

ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD

REPORT OF THE HEAD OF PROPERTY AND REGENERATION SIMON BRENNAN

19TH JUNE 2015

SECTION B – MATTER FOR INFORMATION

WARD(S) AFFECTED: Port Talbot, Aberavon, Sandfields East,
Sandfields West, Margam

VIBRANT & VIABLE PLACES – PROGRESS REPORT

Purpose of Report

The purpose of this report is to update Members on the progress made on the delivery of Vibrant & Viable Places (VVP) regeneration programme for Port Talbot.

Background

The Council were successful in securing a Welsh Government grant allocation of £9,643,000 under the Vibrant and Viable Places Programme. The grant is awarded over a 3 year period from 2014/15 to 2016/17 and is to be used in the delivery of a number of regeneration projects in and around Port Talbot town centre. The grant will underpin a regeneration programme of nearly £30 million investment in Port Talbot. The first year of the Programme has now been completed and the full grant allocation for 2014/15 of £2,208,000 has been claimed from the Welsh Government. The Council were successful in securing an additional £500,000 VVP grant for the purchase of the Burrows Yard site and this project now forms part of the VVP Programme.

Programme Update

A presentation will be made at the meeting on the progress of each of the projects up to the end of 2014/15 and a summary is provided for information below:

Station Road Homes above shops: the Council have acquired 6 Station Road and working with Gwalia to bring forward a number of other schemes to acquire and refurbish the upper floors of commercial properties into residential apartments.



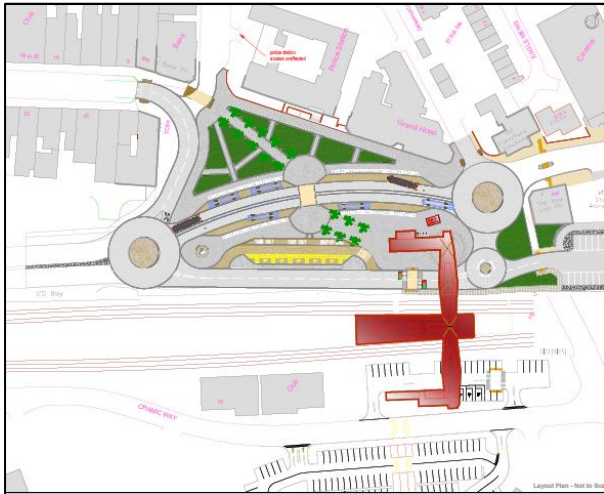
Glan Afan School: survey work has been undertaken and designs are progressing for the redevelopment of the site for a mix of new housing with a commercial element fronting Station Road.



Police Station Redevelopment: The Council have acquired the Police Station and are working in partnership with Gwalia over the redevelopment of the site for social housing. The design of the new development has been developed in consultation with the Design Commission for Wales.



Integrated Transport Hub: Proposals are being progressed for the redevelopment of the area in front of the Port Talbot Parkway Station for a new public transport hub and open space. A Local Transport Grant application has been made to match fund the project.



Plaza Cinema: A business plan has been developed and accepted by the Council to redevelop the former Plaza Cinema as a sustainable multi-purpose cultural venue and hub, including a flexible space auditorium, gallery, exhibition space, café, office space and production facilities.



Green Park Redevelopment: Contract works commenced in September 2014 on the redevelopment of the Green Park site to provide some 30 social housing units. The works have been delayed by site archaeology.



Fire Station Redevelopment: A planning application has been submitted for the redevelopment of the former Fire Station adjacent to Green Park as an employability centre managed by New Sandfields Aberavon. A business plan has been developed for the centre by NSA. NSA will seek external funding to meet the ongoing revenue requirements of the project.



Connections: Schemes have been developed for Green Park Riverside and Harbour Way, which will create new pedestrian and cycling links between the town centre and the employment and leisure facilities in Harbourside and the coastal area.



Burrows Yard: The site will be redeveloped for residential and commercial development as part of the VVP programme. The Council are working with Coastal Housing over the redevelopment proposals for the site.



Housing Renewal: A total of 133 properties were improved in Port Talbot, Aberavon and Sandfields resulting in energy efficiency and facelift improvements. Over £1.2 million of match funding was secured to deliver the improvements. Match funding is being sought for the 2015/16 programme and further details will be available on the coverage of the scheme later in the year.



Houses to Homes: £600k of VVP loan funding has been drawn down to deliver the Houses to Homes initiative. The scheme will offer loans to owner occupiers and the private rented sector to upgrade residential properties so that they are safe, warm, secure and habitable.



The delivery of the VVP Programme is being overseen by a VVP Board and assisted by an established Stakeholder Group. A Gateway Review of the programme was under in November which graded the delivery arrangements as Amber Green and rated the stakeholder engagement as exemplary.

Programme for 2015/16

VVP funding of £4,162,000 has been allocated for 2015/16. A further report will be presented to Board on the delivery programme for this year.

Equalities Impact Assessment

Screening Assessment has been undertaken to assist the Council in discharging its Public sector Duty under the Equality Act 2010. Screening of individual projects has been undertaken and Equality Impact Assessments will be undertaken for each project.

Financial Implications

The VVP Programme is being delivered in partnership with a number of organisations and with funding from various sources amounting to nearly £30 million. There is an allocation for match funding within the Council's capital programme to contribute to the delivery of the programme. Funding packages

are being developed on an individual basis for each of the projects in the programme.

Consultation Outcome

There has been no requirement under the Constitution for external consultation on this item. Consultations have been held with key stakeholders on the development of the programme and individual projects. A successful launch event was held on 15th December 2014. A public exhibition was also held in the Aberafan Shopping Centre between 17th to 20th March 2015.

List of Background Papers

Port Talbot Regeneration Strategic Outline Programme Stage 2 application

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