



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Regeneration and Sustainable Development Cabinet Board

14 January 2022

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

MATTER FOR DECISION

WARDS AFFECTED: BRYN & CWMAVON

PROPOSED DISPOSAL OF FORMER PUBLIC TOILETS IN PROXIMITY TO BRYN COMMUNITY CENTRE, BRYN

Purpose of the Report:

To obtain Members approval to demolish the former public convenience block in proximity of Bryn Community Centre, Maesteg Road, Bryn, Port Talbot

Executive Summary:

Approval is sought to demolish the former public convenience block in proximity of Bryn Community Centre, Maesteg Road, Bryn, Port Talbot

Background:

The Council hold freehold title to the former public convenience block in proximity of Bryn Community Centre, Maesteg Road, Bryn, Port Talbot as approximately shown coloured Black on the attached plan

The facility has not been in use for many years. The exact date of closure is unknown however it is thought that the toilets have been closed to the public since at least 2001.

The toilet block is currently in a very poor state of repair and an eyesore. A Condition Survey was carried out on the property in 2010, which suggested that if the facility were to be brought back in to use then it would require a complete refurbishment. The cost of this at the time was estimated to be around £70,000, however, it is now likely to be considerably more than this.

It was recommended in the Strategic Asset Management Plan in February 2005, that any public conveniences categorised as not in use be demolished as and when resources permit with thereby removing any future maintenance or repair obligations for these facilities.

Since then, all other buildings in this category have either been demolished and/or removed from Council responsibility.

The Council has obtained a quotation for the demolition of the former toilet block, in the sum of £11,750 to include for the removal of the slab and clearing any waste from the site.

Given that the toilet has not been in use for over two decades it would be of no loss to the local community, and would cost a considerable sum more to bring the public convenience back into use than to demolish it, it is therefore recommended that the toilet block be demolished as soon as reasonably possible, thus relieving the Council of any future financial or maintenance obligations.

Financial Impacts:

The cost to the Authority for the demolition of the property and the removal of waste would be £11,750 which is being funded from within the budget.

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.

Valleys Communities Impacts:

No implications.

Workforce Impacts:

No implications.

Legal Impacts

No implications.

Risk Management Impacts:

There are no risk management issues associated with this report.

Consultation:

There is no requirement for external consultation on this item.

The local Ward Councillors have been consulted and are supportive of the proposal.

Recommendations:

Having had due regard to the first stage Integrated Impact Assessment Members are requested to provide the Head of Property and Regeneration with delegated authority to proceed with the demolition of the former public convenience block.

Reasons for Proposed Decision:

To enable the demolition of surplus property which would relieve the Council of any future financial or maintenance obligations.

Implementation of Decision:

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

Appendices:

See attached plan – appendix 1.
Appendix 2 - IIA

List of Background Papers:

None.

Officer Contact:

Mollie Goatson, Estates Officer, Property and Regeneration
Tel: 01639 686687 or e-mail m.goatson@npt.gov.uk