

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

EDUCATION SKILLS AND WELLBEING CABINET BOARD

27th September 2022

JOINT REPORT OF THE HEAD OF SUPPORT SERVICES AND TRANSFORMATION AND THE HEAD OF PROPERTY AND REGENERATION

MATTER FOR DECISION

WARDS AFFECTED: Neath South, Neath East, Neath North

NEATH LEISURE CENTRE AT DYFED ROAD NEATH

Purpose of Report

1. To obtain Member approval to declare the land and premises known as Neath Leisure Centre at Dyfed Road, Neath surplus to the ongoing strategic and operational leisure requirements of the Education, Leisure and Lifelong Learning Directorate and once vacant transfer responsibility to the Head of Property and Regeneration for future lease/disposal and for the surrender and termination of the existing lease of the whole and sub tenancy of part of the facility. To obtain Member approval for the operation of the new Neath Leisure Centre by Celtic Leisure pending the transfer of leisure services back to the Council.

Executive Summary

2. As part of the Council's Neath Town Centre Redevelopment the Council is providing a new state of the art Leisure Centre to replace the existing facility at Dyfed Road Neath. As a consequence, the land and premises at the existing Leisure Centre at Dyfed Rd, Neath will become surplus to the ongoing strategic and operational leisure requirements of Education, Leisure and Lifelong Learning Directorate.

Background

3. The Council hold freehold title to Neath Leisure Centre at Dyfed Road Neath as approximately shown edged in Black on the attached copy plan which like all other Council owned Leisure Centres is subject to a lease and operating agreement to Celtic Leisure Trust for a term of 15 years from 1st April 2015.

4. Members will be aware that on 1st February 2022 Cabinet decided that Indoor Leisure Services shall be brought back in house. The intended timeframe for the Council to take over the running of its leisure services is from 31st March 2023. .

The leases of all of the Indoor Leisure Services will be surrendered to coincide with that date.

5. There is also a sublease of that part of the Leisure Centre comprising a garage as shown hatched Black to the Trustees of Neath (Marlins) Sub Aqua Club for a term of 10 years wef 25/7/14 at a rent of £150 per annum for use as an equipment store and compressor room in connection with its sub aqua activities.

This sublease is subject to early determination by either party on giving not less than 6 months advance notice in writing.

6. Members will recollect that The Regeneration & Sustainable Development Cabinet Board of 12th April 2019 resolved to establish a new Leisure Centre within the Neath Town Centre Development to replace the existing facility at Dyfed Rd the latter of which will continue to operate until the new facility opens after which it will close.
7. Construction work on the new facility is nearing completion with an anticipated handover date from the contractor to the Council of mid October 2022.

8. There will then be a period of time allowing for the commissioning of the new facility and for staff and facilities to transfer from Dyfed Road to the new facility after which the new facility can open to the public and Dyfed Road will close.
9. The proposal is that the Dyfed Road facility is then declared surplus to the ongoing strategic and operational requirements of the Education, Leisure and Lifelong Learning Directorate, and once empty and vacant the ongoing responsibility for the future of the facility be transferred to the Head of Property and Regeneration. The existing buildings will be demolished and a masterplan for the site will be developed setting out suitable alternative development opportunities which will be the subject of a future report by the Head of Property & Regeneration.
10. In advance of this there will be the need for the lease to Celtic Leisure Trust to be surrendered and for the sublease to the Sub Aqua Club to be terminated.

To that end there is a need for the Head of Legal Services to be instructed to serve the requisite termination notice on the Sub Aqua club as soon as possible.

Financial Impact Assessment

11. At this stage there is no financial impact.

Valleys Communities Impact

12. There are no specific Valleys Communities Impacts arising from this report.

Integrated Impact Assessment

13. An Integrated Impact Screening Assessment has been undertaken (Appendix 2) which concludes that an integrated impact assessment is not required as this report relates to an internal administrative function.

Workforce Impact

14. There are no workforce impacts associated with this report as they will all transfer from Dyfed Road to the new Leisure facility

Legal Impact

15. The intention is for Celtic Leisure to operate the new Neath Leisure Centre until the time that the Council takes over the running of its leisure services. Therefore the existing arrangements with Celtic Leisure will require modification to reflect the termination of the Dyfed Road facility and the commencing of operations at the new Neath Leisure Centre.

Risk Management

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

Consultation

17. There are no requirements for additional external consultation in this instance.

Recommendation

18. Having had due regard to the first stage Integrated Impact Assessment Members are requested to:
 - a) declare the land and premises at Neath Leisure Centre at Dyfed Rd, Neath surplus to the ongoing strategic leisure requirements of the Education, Leisure and Lifelong Learning Service and once vacant transfer ongoing responsibility for the future management and disposal to the Head of Property and Regeneration.
 - b) Provide Delegated Authority for the Heads of Participation and Property and Regeneration accept a surrender of the existing lease of the facility from the existing tenant.

- c) Provide Delegated Authority for the Head of Property and Regeneration in conjunction with the Head of Legal Services to serve a termination notice on and ensure vacant possession is obtained by the existing sub tenant of part of the facility
- d) Provide Delegated Authority for the Head of Property and Regeneration in conjunction with the Head of Legal Services to enter into a short term lease for Celtic Leisure to operate the new Neath Leisure Centre from its opening until 31st March 2023 date of the transfer of indoor leisure services into the Council. (or, if the 31st March 2023 date is not met, the date when leisure services are brought back in house).

Reasons for Proposed Decision

- 19. Neath Leisure Centre at Dyfed Road Neath will become non-operational when the facility closes and staff and users relocate to the new Town Centre Leisure Centre during Autumn 2022 and therefore the Dyfed Road facility will then be surplus to the ongoing strategic and operational leisure needs of the Education, Leisure and Lifelong Learning Directorate. Arranging for Celtic Leisure to operate the new Leisure Centre until the time that the Council takes over the running of its leisure services will ensure the operation of the new facilities from its opening and the ongoing provision of leisure facilities in Neath.

Implementation of Decision

- 20. The decision will be implemented immediately.

Appendices

Appendix 1 – Plan

Appendix 2 – Integrated Impact Screening Assessment

List of Background Papers

None

Officer Contact

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APPENDIX 2

Impact Assessment - First Stage

1. Details of the initiative

Initiative description and summary: To declare the land and premises known as Neath Leisure Centre at Dyfed Rd, Neath surplus to the ongoing strategic and operational leisure requirements of the Education, Leisure and Lifelong Learning Directorate and once vacant transfer responsibility to the Head of Property and Regeneration for future lease/disposal and for the surrender and termination of the existing lease of the whole and sub tenancy of part of the facility.

Service Area: Support Services And Transformation

Directorate: Education, Leisure & Lifelong Learning

2. Does the initiative affect:

	Yes	No
Service users		x
Staff		x
Wider community		x
Internal administrative process only	x	

3. Does the initiative impact on people because of their:

	Yes	No	None/ Negligible	Don't Know	Impact H/M/L	Reasons for your decision (including evidence)/How might it impact?
Age		x				The related report supports an administrative function
Disability		x				As above
Gender Reassignment		x				As above
Marriage/Civil Partnership		x				As above
Pregnancy/Maternity		x				As above
Race		x				As above
Religion/Belief		x				As above
Sex		x				As above
Sexual orientation		x				As above

4. Does the initiative impact on:

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence used) / How might it impact?
People's opportunities to use the Welsh language		x				As above
Treating the Welsh language no less favourably than English		x				As above

5. Does the initiative impact on biodiversity:

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence) / How might it impact?
To maintain and enhance biodiversity		x				This report recommends that Members of the Education, Skills & Wellbeing Cabinet Board declare the land and premises known as Neath Leisure Centre at Dyfed Rd, Neath surplus to the ongoing strategic and operational leisure requirements of the

						Education, Leisure and Lifelong Learning Directorate and once vacant transfer responsibility to the Head of Property and Regeneration for future lease/disposal and for the surrender and termination of the existing lease of the whole and sub tenancy of part of the facility. The supporting report does not identify or recommend potential avenues for future or alternative use and therefore has no impact of biodiversity or the wider environment.
To promote the resilience of ecosystems, i.e. supporting protection of the wider environment, such as air quality, flood alleviation, etc.		x				As above

6. Does the initiative embrace the sustainable development principle (5 ways of working):

	Yes	No	Details
Long term - how the initiative supports the long term well-being of people	N/A	N/A	Following on from what is essentially an internal administrative process, this report does not identify or recommend potential avenues for future or alternative use and seeks member decision to declare the land and premises known as Neath Leisure Centre at Dyfed Rd, Neath surplus to the ongoing strategic and operational leisure requirements of the Education, Leisure and Lifelong Learning Directorate and once vacant transfer responsibility to the Head of Property and Regeneration for future lease/disposal and for the surrender and termination of the existing lease of the whole and sub tenancy of part of the facility. The premises and land at the Dyfed Rd site, will become redundant and surplus to the ongoing strategic operational requirements of ELLL The replacement centre will provide first class state of the art facilities, to ensure the new centres is the local public health improvement solution, and will put the centre at the heart of the post Covid-19 recovery, and future community wellbeing planning, contributing towards ‘a vibrant and healthy place to live, work and enjoy recreational time’.

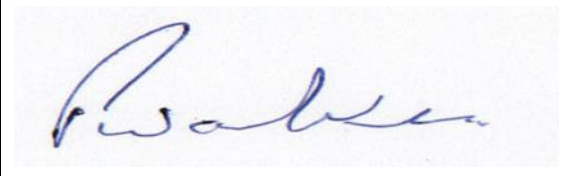
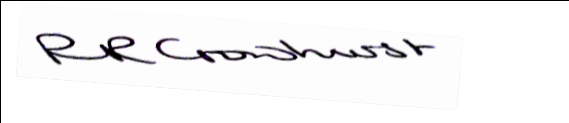
Integration - how the initiative impacts upon our wellbeing objectives	N/A	N/A	As above
Involvement - how people have been involved in developing the initiative	N/A	N/A	As above
Collaboration - how we have worked with other services/organisations to find shared sustainable solutions	N/A	N/A	As above
Prevention - how the initiative will prevent problems occurring or getting worse	N/A	N/A	As above

7. Declaration - based on above assessment (tick as appropriate):

A full impact assessment (second stage) is not required	√
<p>Reasons for this conclusion</p> <p>Following on from what is essentially an internal administrative process, this report does not identify or recommend potential avenues for future or alternative use and seeks member decision to declare the land and premises known as Neath Leisure Centre at Dyfed Rd, Neath surplus to the ongoing strategic and operational</p>	

leisure requirements of the Education, Leisure and Lifelong Learning Directorate and once vacant transfer responsibility to the Head of Property and Regeneration for future lease/disposal and for the surrender and termination of the existing lease of the whole and sub tenancy of part of the facility when staff and users relocate to a brand new facility. The replacement school centre will provide first class state of the art facilities to ensure the new centres is the local public health improvement solution, and will put the centre at the heart of the post Covid-19 recovery, and future community wellbeing planning, contributing towards 'a vibrant and healthy place to live, work and enjoy recreational time'.

A full impact assessment (second stage) is not required	
Reasons for this conclusion	

	Name	Position	Signature	Date
Completed by	Paul Walker	Operations Coordinator D.E.L.L.L		12/8/22
Signed off by	Rhiannon Crowhurst	Head of Service		12/8/22