

# **ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD**

## **REPORT OF THE HEAD OF PROPERTY AND REGENERATION SIMON BRENNAN**

**19<sup>TH</sup> JUNE 2015**

### **SECTION A – MATTER FOR DECISION**

**WARD(S) AFFECTED - ALL**

### **ABERAVON LEISURE AND FITNESS CENTRE**

#### **Purpose of Report**

To update Members in respect of progress on the New Leisure Centre Complex being developed at Aberavon Seafront and to advise on a change to the development brief and seek opinions on the alternative use for the area of the building affected by the change.

#### **Background**

The authority has entered into a development contract with Corban Investments, who in turn have appointed Heron Brothers Limited as their main contractor to construct the new leisure facility.

Site works commenced in June 2014 and after overcoming some initial difficulties the development team has reported that the site work is progressing well and that the project is on target to be completed by the end of 2015.

A Members Task and Finish Group was set up to oversee the initial stages of the project and this group together with representatives of local sports clubs and Celtic Leisure were given a presentation at the Aberavon Beach Hotel on the 30<sup>th</sup> January 2015, followed by a site visit.

#### **Progress**

Site works are now well established. The main structure is complete and the building is largely watertight, which has enabled internal works to progress.

Most of the internal partitions are erected and Mechanical, Electrical and Pool Filtration Installations are progressing well in all areas.

The swimming pool tanks have been tested to ensure they are watertight and they are now prepared to receive screed, render and tiling as appropriate.

Externally the contractors have installed the main site drainage and incoming gas, water and electricity supplies which should now enable the external area to be cleaned and levelled and prepared ready to commence work on the external paved areas of the front car park.

Attached for information are a series of photographs taken to inform Members of progress.

### **Consultation and communication with Celtic Leisure.**

Officers from Environment are regularly meeting with Leisure officers and the Celtic Leisure Team to agree FF&E requirements, commissioning, training, handover, operating procedures and the opening date and these meetings will continue until the project is complete. Celtic Leisure is keen to commence the marketing of the new facility and a series of tri partite meetings have been arranged to agree protocols for this.

### **Matter for Information and Decision.**

On the opening of the new facility the Sandfields Youth Centre at Seaway Parade is to close. The Sandfields Youth Centre users have requested that they are relocated to the new comprehensive school (Ysgol Newydd Bae Baglan) that is being built alongside Western Avenue which is the site of their current location.

They are concerned that their membership level will drop significantly if they have to move to the Leisure Centre as originally proposed and that the youth club might not be sustainable at this location.

There are some minor design implications involved with this request but the change can be easily accommodated at both venues and it would be welcomed by the school head teacher and education colleagues as it will help to realize the school ambition of being a true 'Community School'.

Celtic Leisure have also been consulted over the proposal and they would not have any objection to the amendment. They have suggested that the area formally designated for

the Youth club could be adapted to become a hair and beauty salon and Members are asked to consider this alternative use and decide if it is acceptable.

### **Former Afan Lido and Overflow Car Park sites**

In February 2015, the Authority placed a Prior Information Notice (PIN) on the Sell2Wales website informing the market about a development opportunity at the former Afan Lido and Overflow Car Park sites.

The purpose of the PIN was to undertake a soft marketing exercise and gauge interest in the two sites. In particular, to assess whether there was a demand for an element of mixed use development at the former Afan Lido site. The feedback we have received has been positive and whilst the demand for the site has so far come from predominantly residential developers, they have confirmed that they would be prepared to provide an element of mixed commercial development on the former Afan Lido site.

The next stage of the proposed sale process will be an invitation to tender that will be placed on the Sell2Wales website and to also market the opportunity on nationwide property portals including the Estates Gazette.

### **Recommendation**

Members note the placing of the Prior Information Notice.

Approve the relocation of the Youth Club from the site of the Leisure Centre to the New Comprehensive School at Ysgol Newydd Bae Baglan, and to consider the change of use of the area formally designated for the Youth Club to become a hair and beauty salon or to be used for sports massage.

### **Reasons for Proposed Decision**

To progress the development of the Aberavon Leisure and Fitness Centre.

### **List of Background Papers**

Appendix 1 – Progress Photographs

### **Officer Contact**

Clive Barnard, Architectural Design & Project Management Manager

Property and Regeneration

Tel. No. 01639 686569

Email: c.barnard@npt.gov.uk

## COMPLIANCE STATEMENT

### ABERAVON LEISURE AND FITNESS CENTRE

#### (a) Implementation of Decision

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

#### (b) Sustainability Appraisal

##### Community Plan Impacts

Economic Prosperity	..	No impact
Education & Lifelong Learning	..	No impact
Better Health & Wellbeing	..	No impact
Environment & Transport	..	No impact
Crime & Disorder	..	No impact

##### Other Impacts

Welsh Language	..	No impact
Sustainable Development	..	No impact
Equalities	..	No impact
Social Inclusion	..	No impact

#### (c) Consultation

This item is not subject to external consultation.















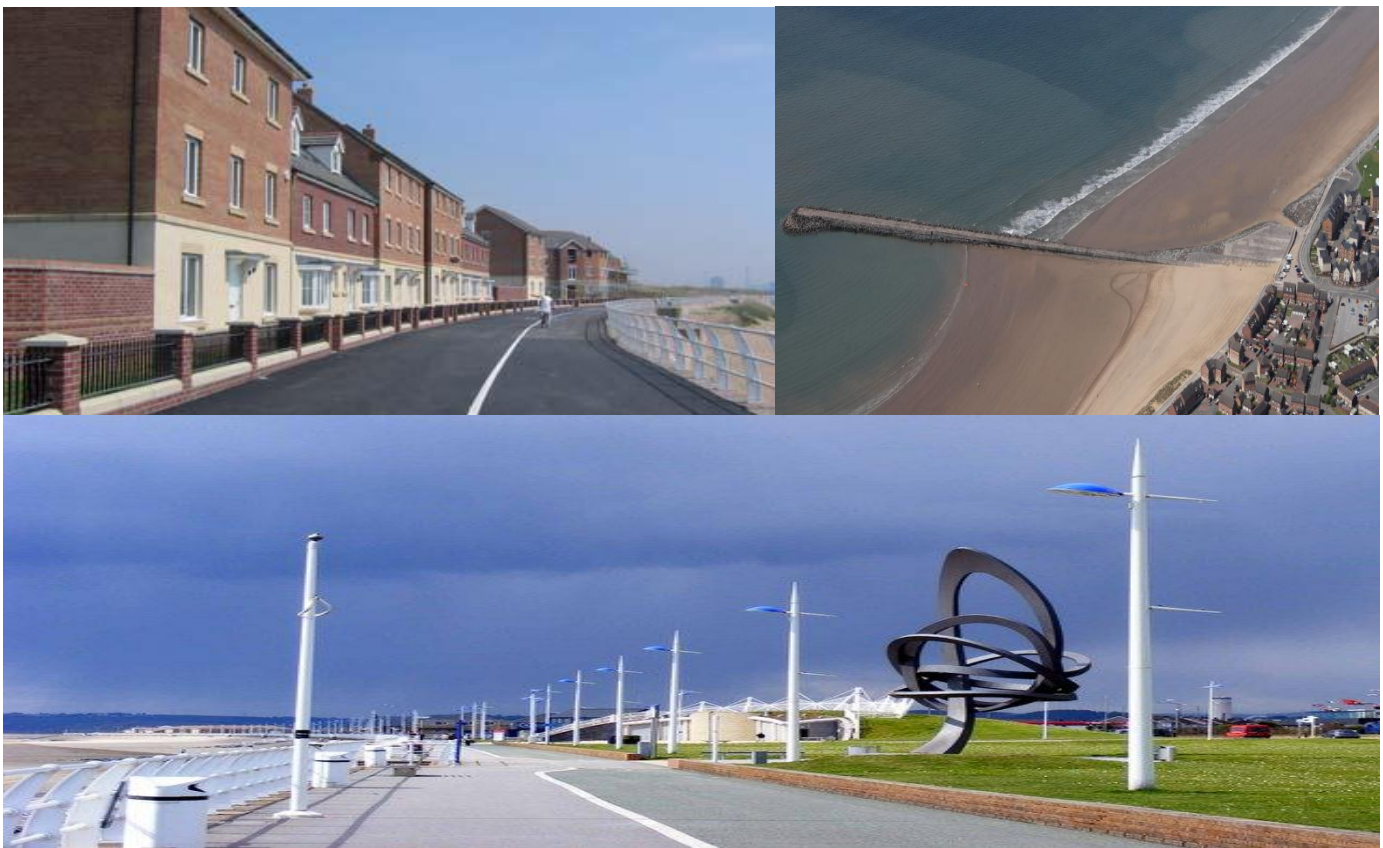






**Neath Port Talbot**  
**Castell-nedd Port Talbot**  
County Borough Council Cyngor Bwrdeistref Sirol

# Development Opportunity at Aberavon Beachfront



## Memorandum of Information

**7.5 Acres of Mixed Use (Residential Led) Development Land at the former Afan Lido Leisure Centre and Overflow Car Park, Princess Margaret's Way, Aberavon, Port Talbot, SA12 6QW**

## Contents

The Development Opportunity.....	3
The Sites.....	3
Introduction.....	3
Emerging Vision for Aberavon Beachfront.....	4
The Proposed Development.....	4
Development Principles.....	5
Feedback .....	6

## The Development Opportunity

The former 'Afan Lido Leisure Centre and Overflow Car Park' sites are surplus to the requirements of Neath Port Talbot County Borough Council.

This provides an excellent opportunity for an experienced developer to bring two vacant sites back into a productive use through an appropriate (residential led) mixed use scheme.

This document outlines the nature of the development opportunity and requests feedback from parties who hold an interest in submitting a development proposal and financial offer for the site.

## The Sites

### Parcel 1 - Former Afan Lido (4.25 acres) RED

The prominence of the Afan Lido site makes it suitable for a minor "gateway" development, with possible uses including a residential or hotel development and street level commercial uses.

### Parcel 2 - Overflow Car Park (3.25 acres) GREEN

This site is considered suitable for a residential development. However, other sustainable uses will also be considered.



## Introduction

The Aberavon Beachfront is an attractive location set within the County Borough of Neath Port Talbot. The development of these two sites presents an ideal opportunity for a developer to complement the continued regeneration of the Beachfront via a high quality (residential led) mixed-use scheme that could incorporate elements of retail, leisure, tourism and recreation.

The Council is seeking practical but imaginative proposals that will bring two strategically important sites forward in a way that facilitates the Authority's overall growth and regeneration ambitions for the Beachfront.

The preferred developer must have a strong commitment to innovative urban regeneration and a proven track record in the delivery of large-scale and high-density development projects.

Whilst this document will contain guidance on the type of development that the Authority wants to deliver, this should not constrain developers from providing a full range of viable proposals for both sites

## Emerging Vision for Aberavon Beachfront

The Council, supported by its partners, is committed to the economic and physical regeneration of the Aberavon Beachfront. Any new development should complement existing retail/leisure offers and help establish Aberavon Beachfront as a vibrant mixed-use location.

The types of uses that will achieve this vision are:

- Residential
- Retail
- Restaurants, cafés and bars
- Hotel
- Tourism and leisure
- Arts and cultural uses



## The Proposed Development

Neath Port Talbot considers that the sites are suitable for delivering the following types of developments:

- A residential scheme
- Local neighbourhood convenience store, retail or restaurants on the ground floor
- Residential units or a new hotel predominately located above any retail units/convenience store
- Complementary commercial uses where appropriate

The former Afan Lido site is suitable for a residential (or possibly hotel led) mixed use development with other commercial uses on the ground floor. The overflow car park site is considered suitable for residential but the Authority will consider all viable proposals for the site.

Any residential development should include a mix of accommodation types that will help maximise visual interest and utilise the beachfront location.

The above represents the Authority's aspirations for the sites. Whilst, we will consider any deliverable development proposals that support the Authority's emerging vision for the Beachfront, any proposal should provide at least 1,200m<sup>2</sup> (GIA) of non-residential mixed use development on the former Afan Lido site.

## Development Principles

A (residential led) mixed use scheme that has the potential to help develop Aberavon Beachfront as a distinctive offer.



## Key Elements

- Character Preservation - reinforcing a distinct identity.
- Sense of Place - establishing Aberavon Beachfront as a destination in its own right.
- Scale - promoting developments that respond to the traditional heights and rhythm of the existing built environment.
- Promoting Independent Retailers - through an enhanced urban environment.
- Accessibility - ensuring that Aberavon Beach is accessible to all on an equal basis.
- Quality Public Spaces - promoting Aberavon Beach as a place to dwell rather than just pass through.
- Repair of the Urban Fabric - the development will help repair the gaps to the urban fabric.

## Design Quality

- The existing character of the area should be appraised and used to inform the design of new buildings, including building lines, scale / height / massing, the prevailing rhythm, pattern and proportion of building facades and local materials.
- The selection of materials and choice of colours should be based on a strong identity that relates well to the local context.
- Residential units should be built to a high environmental quality and should promote good internal living standards.

## Views and Vistas

- Any proposals should where possible protect the existing key view corridors and vistas.
- Buildings should front directly onto streets and areas of public space with entrances accessible directly from the street.
- Buildings should be orientated to maximise visual aspect.

## Feedback

As indicated in the Prior Information Notice (PIN) this is not an invitation to tender. The purpose of the PIN and this document is to serve as an indication of proposed future procurement by NPTCBC, though it may be subject to change, and does not

constitute any commitment by NPTCBC to undertake any public procurement exercise in the future.

The PIN and this document is also issued for the purpose of conducting a soft market testing exercise to allow interested organisations to provide comments on the proposals with no commitment on behalf of themselves or NPTCBC. It is not intended that NPTCBC will enter into detailed discussions with any organisations at this stage of the Project.

Enclosed therefore within this document is a Feedback Form which NPTCBC would be grateful if you could take the time to complete and return to us by no later than the 27<sup>th</sup> March 2015.

Please note that whilst NPTCBC will consider all comments submitted and may use such comments to assist in its drafting of the tender documentation, including the development agreement, NPTCBC will not be obliged to take any comments into account in any future procurement exercise it may undertake in relation to this Project.

Interested parties will not be prejudiced by any response, or failure to respond, to this PIN.

## Feedback Form

### Former Afan Lido and Overflow Car Park Site, Aberavon Beachfront

Please email [k.james2@npt.gov.uk](mailto:k.james2@npt.gov.uk) with your response or alternatively hard copies can be sent to the following address:

Kate James  
Contracts Assistant  
Corporate Procurement  
Neath Port Talbot County Borough Council  
The Quays, Baglan Energy Park  
Neath  
SA11 2GG

1. Name, Full Postal Address and Contact Details.

---

---

---

---

---

---

2. Would you be interested in tendering for this development opportunity? Yes  No

3. What is your interest in the site and what market sector(s) do you represent?  
(eg Developer, End User, Retail, Commercial, Residential)

---

---

---

---

---

---

4. Would you be interested in delivering a residential led mixed use development at the site?

---

---

---

---

---

---

5. What scale of development do you think is appropriate for the site?

---

---

---

---

---

---

6. Would you be interested in entering a partnership or other similar agreement?

---

---

---

---

---

---

7. Are you interested in the entirety of the site or part thereof?

---

---

---

---

---

8. What are your key requirements for the site (floor space etc.), and do these fit with the Council's aspirations for the site to be residential led mixed use development.

---

---

---

---

---

9. Do you think the site can be developed over the next 5 years?

---

---

---

---

---

10. Whilst the Council is proposing to use a development agreement to ensure that the land is developed within a suitable timescale, it is also important that the Council receives a large percentage of any

proposed payment upfront. Please advise what percentage of the sale price you consider to be reasonable as part of any upfront payment - from 0% to 100%, together with your reasons why?

*Please note that any response provided here does not prejudice any offer made as part of the proposed tender process and the Council will make the final determination as part of its Invitation to Tender as to what sum will be required as an upfront payment?.*

---

---

---

---

---

11. Please outline any other comments you may have on this development opportunity?

---

---

---

---

---