



REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

*Immediately Following Scrutiny Committee on
FRIDAY, 9 MARCH 2018*

COMMITTEE ROOMS A/B - NEATH CIVIC CENTRE

PART 1

1. Appointment of Chairperson
2. To receive any declarations of interest from Members.
3. Minutes of the previous Regeneration and Sustainable Development Cabinet Board held on 26 January 2018
(Pages 5 - 8)
4. Minutes of Community Safety and Public Protection Scrutiny Sub Committee held on 17 January, 2018 (Pages 9 - 14)

To receive the Report of the Head of Participation

5. Rural Development Plan 2014-2020 (Pages 15 - 22)

To receive the Report of the Head of Property and Regeneration

6. Former Plaza Cinema, Port Talbot (Pages 23 - 30)
7. Forward Work Programme 2017/18 (Pages 31 - 32)

8. Any urgent items (whether public or exempt) at the discretion of the Chairman pursuant to Statutory Instrument 2001 No 2290 (as amended).
9. 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 Head of Corporate Services and Democratic Services

10. Private Urgency Action - 1387 (Exempt under Paragraph 14)
(Pages 33 - 38)

To receive the Private Joint Report of the Head of Property and Regeneration and the Head of Engineering and Transport

11. Port Talbot Peripheral Distributor Road Phase 2 - Network Rail
(Exempt under Paragraph 14) (Pages 39 - 46)
12. Port Talbot Peripheral Distributor Road Phase 2
(Exempt under Paragraph 14) (Pages 47 - 50)

To receive the Private Joint Report of the Head of Streetcare Services and the Head of Property and Regeneration

13. Proposed Lease of Playing Fields and The Pavilion at the Red Field, Cymmer, Port Talbot (Exempt under Paragraph 14)
(Pages 51 - 56)

To receive the Private Report of the Head of Property and Regeneration

14. Land at Waun Sterw, Pontardawe (Exempt under Paragraph 14)
(Pages 57 - 62)

S.Phillips
Chief Executive

Civic Centre
Port Talbot

1 March 2018

Cabinet Board Members:

Councillors: D.W.Davies and A.Wingrave

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 Democratic Services staff.*
- (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 - 26 JANUARY 2018

REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

Cabinet Board Members:

Councillors: D.W.Davies (Chairperson) and A.Wingrave

Officers in Attendance:

S.Brennan and T.Davies

1. **APPOINTMENT OF CHAIRPERSON**

Agreed that Councillor D.W.Davies be appointed Chairperson for the meeting.

2. **MINUTES OF THE PREVIOUS REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD HELD ON 8 DECEMBER, 2017**

Noted by the Committee.

3. **2 X SUPPLEMENTARY PLANNING GUIDANCE**

Decisions:

1. That the Landscape and Seascapes Supplementary Planning Guidance and Biodiversity and Geodiversity Supplementary Planning Guidance, as set out in Appendices 1 and 2 respectively to the circulated report, be agreed as forming the basis for consultation;
2. That the publication and consultation procedures as set out in the circulated report be implemented.

Reason for Decisions:

To ensure that clear guidance be issued by the Council in respect of Landscape and Seascape and Biodiversity and Geodiversity, and to ensure that a consultation exercise be undertaken so that the guidance carries full weight when planning applications and/or appeals are considered.

Implementation of Decisions:

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

Consultation:

This item will be subject to external consultation.

4. **ENVIRONMENTAL HEALTH AND TRADING STANDARDS BUSINESS ADVICE**

Decision:

That the establishment of a charge for the provision of business advice by the Environmental Health and Trading Standards service, on a cost recovery basis (fees for the provision of advice will be £60 per hour or part thereof with a minimum of a 2 hour initial consultation), be approved.

Reason for Decision:

To ensure that the service recovers the cost of delivering complex advice to existing and new businesses.

Implementation of Decision:

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

5. **PLANNING ENFORCEMENT CHARTER**

Decisions:

1. That the Planning Enforcement Charter, as detailed within the circulated report, be adopted;

2. That Delegated Authority be given to the Head of Planning and Public Protection and the Development Manager (Planning), to make non-material changes to the Charter/Policy in future.

Reason for Decisions:

To ensure a robust Planning Enforcement Charter/Policy is in place, and in the interests of efficiency.

Implementation of Decisions:

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

6. **ABERAVON SEAFRONT REGENERATION - UPDATE**

Decision:

That the report be noted.

7. **PROPERTY PERFORMANCE REPORT**

Decision:

That the report be noted.

8. **FORWARD WORK PROGRAMME 2017/18**

Decision:

That the Forward Work Programme be noted.

CHAIRPERSON

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COMMUNITY SAFETY AND PUBLIC PROTECTION SUB COMMITTEE

(Committee Rooms 1/2 - Port Talbot Civic Centre)

Members Present:

17 January 2018

Chairperson: Councillor S.K.Hunt

Vice Chairperson: Councillor L.Jones

Councillors: C.J.Jones, D.M.Peters, S.Rahaman,
A.J.Richards, R.L.Taylor, O.S.Davies and
R.W.Wood

**Officers In
Attendance** J. Davies

Cabinet Invitees: Councillors D.W.Davies and A.Wingrave

1. **RESOLVED TO ACT AS THE CRIME AND DISORDER SCRUTINY
COMMITTEE IN LINE WITH SECTION 19 OF THE POLICE AND
JUSTICE ACT 2006**

Members resolved to act as the Crime and Disorder Scrutiny Committee.

2. **MINUTES OF THE COMMUNITY SAFETY AND PUBLIC
PROTECTION SCRUTINY SUB COMMITTEE 19 OCTOBER 2017**

Members noted the minutes from the previous meeting.

3. **SCRUTINY FORWARD WORK PROGRAMME 2017/18.**

Members noted the scrutiny forward programme for 2017/18.

4. **ANTI-SOCIAL BEHAVIOUR - UPDATE BY INSPECTOR DECLAN
CAHILL**

Inspector Declan Cahill provided the Committee with an update on the progress made by South Wales Police and partners in relation to the Operation Grey Denver Action Plan. Inspector Cahill reported on

the work being undertaken by the Homelessness and Anti-Social Behaviour Multi Agency Risk Assessment Conference (MARAC). Inspector Cahill informed Members that MARAC was a partnership based group chaired jointly by the Authority and South Wales Police which met by-monthly and referred perpetrators of anti-social behaviour to the relevant support services where appropriate. Inspector Cahill stated that the previous meeting was held in December and it was reported that living accommodation had been provided for six out of eight repeat offenders who were previously homeless. Inspector Cahill informed Members that using the powers of arrest was always a last resort as the Police often dealt with vulnerable individuals who required assistance from various support services. Inspector Cahill added that the meetings were a long term commitment by all partners.

Inspector Cahill informed Members that Inspector Roy Portlock had devised a new patrol strategy with the objective of preventing crime, preserving life and buildings, and keeping the peace. Inspector Cahill stated that street patrols were in place in Neath town centre for up to two hours each day. Inspector Cahill explained that the Police had the power to issue Section 35 notices to individuals behaving in an anti-social manner which required them to leave a designated area for 24 hours. Inspector Cahill added that a breach of these conditions resulted in arrest.

Inspector Cahill updated Members on the progress made following the Committee's recommendation at the previous meeting to prioritise the development of a clear and accessible method of incident reporting and information sharing that met the needs of the public and businesses, as captured on the Operation Grey Denver Action Plan. Inspector Cahill reported that a mobile phone application had now been developed by the Authority and South Wales Police for local businesses to pass information to the local Police Community Support Officers (PCSOs) on duty in Neath. Inspector Cahill stated that this was an information sharing application which was not intended for public use, and not designed to replace the reporting of incidents via 101.

Inspector Cahill provided an update on the 101 crime reporting service. Inspector Cahill offered Members the opportunity to visit the call centre where the 101 calls were received in order to observe the process. Inspector Cahill reported that between April and October last year the call centre received around 500 emergency calls a day and around 2,000 comments were made on South Wales Police's Facebook page each day. Inspector Cahill informed Members that

since November the Police had allocated resources to monitor social media sites such as Facebook and Twitter for any reports and information on criminal activity. Inspector Cahill stated that these dedicated resources were monitoring social media sites 24 hours a day and seven days a week. Inspector Cahill re-iterated that the 101 service should always be contacted in the first instance when reporting crime.

Inspector Cahill updated Members on the progress made following the Committee's recommendation at the previous meeting to prioritise the development of an effective means of providing timely updates to inform the public and businesses of progress regarding town centre issues, as captured on the Operation Grey Denver Action Plan. Inspector Cahill informed Members that the Police had been working with the Authority on a brand which celebrated the successes achieved so far in dealing with anti-social behaviour in Neath town centre which would then be shared with the public via various media channels. Inspector Cahill stated that Police Officers and Special Constables were now required to put messages on Twitter when they were on street patrol in the town centre in order to make the public aware of their presence. Inspector Cahill added that this requirement had been in place since October.

The Chair circulated a letter at the meeting to Committee Members from a local trader who raised concerns over the negative effect that begging, homelessness and street agents were having on footfall in the town centre. Inspector Cahill explained that the street patrol strategy developed by Inspector Roy Portlock would ensure that there was regular surveillance in the town centre from Police Officers, Special Constables and PCSOs who would deal with any issues as they occurred. Inspector Cahill added that the street patrol strategy was a long term commitment. Cabinet Members referred to the comment made in the letter regarding the number of street agents present in the town centre and stated that they would contact the Planning Department to explore options to reduce numbers.

Members acknowledged the progress made by all partners to date in dealing with anti-social behaviour issues in Neath town centre and stressed the importance of maintaining the momentum. Members commented that they had noticed a significant improvement particularly on Windsor Road. Members stated that a police presence through the street patrols had made a difference. Members explained that there were still some ongoing issues. Members reported that there were five separate groups regularly seen in the

town centre consuming alcohol and retailers felt that this was affecting their trade.

Members questioned whether the homeless persons referred to in Inspector Cahill's update were from the county borough. Inspector Cahill stated that they were from the area. Members referred to the repeat offenders mentioned in Inspector Cahill's update and queried the nature of the offences. Inspector Cahill stated that the most common offences were shop lifting, begging and the disturbance of the peace.

Members queried how many Section 35 notices had been issued of late. Inspector Cahill stated that he did not have the information to hand, but mentioned that PCSOs did not have the authority to issue the notices. Inspector Cahill added that the Police were currently reviewing the powers available to PCSOs in specific areas.

Members enquired whether PCSOs were issued with items such as pepper spray and handcuffs due to the potential risks that they faced in their working environment. Inspector Cahill stated that PCSOs were not armed and there was no intention to change this arrangement at present. Inspector Cahill stated that the role of a PCSO was different to the role of a Police Officer as the purpose of a PCSO was to engage with members of the community and obtain information rather than enforce the law. Inspector Cahill added that PCSOs were issued with body cameras and were able to record any incidents.

Members queried how many Special Constables were allocated to the county borough. Inspector Cahill stated that he did not have the figures to hand, but estimated that there were currently around eight. Inspector Cahill informed Members that the Police were due to recruit additional Special Constables in the near future. Inspector Cahill stated that Special Constables were linked to specific areas such as Neath, Port Talbot and Swansea, but the Police were able to transfer them if there was an increase in demand.

Members stated that there had been instances of anti-social behaviour in the Pontardawe area where park benches and bins had been set on fire. Members stated that local Members and town councillors were encouraging residents to report incidents to the 101 crime reporting service by placing messages in Pontardawe Voice. Members stated that perpetrators in Pontardawe were aware that PCSOs did not have the powers to arrest and were not deterred by them. Members acknowledged that the PCSOs had done a lot of engagement work with youths in the community of Pontardawe.

Inspector Cahill confirmed that PCSOs did not have the powers to arrest, but Special Constables did have these powers.

Members commented that Pontardawe and Aberavon had experienced a significant rise in crime and queried whether the police were aware of these trends also. Inspector Cahill stated that he was not the responsible officer for the Pontardawe area and did not have the statistics to hand, but re-iterated that it was important for the public to report any incidents so that the Police could review and re-allocate their resources according to demand.

Cabinet Members queried whether there were any electoral divisions or wards that Committee Members wanted Cabinet Members to visit with them to establish whether there were similar issues in other areas within the county borough. Cabinet Members stated that they had already made evening visits with local Members and the Police to Neath town centre, Aberavon, Port Talbot town centre and Briton Ferry.

Following scrutiny the Committee noted the anti-social behaviour update by Inspector Cahill.

CHAIRPERSON

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NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Regeneration and Sustainable Development Cabinet Board

9 March 2018

Report of the Head of Participation – Chris Millis

Matter for Information

Wards Affected:

All Rural Wards of Neath Port Talbot:

1. Aberdulais
2. Blaengwrach
3. Bryn & Cwmavon
4. Brynamman (Lower)
5. Bryncoch North
6. Coedffranc West
7. Crynant
8. Cwmllynfell
9. Cymmer
10. Dyffryn
11. Glyncorrwg
12. Glynneath

13. Godrergraig
14. Gwaun Cae Gurwen
15. Gwynfi
16. Margam
17. Onllwyn
18. Pelenna
19. Pontardawe
20. Resolven
21. Rhos
22. Seven Sisters
23. Taibach
24. Ystalyfera

Rural Development Plan 2014-2020

Purpose of the Report

To update Members and to give an overview of the Rural Development Plan 2014-2020 and describe what has been achieved in Neath Port Talbot during the current Programme.

Executive Summary

The Rural Community Development team manages delivery of the Welsh Government and European Agricultural Fund for Rural Development (EAFRD) funded LEADER scheme and Rural Community Development Scheme (RCDF), and ensures that the Authority meets duties in relation to the administration and promotion of the schemes.

The new LEADER Programme began in July 2015 and is making good progress against the targets outlined in our Local Development Strategy. To date, 13 projects have been funded, and over 800 participants from across rural Neath Port Talbot have been supported. As things stand, at the half way point, just over half of our LEADER funding has been allocated.

To date, 30 organisations have been supported with applications to the Welsh Government-administered Rural Community Development Fund for capital grants, and of those 23 have progressed to the final application stage.

Background

The Rural Development Plan 2014-2020 is jointly funded by the Welsh Government and the European Union via the European Agricultural Fund for Rural Development (EAFRD). The Programme was created to support Communities, pre-commercial business development and environmental causes in rural areas. Across Wales the Programme is worth £1 billion, and of this, roughly 10% is reserved for Community Development. The Community Development interventions are separated into two key schemes. Firstly, there is a scheme for capital investment called the Rural Community Development Fund, which is administered by Welsh Government Directly. Secondly, there is a revenue investment scheme called LEADER, and this is administered on a Local level by the Authority's Rural Community Development team.

LEADER

LEADER funding can be used to fund innovative new projects that are primarily focussed in rural wards. There are five key themes that all prospective projects must fit under:

- Adding Value to Local Identity and natural and cultural resources
- Facilitating pre-commercial development and short supply chains
- Exploring new ways of providing non-statutory local services

- Renewable energy at community level
- Exploitation of digital technology

In order to be able to draw down funding, each area must set up a decision-making body called a Local Action Group (LAG). In Neath Port Talbot the LAG is called 'Regenerate NPT' and it is made up of equal numbers of Public, Private, and Third sector representatives. They meet quarterly, and it is their responsibility to assess each application for funding objectively and robustly so that only the very best projects are funded.

The administration of the LAG is carried out by the Rural Community Development team. This team is made up of 4 members of staff, all of whom are fully funded by the scheme. As well as administering the LAG, they are responsible for promoting the Programme, engaging prospective applicants, supporting projects which are up and running, carrying out research studies identified by the LAG, monitoring projects and reporting on their outcomes, and dealing with claims both from applicants, and to Welsh Government.

Funding

In May 2015, following the submission of the Local Development Strategy, the Local Authority were successful in applying for £2,156,000 of LEADER funding. The new Programme officially started on 1st July 2015 and will run until 31st December 2020.

LEADER projects are funded on an 80/20 basis whereby applicants must have secured at least 20% of the total project cost in order to apply for up to 80%. To date, 13 projects have been approved, resulting in a total of £676,585 being allocated and over £190,000 of match funding being secured.

Progress to date

It is a requirement to report back to Welsh Government on a number of Key Performance Indicators and projects are continually monitored by the Rural Community Development team to ensure that sufficient progress is being made. To date, 854 participants have been supported to learn new skills, attend events, take part in volunteering

opportunities and enrol for formal training opportunities. Therefore we have already achieved 61% of our total target of 1400 participants supported. As well as this, 208 stakeholders have been engaged by our projects to ensure that the work that is being implemented through the Programme synergises with other schemes and that the benefits are widely shared.

Rural Community Development Fund

The Rural Community Development Fund (RCDF) is administered by Welsh Government, but LAGs and their administrative bodies are required to promote the scheme, offer support to new applicants, and comment on proposals from their area. RCDF grants are primarily capital, and can be used to support the following interventions in rural areas:

- Community Renewable schemes
- Broadband infrastructure
- Conversion of old buildings for community use
- Upgrading of existing community buildings/infrastructure
- Drawing up of development plans/proposals
- Maintenance/restoration of sites of cultural and natural heritage

Funding

There is roughly £57 million available through this scheme pan Wales. Welsh Government open funding windows periodically with around £3,000,000 available during each one. Since the start of the Programme there have been 6 funding windows.

Progress to date

The Rural Community Development team have supported Community Organisations across rural NPT to submit a total of 30 applications and of those, 23 have been invited to apply at the final application stage. To date 3 projects have been given formal approval

to start, and the remainder of the applications are still being processed. If successful, the 23 applications would amount to £1,844,056 being drawn down from the fund.

Financial Impact

There are no financial impacts associated with this report.

Equality Impact Assessment

There are no equality impacts associated with this report.

Workforce Impacts

There are no workforce impacts associated with this report.

Legal Impacts

There are no legal impacts associated with this report.

Risk Management

There are no risk management issues associated with this report.

Consultation

There is no requirement under the Constitution for external consultation on this item.

Officer Contact

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NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Regeneration & Sustainable Development Cabinet Board

Report of the Head of Property and Regeneration S.Brennan

9 March 2018

MATTER FOR DECISION

WARDS AFFECTED: PORT TALBOT

FORMER PLAZA CINEMA, TALBOT ROAD, PORT TALBOT

Purpose of the Report

- 1 To seek member approval to undertake a procurement exercise to tender for an organisation to lease and operate the former Plaza Cinema, Talbot Road, Port Talbot as a facility offering flexible business incubator space, multi-purpose areas for community use and a café/training kitchen facility.

Executive Summary

- 2 Approval is sought for a procurement exercise to tender for an organisation to lease and operate the former Plaza Cinema, Talbot Road, Port Talbot as a facility offering flexible business incubator space, multi-purpose areas for community use and a café/training kitchen facility.

Background

- 3 The Authority holds title to the former Plaza Cinema, Talbot Road, Port Talbot as shown edged in Black on the attached copy plan.
- 4 The former Plaza Cinema has remained vacant since its closure in 1999 and following a period of unsuccessful marketing and deterioration of the building fabric, the Council acquired the Plaza in 2009 with the intention of safeguarding the building and developing a future use.

- 5 In March 2017, the Council applied for funding from the European Regional Development Fund, through the Welsh Government's 'Building for the Future' Programme, to re-develop the currently derelict building into a community facility that will provide employment and training opportunities. The proposal includes retail opportunities via two small shop units at the front of the building, a multi use recreational hall, a gymnasium, a community café with attached training kitchen on the ground floor. The first floor will offer several business incubator units, intended for small businesses and business start-ups, along with a training/meeting room.
- 6 In October 2017, the Council received a 'funding in principle' offer of £5,457,950 towards the cost of re-development. In order to secure a full funding agreement, Welsh Government require evidence of long term sustainability, by means of securing an end user/operator for the facility upon completion of the building works.
- 7 The Authority proposes to undertake a procurement exercise to tender for an organisation to lease and operate the former Plaza Cinema in conjunction with Procurement Section to determine who the agreement for lease, lease and operating agreement should be awarded to.
- 8 The evaluation and acceptance of the successful submission will not be weighted purely on the financial bid offered ie the best rental bid per annum but will have regard to other considerations, including financial references, proposed business plans, and end use. Consideration will also be given to the track record of the bidder in delivering and operating such projects. The final decision to be determined by the Head of Property and Regeneration.
- 9 The highest scoring organisation will then be awarded the lease, subject to planning permission being obtained for the proposed use. This criteria will be determined by the Head of Property and Regeneration, in consultation with the Head of Legal Services to ensure compliance with the Public Contract Regulations 2015, which governs this area of procurement. This is considered in more detail within the Legal Impacts Section of this report in relation to achieving the best market value.
- 10 The highest scoring organisation will then be initially required to enter into an agreement for lease which will bind the organisation into entering the lease and operating agreement, subject to

planning permission being obtained for the proposed use and the works being completed by the Council. The proposed operator of the Plaza would be consulted during the works being carried out should changes to the original works be required but the works are ultimately at the discretion of the Council. Following the conclusion of the works, the operator would enter into the lease and operating agreement accordingly.

- 11 The local Members have been consulted on the proposal.

Financial Impact

- 12 The granting of the lease will provide a rental income for the Authority.

Equality Impact Assessment

- 13 An Equality Impact Screening Assessment has been undertaken to assist the Council in discharging its Public Sector Equality Duty under the Equality Act 2010. After completing the initial screening assessment it has been determined that this proposal does not require an Equality Impact Assessment.

Workforce Impacts

- 14 There are no workforce implications in relation to the Authority

Legal Impacts

- 15 Due to the fact that we are looking for an end-user to operate the Plaza under the remit of an Operating Agreement, there is a requirement for a tendering exercise to be undertaken in order for the Council to comply with the Public Contract Regulations 2015 and our own Contract Procedure Rules (CPRs) Furthermore, due to the likely value of this contract, it is likely that public advertisement of the tenders will be required. In accordance with the scoring system as set out above, the Head of Property and Regeneration, in conjunction with the Head of Legal Services, will ensure that there is compliance with the CPRs and the Public Contract Regulations 2015.
- 16 In addition, Section 123 of the Local Government Act 1972 states that a Council shall not dispose/lease of property for a consideration less than the best that can be reasonably obtained without the consent of the Welsh Government. A disposal for the

purpose of this agreement includes a lease of longer than seven years. As the proposed arrangement will be for 25 years, the provisions of S123 become applicable. The Welsh Government has issued a general consent which allows a Council to dispose/lease of property at less than the best consideration that can reasonably be obtained where the Council considers that the purpose for which the property is being disposed/leased is likely to contribute to the promotion of the economic, social or environmental well-being of the whole or any part of its area or of all or any persons residents or present in its area. In addition, the difference between the unrestricted value of the property and the consideration actually obtained must not exceed two million pounds.

- 17 The Head of Property and Regeneration, upon taking the advice of the Head of Legal Services, will need to be granted delegated authority to make the determination as to whether market value is achieved during the tendering exercise. It is considered that even if the actual value of the lease achieved equated to an undervalue, the lease would contribute to the social well-being of the residents of Port Talbot and Aberavon areas as it will provide access to social and cultural locations and activities for the residents which will be an important resource for these communities. If members were to approve the recommendation on the basis of the contribution to social well-being, the lease could proceed under the general consent.
- 18 In addition, the Head of Property and Regeneration has confirmed that in this instance it is anticipated that any disposal of the Plaza, by way of the proposed lease would be less than £2,000,000.

Risk Management

- 19 There are no risk management issues associated with this report

Consultation

- 20 There is no requirement under the Constitution for external consultation on this item.

Recommendations

- 21 It is recommended that the Head of Property and Regeneration be granted delegated powers:

- (1) to commence a procurement exercise for the granting of an agreement for lease, a lease and operating agreement for the former Plaza Cinema, Talbot Road, Port Talbot
- (2) to set the Heads of Terms and for the agreement for lease, the lease and the operating agreement to be included in the procurement documentation issued to the interested bidders
- (3) to establish the criteria on which the tenders are to be evaluated and also to accept the highest scoring tender on the basis of this criteria. In the event that the highest scoring tenderer declines the award, delegated authority is granted to the next highest scoring and so on.
- (4) to enter into an agreement for lease, a lease and an operating agreement with an organisation for the former Plaza Cinema, Talbot Road, Port Talbot and any associated documentation taking into account any obligations on the Authority by virtue of S123 of the Local Government Act 1972.

Reasons for Proposed Decision

- 22 The procurement of a successful operator will enable the Council to satisfy Welsh Government's funding requirements, thus securing the capital investment needed to bring the building back to good use. The letting of the premises for a sustainable alternative use will provide a rental income and will contribute to the Council's Regeneration Programme for Port Talbot, in line with the Port Talbot Integrated Territorial Strategy and the wider Swansea Bay City Region Economic Regeneration Strategy. It will also positively contribute to Welsh Government's Tackling Poverty agenda and the Well-Being of Future Generations Act.

Implementation of Decision

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

Appendices

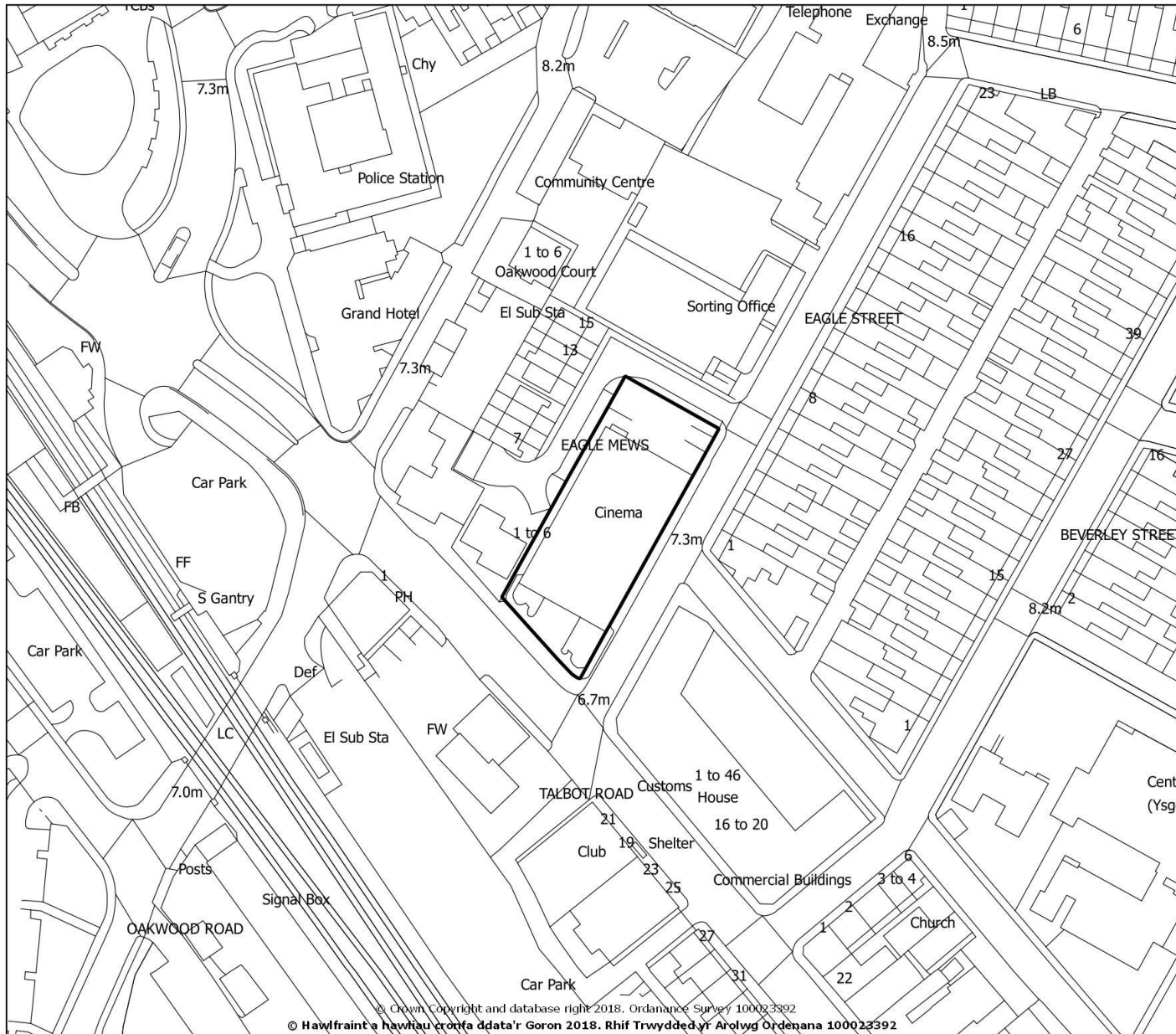
- 24 See attached plan

List of Background Papers

25 None

Officer Contact

26 David Phillips, Property and Valuation Manager, Telephone 01639 686980 email d.phillips@npt.gov.uk



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<p>NOTES NODIADAU</p>	
<p>Property & Regeneration Eiddo ac Adfywio</p> <p>Gareth Nutt B.Sc (hons) M.Sc., DMS, FRICS Director of Environment The Quays, Brunel Way Baglan Energy Park Neath SA11 2GG www.npt.gov.uk</p> <p>Gareth Nutt B.Sc (hons) M.Sc., DMS, FRICS Cyfarwyddwr Yr Amgylchedd Y Ceau, Ffordd Brunel Parc Ynni Baglan Castell-nedd SA11 2GG</p>	
<p>Project Proiect</p>	
<p>Drawing Title Teitl Lluniadu</p> <p>Plaza Cinema Talbot Road Port Talbot</p>	
<p>Scales Dafol A4 @ 1:1250</p>	<p>Rev. Adolygu</p>
<p>Drawing No. Rhif gan Dynnu 18-0118</p>	

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REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

2017/2018 FORWARD WORK PLAN (DRAFT)

REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

DATE	Agenda Items	Type (Decision, Monitoring or Information)	Rotation (Topical, Annual, Biannual, Quarterly Monthly)	CDG/CMB	Community Safety & Public Protection Scrutiny Sub Committee	Contact Officer/Head of Service
20 April 2018	Quarter 3 Performance Monitoring (17/18) (Community Safety & Public Protection Data to Sub)	Monitor	Quarterly	CDG – 6 Feb 2018	19 April 2018	Shaun Davies
	Energy Performance Report	Info	Annual	-	-	Simon Brennan/Chris Jones
	Housing Renewal and Adaptation Service (HRAS) Financial Allocations 17/18	Decision	Annual	-	-	Angela Thomas/ Rob Davies

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To be programmed into new cycle:

- Business Plans (all)
- Minutes of Community Safety & Public Protection Scrutiny Sub Committee from 19 April 2018 – Monitor - Quarterly - Scrutiny Officer/ Scrutiny Chair
- SPG (x2) Biodiversity and Geodiversity; Landscape and Seascape (Post Consultation) - Decision - Topical - Nicola Pearce

REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

- Tai Tarian Progress Report – Monitor – Biannual - Linda Whittaker/Caroline Davies
- Rights of Way Improvement Plan (for May)
- Historic Environment SPG (Pre Consultation) – Decision – Topical (for July)

By virtue of paragraph(s) 14 of Part 4 of Schedule 12A of the Local Government Act 1972.

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of the Local Government Act 1972.

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of the Local Government Act 1972.

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