

REGENERATION AND SUSTAINABLE DEVELOPMENT SCRUTINY COMMITTEE

(Committee Rooms A/B - Neath Civic Centre)

Members Present:

14 September 2018

Chairperson: Councillor S.K.Hunt

Vice Chairperson: Councillor L.Jones

Councillors: S.Pursey, S.Rahaman, R.L.Taylor, H.Jones and
S.M.Penry

**Officers In
Attendance** S.Brennan, M.Shaw, G.Evans, R.Turner,
N.Jones, C.Davies

Cabinet Invitees: Councillors A.L.Thomas, D.W.Davies and
A.Wingrave

1. **DECLARATIONS OF INTEREST**

Cllr. S. Rahaman Report of the Proposed Port Talbot Business Improvement District (BID) His family member owns and runs a business on the Aberavon Seafront where he is also employed.

2. **MINUTES OF PREVIOUS MEETING**

The Committee noted the minutes.

3. **FORWARD WORK PROGRAMME 2018/19**

It was explained to the Committee that in next month's meeting the Scrutiny and Cabinet Forward Work Programme will be looked at to enable members to add any items to this. The FWP will be looked at on a quarterly basis.

Members requested that the Supplementary Planning Guidance (SPG) Pre-Consultation Report which is on the Cabinet FWP in December to go onto the Scrutiny FWP for next month.

The Committee noted the Forward Work Programme.

4. **PRE-SCRUTINY**

The Committee chose to scrutinise the following Cabinet Board items:

Cabinet Board Proposals

4.1 Corporate Plan Key Performance Indicators 2018/2019 – Quarter 1 Performance (1st April 2018 – 30th June 2018)

Members were provided with an overview of the Corporate Plan Key Performance Indicators 2018/2019 – Quarter 1 Performance (1st April 2018 – 30th June 2018) which are detailed in the circulated report.

Members commended officers for their hard work and were pleased that any queries that were previously raised had been resolved.

Members highlighted the report may look a bit confusing as it states the targets are on track for the year, but as Officers explained this information is for the quarter and not the year.

Following scrutiny, it was agreed that the report be noted.

4.2 Tai Tarian Local Letting Policies

Members were provided with an overview of the Tai Tarian Local Letting Policies which are detailed in the circulated report.

Members highlighted their disappointment in relation to Tai Tarian not attending the meeting. Officers explained to Members that Tai Tarian would be present when the review is fully completed. However, Officers informed Members that Tai Tarian were not present as the report was a Council Officer report.

Cllr. Thomas requested permission from the Chair to speak on this item and highlighted the following matters.

It was noted that a recent headline had appeared in the Evening Post in relation to Homelessness.

Cllr. Thomas highlighted that he was not a Member representing Bush Row and was not aware of the specific issues in that area. However, he raised his concerns in relation to the following recommendations:-

21 a) To approve Tai Tarian Local Lettings Policy – Initial Letting of Properties in New Developments (Appendix 1)

22 It is Further Recommended that on-going delegated authority be granted to the Head of Commissioning, Support & Direct Services to approve any further such proposed policies

Cllr. Thomas explained his reasons why he had concerns with the recommendations listed and highlighted that as homelessness was still a concern for the Authority, he felt that it was premature approving delegated authority as detailed in the circulated report.

Officers explained to Members that Tai Tarian had stated that anybody would be provided with alternative housing and Officers had requested delegated authority so as not to take up committees time.

Members asked whether Beaufort House was going to be open for the homeless. Officers explained that they understood that this was the case and also that they had more temporary accommodation.

Members asked whether the application requirements detailed in appendix 2 of the circulated report referred only to Bush Row. Officers explained that it would refer to new developments.

The Cabinet Member agreed that Tai Tarian should have been present at the meeting to answer any concerns.

Members asked if Tai Tarian could attend the next meeting as they needed answers from them directly.

Members mentioned they have homelessness consultation at the end of the month and feel that the recommendation is premature.

Following scrutiny, it was agreed that Cabinet Board be asked to consider the following amended recommendation:-

That the Tai Tarian Local Lettings Policy for Bush Row detailed in appendix 2 of the circulated report be approved.

5. **URGENT ITEM**

Because of the need to deal now with the matter contained in Minute No.6 below, the Chairperson agreed that it could be raised at today's meeting as an urgent item pursuant to Statutory Instrument 2001 No.2290 (as amended).

Reason for Urgency

Due to the time element.

6. **PROPOSED PORT TALBOT BUSINESS IMPROVEMENT DISTRICT**

(Cllr S Rahaman left the meeting for this item only)

Members received information on the offer of grant funding from the Welsh Government, in order to pursue the potential Establishment of a formal BID for Port Talbot Town Centre.

Members congratulated officers for all the hard work that has been completed.

Following scrutiny, the Committee was supportive of the proposal to be considered by the Cabinet Board

7. **ACCESS TO MEETINGS**

RESOLVED: that pursuant to Section 100A(4) and (5) of the Local Government Act 1972, 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 above Act.

8. **PRE-SCRUTINY**

The Committee chose to scrutinise the following items

Cabinet Board Proposals

4.3 Former Brysiriol Senior Citizens Centre, Cymmer, Port Talbot

Members were advised that this report had been withdrawn from consideration at the meeting.

4.4 Lease Renewal of Lonlas Village Workshop Skewen, Neath

Members were provided with an overview of the Lease Renewal of Lonlas Village Workshop Skewen, Neath which are detailed in the private circulated report.

Following scrutiny, the Committee were supportive of the proposals to be considered at Cabinet Board.

CHAIRPERSON