



**SOCIAL CARE, HEALTH AND WELLBEING CABINET BOARD**

**IMMEDIATELY FOLLOWING SOCIAL CARE, HEALTH AND  
WELLBEING SCRUTINY COMMITTEE  
THURSDAY, 29 JULY 2021**

**REMOTELY VIA TEAMS**

**ALL MOBILE TELEPHONES TO BE SWITCHED TO SILENT FOR THE  
DURATION OF THE MEETING**

1. Appointment of Chairperson
2. Welcome and Roll Call
3. Chair's Announcements
4. Declarations of Interest
5. Minutes of Previous Meeting (*Pages 3 - 6*)
6. Forward Work Programme 2021/2022 (*Pages 7 - 8*)
7. Social Housing Grant Prospectus 2021 (*Pages 9 - 28*)
8. Vacant Property at Cramic Way (*Pages 29 - 38*)
9. Urgent Items  
Any urgent items (whether public or exempt) at the discretion of the Chairperson pursuant to Statutory Instrument 2001 No 2290 (as amended).
10. 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**

11. Grant Agreements for the Delivery of Pilot Projects Funded by the Housing Support Grant (Exempt under Paragraph 14)  
*(Pages 39 - 84)*
12. NPT Youth Justice and Early Intervention Draft Annual Plan 2021-2022 (Exempt under Paragraph 14) *(Pages 85 - 142)*

**K.Jones**  
**Chief Executive**

**Civic Centre**  
**Port Talbot**

**21 July 2021**

**Social Care, Health and Wellbeing Cabinet Board Members:**

Councillors. A.R.Lockyer and P.D.Richards

**EXECUTIVE DECISION RECORD**

**SOCIAL CARE, HEALTH AND WELLBEING CABINET BOARD**

**5 JULY 2021**

**Cabinet Members:**

Councillors: A.R.Lockyer and P.D.Richards (Chairperson)

**Officers in Attendance:**

A.Davies, R.Davies, G.Evans, A.Bradshaw, C.Frey-Davies, C.Davies and T.Davies

**Invitee:**

Councillor L.Purcell (Scrutiny Chair)

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1. **APPOINTMENT OF CHAIRPERSON**

Agreed that Councillor P.D.Richards be appointed Chairperson for the meeting.

2. **MINUTES OF PREVIOUS MEETING**

That the minutes of the previous meeting held on the 13 May 2021, be approved.

3. **FORWARD WORK PROGRAMME 2021/2022**

That the forward work programme for 2021/2022 be noted.

4. **NEATH PORT TALBOT COUNCIL AND TAI TARIAN CONSULTATIVE DRAFT SHARED LETTINGS POLICY 2021**

**Decision:**

That having had due regard to the integrated impact assessment, permission be granted for Officers to undertake a 90-day public consultation exercise on the consultative Shared Lettings Policy 2021, as detailed at Appendix 1 to the circulated report.

**Reason for Decision:**

To ensure that the Council and Tai Tarian comply with their shared responsibility to periodically review their Shared Lettings Policy, and subject the reviewed document to public consultation.

**Implementation of Decision:**

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

**Consultation:**

This item will be subject to external consultation.

5. **CHILDREN AND YOUNG PEOPLE AND ADULT SERVICES 2021-22 PERFORMANCE REPORTING ARRANGEMENTS**

**Decision:**

That the report be noted.

6. **NPT YOUTH JUSTICE AND EARLY INTERVENTION RESOURCE CENTRE**

**Decision:**

That the report be noted.

7. **WALES AUDIT OFFICE REVIEW OF CORPORATE ARRANGEMENTS FOR SAFEGUARDING - NEATH PORT TALBOT, DATED MARCH 2020**

**Decision:**

That the monitoring report be noted.

8. **RESIDENTIAL AND NON-RESIDENTIAL CARE CHARGING POLICY**

**Decision:**

That the updated Residential and Non-Residential Care Charging Policy, as set out at Appendix 1 to the circulated report, be approved.

**Reason for Decision:**

To update the Charging Policy to reflect any changes in legislation and highlight links with other Social Services policies.

**Implementation of Decision:**

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

**CHAIRPERSON**

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## Social Care, Health and Wellbeing Cabinet Board

### Immediately following Scrutiny Committees starting at 2pm

Meeting Date	Agenda Item	Type	Contact Officer
16 September	CSiW Inspection report on Adult Services	Information	Angela Thomas
	CSiW Inspection report on Children Services (If letter comes back in time)	Information	Keri Warren
	Hillside Quality Assurance	Information	Chris Frey Davies/Mel Weaver
	Corporate Safeguarding Group Bi-annual report	Information	Chris Frey Davies
	West Glamorgan Safeguarding Board Annual Plan 2021/2022	Information	Chris Frey Davies
	West Glamorgan Safeguarding Board Annual Report 2020/2019	Information	Chris Frey Davies
21 October	Remodelling of Adult Social Care (Info following Consultation)	Information	Angela Thomas
	Quarter 1 2021/22 Quarterly Performance Report	Monitor	Shaun Davies

	Carers Partnership Annual Report	Monitor	NPTCVS Officer
	Liberty Protection Safeguards Report	TBC	Angela Thomas/ Chris Frey Davies
	Bspoked (Out to Consultation)	Decision	Sue Bradshaw/ Chele Howard
9 December	Quarter 2 2021/22 Quarterly Performance Report	Monitor	Shaun Davies



**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL  
SOCIAL CARE HEALTH & WELL-BEING CABINET BOARD**

**29 JULY 2021**

**Report of the Head of Adult Services – A.Thomas**

**Matter for information**

**Wards Affected:** All Wards

**Social Housing Grant Prospectus 2021**

**Purpose of the Report**

To bring to Members' attention the Council's Social Housing Grant (SHG) Prospectus 2021 prior to Welsh Government (WG) placing it in the public domain in August 2021.

**Executive Summary**

The Council's Retained Housing Service undertakes its Local Strategic Housing Authority functions and in this capacity has recently become responsible for producing a Social Housing Grant Prospectus. This report brings to Members' attention the 2021 Prospectus prior to Welsh Government placing it in the public domain in August 2021.

**Background**

The Welsh Government Local Authority Prospectus Guidance issued in May 2021 states:

- "There will be challenging targets in the next few years for the delivery of affordable housing;
- we need to develop tools to make the process as effective as possible and that starts with making sure we have identified what type of housing is needed and where;
- as part of the new grant framework, Local authorities will be required to identify their priorities for Social Housing Grant (SHG); and
- the Prospectus will be the first step in presenting a summary of strategic housing priorities clearly and consistently across all local authorities in Wales, while accepting that no one authority is the same and each will have different requirements."

## Purpose of the Prospectus

Again the Guidance states:

- “WG are asking for a brief document which provides a clear and concise summary of the housing need and demand in your area and which succinctly identifies your housing priorities;
- the prospectus should explain the type of provision that you plan to deliver with Welsh Government Social Housing Grant in order to meet your housing priorities and
- will be published by Welsh Government within the new Social Housing Grant Framework guidance.”

## Summary of our Prospectus

The Council’s Corporate Plan 2019-22 Shaping NPT says, *we want all people to live in suitable accommodation that meets their needs* but not everyone is in a position to make this happen themselves by buying their own home or renting one from a private landlord.

The Council’s Local Development Plan 2019-22 reinforces the Corporate Plan message by saying that *housing, and access to housing, is a fundamental aspect of life and impacts on all members of society regardless of age, race or status.*

To this end, our Local Housing Strategy 2015-20 affirmed that *our Vision is that Housing in Neath Port Talbot will be appropriate, affordable, of good quality, in sustainable communities, offering people choice and support if they need it.*

In order to achieve this, all local strategic housing partnership members are signed-up to working together to build the right homes, for the right people, in the right place, as a major contribution to the following strategic housing priorities:

- Preventing & relieving homelessness;
- providing C21st. housing options for older people;
- helping meet health & social care need; and
- contributing to the regeneration of our towns and valleys.

The Housing Market Assessment (HMA) work carried out by Opinion Research Services (ORS) across the Mid & South West Wales region in 2019 generally concluded that in Neath Port Talbot:

- There has been a consistent increase in owner occupation over recent decades and a shift away from social rented housing to the private rented sector but the majority tenure is still owner occupation;
- the population is likely to increase, although not dramatically according to projections;

- the age profile is likely to change with an increased number of older people (aged 65+) and reduced numbers in most younger age bands;
- nonetheless, in part due to the reducing average household size, the number of households is projected to increase by 2,641 households (176 per year on average) over the 15-year period 2018-33; and
- there will likely be changes in the types of dwelling required across all tenures, notably an increase in two and three-bedroom properties in the market tenure and one and two-bedroom properties in the affordable tenures.

The ORS assessment projected a need for an additional 1,037 units of affordable housing in Neath Port Talbot during the period 2018-33.

Affordable housing is delivered by Housing Associations both with and without WG grant, sometimes working with private housing developers when planning obligations require them to make an affordable housing contribution.

Consequently, during the three years 2018/19 to 2020/21, a total of 434 units of additional affordable housing were delivered - 153 units in 2018/19, 171 in 2019/20 and 110 in 2020/21 (this is an interim figure which may change slightly). Therefore to remain on target to deliver the projected level of required additional affordable housing, a further 603 units are needed between 2021/22 and 2032/33.

The current indicative WG SHG allocations for the period 2021-24 are as follows:

Year	Allocation (£000s)
2021/22	9,829
2022/23	9,829
2023/24	9,829
Total	29,487

These may change over time but are not currently indicated by WG as likely to reduce. We are also probably going to have a carry forward grant figure of over £9m in March 2021, and Housing Associations are additionally required by WG to utilise their recycled housing capital grant balances during this period, so the total programmed spend between now and 2025 is likely to be around £39m.

Following the announcement of these significantly increased local SHG allocations for the life of the current Senedd term, all schemes held in reserve at the end of 2020/21 were transferred to the Main Programme in 2021/22. Consequently, it has been possible to at least nominally account for the spend of the entire allocation for the period 2021-24 'up-front' and retain an appropriately healthy carry-forward to 2024/25.

This expenditure is programmed to deliver by 2025 a further 448 of the 603 additional affordable housing units projected to be needed by 2033. This equates to 74% of the total required in 36% of the time remaining to do so, leaving only 155 (26%) needing to be built during the 7 years 2025/26 to 2032/33 (64% of the time remaining to do so).

An update of this Prospectus will be produced in 2022/23 and this will hopefully include a more detailed breakdown of what type and size of housing is still required and where during the current Senedd term; informed by updated projections generated by the new HMA model being developed by WG, which it is envisaged will include specialist housing provision.

Also, it should by then be possible to extrapolate any predicted ongoing need for additional homelessness temporary accommodation and/or other fixed-site specialist supported housing for other Housing Support Grant client groups, from the Council's Housing Support Programme Strategy, due to be in place by the end of 2021.

#### **Financial Impacts:**

There are no known or anticipated impacts because the Council is neither grantee nor grantor in respect of this grant.

#### **Integrated Impact Assessment:**

There is no requirement to undertake an Integrated Impact Assessment as this report is for information purposes only.

#### **Valleys Communities Impacts:**

There is no known or anticipated detrimental impact.

#### **Workforce Impacts:**

There are no known or anticipated detrimental impacts.

#### **Legal Impacts:**

There is no known or anticipated detrimental impact.

**Risk Management Impacts:**

There is no know or anticipated detrimental impact.

**Consultation:**

There is no requirement for external consultation on this item.

**Recommendations:**

No recommendations - for monitoring and information only.

**Reasons for Proposed Decision:**

N/A

**Implementation of Decision:**

N/A

**Appendices**Appendix 1:

Neath Port Talbot County Borough Council Social Housing Grant Prospectus 2021

**List of Background Papers:**

None

**Officer Contact**

For further information on this report item please contact:

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**Social Housing Grant (SHG) Prospectus**  
**2021**

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*"Our Vision is that Housing in Neath Port Talbot will be appropriate, affordable, of good quality, in sustainable communities, offering people choice and support if they need it"*



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## **Introduction:**

Our Corporate Plan 2019-22 Shaping NPT says, *we want all people to live in suitable accommodation that meets their needs*. Not everyone is in a position to make this happen themselves by buying their own home or renting one from a private landlord.

This Prospectus sets out how we intend to use our management of the local Welsh Government (WG) Housing Capital Grant Programme to provide as much extra affordable housing as possible for those households:

- Of the right type;
- and the right size;
- in the right place.

## **Section 1 - Strategic Housing Priorities**

Our Local Development Plan 2019-22 reinforces the Corporate Plan message by saying that *housing, and access to housing, is a fundamental aspect of life and impacts on all members of society regardless of age, race or status*. To this end, our Local Housing Strategy 2015-20 affirms that *our Vision is that Housing in Neath Port Talbot will be appropriate, affordable, of good quality, in sustainable communities, offering people choice and support if they need it*.

In order to achieve this, all local strategic housing partnership members are signed-up to working together to build the right homes, for the right people, in the right place, as a major contribution to the following strategic housing priorities:

- Preventing & relieving homelessness;
- providing C21st. housing options for older people;
- helping meet health & social care need; and
- contributing to the regeneration of our towns and valleys.



## Section 2 - Housing Need, Demand and Priorities

The [Housing & Homelessness Strategy Council](#) webpage is where most strategic documents directly relevant to this Prospectus can be found but the most significant in terms of this section are the [Mid and South West Wales Regional and Neath Port Talbot Local Housing Market Assessments 2020 \(LHMA\)](#).

The Local Development Plan divides NPT into the following 8 areas:

- Afan Valley;
- Amman Valley;
- Dulais Valley;
- Neath;
- Neath Valley;
- Pontardawe;
- Port Talbot; and
- Swansea Valley.

The Housing Market Assessment work carried out by Opinion Research Services (ORS) across the Mid & South West Wales region in 2019 expresses its more specific NPT housing requirement findings in these terms but generally concluded:

- There has been a consistent increase in owner occupation over recent decades and a shift away from social rented housing to the private rented sector but the majority tenure is still owner occupation;
- the population is likely to increase, although not dramatically according to projections;
- the age profile is likely to change with an increased number of older people (aged 65+) and reduced numbers in most younger age bands;
- nonetheless, in part due to the reducing average household size, the number of households is projected to increase by 2,641 households (176 per year on average) over the 15-year period 2018-33; and
- there will likely be changes in the types of dwelling required across all tenures, notably an increase in two and three-bedroom properties in the market tenure and one and two-bedroom properties in the affordable tenures.

As a housing stock-transferred area with no common housing register or allocation policy, the Council does not have routine ready access to the housing need and supply data required to undertake a specific gap analysis in the prescribed timeframe for producing this Prospectus.

Alternatively, the specific conclusions of the ORS exercise, in terms of the need for additional affordable housing, are being used and these are summarised in the following tables:

Projected increasing overall affordable housing need between 2018 and 33 (in five year periods meeting initial backlog over first 5 years)								
	2018	Net Change 2018-23	2023	Net Change 2023-28	2028	Net Change 2028-33	2033	Net Change 2018-33
Afan Valley	956	-5	951	-7	944	-12	931	-24
Amman Valley	469	+9	478	+5	483	+2	486	+17
Dulais Valley	608	+13	621	+11	632	+7	639	+31
Neath	5,807	+139	5,946	+121	6,067	+85	6,152	+346
Neath Valley	896	+13	909	+9	918	+6	924	+29
Pontardawe	1,144	+49	1,193	+48	1,242	+38	1,280	+136
Port Talbot	5,632	+134	5,766	+120	5,887	+96	5,983	+351
Swansea Valley	774	+56	830	+52	882	+46	928	+154
	<b>16,286</b>	<b>+410</b>	<b>16,695</b>	<b>+360</b>	<b>17,056</b>	<b>+267</b>	<b>17,323</b>	<b>+1,037</b>

Projected increases in household bedroom requirements - 2018-33					
	1- bedroom	2- bedroom	3- bedroom	4+ bedrooms	TOTAL
Afan Valley	+0	-4	-20	-1	-24
Amman Valley	+15	+11	-9	-1	+17
Dulais Valley	+7	+15	+7	+1	+31
Neath	+171	+137	+37	+1	+346
Neath Valley	+13	+12	+4	-0	+29
Pontardawe	+51	+51	+29	+4	+136
Port Talbot	+95	+135	+115	+6	+351
Swansea Valley	+33	+71	+46	+4	+154
<b>TOTAL AFFORDABLE HOUSING</b>	<b>+386</b>	<b>+428</b>	<b>+210</b>	<b>+14</b>	<b>+1,037</b>

	Other Market	Potential Demand for Affordable Dwellings 2018-33			Total
		Intermediate dwellings		Social rent	
		Affordable Home Ownership	Intermediate Rent		
1 bedroom	+72	+5	+93	+292	+463
2 bedroom	+542	+13	+164	+264	+984
3 bedroom	+1,189	+5	+88	+121	+1,404
4 bedroom	+149	+1	+5	+9	+163
<b>TOTAL</b>	<b>+1,952</b>	<b>+24</b>	<b>+351</b>	<b>+686</b>	<b>+3,013</b>
<b>Intermediate Merged Total</b>	<b>+1,952</b>	<b>+375</b>		<b>+686</b>	<b>+3,013</b>
<b>Intermediate Merged % of Total</b>	<b>65%</b>	<b>12%</b>		<b>23%</b>	<b>100%</b>
<b>Affordable Demand Social/Intermediate Split</b>		<b>35%</b>		<b>65%</b>	

Modelled need for additional specialist affordable older person housing 2018-33	
Traditional Sheltered	400
Extra Care	100
Sheltered plus or enhanced sheltered	70
<b>TOTAL</b>	<b>570</b>

Modelled need for additional affordable wheelchair-adapted housing						
Households aged under 75			Households aged 75+			Overall change 2018-33
START	END	Net change 2018-33	START	END	Net change 2018-33	
670	710	40	320	340	20	60

The assessment projected a need for an additional 1,037 units of affordable housing in Neath Port Talbot during the period 2018-33.

Affordable housing is delivered by housing associations both with and without Grant, sometimes working with private housing developers when planning obligations require them to make an affordable housing contribution.

Consequently, during the three years 2018/19 to 2020/21, a total of 434 units of additional affordable housing were delivered - 153 units in 2018/19, 171 in

2019/20 and 110 in 2021/21 (this is an interim figure which may change slightly). Therefore to remain on target to deliver the projected level of required additional affordable housing, a further 603 units are needed between 2021/22 and 2032/33.

The current indicative WG allocations for the period 2021-24 are as follows:

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These may change over time but are not currently indicated by WG as likely to reduce. We are also probably going to have a carry forward grant figure of over £9m in March 2021, and Housing Associations are additionally required by WG to utilise their recycled housing capital grant balances during this period, so the total programmed spend is likely to be around £39m.

This expenditure is therefore programmed to deliver a further 448 of the 645 additional affordable housing units projected to still be needed. This is 74% of the total required in 36% of the time remaining to do so, leaving only 155 (26%) to be built during the 7 years 2025 to 2032/33 (64% of the time remaining to do so).

The HMA also identifies a need for 1,863 market homes over the period and as a result of housing associations providing mixed tenure developments some of this need will be met. A mixture of tenures and low carbon design and specification on larger housing sites, will contribute to meeting the need for affordable rented homes, as well as demand for shared ownership, whilst also making a contribution to the availability of market housing within NPT.

The HMA shows that there are a substantial number of private renters in NPT and that their rent levels are generally above Local Housing Allowance rates. Shared ownership may offer these residents the chance to get onto the housing ladder, in an affordable way not currently available to them.

The only caveat to thus supporting market housing development by housing associations is that the Council would expect to see any capital receipts gained, when shared owners increase their equity, re-invested in affordable housing in NPT.

An update of this Prospectus will be produced in 2022/23 and this will include a more detailed breakdown of what type and size of housing is still required and

where during the current Senedd term; hopefully informed by updated projections generated by the new HMA model being developed by WG.

Also, it should by then be possible to extrapolate any predicted need for additional homelessness temporary accommodation and/or other fixed-site specialist supported housing for other Housing Support Grant client groups, from the Council's Housing Support Programme Strategy, due to be in place by the end of 2021.

A summary of unmet additional housing need projected by ORS, by area, for the period 2021-33 is attached at Appendix 2.

### **Section 3 - Programme Development Plan Schemes**

In its capacity as Local Strategic Housing Authority, the Council's Housing & Homelessness Service manages a three-year rolling WG Housing Capital Grant Programme Development Plan (PDP).

This has oftentimes been possible by simply giving implicit strategic approval of development proposals Housing Associations bring to the Council by including them in the PDP. However, in the context of finite capital resource allocation, the Council has sometimes needed to relatively prioritise competing routinely submitted proposals. Furthermore, it has occasionally been necessary to conduct a selection exercise in respect of a particular scheme that the Council has asked interested housing associations to submit proposals for.

As the Council is neither the grantor nor grantee in respect of the grant, there has been no prevailing local governance or wider regulatory/legislative criteria to apply to such undertakings. Nevertheless, in the spirit of openness and probity, the Council has employed the Assessment Framework attached at Appendix 1 to inform the decisions of an Allocation Panel comprised of senior Social Services Health and Housing Directorate managers, with others invited from relevant/interested other Directorates, when appropriate.

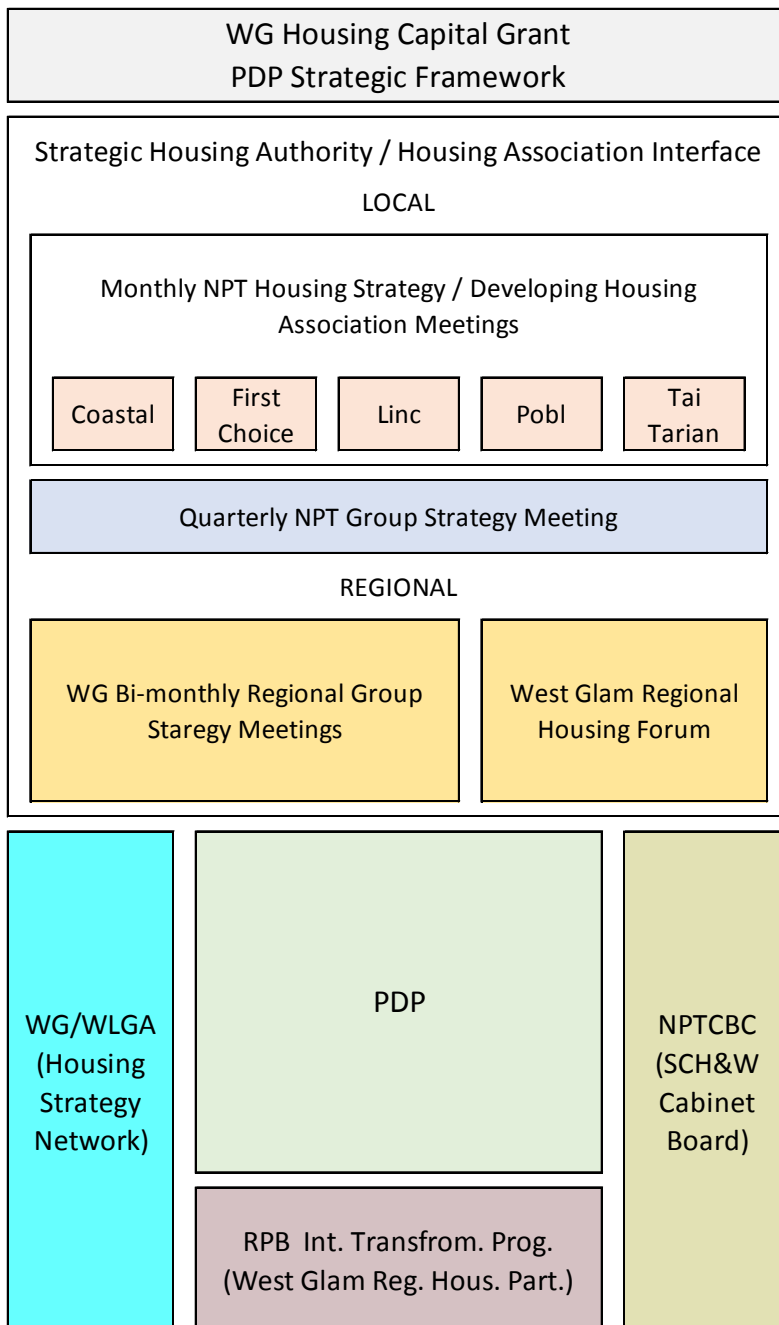
Following the announcement of the significantly increased local Grant allocations for the life of the current Sennedd term, all genuinely viable schemes held in Reserve at the end of 2020/21 were assessed using this framework and all found to be readily transferrable to the Main Programme in 2021/22. Consequently, it has been possible to at least nominally populate the entire 3-year PDP for the period 2021-24 'up-front' and retain an appropriately healthy carry-forward to 2024/25.

The timely initial and steady ongoing submission of new viable Reserves has therefore been encouraged and going forward, all Reserve and ad-hoc Main

Programme scheme proposals received will routinely be assessed using the Framework and if and necessary, prioritised by the Allocation Panel.

### Section 4 - Monitoring and Governance

The diagram below sets out in simple/broad terms the various meetings and bodies that are involved in the local and regional monitoring and governance arrangements, in respect of the Neath Port Talbot PDP:



The frequency of the local meetings is indicated above and they are facilitated by the Council's Housing & Homelessness Service, with all developing housing associations invited.

WG and the Council's Regeneration and Planning Departments also routinely attend the quarterly meeting and the monthly meetings, as and when required.

There is a bi-monthly Mid & South West Wales Regional meeting, facilitated by WG, to which the PDP-managing service area of all Council's in the region are invited. The West Glamorgan Health & Social Care Integrated Transformation Programme also hosts both Regional Housing Partnership and Forum meetings. An associated purpose of these meetings is to identify and inform the West Glamorgan Regional Partnership Board of any opportunities for integrative/transformational SHG spend that would contribute to shared Health & Social Care priorities across the Swansea Bay University Health Board footprint; i.e. Swansea & NPT.

## **Appendix 1**

### **Assessment Framework**

Whenever it is necessary to relatively prioritise competing development proposals - i.e. whether in order to determine initial/ongoing routine inclusion in the PDP Reserve List or Main Programme, move schemes from the former to the latter when resources permit, or to undertake a competitive selection exercise - the following general assessment criteria will be applied.

In either instance, it may be necessary to apply further contextually specific criteria, in which case these will be separately determined and delineated.

Assessments are undertaken on the assumption that proposals will meet all applicable SHG design standards, acceptable cost guidelines, and other minimum requirements (allowing for when this is not possible due to the complexity of a scheme or the necessary additional cost of innovation).

Also and irrespective of zoning, no Housing Association will be eligible to deliver any scheme in the PDP unless they are consistently meeting all their obligations under any Nominations Agreement, joint lettings scheme, or other strategic housing partnership agreement(s), currently in force between them and the Council.

Proposals are scored using the following matrix:

<b>Score</b>	<b>Criterion</b>
0	No evidence has been provided that the criterion is met.
1	The evidence provided is significantly below that reasonably required to prove that the criterion is met.
2	The evidence provided is below that reasonably required to prove that the criterion is met.
3	The evidence provided is at the level reasonably required to prove that the criterion is met.
4	The evidence provided exceeds that reasonably required to prove that the criterion is met.
5	The evidence provided significantly exceeds that reasonably required to prove that criterion met.

A score of 3 is an indicator that the criterion is evidenced as met to the satisfaction of the assessment Panel.



Not all criteria in any category will be relevant to all proposals but it is expected that any proposals in the PDP has scored:

- A minimum score of 3 in Assessment Category 1;
- a minimum score of 3 in one other Assessment Category;  
or
- a minimum cumulative score of 6 across the other 3 Assessment Categories;  
and
- an Overall Score of at least 9.

### **Strategic Relevance**

Notwithstanding anything outlined above, the Council reserves the right to not approve any proposal that Panel members agree conflicts with a wider strategic agenda.

In the same vein, the Council reserves the right to prioritise a proposal that on face value may score less than others competing for the grant available at the time because Panel members agree it makes an overriding significant contribution to a wider strategic agenda.

In any of the above circumstances, the reason will be recorded in as much detail as circumstances permit and communicated to any interested party, on request.

### **Assessment Categories**

#### 1: The general purpose of the proposal:

- A scheme to increase the supply of affordable housing for rent in an area where the Local Housing Market Assessment identifies an unmet need or for any other reason supported by the Council's Planning Department. (score weighted x 2);
- A scheme for older or disabled people supported by the Council's Social Service Department or Local Health Board (score weighted x 2);
- A scheme to address low demand supported by the Council's Housing Strategy Department;
- A scheme for people who need support with independent living supported by the Council's Social Service Department or Local Health Board (score weighted x 2); and/or
- A scheme to facilitate community regeneration supported by the Council's Property & Regeneration Section.

## 2: Innovation & partnership:

- An innovative/creative housing product (in demonstrably objective terms, cognisant of the fact that today's innovation/creativity is tomorrow's norm);
- Collaboration to deliver a scheme that could not otherwise be delivered;
- Prospective tenants of the development will be involved in its design and delivery, over and above that which would be expected as the norm (e.g. as in the case of bespoke, small-scale, specialised accommodation developments);
- Partnership working with local schools and/or colleges to introduce young learners to construction and/or housing as a career and/or the wider importance of the housing agenda; and/or
- Co-productive involvement of other local groups/partners.

## 3: Value for money

- Drives value for money within the local housing market;
- Specific quantitative and qualitative benefits (added value) which will accrue from the capital grant investment. (e.g. Section 106/Community Infrastructure Levy investment in Community Benefits and/or Targeted Recruitment and Training initiatives such as apprenticeships on projects);
- Housing Association and/or partner investment over and above the norm;
- Use/redevelopment of public land or property;
- Redevelopment of existing vacant housing or currently unused/under-utilised supported housing provision; and/or
- Additionally sourced capital grant and/or ongoing revenue funding.

## 4: Sustainability.

- Measures taken to engage with relevant commissioners to ensure that any service delivery within the development be funded in the long-term;
- The work of the project will be sustained/supported by the Housing Association and other partners;
- The proposal can accommodate future changing housing need;
- The proposal will lower carbon emissions beyond the current regulatory minimum standards;
- The proposal will reduce energy use and thus energy costs for occupants; and/or
- The proposal contributes to "Keeping the Pound Local" by making use of locally-sourced materials and components (i.e. within c25 miles)

## Appendix 2

### Summary of projected additional housing need 2021-33:

Area	Size	Tenure		
		Intermediate	Social	Total
Neath & valleys (total = 323)	1-bed	53	99	152
	2-bed	46	85	131
	3/4-bed	14	26	40
Pontardawe & valleys (total = 253)	1-bed	28	51	79
	2-bed	37	69	106
	3/4-bed	24	44	68
Port Talbot (total = 281)	1-bed	27	49	76
	2-bed	38	70	108
	3/4-bed	34	63	97
	<b>Total</b>	<b>301</b>	<b>556</b>	<b>857</b>

Area	Size	Tenure	
		Intermediate	Social
Neath & valleys	1-bed	16.4%	30.6%
	2-bed	14.2%	26.2%
	3/4-bed	4.3%	8.0%
Pontardawe & valleys	1-bed	11.0%	20.1%
	2-bed	14.6%	27.2%
	3/4-bed	9.4%	17.3%
Port Talbot	1-bed	9.6%	17.4%
	2-bed	13.5%	24.9%
	3/4-bed	12.1%	22.4%

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Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL  
SOCIAL CARE, HEALTH & WELL-BEING CABINET BOARD  
29 July 2021**

**Report of the Head of Children's Services -  
K.Warren**

**MATTER FOR DECISION**

**WARD(S) AFFECTED: Port Talbot**

**VACANT PROPERTY AT CRAMIC WAY, PORT TALBOT, SA13  
1RU**

**Purpose of Report**

To obtain Member approval to declare Cramic Way, Port Talbot, SA13 1RU surplus to operational requirements of Social Services, Health and Housing Directorate to transfer the premises to the Head of Property and Regeneration to dispose / lease.

**Executive Summary**

Historically, Cramic Way has been an administrative base for the Youth Justice and Early Intervention Service (YJEIS) and the service is being re-located to the resource centre in Neath Abbey which will be essential for the YJEIS to carry out appropriate interventions, learn new skills and promote educational and vocational learning. There are no long-term plans for an alternative use for the site at Cramic Way.

It is recommended that the property is declared surplus to operational requirements and to transfer the premises to the Head of Property and Regeneration to dispose / lease.

**Financial Impact**

Should Members be minded to recommend declaring the land and premises as surplus to requirements, future responsibility will pass to the Head of Property and Regeneration until such time as it is sold/leased.

**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 (Appendix 1) has indicated that a more in-depth assessment is not required.

**Valleys Communities Impacts:**

No impact – the recommendation has no spatial impact on our valley communities and does not link to the impacts identified in the Cabinet's response to the Council's Task and Finish Group's recommendations on the Valleys.

**Workforce Impact**

There are no workforce impacts associated with this report.

**Legal Impact**

There are no legal impacts associated with this report.

**Risk Management**

There are no risk management issues associated with this report.

**Consultation**

There are no requirements for external consultation in this instance.

**Sustainability**

Should Members be minded to recommend declaring the land and premises as surplus to operational requirements, responsibility will

pass to the Head of Property and Regeneration until such time as it is sold/leased.

### **Recommendations**

That Members declare Cramic Way, Port Talbot SA13 1RU as being surplus to the operational requirements of the Social Services, Health and Housing Directorate and transfer responsibility to the Head of Property & Regeneration.

### **Reasons for Proposed Decision**

To declare Cramic Way, Port Talbot SA13 1RU as being surplus to the operational requirements of the Social Services, Health and Housing Directorate and transfer responsibility to the Head of Property and Regeneration.

### **Implementation of Decision**

The decision will be implemented after a 3 day call in period.

### **Appendices**

Appendix 1 - First Stage Assessment

### **List of Background Papers**

None

### **Officer Contact**

Alison Davies, PO Children's Services, email: [a.davies6@npt.gov.uk](mailto:a.davies6@npt.gov.uk)

Leighton Jones, P.O Governance & Policy Support, email: [l.jones@npt.gov.uk](mailto:l.jones@npt.gov.uk)

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## Impact Assessment - First Stage

### 1. Details of the initiative

**Initiative description and summary:**  
**VACANT PROPERTY AT CRAMIC WAY, PORT TALBOT**

**Service Area:** Children's Services

**Directorate:** Social Services, Health and Housing

### 2. Does the initiative affect:

	Yes	No
Service users		x
Staff		x
Wider community		x
Internal administrative process only	x	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	This type of accommodation is now surplus to service requirements; the proposal will have a neutral impact on people with this protected characteristic.
Disability			X		L	This type of accommodation is now surplus to service requirements; the proposal will have a neutral impact on people with this protected characteristic.
Gender Reassignment			X		L	This type of accommodation is now surplus to service requirements; the proposal will have a neutral impact on people with this protected characteristic.

Marriage/Civil Partnership			X		L	This type of accommodation is now surplus to service requirements; the proposal will have a neutral impact on people with this protected characteristic.
Pregnancy/Maternity			X		L	This type of accommodation is now surplus to service requirements; the proposal will have a neutral impact on people with this protected characteristic.
Race			X		L	This type of accommodation is now surplus to service requirements; the proposal will have a neutral impact on people with this protected characteristic.
Religion/Belief			X		L	This type of accommodation is now surplus to service requirements; the proposal will have a neutral impact on people with this protected characteristic.
Sex			X		L	This type of accommodation is now surplus to service requirements; the proposal will have a neutral impact on people with this protected characteristic.
Sexual orientation			X		L	This type of accommodation is now surplus to service requirements; the proposal will have a neutral impact on people with this protected characteristic.

#### 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				The service makes provision to ensure people can use their first language of choice. There is no impact in declaring the property surplus to requirements.
Treating the Welsh language no less favourably than English		x				The service makes provision to ensure people can use their first language of choice.

**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				Not applicable
To promote the resilience of ecosystems, i.e. supporting protection of the wider environment, such as air quality, flood alleviation, etc.		x				Not applicable

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

	Yes	No	Details
<b>Long term</b> - how the initiative supports the long term well-being of people	x		This type of accommodation is now surplus to service requirements; other identified services play an essential part in supporting the wellbeing objective of vulnerable adults.
<b>Integration</b> - how the initiative impacts upon our wellbeing objectives	x		The services involve working with third sector partners to support the wellbeing objective of vulnerable adults.

<b>Involvement</b> - how people have been involved in developing the initiative	x		Service user feedback is sought in order to inform the delivery and performance of the service.
<b>Collaboration</b> - how we have worked with other services/organisations to find shared sustainable solutions	x		The services involve working with third sector partners.
<b>Prevention</b> - how the initiative will prevent problems occurring or getting worse	x		The service plays an essential part in supporting the wellbeing objective of vulnerable adults.

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

A full impact assessment (second stage) <b>is not</b> required	x
Reasons for this conclusion	
<p>This proposal has no negative impacts on people with protected characteristics as it seeks to make a property, no longer required, surplus to requirements.</p> <p>The proposal does not have a negative impact on a person's ability to use the Welsh Language and will not result in the Welsh Language being treated less favourably.</p> <p>This proposal has no impact on bio-diversity and is in line with the 5 ways of working.</p>	

A full impact assessment (second stage) <b>is</b> required	
Reasons for this conclusion	

	<b>Name</b>	<b>Position</b>	<b>Signature</b>	<b>Date</b>
Completed by	Leighton Jones	PO Governance & Policy Support		
Signed off by	Keri Warren	Head of Children's Services		

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