 5% or more on previous years performance - Where performance has declined by 5% or more for the period in comparison to the previous year, an explanation is provided directly below the relevant performance indicator.
—	No comparable data (data not suitable for comparison / no data available for comparison)
	No All Wales data available for comparison.

Leisure and Libraries

No	PI Reference	PI Description	2012/13 Actual	All Wales 2013/14	Quarter 4 2013/14 (Full Year)	Quarter 4 2014/15 (Full Year)	Direction of Improvement
1	LCS/002(b) (NSI)	The number of visits to local authority sport and leisure centres during the year, per 1,000 population where the visitor will be participating in physical activity.	5,839	8,954 NPT 22 nd	5,696 (798,044 visits)	5,775 (807,892 visits)	↑
2	LCL/001(b) (NSI)	The number of people using Public Libraries during the year, per 1,000 population.	6,831	5,851 NPT 4 th	6,839 (958,162 visits)	5,709 (798,609 visits)	—
Page 64	LCL/002a (SID)	The number of publicly accessible computers per 10,000 population.	8	9	8	6	—
	LCL/002b (SID)	The percentage of available computer hours, in use.	46%	39%	48%	46%	—
5	LCL/003 (SID)	The percentage of library material requests supplied within 7 calendar days.	78%	69%	83%	81%	—
6	LCL/004 (SID)	The number of library materials issued, during the year, per 1,000 population.	4,146	4,424	4,109 (587,079 issued)	3,219 (450,318 issued)	—

The figures for the Library Service cannot be compared like for like to the previous year's performance, as NPTCBC ceded overall responsibility for five of the libraries to various community groups on 1st April 2014 and a further four on 1st May 2014. Comparing like for like, Visits are up 1.44%, Material Issued down 11.13%. The withdrawal of the Mobile Library service from Southern Powys has impacted on the Material Issued figures (withdrawal of funding from Powys).

Section 3: Compliments and Complaints

2014-2015 – Quarter 4 (1st April 2014– 31st March 2015) – Cumulative data

	Performance Key
↑	Reduction in Complaints/ Increase in Compliments
↔	No change in the number of Complaints/Compliments
∨	Increase in Complaints but within 5%/ Reduction in Compliments but within 5% of previous year.
↓	Increase in Complaints by 5% or more/ Reduction in Compliments by 5% or more of previous year.

No	PI Description	Full Year 2013/14	Full Year 2014/15	Direction of Improvement
1	<u>Total Complaints - Stage 1</u>	5	4	↑
	a - Complaints - Stage 1 upheld	0	0	
	b -Complaints - Stage 1 <u>not</u> upheld	5	4	
	c -Complaints - Stage 1 partially upheld	0	0	

No	PI Description	Full Year 2013/14	Full Year 2014/15	Direction of Improvement
2	<u>Total Complaints - Stage 2</u>	0	5	↓
	a - Complaints - Stage 2 upheld	0	0	
	b - Complaints - Stage 2 <u>not</u> upheld	0	3	
	c- Complaints - Stage 2 partially upheld	0	2	
Page 66	<u>Total - Ombudsman investigations</u>	0	0	v
	a - Complaints - Ombudsman investigations upheld	0	0	
	b - Complaints - Ombudsman investigations <u>not</u> upheld	0	0	
4	Number of compliments	6	0	↓
	<p data-bbox="163 1050 2152 1098">Narrative</p> <p data-bbox="163 1098 2152 1208">There were 5 stage 2 complaints, 3 were not upheld, 2 were upheld due to external factors outside the council control. Due to these complaints there is a change to procedures to have better planning with external contractors and better communication with clients.</p>			

ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD

JOINT REPORT OF THE HEAD OF PROPERTY AND REGENERATION, S. BRENNAN AND THE HEAD OF LEGAL SERVICES, D. MICHAEL

31st July 2015

SECTION A – MATTER FOR DECISION

WARD AFFECTED: BAGLAN

SALE OF THE FORMER STABLE BLOCK, FORMERLY LOCATED AT BAGLAN PARK, BAGLAN

Purpose of Report

To inform Members of objections received in relation to a Public Open Space notice. The notice concerned the proposed disposal of the former Stable Block, Baglan and Members are asked to consider any appropriate objections that relate to the loss of open space.

Members are advised that one of the primary reasons why it was considered necessary to publish a public open space notice was the intention to include part of the park's existing access in the proposed sale to Coastal. Whilst a new access into the park would have been created through the proposed development, Members are advised that the latest design does not require the existing access and this will now be retained by the Council for use by the public.

Background

At its meeting on 14th January 2015, the Board resolved to approve an offer from Coastal Housing Limited for the disposal of the former Stable Block, Baglan.

Although the former stable block does not provide open access to the public, the proposed replacement of an existing entrance into the park meant that it was considered prudent to subsequently place two notices within a local newspaper as required under Section 123(2A) of the Local Government Act 1972.

Notice of the proposed sale was placed in the Western Mail on Monday 2nd March and Monday 9th March. The Notice stated that the closing date for objections was Friday 13th March.

After a suitable notice period has passed, the Council is required to consider any appropriate objections that relate to the loss of open space as part of the proposed disposal.

Sixteen objections have been received. Whilst some objections were received after the notice period had ended, a copy of each objection is appended to this report.

Response from Head of Property & Regeneration

It is considered that a number of objections do not relate to the loss of public open space. They refer to infrastructure, drainage and housing. These are matters which will be considered as part of the usual public consultation process of a Planning application.

Whilst this report deals with objections relating to the loss of public open space, Members are advised that any proposed sale will be on the basis of a conditional contract that will require Coastal to have in place an appropriate planning permission. This will provide local residents with the opportunity to express their concerns on planning matters as part of the planning process.

A few but not all of the objections refer to the loss of open space on the basis that the former stable block is an open area available to the public. Whilst the stable block site can historically be considered to be within the grounds of what has now become known as Baglan Park, access to the buildings and surrounding land has not been possible for a number of years. Furthermore, when the site was operational, it was predominantly used as either a Local Authority stores or privately let with access to the public restricted.

Some objections relate to the disposal of all of Baglan Park for development land. However, the disposal of the stable block should be considered separately to the operational land located within Baglan Park, which will continue in its existing use as a public park. The reasons for this proposed sale are particular to the stable block site, which has not been considered to be operationally part of Baglan Park since 1999. The buildings at the site are derelict and have been subject to arson and anti-social behaviour and the disposal would enable an area of land to be brought back into a positive use whilst providing the Authority with a capital receipt.

A few objections refer to historical reasons for the site to be retained. The former stable buildings are derelict and have been subject to arson and anti-social behaviour. They are now considered to be beyond reasonable repair.

There were some concerns raised about removal of the existing access into the park. The Council intends to retain this access. Therefore, there will be no disruption to the access into the park as a result of the proposed development.

Some objections questioned whether the Council had the legal right to dispose of the land for development as the land was a gift to the Council and subject to restrictions. The land that is commonly known as Baglan Park was not a gift to the Council and was purchase at market value for development land. The park was created by the Council as part of the larger development of the Baglan area. It was part of a substantial land purchase in 1936 that led to the development of hundreds of houses within the Baglan area. The conveyance was not subject to any restrictions against development.

Further Information

At the request of the local Ward Councillors, the Council and Coastal Housing Group held an information day at the Baglan Community Centre on the 2nd July 2015.

At the event, representatives from Coastal Housing and the Baglan Ward Councillors were on hand to explain more about the proposed development and to answer any questions from local residents.

The event explained that the development would construct six high quality bungalows for residents aged over 55 and how the development would be for the benefit of the local community. The feedback that the Council has received is that local residents were generally favourable to the proposed development.

Appendices

Copies of the objections received are appended.

Recommendations

Members are requested to consider any appropriate objections that relate to the loss of open space as part of the disposal of the former stable block, formerly located at Baglan Park.

Reasons for Proposed Decision

To comply with the Council's obligation under Section 123(2A) of the Local Government Act 1972 and to give full consideration to all the objections received to the proposal.

List of Background Papers

The e-mails and letters received from objectors.

Officer Contact

For further information on this report please contact Dean Nicholas - Property and Regeneration on extension 6665 email: d.nicholas@npt.gov.uk; or Aled Roderick - Legal Services on extension 3746 email: a.roderick@npt.gov.uk)

COMPLIANCE STATEMENT

TITLE OF REPORT

(a) Implementation of Decision

The decision is proposed for implementation after the 3 day call-in period

(b) Sustainability Appraisal

Community Plan Impacts

Economic Prosperity	..	positive
Education & Lifelong Learning	..	no impact
Better Health & Wellbeing	..	positive
Environment & Transport	..	positive
Crime & Disorder	..	positive

Other Impacts

Welsh Language	..	no impact
Sustainable Development	..	positive
Equalities	..	no impact
Social Inclusion	..	positive

(c) Consultation

This item has been subject to external consultation

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APPENDIX 1

**ADDENDUM REPORT OF THE HEAD OF PROPERTY &
REGENERATION AND THE HEAD OF LEGAL SERVICES**

PROPOSED SALE OF THE OLD STABLES BAGLAN PARK

OBJECTIONS

①

Tracy Jones

From: [REDACTED]
Sent: 09 March 2015 17:15
To: David Michael
Subject: Ref: GHG/D59/2460 Baglan Park
Categories: DM reminder to read

Dear Sir

I wish to voice my objection to the proposed sale of a section of Baglan Park, reference above. The park is owned by the council, and therefore the community and it should not be mutilated to allow for more housing.

Baglan is already inundated with housing. Willow grove and Lodge drive are already dangerously busy in particular during school times when the lack of a lollipop lady and the increased traffic mean it is only a matter of time before there is a serious accident on that road.

The success of the community church has led to an increase in footfall and traffic in the area, and consistently the shops car park next to the park and the community church car park are full to capacity.

In addition to this, the sheer amount of houses in Baglan is putting a huge strain on the drainage system throughout the area. The housing at the top of the hill (of which more is proposed I understand is having a detrimental effect on the quality of land further down the hill. The land immediately in front of the proposed site is already waterlogged. Homes in Fairwood Drive and Wells Close are having issues with natural springs forcing their way under their foundations that they didn't have 5 years ago. And we also have the issues with the culvert behind and next to the spur which require massive widening and strengthening to cope.

Baglan is already too big to cope. New homes, albeit for older residents will put a huge strain on Laburnum Avenue around the park, where parking is already a premium.

In addition to this, the proposed land holds the remaining buildings from the old Baglan House estate. We have lost all trace of the original house. This last bit of history should be preserved, not destroyed.

Thank you for your consideration.

2

Tracy Jones

From: [REDACTED]
Sent: 09 March 2015 16:07
To: David Michael
Subject: Sale of area at Baglan park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: DM reminder to read

Dear Mr Michael,

I am writing to you with regard the selling of land at Baglan Park. When I read this, it was like a piece of our history was slipping away.

I am not one for writing an objection, but for this I feel I have to.

Surely this cannot be a good thing for the locals. This park has been part of our heritage.

Part of our growing up, our children and grandchildren too.

Although progress and improvement in some areas are needed and we shouldn't let our hearts rule our heads.. But there are some things that need to stay the same. I believe this is one of them. The history of Emily Talbot and her donation of Baglan park to the people of Baglan is taught at our schools and shouldn't be forgotten.

Whatever is your plan is, be it funds, housing or whatever, please reconsider before you sell. Or at the very least ask the Baglan people their views on this..

Thank you

[REDACTED]

COU

11 MAR 2014

10.3.2014

Ref. CHG/D59/2460

Dear Sir

I strongly oppose the proposed sale of land in Baglan Park for housing.

It is an oasis in Baglan for everyone to enjoy.

I'm sure some other site could be found for the building of houses.

Yours respectfully

4



Dear Sir

Ref GHG/059/2460

I wish to object to the proposed sale of land at Baglan Park. This area is in constant use for people to enjoy the open space in the middle of a busy estate.

There are hardly enough safe places for children to enjoy in Baglan. Also it is nice to just walk through the park & have somewhere quiet to sit. I think it should be left as it is, for the people of Baglan and not sold off for whatever reason

Yours faithfully



5

Tracy Jones

From: [REDACTED]
Sent: 10 March 2015 15:02
To: David Michael
Subject: proposed sale of land at Baglan Park objection

Follow Up Flag: Follow up
Flag Status: Completed

Categories: DM reminder to read



Date 10/03/2015

Mr. David Michael
Neath Port Talbot County Borough Council
Civic Centre
Port Talbot
SA13 1PJ

Ref: GHG/D59/2460

Dear Mr. Michael

I am writing to register my objection to the proposed sale of land which lies directly opposite my house at Baglan Park. Our street Laurel Avenue is a notoriously busy road and also a commonly used bus route. I feel that adding to the number of properties in the area will only make traffic and congestion worse and add to the potential for road traffic collisions. Also as a parent of an eight year old child I also feel the safety of children as they commute to the nearby school and to and from the park has not been considered in the slightest.

I also find the scant notice given in local newspapers and the time limit in which we are able to inform you of our objections totally inappropriate and if I am being honest a little underhanded.

I am also astonished at the ease in which the local council is able to look to fund shortfalls in their budgets by selling off a significant portion of the park which for generations has been a source of recreation and enjoyment bequeathed to the people of Baglan.

Yours Sincerely

6

Tracy Jones

From: [REDACTED]
Sent: 09 March 2015 17:37
To: David Michael
Subject: Sale of Land Baglan Park

Categories: DM reminder to read

I strongly object to the proposed sale of land in Baglan Park, to the extent that such sale will limit the use of open spaces for the community to use.

Open spaces are critical to the well being of the community.

Kind regards,

[REDACTED]

7

Tracy Jones

From: [REDACTED]
Sent: 09 March 2015 16:39
To: David Michael
Subject: Sale of part of Baglan park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: DM reminder to read

Dear sir,

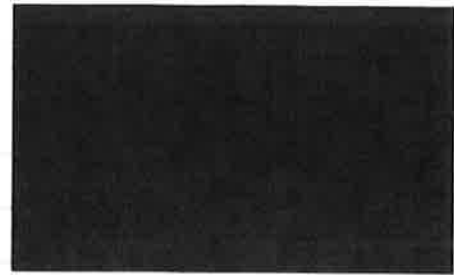
I strongly object to the council selling off part of our local heritage, is this property owned by the council, what is the intended sale for, is the infrastructure suitable to support the use, roads, access and wastewater considerations etc. how has this sale been promoted, were the council approached by a developer.?. The residents of Baglan need to be consulted on any further destruction of our assets. More importantly 4 days notice is an insult to the residents and it stinks of the farmer shutting the gate after the bull as bolted. There was and probably still is a public right of way across a large portion of this park and the proposed development area, when originally gated by the council, there was an issue on after hours access raised by the older members of Baglan.

Sent from my iPad

185859

8

11 MAR 2015



10th March 2015



Dear Mr D. Michael,

We wish to object to the proposed sale of land forming part of Baglan Park, Baglan, Port Talbot. Reference GHG/DS9/2490 for the following reasons;

We purchased our property due to it's location and the fact that it was not overlooked by other property to the front or rear of our home.

We do not feel that the proposed access is suitably situated, Plan's highlight an area directly opposite our property therefore making access to my property extremely difficult and possibly dangerous. We also feel and believe it will be difficult for ourselves, families, friends and neighbours to park outside the houses currently in Laurel Avenue.

An increase in traffic will be inevitable and with a large number of children living in Laurel Avenue and surrounding streets, we feel this will increase the dangers for them while crossing the road, especially given that there are two blind corners, one at the brow of the hill of Laurel Avenue and the second whereby Laurel Avenue and Chestnut road meet.

Additionally, we feel it is not appropriate to build more social housing on the outskirts of a beautiful, popular park currently used by all ages, especially as we believe it will encourage anti-social behaviour in the immediate area.

We would also like to point out how angry we feel with Neath Port Talbot Council for the underhanded way in which this proposal has been publicised. We appreciate the information was published in a daily news paper, however we only learnt of the sale of the land via social media (facebook) appalling in our opinion. Several of our neighbours had no idea of your plans until today 10/03/2015 when they were spoken to by ourselves. There have been no notices put around the area are surely it would be appropriate to send every resident in the surrounding area, especially Lavel Avenue, Chestnut Road, Laburnham Avenue and Lilac Grove details of the proposed sale along with information regarding the use of the land when sold, as it is us who have to live in the area.

Yours Sincerely



9.

From:
Sent: 13 March 2015 15:25
To: David Michael
Subject: Sale of Land Baglan Park GHG/D59/2460 OBJECTION

FAO Mr D Michael, Head of Legal services, Neath Port Talbot CBC

Dear Mr Michael

I wish to register my objection to the proposed sale of land at Baglan Park (ref GHG/D59/2460), as described by notice in Western Mail newspaper 09 March 2015. Although I have no doubt that the process is lawful, it has been managed in a thoroughly unsatisfactory manner with no regard shown for the concerns of the community. The selling off of public property is a highly contentious matter, deserving of more than two small notifications at a very late stage in a marginal publication with a very low circulation, which I suggest has been a carefully calculated act.

My chief objection to the sale, which I understand with utter disbelief from the record was already approved by Cabinet board on 14 January 2015, is that the land and the stable block remain integral to the park, regardless of the fact it has been 'temporarily' fenced for an extended period of time owing to years of neglect and dereliction in the hands of Neath Port Talbot Council, a fact which I am sure you will concede is beyond dispute. It is by no definition a brownfield site. The stable block, regardless of condition, is nonetheless valuable in terms of local heritage, as the last vestige of Baglan Hall, and has the potential to be restored and put to use, along with the surroundings. If a council register of buildings of local historical significance existed (the compilation of which continues to be resisted), this building would doubtless feature on it. All aspects and areas of the park have great meaning to Baglan residents as I am sure you will appreciate, and the construction of housing within the bounds as planned is entirely inappropriate. As for any revenue raised, there is no likelihood that it will be allocated to secure the future of Baglan community centre,. It is far too late for that, as we are well aware.

I trust that this objection will be noted accordingly, and I look forward to your response very soon with great interest.

10/03/2014,

Ref GHG/D59/2460

For the attention of D Michael,

I would like to object to the proposed sale of land at Baglan Park, Baglan Port Talbot.

Baglan park is an integral part of the community, used by young and old alike. Reducing its size by selling part of it off would have a detrimental effect on all those who use it.

It is the only safe green space in Baglan for children to play in, since the majority of the fields on Western Avenue are being built on to provide the new school. Children in the area need this park to play in.

My son attends the nursery at Baglan Primary School, and the class have been studying their local area. They have made numerous visits to the park to look at wildlife, history of the park and their favourite areas. Taking some of this away would not be fair to the children in the local area now and in the future.

The park is used by your own employees during the summer via the playscheme. It would mean less area for staff to provide activities.

The park is a central meeting place for dog walkers and elderly people. Possibly the only contact they have with others during the day, possibly the only exercise they get. Reducing the size of the park will reduce the walking area for these groups.

As the land is to be used for housing, this will add to the traffic on an already busy road, especially at school drop off and pick up times.

The increase in traffic would also be dangerous for all pedestrians due to the blind corner on the hill on Laurel Avenue.

Parking will also become even more of an issue as there is no off road parking for current residents, let alone for new residents. The road can get congested especially as it is on a bus route.

Lastly I would like to point out that there has been no consultation with the community with regards to the proposed sale. It certainly seems as if this has been kept very quiet. Even residents living opposite the land have not been informed of the intentions of selling land or building on it.

I look forward to your response,

11.

From:
Sent: 13 March 2015 23:43
To: David Michael
Cc:
Subject: Re: Sale of land at Baglan Park: d59/2460

Dear Mr Michael

I waited for as long as possible for the information I requested in order to come to a considered opinion about the sale of the land. But as we're coming to the end of Friday 13th March I have to now state a formal objection to the sale on the grounds that the local authority has not been transparent and may have breached local government guidelines in the way this matter has been handled.

To summarise:

1. Adverts placed in the local paper during March asked for objections to the proposed sale yet an Agenda Item from 14th January categorically stated that Coastal Housing's offer for the land should be approved.
2. As this sale appears to have been previously approved the legality of subsequent public notices appears to be dubious.
3. How could anyone have an opinion on the sale without knowing the content of the terms and conditions of that sale? But despite two requests for a copy of the circulated report containing those 'terms and conditions' this has not been supplied. Why not?
4. I understand that a local authority has the right to dispose of public land as it sees fit but it also has a responsibility to be transparent in these dealings and accountable for them.
5. The manner in which this matter had been handled only encourages mistrust from the public.

Sincerely

18590

12.

D. Michael,
Head of Legal Services,
N.P.T. Borough Council,
Civic Centre,
Port Talbot,
SA13 1PJ.

12 March 2014,

Dear Sir / Madam,

R.F. Notice section 123 (1) (2A) of local Government Act 1972.

Land at Baylan Park, Port-Talbot.

G H G / D 5 9 / 2 4 6 0.

I would like to make known my objections to the selling off land at the park for housing development. I frequently visit Baylan Park with my granddaughter using the Chestnut Rd. entrance.

- 1) The road is narrow and often congested and the increase in traffic and future parking will make it even more dangerous especially at school times.
- 2) There will be considerable disruption to residents and future parking. Buses have difficulties already.
3. Park land is meant for the use of the public not property developers.
4. The area disputed could easily be rendered safe by ~~removing~~ ~~dealing~~ building and grassing over the area.

5. There is sufficient amount of social housing being built all around the Port Talbot area.
6. The lack of access to the park from the Charlton Road area will affect many people on the adjoining streets.
7. The area was given over as a green belt and should remain so.
8. I was surprised to learn of the proposed development through a paper not widely read in the area. Any reason why the more popular Evening Post, not used?
Burying bad news!

We know the council is always looking for money, yet has limited vision. There are still plenty of areas to be developed without destroying a lovely parkland in a built up area. The local wildlife no longer counts now,

Yours faithfully,

18589

10/03/2014,

Ref GHG/D59/2460

For the attention of D Michael,

I would like to object to the proposed sale of land at Baglan Park, Baglan Port Talbot.

Baglan park is an integral part of the community, used by young and old alike. Reducing its size by selling part of it off would have a detrimental effect on all those who use it.

It is the only safe green space in Baglan for children to play in, since the majority of the fields on Western Avenue are being built on to provide the new school. Children in the area need this park to play in.

My son attends the nursery at Baglan Primary School, and the class have been studying their local area. They have made numerous visits to the park to look at wildlife, history of the park and their favourite areas. Taking some of this away would not be fair to the children in the local area now and in the future.

The park is used by your own employees during the summer via the playscheme. It would mean less area for staff to provide activities.

The park is a central meeting place for dog walkers and elderly people. Possibly the only contact they have with others during the day, possibly the only exercise they get. Reducing the size of the park will reduce the walking area for these groups.

As the land is to be used for housing, this will add to the traffic on an already busy road, especially at school drop off and pick up times.

The increase in traffic would also be dangerous for all pedestrians due to the blind corner on the hill on Laurel Avenue.

Parking will also become even more of an issue as there is no off road parking for current residents, let alone for new residents. The road can get congested especially as it is on a bus route.

Lastly I would like to point out that there has been no consultation with the community with regards to the proposed sale. It certainly seems as if this has been kept very quiet. Even residents living opposite the land have not been informed of the intentions of selling land or building on it.

I look forward to your response,

10/03/2014,

185290

Ref GHG/D59/2460

For the attention of D Michael,

I would like to object to the proposed sale of land at Baglan Park, Baglan Port Talbot.

Baglan park is an integral part of the community, used by young and old alike. Reducing its size by selling part of it off would have a detrimental effect on all those who use it.

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I look forward to your response,

18579

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I look forward to your response,

10 March 2015

D Michael
Head of Legal Services
Neath Port Talbot Borough Council
Civic Centre
Port Talbot
SA13 1PJ

18589

Dear Sir/Madam

Re: Notice under section 123(1) (2A) of the Local Government Act 1972

Land at Baglan Park, Baglan, Port Talbot

GHG/D59/2460

In response the above notice we as occupants of the above-mentioned address wish our objections to be noted:

1. Dangerous and congested traffic at Chestnut Road which also provides route for local school children and families on foot.
2. Long term prolonged disruption, noise, pollution and dirt affecting residents in immediate and surrounding area from building of properties;
3. Detrimental effect on loss of park land for residents in the surrounding area, particularly children (which is at odds with the government drive to reduce obesity in children);
4. Negative impact on parking and access to properties in the immediate area;
5. Difficulties in existing access to Baglan Park via the Chestnut Road entrance;

6. Negative impact on parking and access to properties in immediate residential area.
7. Environmental damage and reduction of green land in close proximity to motorway.
8. Reduction in value of properties in immediate area as a result of loss of views (on which basis properties were purchased at prices paid accordingly).
9. Destruction of historic building and removal of forestry which has been maintained for hundreds of years.
10. Loss of privacy to properties in the immediate residential area.
11. Adverse effect on character of the area due to loss of historic park land.

There has been a total lack of consultation with residents in the immediate residential and school area. Slipping this into the paper in the hope that it will go unnoticed will already create bad will with the developers who are showing a complete lack of respect for those who will be affected by this not only as a result of building work but on an ongoing basis due to the impacts of additional residential properties in an already densely populated area.

Our property is directly next door to this proposed development and we have not been consulted in any way nor has anyone explained the impact on our property. This is likely to affect the value of our property as well as our enjoyment of it – the plans appear to remove the entrance to the park and the pathway which runs directly alongside our wall. If this is to be developed then the disruption to our land and the stability of our property has not been assured. It will affect parking arrangements which have been established over a number of years by consecutive residents which in our opinion have created a easement.

This is a neighbouring property. We expect to have a full explanation of this and for our objections to be taken seriously.

We will expect a response in due course.

Yours faithfully;

Economic and Community Regeneration Cabinet Board – Forward Work Programme (DRAFT for att.to Agendas)

Meeting Date and Time	Agenda Items	Type (Decision, Monitoring or Information)	Rotation (Topical, Annual, Biannual, Quarterly, Monthly)	Contact Officer/ Head of Service
11th Sept 15	<i>Environment</i>			
	Quarter 1 – 2015/16 Performance Report	Monitoring	Quarterly	Alison Headon
	Complaints Report	Monitoring	Quarterly	
	Sale/Lease of Land Reports	Decision	Topical	David Phillips
	Community Fund Policy (Back from Consultation)	Decision	Topical	Nicola Pearce
	Neath Business Improvement Bid	Decision	Topical	Simon Brennan
	Reservoirs – Margam Park (Joint Report with Education)	Decision	Topical	David Griffiths
	<i>Education</i>			
	Celtic Leisure (1 st Quarter Report 2015/16) Presented by NPT	Monitoring	Quarterly	Chris Millis
	Quarter 1 – 2015/16 Performance Report	Monitoring	Quarterly	Carl Glover/Chris Millis
	Industrial Estates Economic Development and Regeneration Annual Performance Report	Monitoring	Annual	S Brennan

- Local Development Plan - a special meeting to be arranged for this item.

Economic and Community Regeneration Cabinet Board – Forward Work Programme (DRAFT for att.to Agendas)

Meeting Date and Time	Agenda Items	Type (Decision, Monitoring or Information)	Forwarded to: CDG, CMB, Cabinet, Council	Rotation (Topical, Annual, Biannual, Quarterly, Monthly)	Contact Officer/ Head of Service
23rd Oct 15	<i>Environment</i>				
	Property Performance Report	Information		Annual	Simon Brennan
	Sale/Lease of Land Reports	Decision		Topical	David Phillips
	Corporate Property Asset Management Plan	Information		Annual	Simon Brennan
	<i>Education</i>				
	Celtic Leisure Annual Report 14 – 15 (presented by Celtic Leisure)	Monitoring		Annual	Celtic Leisure/ Chris Millis
	Welsh Public Libraries Standards Annual Report 14/15	Decision		Annual	Wayne John/ADT
	Xmas Opening Times – Theatres etc	Decision		Annual	Chris Millis

Economic and Community Regeneration Cabinet Board – Forward Work Programme (DRAFT for att.to Agendas)

Meeting Date and Time	Agenda Items	Type (Decision, Monitoring or Information)	Forwarded to: CDG, CMB, Cabinet, Council	Rotation (Topical, Annual, Biannual, Quarterly, Monthly)	Contact Officer/ Head of Service
4th Dec 15	<i>Environment</i>				
	Quarter 2 – 2015/16 Performance Report	Monitoring		Quarterly	Alison Headon
	Complaints Report	Monitoring		Quarterly	
	Sale/Lease of Land Reports	Decision		Topical	David Phillips
	<i>Education</i>				
	Celtic Leisure Half Year Report 2015/16 (Presented by NPT)	Monitoring		6 Monthly	Chris Millis
	Quarter 2 – 2015/16 Performance Report	Monitoring		Quarterly	Carl Glover/Chris Millis

Economic and Community Regeneration Cabinet Board – Forward Work Programme (DRAFT for att.to Agendas)

Meeting Date and Time	Agenda Items	Type (Decision, Monitoring or Information)	Forwarded to: CDG, CMB, Cabinet, Council	Rotation (Topical, Annual, Biannual, Quarterly, Monthly)	Contact Officer/ Head of Service
29th Jan 16	<i>Environment</i>				
	Sale/Lease of Land Reports	Decision		Topical	David Phillips
	ARBED Grant	Decision		Annual	Simon Brennan
	Fees and Charges Pre-Application Planning Charges	Information		Annual	Nicola Pearce
	Fees and Charges Building Regs	Information		Annual	Nicola Pearce
	<i>Education</i>				

Economic and Community Regeneration Cabinet Board – Forward Work Programme (DRAFT for att.to Agendas)

Meeting Date and Time	Agenda Items	Type (Decision, Monitoring or Information)	Forwarded to: CDG, CMB, Cabinet, Council	Rotation (Topical, Annual, Biannual, Quarterly, Monthly)	Contact Officer/ Head of Service
11th Mar 16	<i>Environment</i>				
	Quarter 3 – 2015/16 Performance Report	Monitoring		Quarterly	Alison Headen
	Complaints Report	Monitoring		Quarterly	
	Convergence Funding and European Funding Update	Information		Annual	Simon Brennan
	Sale/Lease of Land Reports	Decision		Topical	David Phillips
	<i>Education</i>				
	Celtic Leisure ¾ Year Report (Presented by NPT)	Monitoring		Quarterly	Chris Millis
	Quarter 3 – 2015/16 Performance Report	Monitoring		Quarterly	Carl Glover/Chris Millis

Economic and Community Regeneration Cabinet Board – Forward Work Programme (DRAFT for att.to Agendas)

Meeting Date and Time	Agenda Items	Type (Decision, Monitoring or Information)	Forwarded to: CDG, CMB, Cabinet, Council	Rotation (Topical, Annual, Biannual, Quarterly, Monthly)	Contact Officer/ Head of Service
22nd Apr 16	<i>Environment</i>				
	Sale/Lease of Land Reports	Decision		Topical	David Phillips
	<i>Education</i>				
	Community Development Delivery Plan	Decision		Topical	Angeline Spooner Cleverly/CM

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Items to be programmed in:

Margam Park – Caravan Site

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