



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Regeneration and Sustainable Development Cabinet Board

14th February 2020

**Report of the Head of Property and Regeneration
S. Brennan**

Matter for Decision

Wards Affected: Neath North

**Agreement with Coastal Housing Group associated with
Development at The rear of Boots' Service Yard, Neath.**

Purpose of the Report:

To seek Members' approval to enter into an agreement with Coastal Housing Group. The Agreement will give the Council's consent (as freehold owner of the land) for Coastal to enter into a Section 185 Water Industry Act 1991 sewer diversion agreement with Dwr Cymru Welsh Water and the Welsh Ministers.

Executive Summary:

To seek Members' approval for Neath Port Talbot County Borough Council to enter into an agreement with Coastal Housing Group, giving the Council's consent (as freehold owner of the land) for Coastal to enter into a section 185 Water Industry Act 1991 sewer diversion agreement with Dŵr Cymru Welsh Water and the Welsh Ministers. The agreement with Coastal also requires Coastal to indemnify the Council in relation to the liabilities and obligations arising out of the s.185 agreement.

Background:

Members may recall that in March 2019 Council approval was given for the grant of a long leasehold to Coastal Housing Group Ltd. for the land at the rear of Boots' Service Yard in Neath.

The proposed development forms part of the Council's wider regeneration of Neath Town centre. This phase of the development will result in the construction of 5 retail units with 12 apartments on the first and second floors, at the rear of Boots' Service Yard, for which Planning Consent has been granted and works on site have commenced.

Financial Impacts:

There are no financial impacts on the Authority.

Integrated Impact Assessment:

A first stage impact assessment has been undertaken to assist the Council in discharging its legislative duties (under the Equality Act 2010, the Welsh Language Standards (No.1) Regulations 2015, the Well-being of Future Generations (Wales) Act 2015 and the Environment (Wales) Act 2016.

The first stage assessment has indicated that a more in-depth assessment is not required. A summary is attached as an appendix.

Valleys Communities Impacts:

No implications.

Workforce Impacts:

No implications.

Legal Impacts:

The Council will enter into a formal agreement with Coastal Housing Group, which will indemnify the Council in relation to any liabilities and obligations arising out of the separate Section 185 Agreement.

Risk Management Impacts:

There are no risk management issues associated with this report.

Consultation:

There is no requirement for consultation in this instance.

Recommendations:

It is recommended that Neath Port Talbot County Borough Council enter into an agreement with Coastal Housing Group, giving the Council's consent (as freehold owner of the land) for Coastal to enter into a Section 185 Water Industry Act 1991 sewer diversion agreement with Dŵr Cymru Welsh Water and the Welsh Minsters. The agreement with Coastal also requires Coastal to indemnify the Council in relation to the liabilities and obligations arising out of the Section 185 agreement.

Reasons for Proposed Decision:

The decision is required in order to enable the development of the land as part of the overall redevelopment plans for Neath town centre, in accordance with the Council's Regeneration proposals.

Implementation of Decision:

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

Appendices:

No appendices.

List of Background Papers:

Regeneration and Sustainable Development Board - Proposed Lease to Coastal Housing Group Ltd of the land at the rear of Boots' Service Yard, Neath. URGENCY ACTION March 2019.

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