

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Regeneration and Sustainable Development Cabinet Board

Report of the Head of Education Development – Mr Chris Millis

17 September 2021

Matter for Decision

Wards Affected:

All

Lease of 5-6 London Road, Neath to the Office of the Police and Crime Commissioner

Purpose of the Report

1. To seek authority for the Head of Property & Regeneration to negotiate a new lease of 5-6 London Road Neath on terms and conditions similar to that agreed under the previous lease, and so enable the continued delivery of substance misuse intervention services.

Executive Summary

2. Substance Misuse Capital funding was utilised for the purchase and renovation of 5-6 London Road, Neath, on the condition that it be used to deliver substance misuse intervention services. A range of substance misuse services are currently delivered from the property.

3. The property has been leased to G4S Care & Justice Services UK (G4S) for a term of 6 years at a peppercorn rent, which expired 31st March 2017 since when the lease has been held over. The lease situation needs to be regularised.
4. G4S are commissioned by the Police and Crime Commissioner (PCC) to deliver offender interventions from the property.
5. The property has now become more multi-use and is being used by G4S to deliver services that are commissioned by the Area Planning Board (using Substance Misuse Action Fund) as well as those commissioned by the PCC.
6. Consequently, the PCC has advised that it would be more pertinent for them to hold the lease from this time.
7. Authorisation is therefore sought for the Head of Property & Regeneration to negotiate a new lease of the premises with the PCC's office, on terms and conditions similar to those under the previous lease. This will enable the continued delivery of substance misuse intervention services at this property.
8. There are concerns regarding Anti-social behaviour in Neath Town centre, exacerbated by substance misuse. It is not known whether the perpetrators of that ASB use the services at London Road.
9. There could be community concerns regarding the continued use of this building, given the issues identified above
10. It is important to note that providing treatment and support is key in reducing offending, reoffending and anti-social behaviour more generally. The focus of services provided at London Road is on stabilising individuals who present as chaotic and likely to cause harm to the community and themselves
11. The value of Drug Intervention Programmes in terms of reducing harms to those who misuse substances, their families and to the wider community is well established/evidenced.

Background

12. Welsh Government's Substance Misuse Action Fund (SMAF Capital) was utilised by the Authority to renovate and refurbish 5-6 London Road, Neath, on the condition that it be used to deliver substance misuse intervention services.
13. The property as approximately shown edged in Black on the attached copy plan was leased at a peppercorn rent to G4S to provide suitable accommodation from which to deliver substance misuse intervention services (see later).
14. The period of the lease was initially from 1st July 2008 to the 31st March 2011, and then further extended from 1st April 2012 to 31st March 2017 since when the lease has been held over (i.e. occupation has continued under the terms of the previous lease) which now needs to be regularised by way of a new lease to run until the 31st March 2024 (subject to the ability to terminate on an annual basis).
15. The previous leases were granted to G4S who are commissioned by the Office of Police and Crime Commissioner (PCC) as the prime contractor for the Dyfodol consortium delivering the South Wales Offender Interventions Service. The Dyfodol consortium who deliver the South Wales Offender Interventions Service, has secured funding to continue delivering the service to the 31st March 2024.
16. As can be seen (below) from the services delivered at London Road, the building has now become more multi-use and is being used to deliver services that are commissioned by both the Office of the Police and Crime Commissioner and the Substance Misuse Area Planning Board using SMAF. The Area Planning Board is the regional Board that has oversight for the commissioning, delivery and quality of substance misuse services funded via Welsh Government grant.
17. Consequently, the PCC has advised that it would be more pertinent for them to hold the lease, with the option to terminate annually in-line with funding.

18. However as G4S are still the prime contractor carrying out the service and are in sole occupation of the building, the new lease need to include provisions to allow PCC to sublet the premises to G4S.
19. A range of services are delivered from the premises, and include,
 - Offender Interventions, which is a triage, assessment, diversion, treatment and support service for 'offenders' in contact with the criminal justice system, including opiate substitution therapy.
 - Rapid Access Prescribing service – (RAPS) for society's most vulnerable people providing them with clinical interventions and specialist holistic support including opiate substitution therapy.
 - Other agencies e.g. Community Drug and Alcohol Team, also use the premises to see clients.
 - Integrated offender management (IOM) is based at the property, this allows local and partner agencies to co-ordinate the management of offenders.
 - Other services delivered at the building include sexual health, needle exchange, blood borne virus clinics and also a wound care clinic is due to start in the near future.
20. There are concerns regarding Anti-social behaviour in Neath Town centre; often exacerbated by substance misuse. It is not known whether the perpetrators of that ASB use the services at London Road.
21. As such, it is recognised that there could be community concerns regarding the continued use of this building, given the issues identified above.
22. However, providing treatment and support is key in reducing offending, reoffending and anti-social behaviour more generally. The focus of services provided at London Road is on stabilising individuals who present as very chaotic and likely to cause harm to the community and themselves.

23. The value of Drug Intervention Programmes in terms of reducing harms to those who misuse substances, their families and to the wider community is well established/evidenced.
24. It is evidenced that it is in everyone's interest (including interest of the whole community) to ensure that people who have committed criminal offences can access the support that they need to enable them to make changes to their lives and reduce the risk of offending, re-offending, or causing ASB. Supporting people to overcome their addictions more generally, as well as the underlying causes, would be a key part of their recovery, and preventing wider harms. The harms created by substance misuse would be exacerbated if such harm reduction services were not in place in this location.
25. As such it is important that the services provided at London Road are maintained.
26. Approval is therefore sought to seek authority for the Head of Property & Regeneration to negotiate a new lease of the premises on terms and conditions similar to those under the previous lease.
27. It is proposed that the new lease will run to the 31st March 2024 with the option to terminate annually in line with the funding situation.
28. This will enable the continued delivery of substance misuse intervention services at this property.

Financial Impacts:

29. There are no financial impacts associated with this report if the recommendation is approved. Although it should be noted that there are SMAF capital grant conditions restricting the occupation and use of the building for substance misuse services, and there would be claw-back if the use was discontinued within 10 years of the award.
30. SMAF capital of £130,674.13 was received in 2014-15 for works to the building. This grant condition is in force until 2024/25, with

potential clawback of up to £124,140.42 if the building ceases to be used to provide substance misuse services.

31. Welsh Government confirm that there is no set formula for determining the claw-back; the amount of claw back would be at an appropriate level of funding dependent on time remaining within the disposal period and with due regard to the specific circumstances that were faced.

Integrated Impact Assessment:

32. 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.
33. The first stage assessment, attached in the Appendices has indicated that a more in-depth assessment is not required. A summary is included below.
34. The proposals contained in the report will have a positive impact on all those who are eligible/required to access the service, irrespective of their protected characteristics, if the delegated authority is granted and a lease subsequently entered into.

Valleys Communities Impacts:

35. No implications

Workforce Impacts:

36. No implications

Legal Impacts:

37. It should be noted that there are SMAF capital grant conditions restricting the occupation and use of the building for substance misuse services, as detailed above.

Risk Management Impacts:

38. There are no risk management issues associated with this report.

Crime and Disorder Impacts:

39. Section 17 of the Crime and Disorder Act 1998 places a duty on the Council in the exercise of its functions to have “due regard to the likely effect of the exercise of those functions on and the need to do all that it reasonably can to prevent:

- a) Crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and
- b) The misuse of drugs, alcohol and other substances in its area; and
- c) Re-offending the area

40. The extension of the lease, will enable the continuation of a substance misuse service which will support the prevention of a-c above.

41. There are concerns regarding Anti-social behaviour in Neath Town centre, exacerbated by substance misuse.

42. As highlighted above, providing treatment and support is key in reducing offending, reoffending and ASB more generally. The focus of services provided at London Road is on stabilising individuals who present as very chaotic and likely to cause harm to the community and themselves.

43. Key elements of this, is the work with the Police to provide an early intervention when someone is arrested where problematic substance use is a presenting factor and on release from prison where there are high risks of recidivism and self-poisoning which can be mitigated with ensuring continuity of clinical care and intensive casework support.

44. Rapid Access Prescribing service – (RAPS) is also delivered at the premises, for society’s most vulnerable people, providing them with

clinical interventions and specialist holistic support including opiate substitution therapy, to enable them to reduce the harms to themselves, their families and community more generally.

45. Integrated offender management (IOM) is based at the property, this allows local and partner agencies to co-ordinate the management of offenders. Police presence in the IOM Unit has reduced criminal activity within the area as the service were able to quickly deal with any concerns around dealing of drugs or antisocial behaviour around the building.
46. The services provided therefore aim to reduce the harms caused by substance misuse, and are consistent with the duties above.

Consultation:

47. There is no requirement for external consultation on this item

Recommendations

48. It is recommended that having due regard to the Integrated Impact Screening Assessment that the Head of Property & Regeneration in consultation with the Head of Education Development be granted delegated authority negotiate a lease with the PCC until 31st March 2024 with an option to terminate annually to enable the continued delivery of drug/substance misuse services.

Reasons for Proposed Decision

49. To regularise the existing use and occupation to both protect the Councils legal position and comply with grant conditions

Implementation of Decision

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

Appendices

51. IIA

List of Background Papers

52. Copy plan

Officer Contact

Mr Chris Millis
Head of Education Development
Email: c.d.millis@npt.gov.uk
Tel: 01639 763226

Mrs Claire Jones
Strategic Manager Partnership and Community Cohesion
Email: s.c.jones@npt.gov.uk
Tel: 01639 763193

