



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

**NEATH PORT TALBOT COUNCIL
SOCIAL SERVICES, HOUSING AND COMMUNITY SAFETY
CABINET BOARD**

10th November 2022

Report of the Head of Adult Services, - Angela Thomas

**LEASE AGREEMENT FOR THE OCCUPATION OF RHODES
AVENUE**

Matter for Decision

Wards Affected: Aberavon

Purpose of Report

To seek delegated authority for the Head of Adult Services to enter into an agreement for the occupation by Adult Social Services of Council owned premises known as “Rhodes Avenue, Changing Rooms”.

Executive Summary

This report seeks Member’s approval for the Head of Adult Services to enter into an agreement for the occupation Adult Social Services of Council owned premises known as “Rhodes Avenue, Changing Rooms”.

Background

The former Rhodes Avenue, changing rooms is situated in Aberavon, the building was previously used by NSA Afan, but has remained vacant for several years.

As part of the Directorate's community development work, this property has been identified as offering an opportunity to develop a community asset.

The intention is that the site will welcome all community members, with a range of targeted activities for people with complex needs and their carers, along with employment and training opportunities in an area of high deprivation.

A task and finish group will be established to develop a range of community resources that will operate from the building, this group will include members of the community and partners. Work will be undertaken within the community to scope out and identify opportunities for a collaborative approach.

The occupation of this building offers the Local Authority the opportunity to meet several key objectives outlined in the Public Services Board Wellbeing Strategy 2018 – 2023, and Neath Port Talbot's Corporate Plan 2022 – 2027 in respect of building safe and resilient communities.

Applications for grant and capital money will be sought from several sources, to support with the refurbishment of the building. Initial enquires have already been undertaken to support this proposal, although it is recognised that further work is required.

Terms will be agreed with the Head of Property and Regeneration to occupy the premises on a full repairing and insuring basis for £8,000 per annum exclusive of rates and other outgoings. The occupation of the premises will be documented by the agreement of terms between Departments. The occupation will be reviewed on or before September 2023 if required.

Financial Impact

The cost of the lease for is £8,000 per annum exclusive of running

costs; the monies have been allocated from Adult Services core budget 2022/23 and subsequent years.

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 impact assessment has indicated that a more in-depth assessment was required.

An overview of the Integrated Impact Assessment has been included below in summary form only and it is essential that Members read the Integrated Impact Assessment, which is attached to the report at Appendix 1, for the purposes of the meeting.

This report relates only to entering into a lease for the property and as such no impact is identified. A further impact assessment will be undertaken with regards to the services that will operate from this building.

Valleys Communities Impacts

The building is local community asset located in Aberavon ward, however, this is part of a wider programme of community work and runs throughout the wider Neath Port Talbot area. As an example there is a piece of work currently ongoing in Cymer Afan looking at opportunities to fund community initiatives within the existing community centre, in partnership with community groups, CVS and supported by Pen y Cymoedd Wind Farm Community Fund.

Workforce Impacts

No impact on the Council's workforce as this report relates to entering into a lease.

Legal Impacts

There are no legal implications associated with this report.

Risk Management Impacts

The risk associated with failing to implement the proposed recommendations is that the benefits outlined earlier in this report will not be realised.

Other Impacts

None.

Consultation

There is no requirement for external consultation on this item.

Recommendations:

Having had due regard to the integrated impact assessment it is recommended that Members Provide the Head of Adult Services with delegated authority to enter into an agreement for the occupation by Adult Social Services of Council owned premises known as “Rhodes Avenue, Changing Rooms”.

Reasons for Proposed Decision

The reason for the proposed decision is to enable Adult Services to enter into an agreement to occupy Rhodes Avenue, Changing Rooms so that the service can provide community disability, physical recreation and a community hub.

Implementation of Decision

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

Appendices

First Stage Integrated Impact Assessment – Appendix 1.

List of Background Papers

None.

Officer Contact

Sarah Waite Principal Officer Early Intervention, Prevention and
Community Support Services s.waite@npt.gov.uk

Angela Thomas Head of Adults Services a.j.thomas@npt.gov.uk