

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL  
SOCIAL CARE HEALTH AND HOUSING CABINET BOARD**

**5<sup>th</sup> July 2018**

**REPORT OF THE HEAD OF CHILDREN AND  
YOUNG PEOPLE SERVICES  
- KERI WARREN**

**Matter for Decision**

**Wards Affected:**

Aberavon; Bryn & Cwmavon; Cymmer; Dyffryn; Glyncorrwg; Gwynfi;  
Margam; Port Talbot; Taibach.

**OCCUPATION OF 36 FORGE ROAD BY DYFFRYN CHILDREN'S  
COMMUNITY TEAM**

**Purpose of Report**

The purpose of this report is to seek Member approval to enter into an agreement for the occupation by Dyffryn Children's Community Team (CCT) of Council owned premises known as 36 Forge Road, Port Talbot, SA13 1NU.

**Executive Summary**

This report seeks Member's approval to enter into an agreement for the occupation by Dyffryn CCT of Council owned premises known as Forge Road, Port Talbot SA13 1NU.

Prior to this agreement the Dyffryn CCT are located in a porta cabin within the grounds of Dyffryn Comprehensive School; following the recent Schools Improvement Programme this arrangement is no longer feasible. In order for the team to remain located within the area they work, the property at Forge Road has been identified.

## **Background**

The facilities in Forge Road will be invaluable in working effectively with our children and young people. The location of the building in the centre of Port Talbot makes for easy accessibility and transport links for children, young people and their families. The facilities themselves are spacious and offer communal and one to one settings for our Social Workers who work with children, young people and their families. This aids communication and direct working with our hard to reach groups. Further to this, the building will be used by Children and Young People Service (CYPS) providers and particular agencies to regularly meet to discuss the working with our children, young people and families in the area.

Approval is sought to ensure the Dyffryn CCT remain within the area as moving outside of it would have an adverse impact on the work we do with our children, young people and families if we do not have a suitable environment to engage with them.

In summary, it is considered in the best interest of the Service to enter into an agreement to ensure the continuity of suitable facilities to enable our Social Work teams to directly work with our children, young people and families in an informal setting that is conducive to engaging with our vulnerable children, young people and families.

Heads of terms will be agreed with the Head of Property and Regeneration to occupy the premises on a full repairing and insuring basis for £6,500.00 per annum exclusive of rates and other outgoings. The occupation of the premises will be documented by the agreement of heads of terms only as this will be an agreement between Departments. The occupation will be reviewed on or before the 31<sup>st</sup> July 2020 if required.

## **Financial Impact**

The cost of the lease for Forge Road Port Talbot SA13 1PA is £6,500 per annum exclusive of rates taxes and other outgoings; the monies have been allocated from CYPS core budget 2018/19 and subsequent years.

## **Equality Impact Assessment**

Not applicable.

### **Workforce Impacts**

Not applicable.

### **Legal Impacts**

Not applicable.

### **Risk Management**

The risk associated with failing to implement the proposed recommendations is that the benefits outlined earlier in this report will not be realised.

### **Consultation**

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

### **Recommendation**

It is recommended that Members approve to enter into an agreement to be reviewed with the Head of Property and Regeneration on or the 31<sup>st</sup> July 2020 if required on terms and conditions to be agreed by the Head of Children & Young People Services in consultation with the Head of Property and Regeneration.

### **Reason For Proposed Decision**

The reason for the proposed decision is to enable CYPS to enter into an agreement to occupy Forge Road, Port Talbot SA13 IPA so that the service can continue to provide an informal and accessible space to enable direct working with children, young people and their families.

### **Implementation of Decision**

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

### **Appendices**

None

**List of Background Papers**

No additional papers required.

**Officer Contract**

Keri Warren, Head of Children & Young People Services,  
Neath Civic Centre, Neath, SA11 3QZ, tel: 01639 763327 email:  
[k.warren@npt.gov.uk](mailto:k.warren@npt.gov.uk)