

# **NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**

## **EDUCATION SKILLS AND CULTURE CABINET BOARD**

29<sup>th</sup> November 2018

### **JOINT REPORT OF THE HEAD OF TRANSFORMATION AND THE HEAD OF PROPERTY AND REGENERATION**

#### **MATTER FOR DECISION**

**WARDS AFFECTED: DYFFRYN**

#### **CO-LOCATION OF HEALTH VISITORS EMPLOYED BY ABERTAW BRO MORGANNWG UNIVERSITY HEALTH BOARD AT ABBEY PRIMARY SCHOOL'S LONGFORD SITE**

#### **Purpose of Report**

1. To seek in principle authorisation to proceed with a request received by the Governing Body of Abbey Primary school from Abertawe Bro Morgannwg University Health Board to occupy a currently under-utilised room at the Longford site as a permanent office base for use by three Health Visitors.

#### **Background**

2. The Governing Body have recently been approached by Abertawe Bro Morgannwg University Health Board to utilise an existing under-utilised room at the school's Longford site as approximately shown hatched Black on the attached copy plan (Appendix 1) as an office base for a small team of Community Health Visitors.

3. The room will be used as an administrative base for three Health Visitors and assist to forge closer links and working relationships between parents, Health Board and schools.
4. The Health Visitors will exclusively occupy the room Monday to Friday throughout the year including school holiday periods.
5. The Governing Body of Abbey Primary school have agreed in principle to support the request subject to appropriate terms and conditions being agreed to protect the School and Authority's interests.
6. It is proposed that Abertawe Bro Morgannwg University Health Board be granted an initial 2 year tenancy on terms and conditions to be agreed by the Head of Property and Regeneration. This tenancy would include the right allowing either party to terminate on 3 months written notice.

### **Financial Impact**

7. The arrangement would result in the school benefitting from additional rental income inclusive of all service charges.

### **Equality Impact Assessment**

8. Having considered the Council's screening assessment guidance produced to assist the Council in discharging its Public Sector Equality Duty under the Equality Act 2010 it has been determined that this report does not require an equalities impact assessment.

### **Workforce Impact**

9. There are no workforce or staffing issues directly associated with this report.

## **Legal Impacts**

10. There is no legal impact associated with this report.

## **Risk Management**

11. The interests of both Council and the Governing Body will be mitigated within a tenancy with Abertawe Bro Morgannwg University Health Board.

## **Consultation**

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

## **Recommendation**

18. That:

- i) The Governing Body's in principle decision to allow Abertawe Bro Morgannwg University Health Board to utilise an available room at the Longford site as a permanent office base for use by three Health Visitors is approved.
  
- ii) that authorisation is approved for an initial 2 years tenancy on terms and conditions to be agreed by the Head of Property and Regeneration to include a right allowing either party to terminate on 3 months advance written notice

## **Reasons for Proposed Decision**

19. To support the Governing Body of Abbey Primary School in agreeing to the establishment of an administrative base at the Longford site that will facilitate the co-location of three Health Visitors within the school setting.

## **Implementation of Decision**

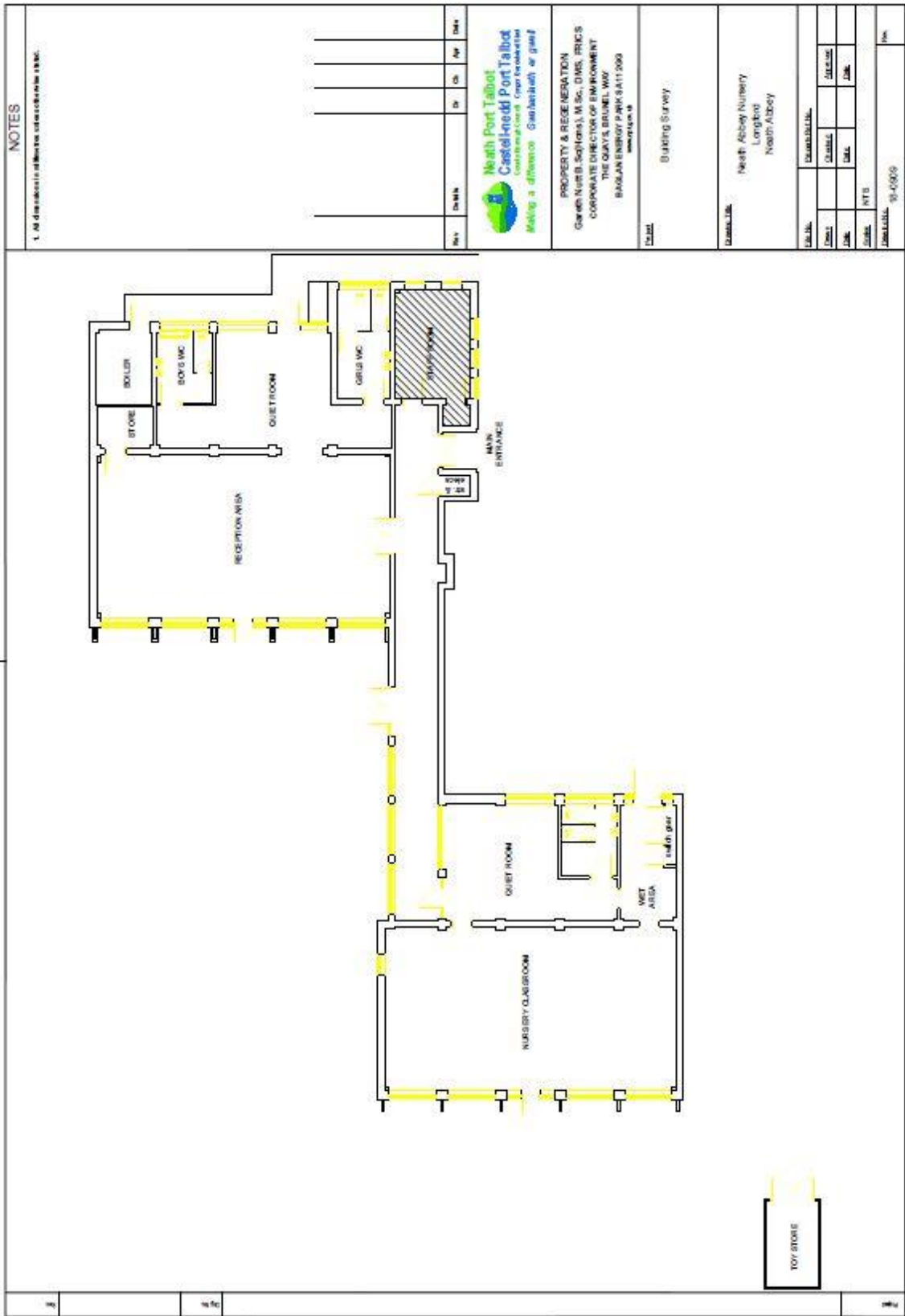
20. The decision is proposed for immediate implementation.

### **Officer Contact**

Mr Andrew Thomas  
Head of Transformation  
Tel 01639 763314  
Email [a.d.thomas@npt.gov.uk](mailto:a.d.thomas@npt.gov.uk)

Mr Simon Brennan,  
Head of Property and Regeneration  
Tel 01639 686370  
Email [s.brennan@npt.gov.uk](mailto:s.brennan@npt.gov.uk)

# Appendix 1



NOTES		Rev	Date	By	Of	For	Date
1. All dimensions reference external face of wall.							
<p>North Port Talbot Castlefield Port Talbot CONSTRUCTION SERVICES Making a difference. Guaranteed or guaranteed.</p>		PROPERTY & REGENERATION Gareth North (Sales), M.Sc., O.M.S., F.R.I.C.S. CORPORATE DIRECTOR OF ENVIRONMENT THE GUY'S BRUNEL WAY BRANLANY PARK SA11 3DB www.npt.co.uk					
		Title: Building Survey Date: 15/09/09					
Client: North Abbey Nursery Longfins North Abbey		Scale: DRAWING NO. 10/09/09					
Date: 15/09/09		No:					

THIS DRAWING IS UNLESS OTHERWISE SPECIFIED TO BE IN CONFORMANCE WITH BS1192:2009