

MINUTES OF A MEETING OF THE CABINET HELD IN REMOTELY - VIA MICROSOFT TEAMS ON TUESDAY, 18 MAY 2021 AT 14:30

Present

Councillor HJ David – Chairperson

CE Smith
NA Burnett

HM Williams

D Patel

RE Young

Officers:

Claire Marchant	Corporate Director Social Services and Wellbeing
Janine Nightingale	Corporate Director - Communities
Gill Lewis	Interim Chief Officer – Finance, Performance and Change
Kelly Watson	Chief Officer Legal, HR and Regulatory Services
Julie Ellams	Democratic Services Officer - Committees
Mark Shephard	Chief Executive
Lindsay Harvey	Corporate Director Education and Family Support
Martin Morgans	Head of Performance and Partnership Services
Richard Matthams	Development Planning - Team Leader
Philip O'Brien	Digital Transformation and Customer Services Manager
Jonathan Parsons	Group Manager Development

657. DECLARATIONS OF INTEREST

Cllr Huw David, Leader, declared a personal interest in item 8, Former Ewenny Road Industrial Estate: CCR Funding and Proposed Redevelopment because he was a member of the Cardiff Capital Region Cabinet and he would be ultimately involved in making a decision on this proposal. He had been appointed to that Cabinet by this authority and therefore was declaring a personal interest. He was also the Chair of the Cardiff Capital Region Transport Authority and was involved in considering ways of progressing the park and ride feature at this site.

Cllr Nicole Burnett, Cabinet Member for Social Services and Early Help declared a personal interest in item 10, Re-Commissioning Specialist Supported Living Services, because she had co-parenting responsibilities for a child with complex needs going through the transition process.

658. APPROVAL OF MINUTES

RESOLVED That the minutes of the 09/03/21 and 06/04/21 be approved as a true and accurate record.

659. SMARTER BOROUGH - CLOSED CIRCUIT TELEVISION (CCTV)

The Interim Chief Officer Finance, Performance and Change presented a report providing Cabinet with the background, current position statement and a proposal to recommend to Council the inclusion of a budget of £595,000 within the capital programme for implementing the Smarter Borough – Closed Circuit Television (CCTV) proposal. She explained that the existing CCTV system across the borough had been in service for 20 years, during which time several upgrades had been carried out to keep it operational without incurring large sums of expenditure. The system had now reached the point where the equipment was at the end of its working life and compatibility issues

were becoming more and more frequent as replacement parts were no longer being manufactured resulting in cameras being decommissioned.

The Interim Chief Officer Finance, Performance and Change explained that the Council's CCTV service helped the Council and Police perform a one public sector approach to prevent and tackle priority issues such as anti-social behaviour, violence, theft and made a significant impact on residents' perception of safety. The CCTV provision in Bridgend County Borough had clearly contributed to reducing the overall crime rates in the area and this was evidenced from the incident figures from June 2017 to May 2019 which indicated that the CCTV service provided by BCBC successfully aided the investigation of 1484 incidents in Bridgend, 146 incidents in Maesteg, 89 incidents in Porthcawl, and 29 incidents in Pencoed. The Police and Crime Commissioner (PCC) had recently indicated he may be willing to make an ongoing contribution to a sustainable service. Discussions were currently ongoing alongside discussions with Welsh Government and Central Government around a capital contribution towards the Smarter Borough – Closed Circuit Television proposal.

The Head of Partnerships explained that any upgrade of the CCTV provision would be compliant with the Information Commissioner's Office CCTV Code of Practice and data protection legislation. He outlined the current annual revenue costs of running the 24/7 CCTV service as in paragraph 8.2 of the report. It was anticipated that under the new proposal, the total of the ongoing network, maintenance and software costs would be reduced by £20,000 per annum subject to a successful procurement exercise.

The Head of Partnerships explained a Smart Borough would help the Council monitor and manage resources, with an end goal of saving time and money. Existing networks and services would be made more efficient through the use of digital technologies for the benefit of residents and businesses in the area. These technologies would help deliver better traffic management, smart parking, improved water and waste services, more efficient lighting and energy use in buildings and safer infrastructure, among other benefits. The Council could provide a Wi-Fi service by overlaying Wi-Fi services onto the existing CCTV infrastructure. Adopting a "free and unlimited public usage" model would encourage users to visit the Council's Wi-Fi landing page to access information and services safely.

The Cabinet Member for Communities thanked the officers for the report and for the news that discussions were ongoing with the Police and Crime Commissioner as he believed the police were one of the major beneficiaries of the CCTV system. The proposals went considerably further than the current CCTV system and could be seen as the first steps in creating a wifi borough. He was excited to see how this development could take the Borough forward in terms of partnership working and services for residents.

The Cabinet Member for Social Services and Early Help was particularly excited as one of the Members for the Town Centre and the improvements to resident's perception of safety in the town. She felt strongly about free wifi coverage which was a right for everyone and this had been particularly important during the recent lockdown in helping families to access digital content.

The Leader agreed and added that CCTV provision was an essential tool in terms of community safety and the prevention of crime across the borough.

The Cabinet Member for Wellbeing and Future Generations agreed with the comments made and asked for reassurance around GDPR and civil liberties because it could be a concern to some residents. The Interim Chief Officer Finance, Performance and Change

replied that the proposal was not dissimilar to what we currently had and as it progressed, the authority would go through GDPR rules and regulations. The Head of Partnerships added that in terms of CCTV provision it would be compliant with the Information Commissioners Office.

The Cabinet Member for Wellbeing and Future Generations asked for a further report when the plans were developed. The Interim Chief Officer Finance, Performance and Change explained that the intention was to take the report to Council in June and subsequent to that to secure a provider to put the network in and from that point they would be coming back with different options.

The Leader added that they were regulated by a comprehensive legislative framework and had to record and register use in a specific way and CCTV could only be used for certain purposes requiring permission from designated officers within organisation. This was to ensure transparency.

The Cabinet Member for Social Services and Early Help asked about adding additional cameras to the system for issues such as parking outside schools and asked if there was capacity for schools to buy in to ensure public safety and also mobile cameras for hotspots. The Group Manager for Transformation and Customer Services replied that building the CCTV infrastructure and upgrading it would give the opportunity to look at sighting mobile cameras to cover potential problems and antisocial behaviour including parking. This would be part of the second phase. He confirmed that they would be using the latest technology and IP cameras with improved technology to give better images and more coverage which would be critical in terms of crime detection and prosecution.

The Deputy Leader added that the authority had squeezed every last bit of life from the current system which was valued by both the police and public. Residents were reassured that they and their children were being protected. This was far more than a CCTV renewal programme and about creating a smart county borough. The opportunities were exciting and of benefit to local citizens.

RESOLVED: That Cabinet considered the report and recommended a report to Council approving the inclusion of the Smarter Borough – Closed Circuit Television (CCTV) proposal within the capital programme with a budget of £595,000.

660. **PEST CONTROL CONTRACT**

The Interim Chief Officer Finance, Performance and Change presented a report providing Cabinet with the background, current position and options to determine the preferred way forward in terms of a pest control service following the previous Cabinet report on 19th January 2021 when it was agreed to explore further alternative options. Cabinet also approved the suspension of the relevant parts of the Council's Contract Procedure Rules to enter into a short term contract with the current pest control service provider Rentokil whilst further options were being explored. She reported that Rentokil had agreed to extend the current contract until October 2021, they also stated that this was the maximum extension they would agree to under the terms of the current contract.

The Interim Chief Officer Finance, Performance and Change explained that in January 2021, Cabinet were presented with three options however the decision taken by Cabinet was to extend the current contract while further options were explored. The 'Shaping Bridgend's Future' 2019 public consultation sought to obtain views on specific budget reduction proposals across Council directorates and included a question to obtain residents' views on a pest control service. 58% of respondents stated that they were of the view that the Council was not best placed to provide a pest control service.

Respondents were asked a supplementary question on whether the council should consider charging for these services and only 16% of respondents to this question stated that the service should continue to be free to residents.

The Interim Chief Officer Finance, Performance and Change referred to the requirement for the contractor to respond to all domestic pest control treatment requests within 3 working days. This was not ideal as it required the resident to wait in for the visit as no day or time could be agreed in advance. Due to this, there was a high level of abortive callouts made as a result of residents not being at the property when the pest control technician arrived. This was important for a new contract in terms of specification. Indications from the market were that the future contract cost was likely to increase.

The Interim Chief Officer Finance, Performance and Change explained that the Operational Manager for Customer Services liaised with the other 21 Welsh local authorities to identify what domestic pest control service was offered to their residents. From the 21 authorities that were contacted, apart from two further options that were identified in Bridgend, no authority provided any further alternative options as most either provide a full chargeable service, or did not provide a service at all. The Interim Chief Officer Finance, Performance and Change outlined the five options for consideration.

The Cabinet Member for Wellbeing and Future Generations thanked the officers for their work and said that she would prefer an option that was free. Of the 5 options, 2 contained charging and she would prefer those 2 not to be taken forward as there should be a free pest control service. The consultation was pre pandemic and they could not rely on the outcome. There had been a significant increase in the number of referrals during the pandemic and if residents were asked the same question again, she believed they would get a very different response. This was also evidenced from her own case work and discussions with other members. The Cabinet Member suggested that the authority continue with a free service and explore either option 3, 4 or 5.

The Interim Chief Officer Finance, Performance and Change replied that if they were to go with option 3, they would need to consult. They were very tight with regard to timescales and this consultation would take 3 months. Options 4 and 5 did not require consultation. The Cabinet Member for Wellbeing and Future Generations confirmed she would be happy to move forward with options 4 or 5.

The Cabinet Member for Social Services and Early Help agreed with the Cabinet Member for Wellbeing and Future Generations and preferred options 4 or 5. She did not feel that an external provider was incentivised enough to tackle and solve the problem. The problems in the community were not being tackled and that required a joined up approach connected with enforcement and environmental health. Who was responsible for the rat population? A number of issues needed to be considered in a more strategic way and only the authority could do that. A long term solution and not a temporary fix was required and it had to be free.

The Deputy Leader stated that rats were not appropriate in any environment whether rural or urban. With regard to the public consultation, 59% believed the Council were not best placed to provide the service. He asked if those consulted were aware that there was a third party provider and this was an indication that they were not happy with the service. Also there was an indication that less than 1 in 5 would be happy to pay. He recalled that when this went to overview and scrutiny, there was a concern about the impact on low income households and who owned the rat. If they started charging no one would ring the Council to get rid of the rat. It fell on the Council to control the rat population. Not providing the service was not an option. He preferred option 4 or 5.

although there was no indication of price for option 4. He believed that they should go out to tender to provide a strategic rat control service providing the best value for money.

The Cabinet Member for Communities was also leaning towards options 4 and 5. He was not surprised that the rat population was migrating due to the closure of restaurants and cafes. This might change in future as businesses reopened. This had simply made the public aware of the rat population within their environment. The consultation had been undertaken before the pandemic and the findings might now be questionable. Discontinuing the service was unthinkable and he was happy with options 4 or 5.

The Interim Chief Officer Finance, Performance and Change explained that as expected, the authority would need to go for the best value option. With regard to the question who owned the rat, option 3 provided a solution as if it was in the house, there was a free service. To secure value for money, they would have to go out to tender with a specification and see what the market would provide in terms of an improved service.

The Cabinet Member for Social Services and Early Help asked that they look at a strategy to eradicate rather than control the rat population and that the tender should reflect this. She believed there would be long term savings if this was tackled properly in the first instance. The Deputy Leader added that there would always be a rat presence so it was important to have a combination of a proactive and reactive service.

The Leader said that it could not be addressed by one agency alone and a multi-agency strategy across the borough was required. They could also consider taking soundings from the Public Service Board.

The Group Manager for Transformation and Customer Services explained that within the current contract was a clause to maintain close working relationships with SRS. Rentokil linked in with SRS to tackle issues such as rubbish in garden and would work to address issues. They would make sure that would be factored into the future specification.

The Interim Chief Officer Finance, Performance and Change explained that there were 2 parts to this, the strategy which was the SRS part and pest control which was on top of that. There was already a strategic approach.

The Cabinet Member for Social Services and Early Help replied that she was aware of it and had experience of it and in her opinion it did not move quickly enough was not effective enough. There was a lot of batting back and forth and discovering and solving the root cause was not effective enough. The Interim Chief Officer Finance, Performance and Change said that would be taken through to the SRS Board.

RESOLVED: That Cabinet:

- Considered the options outlined in the report and agreed to go out to tender.
- Wanted to provide a free service and favoured options 4 and 5 as referred to in the report.

661. **REPLACEMENT LOCAL DEVELOPMENT PLAN - DEPOSIT PLAN PUBLIC CONSULTATION DOCUMENT**

The Corporate Director Communities presented a report seeking Cabinet approval to publish the Replacement Local Development Plan Deposit Draft (LDPDD) for public consultation in June 2021 for a period of 8 weeks in accordance with the Development Agreement approved by Council and Welsh Government in October 2020.

The Corporate Director Communities explained that the LDPDD had been prepared by Bridgend County Borough Council to underpin preparation of the Replacement LDP 2018-2033. The document was subject to public consultation in accordance with Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. Once finalised and adopted, the Replacement LDP would replace the existing LDP (2006-2021) as the statutory Development Plan for the County Borough. She stressed that this was a consultation document and all comments received would be given due consideration before a finalised version would be sent to Welsh Government for adoption. There would then be a Welsh Government examination held in public and they would scrutinise the document again. At this stage the Inspector could add or remove parts to the plan and they would then report back with the plan they wished the Council to adopt. It would then be for full Council to adopt the LDP or not.

The Group Manager for Planning and Development Services explained for those not familiar with the process that the LDP was a high level strategy that must be produced by the Council. It put into land use terms the overall aims and aspirations of the authority and the objectives of the Well-Being of Future Generations (Wales) Act 2015 and priorities of the Bridgend Public Services Board's Well-being Plan. It was a significant, essential piece of work without which the authority would be open to speculative developments and planning by appeal.

The Strategic Planning and Transportation Manager outlined some of the other aspects that would be delivered by the replacement LDP including sustainable places through place making. The LDP would seek to deliver zero carbon homes supporting the decarbonisation strategy. He added that the material weight attached to the existing LDP would progressively diminish from 2021 placing the Council in a position where it would be open to challenge from the development industry. It was therefore imperative that they continued with the replacement LDP. He explained the structure of the document and outlined the various components.

The Cabinet Member for Social Services and Early Help appreciated the substantial volume of work that had gone into the document since first discussed at Development Control Committee. She could see the emphasis on building new communities and addressing the need for more houses within the communities. There were schemes that could be controversial to some residents but she stressed that this was the consultation phase. She asked for reassurance that they would be investing in the communities they already had as well as investing in new ones and if the Council would be working on housing needs in an holistic way. Demographics were changing with more single people and they had to take on board different strategies such as the rent a room scheme and look at it holistically.

The Cabinet Member for Education and Regeneration thanked the team for the way they had undertaken the task. He was pleased that they had included Town and Community Councils at an early stage. He was also happy that the report had been presented as a consultation document having already seen fake news and misinformation. This was a statutory duty and every Council should be doing it and those that failed would be open to free market and random applications and undesirable development. He believed that the housing market was broken with too much housing of the wrong type and not enough of the right type. There was unaffordable housing, second homes and unequal balance between councils and private sector developers. A robust LDP could support developers and protect residents against undesirable proposals. He had 3 key messages for the public, candidate sites were candidates only, the plan was open to consultation and comments would be listened to and acted upon and residents should send in their comments which would be considered on planning grounds. He would be

taking part in the consultation as a ward member and in his own right based on planning grounds.

The Cabinet Member for Communities acknowledged the phenomenal amount of work and dedication that had gone into the document and paid tribute to the Group Manager for Planning and Development Services and the Strategic Planning and Transportation Manager. He said that in its final form it would act as protection for the County Borough and protect the environment, urban areas and residents and that was the reason why it was so important in planning terms. He was particularly pleased to see that the Green Agenda had prominence within the LDP giving added protection. This document was protection for BCBC and he echoed the plea for residents to get involved and engage with the process. He believed that when scrutinised by Welsh Government, this would be seen as a robust document.

The Leader echoed the thanks of colleagues to the officers in the team who had worked hard on this mammoth undertaking. The public consultation details would be made available in June and they wanted as many people as possible to take part in the consultation. It would affect everyone and was about jobs, schools, green energy and new homes for the growing population within Bridgend. Without new homes there would be an increase in homelessness. Affordable and social homes were at the heart of strategic plans and sites. On completion of the consultation, responses would be considered and changes made to the plan. There would be a stage when it went to the Inspector who would make a judgement. If the plan was not robust enough or based on factual evidence then he could reject the plans and could potentially take forward a different set of plans. The plan would eventually come back to Full Council for a decision. The Strategic Planning and Transportation Manager added that when they submitted the plan to Welsh Government they wanted that to be the final plan. If there were sites not supported by robust evidence then the Inspector could add or delete sites.

The Deputy Leader thanked the officers for the plan which was clearly a huge amount of work. It was based on a lot of evidence and met all the legislative requirements. He asked what weight public opinion would carry with the plan because there could be some elements that would not please everyone. The Strategic Planning and Transportation Manager replied that public consultation was hugely important to the process, not so much the volume of objections but material planning considerations. They urged members of the public to concentrate on matters such as traffic, congestion, the impact of a development on overlooking or rights of way. Comments based on material planning considerations carried a lot of weight.

The Leader emphasised that this was an opportunity to help shape the LDP. Everyone with an interest could take part including groups such as young people and children to help plan for their long term future.

The Leader asked if they could confirm that from major developments to relatively small scale developments, there would be a minimum requirement for social and affordable housing. Last year 1500 people made homelessness presentations to BCBC and 1000 people were given temporary accommodation because they were homeless. The Group Manager for Planning and Development Services confirmed that there would be a requirement and there would be policy on affordable housing. They would have the opportunity to develop their own Supplementary Planning Guidance on affordable housing. They were looking to bring forward a number of houses and of those, 2000 would be affordable so this was critical.

The Cabinet Member for Wellbeing and Future Generations asked that they did not use affordable housing and social housing interchangeably. They were different types of housing and most members supported the idea of additional social housing which was different from affordable housing. In terms of the consultation she hoped that the consultation was in accessible form with an easy read version and a Welsh version. The Strategic Planning and Transportation Manager Make replied that he had worked with the Engagement Team to develop a non-technical summary of the document and tried to make it as accessible as possible. The presentation of some tables was prescribed by Welsh Government so if negative feedback was received they would feed that back to WG.

The Leader asked if they could reassure members that the transport infrastructure was at heart of the LDP and that it would serve the community and also the impact on nearby settlements. The public would also be asking about school places and education and the provision of primary health care etc. The Strategic Planning and Transportation Manager replied that in terms of large transport schemes these were identified in the documents. With regard to road infrastructure and the impact on local communities, a strategic document was being prepared to address this. This was a massive piece of work and still ongoing. In terms of new education facilities the thrust was towards large self-contained sites which could contain their own primary schools. Those sites would be appraised to ensure they could deliver. In terms of health facilities, they had engaged with the local health board to ensure that the level of growth proposed would have access to adequate medical facilities.

RESOLVED: That Cabinet:

- a) Noted and approved the Supporting Evidence Base Documents described in the Table at Paragraph 4.27 of the Report;
- b) Approved the Replacement Local Development Plan Deposit Draft for public consultation in June 2021 for a period of 8 weeks in accordance with the approved Development Agreement; and
 - c) Authorised the Corporate Director Communities and Group Manager - Planning & Development Services Development to make any final refinements to the consultation document, supporting background papers and technical evidence required prior to public consultation and to publish the Deposit Draft and carry out the public consultation.

662. **USE OF PLANNING PERFORMANCE AGREEMENTS AND OTHER COST RECOVERY MEASURES FOR THE DETERMINATION OF PLANNING APPLICATIONS**

The Corporate Director Communities presented a report seeking Cabinet authorisation to use Planning Performance Agreements (PPAs) with developers as part of a system of cost recovery in dealing with mainly major development proposals and to introduce additional cost recovery measures. She explained that PPAs were widely used across the UK and were accepted by house builders and developers alike.

The Group Manager Planning and Development Services outlined the report and what it hoped to achieve. A PPA should be viewed as an efficiency tool, which provided a clear timeframe to progress significant development proposals with associated economic benefits as well as where necessary additional resource was provided to ensure service

continuity. He stressed that a PPA should not be considered as a means of 'buying' a planning consent or circumventing the normal planning process.

The Group Manager Planning and Development Services explained that Bridgend had seen a number of large development proposals coming forward over the last year, for example, the expansion of the WEPA paper mill in Maesteg was a significant project with subsequent economic benefits both locally and regionally. This application tested the teams quite considerably from pre-application through to post decision and at one point required full time input for a number of officers. In this case, the project was time sensitive but was delivered on time following the grant of planning permission although other work streams within the service were delayed as a result. The use of a PPA in this circumstance would provide an agreed framework for the processing of the application from pre-application stage through to the discharge of conditions as well as the potential to secure additional resource to assist in covering those staff members fully engaged on the project.

The Group Manager Planning and Development Services explained that PPAs would be used for larger development schemes but could also be used for any type of development that required an extraordinary response from the LPA. This could include renewable energy schemes or essential development on sensitive sites. PPAs could also be used as part of a response to consultations on Developments of National Significance (DNS) applications. These applications were submitted to and determined by the Welsh Ministers via the Planning Inspectorate, which took most of the planning fee. In this case, the local authority would be a statutory consultee and would be responsible for discharging the conditions and any subsequent enforcement. It was essential therefore that any costs incurred by securing critical advice could be recovered from the developer.

He added that when the LDP was renewed and adopted an increase in planning apps for strategic sites was expected. They needed to be able to manage these applications as effectively as possible in addition to the day to day applications.

The Group Manager Planning and Development Services outlined the proposed changes to the current paid pre-application advice service and the additional services added in response to public demand.

The Cabinet Member for Communities added that the PPAs had been in existence for a number of years and could be used to offset the hit resulting from cut after cut since 2010. These cuts had reduced the resilience of the planning department along with the added costs of continuing to provide the service. They had been in existence for a number of years and he considered that the scale of charges was not excessive.

The Cabinet Member for Wellbeing and Future Generations asked for clarification regarding the potential impact on the smaller developers. The Group Manager Planning and Development Services replied that he would not anticipate a small scale builder entering into an agreement. This was more about complexity and where additional resource would be required. Developments of up to 10 houses were unlikely to need that but each case would be taken on its merit. They would only look to cover the costs incurred outside of the normal application fee. BCBC was the first authority in Wales to introduce a paid for pre application advice service. He was sceptical at first but from that point on they realised there was a willingness on the part of the developer to engage and receive bespoke advice. This should not be seen as a money making venture but purely to recover what was required. There was also the discretion to waive the fee if necessary such as for a deprived group or a community project. The Cabinet Member for Wellbeing and Future Generations thanked the Group Manager Planning and Development Services for the reassurances.

The Leader added that a key feature of these arrangements were that they were voluntary arrangements for those who wanted a quicker or different type of service and the outcome would still be the same.

RESOLVED: That Cabinet:

1. Approved the use of Planning Performance Agreements and any resulting or associated financial contribution as part of the planning process.
2. Approved
 - A 5% increase over the next two years on our pre-app charging schedule.
 - An increase in the hourly rates for specialist consultee advice from £50 an hour to £60 an hour.
 - The addition of Pre-Purchase Certificates and Completion Certificates to the preapplication advice service up to £300 per request for individual houses and between £500 and £1000 for larger scale premises.
 - The addition of pre-submission validation checks of £90 - £200 depending on the complexity of the proposal.
 - That a charge be made for completing NRW Derogation licence for applicant to send off to NRW in the sum of £250
 - The introduction of a charge for undertaking highway stopping up orders as required by planning permission.
3. Authorised the Corporate Director Communities to take all necessary steps to introduce Performance Planning Agreements and to agree appropriate charges to be made in Performance Planning Agreements and, in consultation with the Chief Legal Officer to enter into Planning Performance Agreements as required

663. **FORMER EWENNY ROAD INDUSTRIAL ESTATE: CCR FUNDING AND PROPOSED REDEVELOPMENT**

The Corporate Director for Communities presented a report, the purpose of which, was to update Cabinet on the progress that has been made in order to bring forward a mixed use regeneration of the former Ewenny Road Industrial Estate, Maesteg, and to seek approval to progress with the due diligence stage of a grant funding application in order to secure Cardiff Capital Region (CCR) funding for necessary infrastructure and remediation works. The report also provided an update on the ongoing relationship with Pontardawe Coal & Metals Company Limited (PCMCL) and the joint aim of the parties to facilitate the remediation, marketing and sale of land at Ewenny Road (Former Cooper Standard Site), Ewenny Industrial Estate, Maesteg.

She explained that the former Ewenny Road Industrial Estate site is a 19.71 acre vacant parcel of land that is owned in part by BCBC and in part by PCMCL. PCMCL are a subsidiary of Clowes Development (UK) Ltd, a substantial family owned property development and investment company based in Derby.

BCBC owned 7.52 acres (Former Cooper Standard Site) whilst PCMCL own 12.19 acres (Former Budel Pac Cosi Site), with this reflecting an ownership split by acreage of circa

40 percent BCBC and 60 percent PCMCL owned land. Both parties have previously completed demolition and site clearance work in readiness for development although the lack of viability has resulted in the entire 19.71 acre site remaining vacant and in a state of dereliction.

Following an assessment of the application the Development Control Committee resolved to approve the application subject to finalising the planning obligations. This initial proposal was subsequently revised in an attempt to improve the viability of the scheme and this Committee resolved to grant planning permission for this revised scheme in June 2016. Terms were also previously agreed with PCMCL for the disposal of the BCBC owned land and these were authorised by Cabinet on the 10th May 2016.

The Corporate Director – Communities then outlined certain information, as alluded to in the report, of further works that were now needed at this site, so as to improve it. Given the costs associated with these works the development of the area, was not now financially viable without additional funding support she added.

In September 2020 the Cardiff Capital Region (CCR) Housing Viability Gap Fund was launched. This fund is a £35 million targeted housing investment programme designed to overcome evidenced market failures relating to financial viability across South East Wales. Officers had worked collaboratively with PCMCL to prepare a comprehensive suite of application documents and put the scheme forward for consideration as part of this fund.

Following a period of evaluation by CCR and CBRE, a report to the CCR Cabinet on 15th March 2021 identified an indicative schedule of sites that had been shortlisted for funding, with the Former Ewenny Road Industrial Estate, having been shortlisted for £3.5 million of funding.

The Corporate Director for Communities continued, by advising that the CCR Viability Gap Fund is intended to unlock housing led development on sites where the upfront infrastructure costs render the scheme unviable and are subsequently stalled. The CCR Fund seeks to optimise economic returns by investing in the most strategically located sites which maximise value for money. The CCR Funding Programme had been structured to target the areas of lowest economic competitiveness in the region, as informed by the UK Competitiveness Index 2019. This was to be achieved via the split fund prioritisation approach detailed in paragraph 4.1 of the report.

In addition to the two £15 million sub funds outlined in the above part of the report, an additional £5 million of Welsh Government funding was being made available for schemes that could meet specific requirements. BCBC was not eligible for sub fund 1 and the Welsh Government funding conditions were not appropriate, as they required all residential units to meet space standards that were not deliverable for the Ewenny Road site. As such the site was eligible to be put forward for consideration as part of the £15 million sub fund 2 element.

Following a period of assessment and initial due diligence, CCR released an indicative shortlist in March 2021 which was reported to and approved by CCR Cabinet on 15th March 2021. This shortlist included the Former Ewenny Road scheme for which a maximum of £3.5 million of funding has been earmarked.

The Corporate Director for Communities advised therefore, that it was now necessary to request Cabinet endorsement for the submission of the full application. Officers would report back to Cabinet to seek approval to accept a funding agreement, should the application be successful.

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The remaining sections of the report, included information on revisions required to the Masterplan at draft stage, to ensure that there was a mixed regeneration of proposals on the site, (as contained in paragraph 4.9 of the report), relationships with PCML and the next steps to be taken, going forward.

The Corporate Director for Communities concluded her report, by referring to the financial implications regarding its proposals.

The Cabinet Member for Communities commended the report and its proposals, which he felt was largely due to the Council being part of the Cardiff Capital City Deal arrangement, which would provide grant funding for that which was proposed at the site. The development of the site would give BCBC the ability to bid for Metro finance, in order to create a Park and Ride facility at Ewenny Road. The development proposals would also assist the Authority's green agenda, ie with the provision of electric vehicles, as well as a children's play area.

The Cabinet Member for Education and Regeneration echoed the importance of the Council being part of the Cardiff Capital City Deal Region, which was assisting in the support of development works at this site, on the back of the proposed transport terminus at Porthcawl and enhanced transport links at Pyle station. No doubt other projects would also follow on, he added. He was pleased to see such a mixed set of development proposals at one location, which was a brownfield site, that included a transport hub, together with both residential and commercial development, amongst others.

The Leader was also pleased to see a commitment being made towards the building of over 180 homes that included affordable housing for local people, which would result in this being the largest housing development in Maesteg, together with a park and ride facility and a first new enterprise hub, serving the Llynfi Valley. This was only being realised he added, from being a member of the Cardiff Capital City Deal. This was also the biggest regeneration project that had been undertaken in Maesteg in a generation, he concluded.

RESOLVED:

That Cabinet:

- Noted the progress that had been made in connection with regeneration proposals for the former Ewenny Road Industrial Estate, the proposed remediation, marketing and disposal of the site in order to facilitate mixed use regeneration;
- Authorised officers to continue to engage with CCR on the final submission for the Housing Viability Gap Fund grant for which the site had been shortlisted.
- Agreed to receive a future report on the contractual terms to be agreed with PCMCL on the proposed redevelopment of the site.
- Agreed to receive a future report on any financial implications to the authority on progressing the proposed redevelopment.
 - Delegated the acceptance of a grant towards the redevelopment of the Former Ewenny Road Industrial Estate to the Director of Communities and Section 151 Officer

664. **DOGS TRUST TRAIL**

The Corporate Director for Communities presented a report, so as to request approval to participating in and hosting the Dogs Trust Mini Snoopy Trail in Porthcawl in 2022; to enter into an agreement between the Dogs Trust Trustee Limited and Dogs Trust Promotions Limited and Bridgend County Borough Council (BCBC), and to outline the associated cost for the Local Authority.

The background of the report, confirmed that Bridgend County Borough Council (BCBC) had been approached by the Corporate Development Team of the Dogs Trust, to host a mini trail in Porthcawl to be run as an extension of the main Cardiff Dogs Trail with Snoopy in 2022. The current proposed timeframe was for a 10 week period from March to June 2022, though this could change depending on circumstances nearer the time.

She explained that the proposal builds on the Wild in Art trail model and is well-established having, to date, delivered over 50 trails around the world. A recent example was the Cardiff Snowdogs trails in 2017, which attracted 350k visitors across the 10 week period and generated £10.5m for the local economy. The project was looking to expand satellite trails of 6 or more Snoopy sculptures across the region.

The Dogs Trail proposal fulfils a number of the Council's corporate well-being objectives, especially in relation to supporting the local economy. One of the three overarching priorities in the Bridgend destination Management Plan 2018 – 2022, was to raise the profile and attract more visitors to Bridgend County Borough by promoting the Bridgend County Borough through targeted Public Relations (PR) and marketing and developing a diverse portfolio of events, to include attracting new events of regional or national significance.

The proposal would be run as an extension of the main Cardiff trail, with easy access for visitors and a minimum of 6 sculptures within the destination. This would be cited so as to create at least a half a day visit.

In addition to the community, tourism and economic benefits, there was an extensive Learning programme associated with the project which aims to engage with 130 schools across the South Wales region, many of which will be within the Bridgend County Borough.

The Corporate Director for Communities Dogs Trail project team would manage all aspects of trail planning and delivery, with no requirement for BCBC to be heavily involved, other than to assist in recruiting learning programme participants and facilitating liaison with various Council departments in relation to the trail.

BCBC was required to enter into a Sponsorship Agreement with Dogs Trust Trustee Limited and Dogs Trust Promotions Limited. Negotiations were currently taking place with the relevant parties over the terms of this Sponsorship Agreement, she added.

If, following negotiations, final terms cannot be agreed between the parties or any perceived risks to BCBC exist that cannot be removed or mitigated, then BCBC will not be proceeding in taking part in this event, further added the Corporate Director for Communities.

She concluded her submission, by confirming the report's financial implications which meant that there would be a commitment from BCBC of £30k as a one-off contribution, that would be met from the Tourist Events Fund.

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The Cabinet Member for Education and Regeneration advised that there weren't that many dog re-homing centres that he was aware of throughout the UK, but he was pleased to see that the one located in Bridgend was an expanding Charity. Porthcawl he considered, was a good location for the event and he was aware that the proposal had been discussed with local Forum groups in this seaside attraction, such as the Destination Management Group which deals with tourism and the Coastal Partnership Group, which consults with key stakeholders that include Porthcawl Town Council, as well as BCBC Members.

The Cabinet Member for Communities confirmed that the Council had a long association with the Dog Trust in Bridgend, which had in recent years flourished and expanded. He was also in agreement with the 'Snoopy Trail' which would encourage both extra tourism and revenue for the County Borough and was an added attraction in Porthcawl, together with the new Noddy train facility.

The Cabinet Member for Wellbeing and Future Generations noticed from the report, that there were a number of potential different locations for the Snoopy Trail in the County Borough, but that the Dog Trust had selected Porthcawl as the venue for this. She asked what other areas were put forward, bearing in mind that there were other lovely areas (such as in our valley locations), where this could have alternatively taken place.

The Corporate Director for Communities, confirmed that when the BCBC were approached by the Dog Trust, they gave the Authority a set of requirements that had to be met in terms of a suitable location, for example, flat sections of land in the Council's ownership, that were accessible to wheelchairs etc and were of a certain required length. The Council then went back to the Dog Trust with a list of suitable locations that fitted with these requirements, that included routes in the valleys. However, of them all the Trust felt that Porthcawl was the most suitable of all the suggestions put to them. The Corporate Director for Communities added however, that for any similar ideas or events to the one that formed part of the report, these could be looked to be held in other areas of the County Borough.

The Deputy Leader noted the financial commitment of £30k and he asked if the statues proposed to be cited would remain as part of this.

The Corporate Director for Communities advised that these would be cited as part of the event, to increase the attraction for tourism and the revenue that would come with that. However, after the event, the Dog Trust would then sell on the Snoopy statues.

The Leader confirmed that the Bridgend Dog Trust was facing unprecedented demands, in that they were being faced with taking on more and more dogs including puppies, so this event would hopefully help in supporting their Charity. The event would also give rise to an increase to visitors to Porthcawl and them spending money in shops and businesses there. This would help them make up for what they had missed out on in terms of income and revenue, when shops had closed there in lockdown due to the Covid-19 pandemic.

RESOLVED: That Cabinet, subject to the terms of the Sponsorship Agreement being agreed as set out in clause 3.7 of the report (correction to report which read clause 4.7):-

- approved BCBC participating in and hosting the Dogs Trust Mini Snoopy Trail in Porthcawl in 2022;
- approved the use of £30,000.00 of Tourism Events funding as outlined in section 8;

- delegated authority to the Corporate Director Communities, in consultation with the Chief Officer - Legal, HR & Regulatory Services and the Interim Chief Officer, Finance, Performance and Change to agree and approve the terms of the sponsorship agreement and to arrange execution of that agreement on behalf of the Council.

665. **RE-COMMISSIONING SPECIALIST SUPPORTED LIVING SERVICES**

The Corporate Director for Social Services and Wellbeing submitted a report, in order to:-

- Request Cabinet approval to implement the proposed recommissioning plan for Specialist Supported Living services, for people with a learning disability, across Bridgend County Borough;
- Request Cabinet approval for Bridgend County Borough Council (the Council) to undertake a procurement exercise to invite tenders to establish a Framework Agreement of commissioned specialist service providers;
- Seek authority to vary the current contract in place at Clos Penglyn, which is a supported living service commissioned for people with a learning disability and complex challenging behaviour, including autistic spectrum conditions, by extending the existing terms for a further 7 months, in accordance with Contract Procedure Rule (CPR) 3.2.9.3

She commenced by stating that since 2015, in collaboration with colleagues in health, the Council had procured three specialist supported living services for people with learning disabilities. These services were based in houses named Clos Penglyn, Condors Rest and Viesther, known collectively as the Closer to Home project, and were occupied by eleven individuals.

The aim of the Closer to Home project was to provide local, specialist supported living services for people who have a learning disability and a high level of health and social care needs, and who would otherwise live outside of their local area in more specialist residential provision. All the people who lived in these schemes, had their own tenancy and bespoke support arrangements designed around their individual needs.

The Corporate Director for Social Services and Wellbeing confirmed that there were also operational and strategic groups which overseen the day to day management of the schemes and the strategic direction of the Closer to Home project.

Following an in-depth review of the generic schemes in 2018-19 conducted by the Council's Adult Social Care Transformation and Review team on the effectiveness of service delivery and outcomes, it was concluded that three of the schemes reviewed at 19 Glyn Y Mel, Pencoed, Tregroes Bungalow, Pencoed and 107 Cwrt Coed Parc, Maesteg would be more suitable for inclusion within a specialist service arrangement, due to the needs of the seven individuals living in them. It was decided to group all six schemes together under the Closer to Home service category. These schemes also had a common characteristic, in that there was an element of funding from Cwm Taf Morgannwg University Health Board in each of them.

She advised that it has been agreed with the Cwm Taf Morgannwg University Health Board that a refreshed Closer to Home Commissioning Strategy was needed and a new planning group has been developed to progress the needs analysis and develop the optimal accommodation and care and support services.

Turning to the present situation, the Corporate Director for Social Services and Wellbeing, confirmed that a market testing event took place on 19 April 2021 where attendee providers gave very positive feedback on how the Council's supported living schemes had been recommissioned in 2020. It was clear from this meeting that the preferred option for recommissioning Specialist Supported Living Services, was to use a similar model for the service specification, where there would be a clear emphasis on co-production and improved communication links between providers and commissioners of the service. As with the supported living framework, the proposal is to implement a four year Framework Agreement, which will bring both service types more in line with one another.

The proposals here was as follows:

- a. Stage 1 – Undertake a procurement exercise in May 2021 to establish a Framework Agreement with a number of service providers who meet the quality specification who would then be considered for future delivery of the listed Specialist Supported Living Schemes (the “Specialist Service”) – the Framework Agreement to be awarded by November 2021;
- b. Stage 2 – Undertake a series of call-off tenders under the Framework Agreement for each Specialist Service. This will be a phased procurement undertaken over a number of months following award of the Framework Agreement.

She continued by confirming that the Council was committed to working with high quality and experienced service providers, and there would be a very strong emphasis on quality as part of the Framework Agreement tender evaluation process. To enable this, the cost:quality ratio of 20:80 will be strongly weighted in favour of quality which would be evaluated through the written responses from the providers, as well as presentations and/or interviews that are part of the tender process.

The table in paragraph 4.8 of the report, set out the planned Stage 1 procurement timescales, should approval be given to implement the recommissioning plan.

It was further proposed that the Council carries out a (Stage 2) procurement exercise over the next 12 months in order to recommission those services so listed.

The Corporate Director for Social Services and Wellbeing, advised that in July 2020, a report was submitted to Cabinet seeking authority to vary the current contract with DRIVE Ltd in respect of the specialist supported living service at Clos Penglyn, by extending the existing term for a further 12 months, in accordance with Contract Procedure Rule (CPR) provision 3.2.9.3, meaning a revised end date of 31 August 2021, as highlighted in the table in paragraph 3.10 of the report. The reasons for this, were also outlined in the report.

The necessary engagement work had now been carried out, but in order to align all of the Specialist Supported Living Schemes and to ensure compliance with the Council's Contract Procedure Rules, it was proposed that the Council authorises the extension of the existing terms for Clos Penglyn for a further 7 months to 31 March 2022, in accordance with CPR 3.2.9.3.

The report culminated by outlining the financial implications relating to the report's proposals.

The Leader asked if the service users and their families, where it was appropriate, will have an involvement in the proposed commissioning arrangements with regard to the

care and support that is going to be provided to them through the service. Some of these clients had very complex needs. Secondly, he asked where these support services would be located throughout the County Borough.

The Cabinet Member for Social Services and Early Help, confirmed that she had experience of seeing first-hand the complex needs that some of these young people have as they require these support services and how much input key services such as those exemplified in the report, have a bearing in determining the future they want to lead in life. This was the start of their journey and the specialist support provided through the facilities referred to in the report, would assist them going on to lead the best life possible. It was important she added, for there to be a person centred approach in this venture, paved in such a way, that will help these young people live an independent yet supported life. As the Leader had alluded to, it was very important to engage with the individuals and their families/carers, in order to ensure the appropriate support for each individual differing requirements were available and subsequently met.

The Corporate Director for Social Services and Wellbeing advised that through the commissioning process service users and those that supported them, would have both a 'voice and a choice,' in terms of the type and level of support put in place for them. Specialists such as those in Social Care, Health and the Learning Disability, would ensure that this is the case, though working in an integrated manner. People First would also provide ongoing engagement support through the re-commissioning process. Independent advocacy arrangements were also critically important as part of the service changes, she added. In terms of the supporting accommodation, there would be 3 such complexes in Pencoed and 1 each in the areas of Tondy, Cwmfelin and Maesteg. The longer term vision was to add to these throughout other areas of the County Borough.

RESOLVED: That Cabinet:

- Approved the recommissioning plan proposed for Specialist Supported Living services in Bridgend;
- Approved the invitation of tenders to establish a Framework Agreement of commissioned specialist providers;
- Authorised the extension of the existing terms for Clos Penglyn for a further 7 months to 31 March 2022, in accordance with CPR 3.2.9.3;
Noted that a further report would be presented to Cabinet, requesting approval to enter into a Framework Agreement for externally commissioned Supported Living services and to implement the Stage 2 procurement of Specialist Service tenders.

666. APPOINTMENT OF LOCAL AUTHORITY GOVERNORS

The Corporate Director for Education and Family Support submitted a report, the purpose of which, was to seek approval from Cabinet for the appointment of local authority governors to the school governing bodies listed at paragraph 4.1. of the report

By way of background, he advised that in accordance with the Council's 'Guidance on the appointment of local education authority governors' approved by Cabinet on 14 October 2008, officers had considered applications received for current and forthcoming vacancies for local authority governor positions on school governing bodies (see paragraph 4.1 and Appendix A, to the report).

For the two schools in the table shown in the report, the two applicants met the approved criteria for appointment as local authority governors and there was no competition for these vacancies. These candidates were therefore subsequently appointed.

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The Corporate Director for Education and Family Support, confirmed that there were however, still 28 vacancies that needed to be filled in 20 schools, as illustrated in the attached Appendix.

The Cabinet Member for Education and Regeneration, extended his thanks to all those who had volunteered and encouraged other community minded people, to consider showing an interest in applying for the vacancies that presently remained unfilled. He hoped that these would continue to be filled in due course, he added.

RESOLVED: That Cabinet approved the appointments identified at paragraph 4.1 of the report.

667. **URGENT ITEMS**

None

The meeting closed at 17:35