



***ECONOMIC AND COMMUNITY REGENERATION
CABINET BOARD***

12 NOON (OR LATER) THURSDAY, 11 SEPTEMBER 2014

COMMITTEE ROOM 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 31st July 2014 (*Pages 1 - 4*)

Report of the Director of Environment

4. Economic & Community Regeneration Performance Indicators for Quarter 1 of 2014/15 (*Pages 7 - 12*)
5. Any urgent items (whether public or exempt) at the discretion of the Chairman pursuant to Statutory Instrument 2001 No 2290 (as amended)
6. 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

Report of the Director of Environment

7. The disposal of the former Cadoxton Day Centre, Brynecatwg, Cadoxton. *(Pages 15 - 18)*
8. The Disposal of the Fomer Glyndulais Home for the Aged, Mary Street, Crynant. *(Pages 19 - 22)*
9. Proposed Leases of the Sports Facilities at Ynyscorrwg Park, Glynncorrwg, Port Talbot. *(Pages 23 - 28)*

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Wednesday, 3rd September 2014

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).*

EXECUTIVE DECISION RECORD
CABINET BOARD – 31st JULY, 2014
ECONOMIC AND COMMUNITY REGENERATION

Cabinet Board Members:

Councillors: M.L.James (Chairman) and P.A. Rees

Officers in Attendance:

G. Nutt, D. Phillips M.Bateman , Miss G. Cirillo and Mrs. J. Woodman-Ralph

1. **APPOINTMENT OF CHAIRMAN**

Agreed that Councillor M.L. James be appointed Chairman for the meeting.

2. **MINUTES OF THE ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD HELD ON THE 27th JUNE, 2014**

Noted by the Committee.

Report of the Director of Education, Leisure and Lifelong Learning

3. **HEAD OF COMMUNITY DEVELOPMENT BUSINESS PLAN 1st APRIL 2014 – 31ST MARCH 2015**

Decision:

1. That the Head of Community Development Business Plan for 1st April 2014-31st March 2015 as detailed in the circulated report, be approved as per the amended recommendation proposed at the scrutiny committee.

Reason for Decision:

To implement the Council's revised performance management framework.

Implementation of Decision:

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

4. **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 items 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.

Private Report of the Head of Property and Regeneration

5. **FORMER DUFFRYN AFAN PRIMARY SCHOOL, DUFFRYN AFAN**

Decision:

That the transfer of the former Duffryn Afan Primary School freehold land in exchange for the demolition of the school building and the use of clawback provision in the conveyance document, as detailed in the private circulated report, be approved.

Reason for Decision:

To remove a potential maintenance obligation on the Authority and to help facilitate a local business with positive employment opportunities.

Implementation of Decision:

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

6. **LAND OPPOSITE PURCELL AVENUE, SANDFIELDS, PORT TALBOT**

Decision:

That negotiations with St. Modwen's for the removal or variation of a restrictive covenant in exchange for an appropriate capital receipt, as detailed in the private circulated report, be continued.

Implementation of Decision:

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

CHAIRMAN

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**ECONOMIC AND COMMUNITY REGENERATION
CABINET BOARD**

11TH SEPTEMBER 2014

ENVIRONMENT SERVICES

REPORT OF THE DIRECTOR OF ENVIRONMENT

INDEX OF REPORT ITEMS

PART 2 – Doc. Code: ECRB-110914-REP-EN

SECTION C – MATTER FOR MONITORING	
1. Economic & Community Regeneration Performance Indicators for Quarter 1 of 2014/15	<u>Wards Affected</u> All

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ITEM NO. 1

PART 1 SECTION C

ECONOMIC & COMMUNITY REGENERATION PERFORMANCE INDICATORS FOR QUARTER 1 OF 2014/15

Purpose of Report

The purpose of this report is to advise Members of the 1st Quarter of 2014/15 performance Indicators.

Part 1 of the report will highlight performance levels over the 1st quarter of 2014/15 and will demonstrate whether indicators have improved from the 1st quarter of 2013/14. A key has been produced below.

Performance Summary Key

- ↑ Performance has improved
- ↔ Performance has remained the same
- ↓ Performance has deteriorated by less than 5%
- ↓↓ Performance has deteriorated in excess of 5%

Part 2 will include commentary on performance information in general.

Part 1 Performance Summary

Economic Development						
Indicator No.	Indicator Name	Accountable Manager	Outturn 13/14	Q1 (2013/14)	Q1 (2014/15)	Year on Year Q1 performance comparison
L(ED) 1	Number of jobs created as a result of financial support by the Local Authority	Robert Scofield	255	70	30	↓↓
L(ED) 2	Number of new business start-ups enquiries assisted through Business Services.	Robert Scofield	429	121	75	↓↓
L(ED) 3	Number of business enquiries resulting in advice, information or financial support being given to existing companies through Business Services team	Robert Scofield	682	186	182	↓
Planning						
Indicator No.	Indicator Name	Head of Service	Outturn 13/14	Q1 (2013/14)	Q1 (2014/15)	Year on Year Q1 performance comparison
PLA/M001	Average time taken from receipt of application to validation of application	Nicola Pearce	30.1 days	28.64 days	23.2 days	↑
PLA/M002	Average time taken from receipt of application to date decision is issued	Nicola Pearce	87.6 days	78.85 days	68.83 days	↑
PLA/M003	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).	Nicola Pearce	36%	20%	35.71%	↑
PLA/M004	The percentage of major planning applications determined during the year within 8 weeks	Nicola Pearce	23.1%	N/A	37.5%	

Planning continued						
Indicator No.	Indicator Name	Head of Service	Outturn 13/14	Q1 (2013/14)	Q1 (2014/15)	Year on Year Q1 performance comparison
PLA/002 (SID)	The percentage of applications for development determined during the year that were approved	Nicola Pearce	95.5%	93.38%	97.24%	↑
PLA/004 b) (SID)	The percentage of minor planning applications determined during the year within 8 weeks.	Nicola Pearce	71.3%	71.15%	67.5%	↓↓
PLA/004 c) (SID)	The percentage of householder planning applications determined during the year within 8 weeks.	Nicola Pearce	94%	94.59%	86.25%	↓↓
PLA/004 d) (SID)	The percentage of all other planning applications determined during the year within 8 weeks.	Nicola Pearce	73.9%	73.91%	78.65%	↑
PLA/006 (PAM)/(NSI)	The number of additional affordable housing units provided during the year as a percentage of all additional housing units provided during the year	Nicola Pearce	69	Collected annually		N/a
Building Control						
Indicator No.	Indicator Name	Head of Service	Outturn 13/14	Q1 (2013/14)	Q1 (2014/15)	Year on Year Q1 performance comparison
BCT/004 (SID)	Percentage of building control 'full plan' applications checked within 15 working days during the year	Nicola Pearce	98.13%	100%	100%	↔
BCT/007 (SID)	The percentage of 'full plan' applications approved first time.	Nicola Pearce	99.07%	100%	100%	↔

Corporate Health & Asset Management						
Indicator No.	Indicator Name	Accountable Manager	Outturn 13/14	Q1 (2013/14)	Q1 (2014/15)	Year on Year Q1 performance comparison
CAM/001a(i)	The percentage of the gross internal area of the local authority's building in condition category A – Good.	Simon Brennan	7.15%		Reported Annually	N/A
CAM/001a(ii)	The percentage of the gross internal area of the local authority's building in condition category B – Satisfactory.	Simon Brennan	41.17%		Reported Annually	N/A
CAM/001a(iii)	The percentage of the gross internal area of the local authority's building in condition category C – Poor.	Simon Brennan	42.23%		Reported Annually	N/A
CAM/001a (iv)	The percentage of the gross internal area of the local authorities buildings in condition category D – Bad	Simon Brennan	9.45%		Reported Annually	N/A
CAM/001b(i)	The percentage of the total value of required maintenance for the local authority's buildings assigned to works priority level 1 – Urgent	Simon Brennan	15.16%		Reported Annually	N/A
CAM/001b(ii)	The percentage of the total value of required maintenance for the local authority's buildings assigned to works priority level 2 – Essential	Simon Brennan	60.61%		Reported Annually	N/A
CAM/001b(iii)	The percentage of the total value of required maintenance for the local authority's buildings assigned to works priority level 3 – Desirable.	Simon Brennan	24.23%		Reported Annually	N/A

Part 2 Performance Commentary

Economic Development

L(ED) 1) – the performance output for this indicator has been affected by the fact that no loans have been offered to date. Changes in European Regulations meant that the loan fund had to be registered with the Financial Conduct Authority by 31st March 2014 (which has been met). Confirmation of approval has yet to be received. The Business Development Team has processed a number of applications for funding to support investments in capital equipment, website development, accreditations, training and general marketing activities, etc., which will be reflected in the figure reported next quarter.

L(ED) 2) – business advisors now attend Job Centre Plus and this has resulted in referrals to the monthly Enterprise Club being significantly reduced. However, as enquiries from other sources are developed, it is anticipated that the target set for this indicator for 2014/15 will be achieved.

L(ED) 3) – the Business Development Team receives enquiries from existing businesses for support on a range of issues such as property, rates relief, local contract opportunities, tendering, events, etc. It is therefore, anticipated that the target set for this indicator for 2014/15 will be achieved.

Planning

PLA/004 c) The percentage of householder planning applications determined during the year within 8 weeks – performance has dropped from 94.59% (last Q1) to 86.25%

“While the drop in performance is regrettable, this has been as a result of an unusually high number (11 out of 80) of householder applications requiring additional negotiations, to make the developments acceptable, which in part led to some delays in submission of amendments by applicants. In addition, 2 of the 11 applications were delayed as a result of the need to ensure local Councillors concerns were addressed.

PLA/004 b) The percentage of minor planning applications determined during the year within 8 weeks dropped from 71.15% to 67.5%, which was a consequence of the complexity of the type of application determined during this quarter and pressures on staff resources in a busy quarter, but is balanced by the increase in performance for ‘all other’ planning application - **PLA/004 d)** – which increased from 73.91% to 78.65%.

There have, however, been significant improvements against indicators **M001** and **M002**, which relate to the average time taken to validate and determine applications, while indicator **M003**, relating to the applications where the quality of development has been improved by Officers, increased from 20% to 35.71%, mainly reflecting improved consistency of recording since Q1 2013.

Overall, efforts will continue to ensure that Officers and applicants ‘front-load’ negotiations as part of our continuing commitment to delivering quality development quickly, and thus reducing delays later in the process.

Affordable housing units provided (**PLA/006**) is an annual indicator and will be monitored over the quarter 4 period of 2012/13.

Building Control

100% of building control ‘full plan’ applications were checked within 15 working days (**BCT/004**) which is a continuation of previous year’s performance levels. In addition, there was encouraging data for the number of full plan applications approved first time (**BCT/007**) which has remained constant on previous year’s performance at 100%.

Corporate Health & Asset Management

Local authority buildings conditions and maintenance are annual indicators and will be reported during the quarter 4 period of 2014/15.

Recommendation

It is recommended that Members note the performance levels achieved.

List of Background Papers

File Ref. TA14/3

Wards Affected

All

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