

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

SOCIAL CARE, HEALTH AND WELLBEING CABINET BOARD

**Report of the Head of Commissioning & Support Services -
Angela Thomas**

2nd November 2017

MATTER FOR DECISION

WARD(S) AFFECTED: PONTARDAWE

VACANT LAND AT DAN Y BRYN CARE HOME, PONTARDAWE

Purpose of Report

- 1 To obtain Members approval to declare land at the Dan Y Bryn Care Home surplus to requirements to enable colleagues within Property & Regeneration to pursue a capital receipt.

Executive Summary

- 2 That the identified land at Dan Y Bryn Care Home is declared surplus to requirements to enable the Council to pursue a capital receipt.

Background

- 3 Historically, the land edged black on the enclosed plan is considered part of the Dan Y Bryn Care Home site. However, the land has never been used as part of the operational care home and has remained vacant land.
- 4 It is recommended that the land is declared surplus to requirements and the Property & Regeneration section be allowed to pursue negotiations with interested parties.

Financial Impact

- 5 The Council will receive a market value capital receipt and any potential purchaser will also pay the Council's professional fees.

Equality Impact Assessment

- 6 A Screening Assessment has been undertaken to assist the Authority in discharging its Public Sector Equality Duty under the Equality Act 2010. After completing the assessment, it has been determined that this function does not require an Equality Impact Assessment.

Workforce Impact

- 7 There are no workforce impacts associated with this report.

Legal Impact

- 8 There are no legal impacts associated with this report.

Risk Management

- 9 There are no risk management issues associated with this report.

Consultation

- 10 The Local Member for the Pontardawe ward has been consulted.

Sustainability

- 11 The disposal of the property will bring forward a positive use to a vacant site and will provide the Council with a capital receipt and remove any future maintenance responsibility for the land.

Recommendations

- 12 It is recommended that Members approve the identified land at Dan Y Bryn Care Home as surplus to requirements to enable the Council to pursue a capital receipt.

Reasons for Proposed Decision

- 13 To declare vacant land surplus to requirements and to enable Council to pursue a capital receipt.

Implementation of Decision

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

Appendices

16 See attached plan – Appendix 1

List of Background Papers

17 None

Officer Contact

18 Leighton Jones, Business Strategy Manager
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Appendix 1

NOTES NODIADAU	
 <p>County Borough Council Cymru: Bwrdeistref Stryd</p>	
Property & Regeneration Eiddo ac Adfywio Gareth Nutt B.Sc (Hons) M.Sc., DMS, FRICS Director of Regeneration The Quay, Eborac Way Baglan Energy Park Neath SA11 2GG www.npt.gov.uk	
Project Proiect Land adjacent to 10 Coedcae, Pontardawe	
Scales Dafol A4 @ 1:1250	Rev. Adolygu 
Drawing No. Rhif gan Ddwy 17-0729	

