

# **NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**

## **Regeneration & Sustainable Development Cabinet Board**

**18 May 2018**

Report of the Head of Property & Regeneration  
Simon Brennan

### **Matter for Decision**

**Wards Affected:** All wards

## **THE WELSH GOVERNMENT TARGETED REGENERATION INVESTMENT PROGRAMME 2018-21**

### **Purpose of the Report**

To approve the South West Wales Regional Plan for Regeneration for submission to the Welsh Government.

### **Executive Summary**

This report summaries the main features of the Welsh Government Targeted Regeneration Investment Programme (TRIP) and presents detail on the content of the draft Regional Plan for Regeneration that will form the basis of Welsh Government funded regeneration action between 2018-21.

The report identifies the target areas within Neath Port Talbot County Borough that will be the focus for targeted investment.

The report also details the governance arrangements and application process for the initiative.

### **Background**

The Welsh Government's Targeted Regeneration Investment Programme (TRIP) will seek to support projects that promote economic regeneration – creating jobs, enhancing skills and employability and creating the right environment for businesses to grow and thrive – with a focus on areas most in need to ensure prosperity is spread to all parts of Wales. The programme is initially for a 3 year period but aims to be the

basis for future regeneration activities beyond this time period. The programme replaces the Vibrant and Viable Places initiative which supported the successful regeneration programme for Port Talbot.

The Welsh Government criteria for accessing the funding requires that a Regional Regeneration Plan be developed by local authority partners which identifies the priority projects and actions to be delivered through the programme. Officers have been working with colleagues in Swansea, Carmarthenshire and Pembrokeshire to develop the Plan. The Welsh Government have indicated a grant allocation of £27m for South West Wales over the 3 years with a maximum grant intervention rate of 70%.

The draft Plan is attached at Appendix A for information.

### **Target Areas**

To maximise the impact of TRIP funding, the grant will be targeted at key locations across the region that have been chosen for their socio-economic profiles, the complex range of challenges that they face and the opportunities that exist to make a significant positive impact through regeneration actions. The Regeneration Plan identifies the following target areas for TRIP investment in Neath Port Talbot (see maps in Appendix B):

**Neath** - The proposed regeneration activity for the town is focussed on the town centre with the next phase of the retail redevelopment scheme due to commence shortly. Neath has been identified as a Strategic Hub by the Welsh Government Valleys Taksforce and the regeneration programme for the town identifies a number of significant regeneration opportunities including commercial, residential, business, and transportation projects together with the development of a strategic employment site. Investment in commercial properties would enhance the appearance and support the retail / business core. Public transport infrastructure improvements would help the town fulfil its hub role together with the provision of new employment opportunities and quality, affordable homes. Potential TRI projects would include property enhancements and acquisitions, Homes as Power Stations, investments in the planned transport hub and the Crown strategic employment site.

**Port Talbot** - The successful delivery of the Vibrant & Viable Places (VVP) programme and the projects being developed for the Buildings for the Future programme are already transforming the function and appearance of the town. Housing, commercial, transportation and

environmental projects have had a significant impact in the centre of the town and the public realm has recently been improved through the EU Convergence programme. This momentum now needs to be taken forward with further targeted regeneration activity for new business, property, residential and wellbeing developments in the town centre together with employment related initiatives to promote investment and job creation in the Harbourside area and the wider Port Talbot Enterprise Zone and City Deal initiatives.

**NPT Valleys** - This area covers the Neath, Afan, Dulais, upper Swansea and upper Amman Valleys in line with the Welsh Government Valleys Task Force area. A Valleys programme is being developed for the NPT Valley areas which includes employment, residential, town centre, environmental, transportation and wellbeing projects. These projects will link closely with the regeneration proposals for the main urban areas of Port Talbot and Neath. TRIP funding would support property enhancements, Homes as Power Stations and the strategic projects identified for the Valleys including the, tourism developments, community hubs and priority development sites at the identified growth settlements of Glynneath and Pontardawe.

A Delivery Plan will be developed for the 3 years of the Programme which will include detail on the individual projects to be brought forward under the initiative.

## **Governance**

Local Project Boards (comprising public, private and third sector partners) will be responsible for local partner engagement, project development and assessment, and local financial and output monitoring. The Local Project Board will report to the Regional Project Board (Regional Regeneration Directors Group) which will have responsibility for project prioritisation, management of the regional financial allocation and outcome monitoring. The Regional Project Board will provide regular updates to the City Region Joint Committee on project prioritisation, spend and delivery.

A Local Project Board will be established for Neath Port Talbot along the lines of the VVP Board.

## **Application Process**

Following approval of the Regional Regeneration Plan by the Welsh Government, applications will need to be submitted for the thematic and

strategic projects prioritised by the Local and Regional Boards. The Welsh Government National Regeneration Investment Panel (NRIP) will consider all project applications and will make investment recommendations to the Minister for Housing and Regeneration.

## **Financial Impact**

The maximum TRIP grant intervention rate will be 70% with the requirement of match funding from other, non-Welsh Government sources. The use of private and third sector funding will be maximised but there will be a requirement from the Council to contribute funding towards the Programme. Council funding will be identified and allocated from within the existing Regeneration Capital Programme and approved through the established internal process.

Welsh Government have indicated that a project / programme management fee to the Council of up to 5% would be eligible.

## **Equality Impact Assessment**

A Screening Assessment has been undertaken to assist the Council in discharging its public sector duty under the Equality Act 2010.

Equality Impact Assessments will be undertaken on a project by project basis as appropriate.

## **Workforce Impacts**

There are no workforce impacts associated with this report.

## **Legal Impacts**

The Council will need to comply with the terms and conditions attached to the Targeted Regeneration Investment Programme grant funding. Full details of the grant conditions will be issued on approval on a project by project basis.

All contracts for works, goods and services necessary to deliver the projects must be procured in accordance with the Council's Contract Procedure Rules and the relevant EU Regulations as appropriate. The contractual liabilities/obligations of the Council and any appointed contractors will be covered by the individual contracts entered into.

## **Risk Management**

Should the Council not agree the draft Regional Regeneration Plan then there is a risk that grant funding for regeneration activities will be lost or delayed.

## **Consultation**

There is no requirement under the Constitution for external consultation on this item.

## **Recommendations**

Cabinet Board approve the South West Wales Regional Plan for Regeneration, to deliver the Welsh Government's Targeted Regeneration Investment Programme 2018-21.

The Head of Property and Regeneration develops the TRIP Delivery Plan in line with the Council's priorities for regeneration.

The Head of Property and Regeneration establishes a Local Project Board to develop and manage projects identified in the TRIP Delivery Plan.

## **Reasons for Proposed Decision**

To ensure that maximum regeneration benefits are achieved for the County Borough through the TRIP programme.

To ensure a well managed and accountable process for the identification and delivery of projects.

## **Implementation of Decision**

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

## **Appendices**

None

## **List of Background Papers**

Draft South West Wales Regional Plan for Regeneration.

Target Area Maps

### **Officer Contact**

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