

Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-nedd

Democratic Services
Gwasanaethau Democrataidd

Decision Notice

ENVIRONMENT, REGENERATION AND STREETSCENE SERVICES
CABINET BOARD - URGENCY ACTION , MONDAY, 27TH NOVEMBER,
2023

Please see below approval of decision as follows:

1. **Commercial Property Grant: 41 Commercial Road, Taibach - 01CLP (Pages 3 - 16)**

To part fund external improvements to the front of this derelict and decaying, two-storey, mid-terrace, house with planning consent for conversion to a ground floor restaurant with a flat above. Works include the rebuilding of the front wall, installation of a new aluminium shopfront and first floor windows, as well as replacement of roof coverings, fascias and rainwater goods. The proposed work will improve the appearance of the building and Commercial Road, as well as bringing a vacant building back in to use. It will increase the local supply of homes and restaurant floorspace, therefore creating opportunity for new business/employment. An additional food and drink establishment will be provided for the locality, that will attract footfall and enhance the vibrancy and vitality of Taibach.

That approval be granted to implement the provisions of the Commercial Property Grant scheme in accordance with the criteria and terms of administration of the grant, in order to contribute to the regeneration of Taibach.

For Immediate Implementation

Yours sincerely

Chloe Plowman

p.p Chief Executive



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Environment, Regeneration and Streetscene Services Cabinet Board

Date of Meeting: (Urgency Action)

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

Matter for Decision,

Wards Affected: Taibach

**COMMERCIAL PROPERTY GRANT: 41 COMMERCIAL ROAD,
TAIBACH**

Purpose of the Report:

To obtain authority under the Commercial Property Grant scheme, to grant aid external improvement works to create a restaurant at the address named above.

Executive Summary:

The proposal is to part fund external improvements to the front elevation of this two-storey, mid-terrace, property situated in a row of shops that are part of the established high street of Taibach as well as a gateway to Port Talbot.

Last used as a home the building has been derelict for a number of years. It is in a poor structural condition and uninhabitable, as well as an eyesore and a significant detriment to the character of the area. It is on Environmental Health's long term empty property list and has been prioritised to get back in use. It's condition is causing damp to ingress adjoining property.

The scheme will convert the building to a ground floor restaurant with a flat above and will improve the appearance of the high street. The new commercial floor space will be let to provide an additional food and drink establishment for the locality, so attracting footfall and enhancing the vibrancy and vitality of Taibach.

The work will improve the quality of the built environment to attract further economic investment to the area. It will increase local supply of homes and speculative restaurant floorspace, creating opportunity for new business/employment.

Background:

Historically the Commercial Property Grant initiative has been part funded by the Authority under the provisions of the Local Government Act 2000, with provision made within the Neath Port Talbot Regeneration Capital Programme for borough-wide projects that target specific commercial centres, Communities First areas and Neighbourhood Renewal Areas.

Provision of £315,875 is available for Commercial Property Grant schemes within the 2023/24 Regeneration Capital Programme.

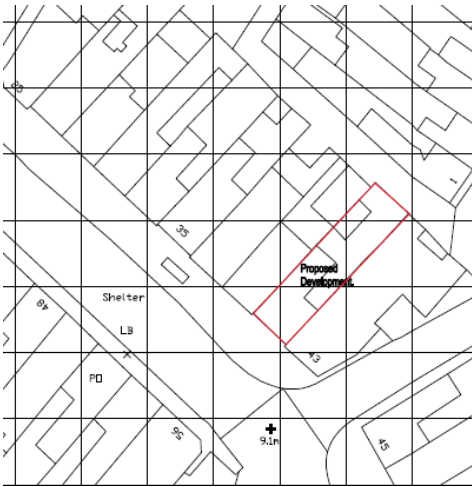
Conditions applicable to the following project will be issued in accordance with the agreed terms for the scheme.

PROPOSAL

Property Address:

41 Commercial Road
Taibach
SA13 1LN

Location Plan:



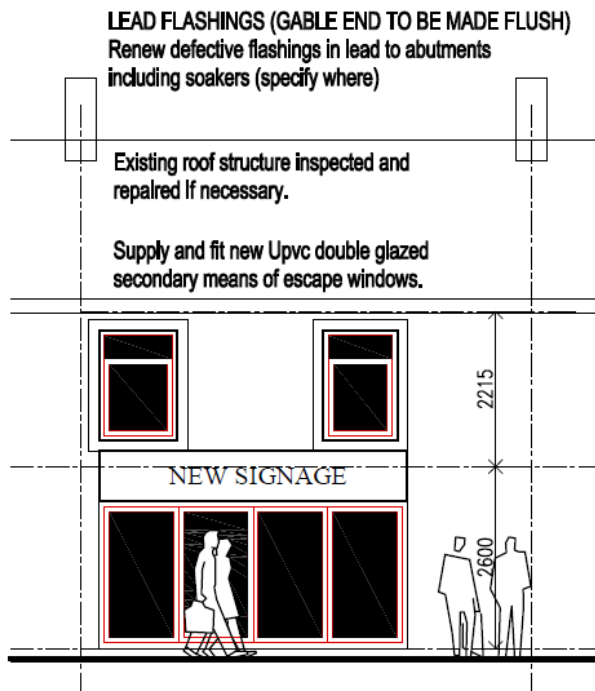
Brief Description of works

Current condition of the building:

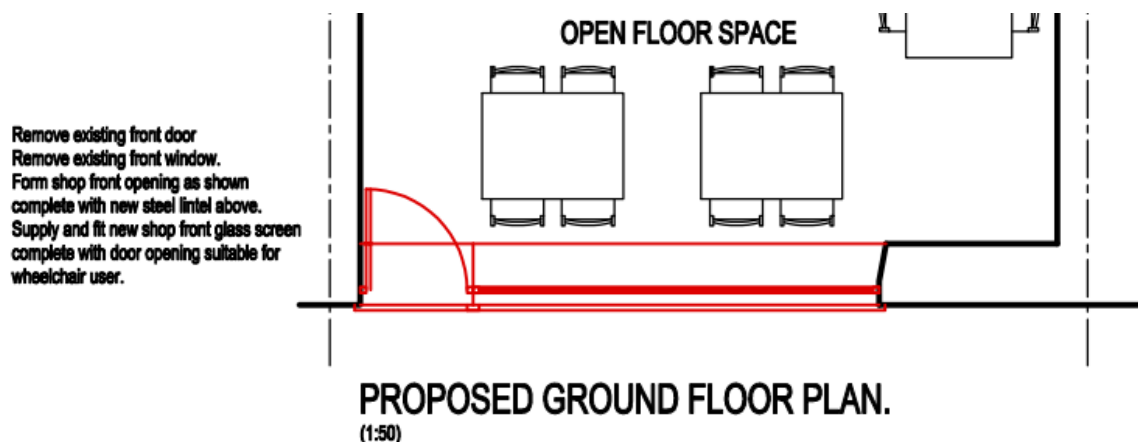




Proposed elevations (uPVC revised to aluminium):



PROPOSED FRONT ELEVATION.
 (1:100)



- Planning consent has been obtained for the work Ref:P2022/0506
- The Commercial Property Grant eligible elements of the scheme include the rebuilding of the front stone front wall, installation of new aluminium shopfront and first floor windows as well as replacement of front pitch roof coverings with Marley tiles (inc removal of chimneys) and the replacement of the fascias and rainwater goods

- Project cost
(inc eligible works, fees & VAT): £32,116.20 (ex VAT)

Proposed Grant Offer
(50% intervention rate): **£ 16,058**

Financial Impacts:

Grant approval, subject to this report = £16,058

There is sufficient allocation within the Regeneration Capital Programme from which to fund this project.

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. A summary is included below.

In line with the Neath Port Talbot EIA screening form guidance we have determined that a full EIA is not relevant.

The proposed scheme involves visual enhancements to a single building. Though the end users of the building will be the general public they will only use the building should they choose to visit the restaurant. Due to the small size of the building the proposed scheme will have low impact on the general public of the County Borough, however accessibility will be an integral part of the development.

Valleys Communities Impacts:

No implications.

Workforce Impacts:

The overall scheme will provide a new working environment for those working from the building

Legal Impacts:

The Commercial Property Grant initiative has been part funded by the Authority under the provisions of the Local Government Act 2000

Risk Management Impacts:

Risks associated with implementing the proposed recommendations:

The Council will not be responsible for any aspect of control of the Works (including for example, design, related investigations, implementation and supervision). The Applicant alone is responsible for everything relating to the Works, including all health and safety matters and for any financial losses. The Council has no legal

responsibility for such matters, even if they require approval under the conditions in this manual or Grant Offer Letter.

If the project fails to complete, or does not complete in accordance with the grant terms and conditions, the grant money cannot be claimed. If the project slips over to the next financial year then it is possible that there will not be sufficient funds and the claim process will be complicated.

Risks associated with failing to implement the proposed recommendations:

If the grant is not approved the proposed refurbishment will not be carried out and the locality will not benefit from the resulting regeneration impacts. In it's current state of deterioration the building may soon pose a safety risk to members of the public.

Consultation:

There is no requirement for external consultation on this item

Recommendations:

Having given due regard to the Integrated Impact Assessment and a description of the recommendation, it is recommended that the grant be approved

Reasons for Proposed Decision:

To implement the provisions of the Commercial Property Grant scheme in accordance with the criteria and terms of administration of the grant, in order to contribute to the vicinity of Port Talbot.

Implementation of Decision:

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

Appendices:

- CPG – 41 Commercial Road, Taibach – EIA First Stage Assessment Form

List of Background Papers:

None,

Officer Contact:

Name: Nicola Jane Bulcraig

Designation: Strategic Development Officer

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Direct dial: 01639 686683

Impact Assessment - First Stage

1. Details of the initiative

Initiative description and summary:

Commercial Property Grant to part fund external improvement works to the front of 41 Commercial Road, Taibach a derelict and decaying, two-storey, mid-terrace, former home with planning consent for conversion to a ground floor restaurant with a flat above. Works include the rebuilding of the front stone front wall, installation of new aluminium shopfront and first floor windows as well as replacement of front pitch roof coverings with Marley tiles (inc removal of chimneys) and the replacement of the fascias and rainwater goods. The proposed works will improve the appearance of the building and therefore the high street of Taibach, as well as bringing a vacant building back in to use while increasing local supply of homes and speculative restaurant floorspace, creating opportunity for new business/employment

Service Area: Property & Regeneration

Directorate: Environment

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				Proposal is to improve the external appearance of a building and improve the quality of the supply of commercial floor space within the town centre. This

						benefits all users of Neath town centre, as well as the people that use the building, without discrimination.
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				Proposal is to improve the external appearance of a building and improve the quality of the supply of commercial floor space within the town centre. This benefits all users of Neath town centre, as well as the people that use the building and has no impact on the use of language
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?
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To maintain and enhance biodiversity		X				Proposal is to improve the external appearance of a building and improve the quality of the supply of commercial floor space within the town centre. This benefits users of Neath town centre, as well as the people that use the building and has no impact on local biodiversity.
To promote the resilience of ecosystems, i.e. supporting protection of the wider environment, such as air quality, flood alleviation, etc.		X				Proposal is to improve the external appearance of a building and improve the quality of the supply of commercial floor space within the town centre. This benefits users of Neath town centre, as well as the people that use the building and has no impact on the resilience of ecosystems.

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	X		The proposed improvement to the external appearance of 41 Commercial Road will improve the appearance of Commercial Road and so Taibach in the long-term and so improve the quality of life for those that use it.
Integration - how the initiative impacts upon our wellbeing objectives	X		The proposed work supports business to grow the local economy and attract new investment to the area. (NPTCBC Corporate Plan 2019-2022 3.1.3)
Involvement - how people have been involved in developing the initiative		X	The appearance of the building will be improved and an additional food and drink establishment provided for the locality. It is a privately owned property and so no-one beyond the owner has been involved in developing the initiative

Collaboration - how we have worked with other services/organisations to find shared sustainable solutions		X	The project is not of sufficient scope or scale to require the involvement of other services or organisations.
Prevention - how the initiative will prevent problems occurring or getting worse	X		The proposal will reduce the rate at which the building will deteriorate in condition and appearance and so prevent it from becoming a safety risk. It will also contribute towards reducing the rate at which the overall appearance of Commercial Road deteriorates in condition and appearance. Potentially the people that use an area will treat it better, in terms of reduced rates of vandalism, graffiti and litter, if they consider the quality of their environment to be good or improving. By providing an additional food and drink establishment for the locality the scheme will support the vibrancy and vitality of the town centre, encouraging it's use

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

A full impact assessment (second stage) is not required	✓
Reasons for this conclusion	
The proposal is to grant fund part of the cost of external improvement to a single building. The initiative embraces sustainable development by improving the condition, appearance and energy efficiency of the built environment, supporting business to grow the local economy and attract new investment to the area. The initiative does not, however, have a significant impact on any specific group of people so a full impact assessment is not required.	

A full impact assessment (second stage) is required	
Reasons for this conclusion	

	Name	Position	Date
Completed by	Nicola Jane Bulcraig	Strategic Development Officer	12/11/2023
Signed off by	Simon Brennan	Head of Property & Regeneration	24/11/2023

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