



REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

***Immediately Following Scrutiny Committee on
FRIDAY, 14 FEBRUARY 2020***

COMMITTEE ROOMS A/B - NEATH CIVIC CENTRE

PART 1

1. Appointment of Chairperson
2. Declarations of Interest
3. Minutes of Previous Meeting (*Pages 3 - 6*)
4. Agreement with Coastal Housing Group associated with Development at The rear of Boots' Service Yard, Neath (*Pages 7 - 14*)
5. Workways+ Short Term Unemployed (STU) supporting people most at risk of poverty to gain employment. (*Pages 15 - 26*)
6. Forward Work Programme 2019/2020 (*Pages 27 - 28*)
7. Urgent Items
Any urgent items (whether public or exempt) at the discretion of the Chairman pursuant to Statutory Instrument 2001 No 2290 (as amended).
8. 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

9. Port Talbot Peripheral Distributor Road Phase 2 - Part 1
(Pages 29 - 42)
10. Propose Exchange of Land (Pages 43 - 58)

S.Phillips
Chief Executive

Civic Centre
Port Talbot

7 February, 2020

Cabinet Board Members:

Councillors: L.Jones 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). The Chairperson and Vice Chairperson of the relevant Scrutiny Committee will be invited to be present at this meeting.*

EXECUTIVE DECISION RECORD

29 NOVEMBER 2019

REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

Cabinet Members:

Councillors: L.Jones (Chairperson) and D.Jones

Officers in Attendance:

S.Brennan, N.Headon and N. Jones

Scrutiny Invitees:

Councillor: R.Taylor (Scrutiny Chairperson)

1. **APPOINTMENT OF CHAIRPERSON**

Agreed that Councillor L. Jones be appointed Chairperson for the meeting.

2. **MINUTES OF THE PREVIOUS MEETING**

Decision:

That the minutes of the meeting held on 18 October, 2019, were approved.

3. **COMMERCIAL PROPERTY GRANT: 60 STATION ROAD, PORT TALBOT**

Decision:

That approval be granted under the Commercial Property Grant scheme, to grant aid external improvement works to 60 Station Road, Port Talbot.

Reason for Decision:

To implement the provisions of the Commercial Property Grant scheme in accordance with the criteria and terms of administration of the grant, in order to contribute to the regeneration of Port Talbot town centre.

Implementation of Decision:

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

4. **KEY PERFORMANCE INDICATORS 2019/2020 - QUARTER 2
(1 APRIL - 30 SEPTEMBER 2019)**

Decision:

That the report be noted.

5. **FORWARD WORK PROGRAMME 2019/20**

Decision:

The Forward Work Programme was noted.

6. **ACCESS TO MEETINGS**

RESOLVED: 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.

7. **INFORMAL TENDER FOR THE DISPOSAL FOR THE FORMER AFAN
LIDO LEISURE CENTRE AND OVERFLOW CAR PARK SITE**

Decision:

That the report be noted.

8. **PROPOSED DISPOSAL OF LAND NORTH OF MAES TY CANOL, BAGLAN, PORT TALBOT**

Decision:

That the disposal of land at North of Maes Ty Canol, Baglan, Port Talbot, as detailed in the private circulated report, be approved.

Reason for Decision:

To enable the disposal of surplus land and attain a capital receipt.

Consultation:

Consultation has taken place with the local Ward Councillors.

Implementation of Decision:

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

9. **PORT TALBOT PERIPHERAL DISTRIBUTOR ROAD PHASE 2 - EXTENSION OF STATUTORY PERIOD FOR THE CLAIM FROM ASSOCIATED BRITISH PORTS HOLDINGS LTD FOR COMPENSATION**

Decision:

That the time limit to negotiate the claim from Associated British Ports Holdings Ltd, as detailed in the private circulated report, be approved.

Reason for Decision:

To secure approval for the immediate action required in respect of claims under the Port Talbot Peripheral Distributor Road Phase 2 Scheme.

Implementation of Decision:

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

10. **URGENT ITEM**

Because of the need to deal now with the matters contained in Minutes No. 12 below, the Chairperson agreed that these could be raised at today's meeting as urgent items pursuant to Statutory Instrument 2001 No.2290 (as amended).

Reason: Due to the time element.

11. **COED DARCY SOUTHERN ACCESS ROAD AND FFORDD AMAZON STAGE 2 - COMPULSORY PURCHASE ORDER 2010 - PORT TALBOT PERIPHERAL DISTRIBUTOR ROAD PHASE 2 - EXTENSION OF STATUTORY PERIOD FOR OUTSTANDING CLAIMS**

Decision:

That approval be granted for the statutory period for outstanding claims be extended, as detailed in the private circulated report.

Reason for Decision:

To secure approval for the immediate action required in respect of claims under the Coed Darcy Southern Access Road and Ffordd Amazon Stage 2 Scheme.

Implementation of Decision:

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

CHAIRPERSON



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Regeneration and Sustainable Development Cabinet Board

14th February 2020

Report of the Head of Property and Regeneration S. Brennan

Matter for Decision

Wards Affected: Neath North

Agreement with Coastal Housing Group associated with Development at The rear of Boots' Service Yard, Neath.

Purpose of the Report:

To seek Members' approval to enter into an agreement with Coastal Housing Group. The Agreement will give the Council's consent (as freehold owner of the land) for Coastal to enter into a Section 185 Water Industry Act 1991 sewer diversion agreement with Dwr Cymru Welsh Water and the Welsh Ministers.

Executive Summary:

To seek Members' approval for Neath Port Talbot County Borough Council to enter into an agreement with Coastal Housing Group, giving the Council's consent (as freehold owner of the land) for Coastal to enter into a section 185 Water Industry Act 1991 sewer diversion agreement with Dŵr Cymru Welsh Water and the Welsh Ministers. The agreement with Coastal also requires Coastal to indemnify the Council in relation to the liabilities and obligations arising out of the s.185 agreement.

Background:

Members may recall that in March 2019 Council approval was given for the grant of a long leasehold to Coastal Housing Group Ltd. for the land at the rear of Boots' Service Yard in Neath.

The proposed development forms part of the Council's wider regeneration of Neath Town centre. This phase of the development will result in the construction of 5 retail units with 12 apartments on the first and second floors, at the rear of Boots' Service Yard, for which Planning Consent has been granted and works on site have commenced.

Financial Impacts:

There are no financial impacts on the Authority.

Integrated Impact Assessment:

A first stage impact assessment has been undertaken to assist the Council in discharging its legislative duties (under the Equality Act 2010, the Welsh Language Standards (No.1) Regulations 2015, the Well-being of Future Generations (Wales) Act 2015 and the Environment (Wales) Act 2016.

The first stage assessment has indicated that a more in-depth assessment is not required. A summary is attached as an appendix.

Valleys Communities Impacts:

No implications.

Workforce Impacts:

No implications.

Legal Impacts:

The Council will enter into a formal agreement with Coastal Housing Group, which will indemnify the Council in relation to any liabilities and obligations arising out of the separate Section 185 Agreement.

Risk Management Impacts:

There are no risk management issues associated with this report.

Consultation:

There is no requirement for consultation in this instance.

Recommendations:

It is recommended that Neath Port Talbot County Borough Council enter into an agreement with Coastal Housing Group, giving the Council's consent (as freehold owner of the land) for Coastal to enter into a Section 185 Water Industry Act 1991 sewer diversion agreement with Dŵr Cymru Welsh Water and the Welsh Minsters. The agreement with Coastal also requires Coastal to indemnify the Council in relation to the liabilities and obligations arising out of the Section 185 agreement.

Reasons for Proposed Decision:

The decision is required in order to enable the development of the land as part of the overall redevelopment plans for Neath town centre, in accordance with the Council's Regeneration proposals.

Implementation of Decision:

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

Appendices:

No appendices.

List of Background Papers:

Regeneration and Sustainable Development Board - Proposed Lease to Coastal Housing Group Ltd of the land at the rear of Boots' Service Yard, Neath. URGENCY ACTION March 2019.

Officer Contact:

Andrew Collins

Regeneration & Economic Development Manager

E-mail: a.collins@npt.gov.uk; Direct dial: (01639) 686416

Impact Assessment - First Stage

1. Details of the initiative

Initiative description and summary: Coastal Housing Group's development at the rear of Boots' Service Yard in Neath. This phase of the wider Neath Town Centre redevelopment will result in the construction of 5 retail units with 12 apartments on the first and second floors

Service Area: Property and Regeneration

Directorate: Environment

2. Does the initiative affect:

	Yes	No
Service users		x
Staff	x	
Wider community	x	
Internal administrative process only		x

3. Does the initiative impact on people because of their:

	Yes	No	None/ Negligible	Don't Know	Impact H/M/L	Reasons for your decision (including evidence)/How might it impact?
Age		x			L	
Disability		x			L	
Gender Reassignment		x			L	
Marriage/Civil Partnership		x			L	
Pregnancy/Maternity		x			L	
Race		x			L	
Religion/Belief		x			L	

Sex		x			L	
Sexual orientation		x			L	

4. Does the initiative impact on:

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence used) / How might it impact?
People's opportunities to use the Welsh language		x			L	Welsh standards requirements will be adhered to.
Treating the Welsh language no less favourably than English		x			L	

5. Does the initiative impact on biodiversity:

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence) / How might it impact?
To maintain and enhance biodiversity			x		L	All statutory surveys have been completed and any required mitigation work will be completed.
To promote the resilience of ecosystems, i.e. supporting protection of the wider environment, such as air quality, flood alleviation, etc.		x			L	

6. Does the initiative embrace the sustainable development principle (5 ways of working):

	Yes	No	Details
Long term - how the initiative supports the long term well-being of people	x		The project is considering a long term view of the economic, social and environmental needs to the area.
Integration - how the initiative impacts upon our wellbeing objectives	x		The project will contribute to each of the well-being goals and will complement the goals of the Welsh Government and other partners.
Involvement - how people have been involved in developing the initiative	x		The project has, and will continue, to involve relevant stakeholders in the development and delivery of the project.
Collaboration - how we have worked with other services/organisations to find shared sustainable solutions	x		The Council and its partners will act collaboratively with the Welsh Government in the development and delivery of the project.
Prevention - how the initiative will prevent problems occurring or getting worse	x		The project will help prevent future economic problems by contributing to the expansion of the local economy and providing high quality residential accommodation in Neath town centre.

7. Declaration - based on above assessment (tick as appropriate):

A full impact assessment (second stage) is not required	x
Reasons for this conclusion	
<p>In line with Neath Port Talbot IIA screening form guidance, we have determined that a full assessment is not appropriate in this instance. The reasons for this decision are:</p> <p>The development will provide residential and retail accommodation, building works will adhere to all statutory requirements and will have a low impact on protected characteristics.</p>	

A full impact assessment (second stage) is required	
Reasons for this conclusion	

Page 14

	Name	Position	Date
Completed by	Lindsey Williams	Urban Projects Officer	31.01.2020
Signed off by	Simon Brennan	Head of Property & Regeneration	31.01.2020

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Regeneration and Sustainable Development Cabinet Board February 2020

Report of the Head of Property and Regeneration S. Brennan

Matter for Decision

Wards Affected: All Wards

Report Title: Workways+ Short Term Unemployed (STU) supporting people most at risk of poverty to gain employment.

Purpose of Report

To seek Members approval to accept the grant offered by Welsh Government to support those who are Short Term Unemployed as part of an extended delivery of the Workways+ operation as offered by the Welsh European Funding Office (WEFO).

Executive Summary

Workways+ currently offers support to those who are Long Term Unemployed or Economically Inactive through European Funding. There was opportunity to apply for additional grant to further expand the provision and support a wider cohort of people to include those who are Short Term Unemployed (STU). The funding would be available until August 2023.

Workways+ Context

Workways+ was approved by the Welsh European Funding Office (WEFO) in December 2015 and is currently contracted to run until December 2022 (an extension will be also requested). This highly successful operation supports long term unemployed people to overcome barriers which prevent them from finding work. This additional Grant will widen the remit of those that can be supported and therefore allow more people to access the provision and gain sustainable employment.

Neath Port Talbot CBC is the lead partner for Workways+ STU, joint partners include:

- Carmarthenshire County Council,

- Pembrokeshire County Council; and
- Ceredigion County Council.

The aim of the project is to increase the employability of Short Term Unemployed people aged 25 and over, who are classed as having low/no skills (level 2 or below) or have a Work Related Health Condition / Disability.

There are 2 elements which are fundamental to the operations delivery:

- 1) **Mentoring Provision** – this ensures every participant has one point of contact to ease the transition into employment.
- 2) **Regeneration Department** – working alongside NPTCBC Business Team and the wider Regeneration Department ensures the operation is fully aware of businesses that are expanding, moving to the area, new developments and inward investment opportunities. This close working liaison enables Mentors to better prepare participants with a realistic occupational goal that is achievable.

Engaging with Participants/Marketing

The Workways+ team are based at the Work Station, Water Street, Port Talbot but also have an established outreach provision across the county borough. Staff are able to meet with participants in convenient locations in all wards but also continue to seek innovative methods of engaging with the client group by having a clear presence in the community, via schools, at local events and other public venues to ensure accessibility. Other methods of engaging with participants include Facebook, Twitter, website and text message service.

Participant Barriers

Workways+ adheres to eligibility criteria set out by WEFO which states that all participants must be unemployed for 1 year or more, or economically inactive (claiming sickness benefits or not in receipt of benefits). Unfortunately, almost 25% of those seeking support do not meet the criteria. The additional grant will enable Workways+ to expand and support those currently being turned away, whilst also providing targeted support to those most at risk of poverty.

Operational Targets

Outcome	Total No. of Participants	No. of Participants in NPT	Notes
Project Starts	1207	391	
Enter Employment	399	129	16 hours or more
Gain Accredited Qualification	338	109	Addressing low/no skills barrier

Financial Impact

Workways+ STU has been approved at a high intervention rate of 77.68%.

The total cost of Workways+ STU for the period until August 2023 is £3,862,113.

There is no requirement for NPTCBC to provide a cash contribution to the operation's match funding. After much discussion, this has been agreed as 'Staff Match' from the Welsh Government project Communities for Work Plus at a total value of £262,804.

Staffing

The operation will employ a total of 25.5 Full Time Staff with NPTCBC employing an additional 4 staff (plus 2 staff as match funding).

Integrated Impact Assessment

An Integrated Impact Assessment (IIA) has been undertaken on the Workways+ project to assist the Council in discharging its Public Sector Equality Duty under the Equality Act 2010. The Integrated Impact Assessment is attached to the report at Appendix I.

Valleys Communities Impact

The project will very much have a positive impact on our valley communities providing outreach support to provide employment opportunities for our residents that require it.

Workforce Impact

There are no workforce impacts associated with this report.

Legal Impact

There are no legal impacts associated with this report.

Risk Management

The project maintains a risk register which is reviewed by its Steering Group on a quarterly basis.

Consultation

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

Recommendation(s)

- (1) To accept the Offer of Grant from the Welsh European Funding Office (WEFO) in relation to the Workways+ Short Term Unemployed project.

Reason for Proposed Decision(s)

To enable the Workways+ project to continue delivery in according to the business plan and WEFO Grant Offer letter.

Implementation of Decision

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

Appendices

Integrated Impact Assessment – Appendix I

List of Background Papers

None.

Officer Contact

Andrew Collins, Regeneration and Economic Development Manager.
Tel: (01639) 686416 or e-mail: a.collins@npt.gov.uk

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Impact Assessment - First Stage

1. Details of the initiative

Initiative description and summary:

Workways+ Short Term Unemployed is a project part funded by the European Social Fund (ESF) supporting those whose have been unemployed less than 12 months. Workways+ STU will bolt on to the current Workways+ provision covering Neath Port Talbot, Carmarthenshire, Pembrokeshire and Ceredigion working across all postcodes. Participants will be supported by a dedicated Mentor who will develop an agreed action plan of support to overcome barriers to sustainable employment by providing access to training, confidence building, paid work experience and volunteering.

Service Area: Regeneration & Economic Development

Directorate: Environment

2. Does the initiative affect:

	Yes	No
Service users	✓	N/A
Staff	N/A	✓
Wider community	✓	N/A
Internal administrative process only	N/A	✓

3. Does the initiative impact on people because of their:

	Yes	No	None/ Negligible	Don't Know	Impact H/M/L	Reasons for your decision (including evidence)/How might it impact?
Age	✓					WEFO guidelines stipulate that the project must only engage with participants that are aged 25+. Referred participants who are aged under 25 will be referred to other government support provision within the authority, namely Cam Nesa or Communities for Work (18-24).

Disability	✓					The project will specifically target those who are short term unemployed with a work limiting health condition (WLHC) or disability as stipulated in WEFO guidance. If having a WLHC or Disability is a barrier to employment for a participant, then steps will be taken to reduce or remove such barriers.
Gender Reassignment			✓			Individuals will be supported to progress into work irrespective of gender.
Marriage/Civil Partnership			✓			Individuals will be supported to progress into work irrespective of their marital status.
Pregnancy/Maternity			✓			
Race	✓					Whilst under the project's ESF Priority the BME group is not specifically targeted WEFO will require us to monitor the number of people supported as one of the Cross Cutting Themes, to ensure equal opportunities.
Religion/Belief			✓			Individuals will be supported to progress into work irrespective of their Religion or beliefs.
Sex	✓					Workways+ STU will be liaising with employers to assist participants into employment and therefore are ideally placed to challenge traditional employment roles to ensure gender mainstreaming, such as females in sectors where STEM subjects are required (e.g. Engineering, Information Technology).
Sexual orientation			✓			Individuals will be supported to progress into work irrespective of their sexual orientation.

4. Does the initiative impact on:

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence used) / How might it impact?
People's opportunities to use the Welsh language		✓				Workways+ STU will identify and support opportunities to promote and facilitate the use of the Welsh language and support speakers of the language. There will be provision to support participants in the medium of Welsh. This information will be reported to WEFO quarterly.
Treating the Welsh language no less favourably than English		✓				The project will operate in accordance with NPTCBC's Welsh Language Standards, and aligned to Welsh Governments 'Cymraeg 2050: Welsh Language Strategy'. In addition all participant information, marketing and promotional materials will be available bilingually.

5. Does the initiative impact on biodiversity:

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence) / How might it impact?
To maintain and enhance biodiversity			✓			As an ESF funded project Workways+ will not impact local biodiversity.
To promote the resilience of ecosystems, i.e. supporting protection of the wider environment, such as air quality, flood alleviation, etc.			✓			As an ESF funded project Workways+ will not impact local biodiversity.

6. Does the initiative embrace the sustainable development principle (5 ways of working):

	Yes	No	Details
Long term - how the initiative supports the long term well-being of people	✓		Workways+ will support participants to move into sustainable employment ensuring they have the appropriate training and/or qualifications. For some individuals this will move them away from a dependency of the benefits system and in turn impact positively on the local economy. The project will work closely with local businesses to ensure their needs are met in terms of recruitment and skills gaps.
Integration - how the initiative impacts upon our wellbeing objectives	✓		The project will have a positive impact on not only the economy but will also in turn improve the well-being of adults and their families. Working with a wide range of support organisations Workways+ delivery will aim to improve qualification and employment levels across the county borough. With an ageing population, Workways+ STU can support those who have reached pensionable age but may still need to work to support themselves and their families.
Involvement - how people have been involved in developing the initiative	✓		As part of the current Workways+ delivery data has been collected which has been able to provide analysis of those who were unable to be supported as they did not meet WEFO eligibility criteria i.e. not long term unemployed (over 12 months). Almost 20% of referrals were turned away as they were not long term unemployed. Whilst these individuals can be referred to other employability projects the provision is not identical to that of Workways+.
Collaboration - how we have worked with other services/organisations to find shared sustainable solutions	✓		The project will bolt on to the current Workways+ provision, utilising apportioned staff time and resources. Links have been made to other local authority employability projects to develop a cohesive provision. Partnerships have been developed with a wide range of support organisations including Neath Port Talbot CVS to ensure there are links with the third sector. Engagement with partners is ongoing through regular meetings and engagement with businesses has a joined up approach within

			the local authority business development unit.
Prevention - how the initiative will prevent problems occurring or getting worse	✓		Workways+ STU will help address unemployment rates within the county borough and ensure individuals are supported to overcome their barriers to sustain employment.

7. Declaration - based on above assessment (tick as appropriate):

A full impact assessment (second stage) is not required	<input checked="" type="checkbox"/>
Reasons for this conclusion	
The project will provide a positive solution to those who choose to access support available to assist with gaining qualifications and progressing into employment. For those who do not meet the criteria to be able to gain support, there is a network of support organisations and projects that people will be signposted to, ensuring they gain the most appropriate support.	

A full impact assessment (second stage) is required	
Reasons for this conclusion	

	Name	Position	Date
Completed by	Oonagh Gavigan	Regional Managers, Workways+	31/01/2020
Signed off by	Simon Brennan	Head of Property & Regeneration	31/01/2020

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REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

2019/2020 FORWARD WORK PLAN (DRAFT)

DATE	Agenda Items	Type (Decision, Monitoring or Information)	Rotation (Topical, Annual, Biannual, Quarterly Monthly)	Going to Sub Committee Before? Yes/No	Contact Officer/Head of Service
20 March 2020	VAWDASV Strategy 2020/2023 – Sign off	Decision	Topical	19 March 2020	Karen Jones/ Elinor Wellington
	Biodiversity Duty Plan	Decision	Topical		Nicola Pearce/ Ceri Morris
	CCTV – Final Case	Decision	Topical	12 Feb	K.Jones / D. Giles

DATE		Type (Decision, Monitoring or Information)	Rotation (Topical, Annual, Biannual, Quarterly Monthly)	Community Safety Sub Committee Before? Yes/No	Contact Officer/Head of Service
1 May 2020	Local Development Plan – agree Final Review Report and Delivery Agreement Consultation Draft	Decision	Annual		Ceri Morris / Lana Beynon
	Business Plan	Information	Annual		Claire Jones

REGENERATION AND SUSTAINABLE DEVELOPMENT CABINET BOARD

To be programmed in:

- Rhondda Tunnel (NP & SB)
- Budget Only Meetings
- Business Plans (if needed)
- Quarterly Performance Monitoring
- Various Supplementary Planning Guidance (SPGs) (pre and post consultation)
- Commissioning Strategy for Substance Misuse (next financial year 2020/2021)
- Art Gallery, Port Talbot (Simon Brennan/Andrew Collins) – TBC 2020

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

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