

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**  
**Regeneration & Sustainable Development Cabinet Board**  
**Report of the Head of Property & Regeneration**  
**S.Brennan**

**21 July 2017**

**MATTER FOR INFORMATION**

**WARDS AFFECTED: Port Talbot, Aberavon, Sandfields East,  
Sandfields West and Margam**

**VIBRANT & VIABLE PLACES – PROGRESS REPORT**

**Purpose of Report**

1. The purpose of this report is to update Members on the successful delivery of the Vibrant & Viable Places (VVP) Regeneration Programme for Port Talbot.

**Background**

2. The Council were successful in securing a Welsh Government grant allocation of £9,643,000 under the VVP Programme. The grant was awarded over a 3 year period from 2014/15 to 2016/17 and used in the delivery of a number of Regeneration projects in and around Port Talbot town centre. The grant underpins a Regeneration Programme of over £35 million investment in Port Talbot that will achieve transformational change in the appearance and function of the town centre and surrounding areas. The VVP funding has now ended and the Council and its partners are now engaged in successfully delivering the majority of projects within the Programme.

**Programme Update**

3. During the programme period the Council were successful in securing additional Welsh Government grant for the following projects:

Burrows Yard - £1,000,000

Aberafan House Development - £2,700,000

Housing Renewal Scheme- £450,000

4. The VVP allocation for the Plaza Cinema project was de-committed by the Welsh Government due to the delays in approving additional funding required via the Building for the Future programme.
5. The final grant award totalled £11,717,000. The Council has successfully claimed **£11,362,000** amounting to 97% of the grant approval.
6. The delivery of the Programme is being overseen by the Regeneration and Economic Development team.
7. A presentation will be made at the meeting on the progress of each of the projects and a summary is provided for information below:

**Green Park Redevelopment:** Contract works were completed in November 2017 and the site has been redeveloped by Coastal Housing to provide 34 residential units, including houses, bungalows and apartments, transforming the appearance of the area and meeting housing need. The £4.5m development has been named Rupert Hallows Court and is fully occupied.

**Connections:** Schemes have been completed for Harbour Walk and Green Park Riverside Phase1, as well as a new 'halfpenny, bridge. The schemes have created new pedestrian and cycling links between the town centre and the surrounding areas including Harbourside and Aberafan. Phase 2 of the Riverside scheme will commence later this month.

**Fire Station Redevelopment:** The redevelopment of the vacant former Fire Station adjacent to Green Park as an employability centre was completed in May 2016. Whilst the facility is currently being managed by New Sandfields Aberavon, however, due to ongoing issues surrounding NSA, this arrangement may be subject to review.

**Burrows Yard:** The site was acquired with the assistance of VVP grant in March 2015. The Council is currently working with Coastal Housing over the redevelopment proposals for the site.

**Integrated Transport Hub:** Works are currently underway on the redevelopment of the area in front of the Port Talbot Parkway Station for a new public transport hub and open space. The £5.6m project is being undertaken by Andrew Scott Ltd and will provide excellent public transport links for the town. The works will be completed in November this year.

**Police Station Redevelopment:** Demolition work is underway on the £4.5m redevelopment of the former Police Station. The project is being undertaken by Pobl and will provide 30 new apartments and new commercial floor space in the centre of the town. The project is programmed for completion in August 2018.

**Aberafan House:** Contract works commenced in February 2017 on the redevelopment of the vacant Aberafan House for 41 apartments. The £5m project is being delivered by Pobl in partnership with Hacer Developments and is scheduled for completion in February 2018.

**Glan Afan School:** Demolition work has commenced on the redevelopment of the former Glan Afan school site. The £7.2m project will provide 47 new homes and apartments together with commercial floor space. The façade of the former grammar school building fronting Station Road will be retained as part of the development.

**Station Road Homes above shops:** Pobl have decided not to progress with the Homes Above Shops schemes due to viability and risk concerns. The Welsh Government also had value for money concerns over the amount of grant required to fund the schemes. The VVP allocation for this project was therefore de-committed by the Welsh Government.

**Housing Renewal:** Over 300 properties have been improved in Port Talbot, Aberavon and Sandfields resulting in energy efficiency and improvements to the exteriors of the houses. Over £4.3m of match

funding was secured to deliver the improvements. Several local companies have been involved in the delivery of the scheme.

**Houses to Homes:** £600k of VVP loan funding has been drawn down to deliver the Houses to Homes initiative. The scheme offers loans to owner occupiers and the private rented sector to upgrade residential properties so that they are safe, warm, secure and habitable. To date 26 loans have been agreed or being processed.

### **Regeneration Community Benefits**

8. Several of the projects are still in the process of being delivered. However, it is likely that the programme will meet and exceed many of the agreed outputs. Regeneration Community Benefits are being maximised through promoting the involvement of local contractors and ensuring that opportunities for training and apprenticeships are realised in the delivery of the projects. A number of small scale community projects were undertaken by contractors working on the projects.

The agreed project outputs for the programme are as follows:

Number of traineeships on the project	30
Number of Jobs accommodated (created or enabled through regeneration investment)	45.5
Number of households helped towards securing improvement in the energy performance of their homes	344
Number of jobs created in the construction sector as a result of Welsh Government regeneration investment	29
Gross Jobs Created	4
Additional infrastructure investment levered in through regeneration projects	16,167,000
Investment Induced (non VVP funding)	13,282,000

Number of Enterprises accommodated	9
Hectares of Land developed – employment	0.1
Hectares of Land developed – other	6.1
Business Premises created or refurbished (sq. m)	1280
Number of Additional social housing / affordable units delivered (Built or ready for Occupation - as a direct result of VVP support)	146
Number of empty homes brought back into use via action by local authorities	36
Estimated additional reduction in carbon emissions through regeneration investment (tonnes of CO2)	8000
Number completing employment related courses	71
Number gaining employment related qualification	32
Number of economically inactive employed on or engaged in the project	60
Number of trainees/apprentices retained	27
Number of Welsh SMEs successful in securing contracts	214
Value of contracts awarded to Welsh SMEs	23,376,000

9. The physical improvements being delivered by the programme are also transforming the appearance and function of the town centre and the surrounding areas.

### **Financial Implications**

10. The VVP Programme is being delivered in partnership with a number of organisations and with funding from various sources amounting over £35 million. An allocation for match funding was included within the Council's capital programme to contribute to the delivery of the programme. Funding packages have been developed on an individual basis for each of the projects in the programme.

## **Equalities Impact Assessment**

11. 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.

## **Workforce Impacts**

12. There are no workforce impacts associated with this report.

## **Legal Impacts**

13. There are no legal impacts associated with this report.

## **Risk Management**

14. A risk management procedure has been developed and managed throughout the delivery of the programme. Regular risk management reports are prepared for VVP and monitored on a quarterly basis.

## **Consultation Outcome**

15. 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. Regular public consultation events have been held throughout the delivery of the Programme.

## **Background Papers**

16. Port Talbot Regeneration Strategic Outline Programme Stage 2 application

## **Officer Contact**

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