



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Cabinet Board

11th September 2024

Report of the Head of Property and Regeneration Simon Brennan

Matter for Decision,

Wards Affected: All Wards

Commercial Property Grant: Review of Terms & Conditions

Purpose of the Report:

To seek Members consent for the Commercial Property Grant (CPG) to be made available throughout the County Borough

Executive Summary:

A decision is sought as to whether the Council is in agreement to amend paragraph 4.7 of the Commercial Property Grant Terms & Conditions (in “Background” below), that restricts grant eligibility to addresses within specific Wards, in order that potential schemes from all Wards of the County Borough, as well as grant eligible stall holders within Neath Market, may be considered.

Improving the availability of the grant scheme will give all eligible applicants equal opportunity to apply for grant assistance to improve the external appearance of their commercial buildings.

The grant assisted work improves the aesthetic appearance and quality of the built environment to attract economic investment to the area. It brings empty buildings back in to full use or supports the continued use of commercial buildings in to the future,

increasing/improving the local supply of commercial floorspace and creating opportunity for new business/employment.

It is anticipated that this measure will raise demand for the grant, increasing the likelihood of schemes coming forward with strong regeneration potential, that could make a significant improvement to the vibrancy and vitality of the County Borough

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 projects within the Wards listed in paragraph 4.7 of the Terms & Conditions that target specific commercial centres.

The scheme was previously part funded by the Welsh Government, and it is believed that it was restricted to wards that were also eligible for other Welsh Government funding. As the Grant is now entirely funded by the Council, it is felt that it is appropriate to now make the grant available to any prominent commercial building in the Borough.

The previous eligible wards are listed below :-

4.7 The following Wards will be eligible for Grant :

Aberafan	<u>Coedffranc North</u>	<u>Glyncorrwg</u>
Briton Ferry East	<u>Coedffranc West</u>	<u>Godre`r Graig</u>
Briton Ferry West	<u>Coedffranc Central</u>	<u>Gwaun-Cae-Gurwen</u>
<u>Cymmer</u>	Glynneath	<u>Gwynfi</u>
<u>Lower Brynamman</u>	<u>Peenna</u>	Sandfields West
Neath East	Pontardawe	Seven Sisters
Neath North	Port Talbot	Taibach
Onllwyn	Sandfields East	Ystalyfera

In order to achieve best use of available resources, funding will be targeted on the following principal commercial areas:

Briton Ferry	Port Talbot
Glynneath	Skewen
<u>Melincryddan</u>	Taibach
Neath	Ystalyfera
Pontardawe	

The following sub wards under Communities First will also be eligible :

<u>Brynbryddan</u>	Penllyn	Fairyland
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In addition to making the Grant available to prominent commercial premises, it is proposed that stalls in the Neath Market are now also to be considered eligible, in order to improve their aesthetic appeal and quality.

Financial Impacts:

This report seeks to extend the geographic eligibility of the CPG and has no direct financial impact.

Though a likely consequence of the above will be an increased demand for the grant, each application will be considered by it's own merits on a case-by-case basis, in consideration of the remaining allocation for the CPG within the Regeneration Capital Programme.

Integrated Impact Assessment:

As this report merely seeks consent to extend the geographical eligibility of an existing established grant scheme, therefore allowing equal opportunity for potential grant applicants throughout the County Borough, there is no requirement for an integrated impact assessment

Valleys Communities Impacts:

Improved opportunity for potential grant applicants throughout the valleys.

Workforce Impacts:

There are no workforce implications in relation to the Authority.

Legal Impacts:

The Commercial Property Grant is an existing and established initiative that 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:

Demand for the Commercial Property Grant may exceed the allocated budget resulting in the frustration of potential applicants

Risks associated with failing to implement the proposed recommendations:

Failure to extend the eligibility of the CPG to the whole of Neath Port Talbot will result in the CPG continuing to be restricted to certain Wards to the exclusion of others. This could result in schemes with strong regeneration potential being unable to access grant assistance and therefore remain unviable and undeveloped to the detriment of the County Borough

Consultation:

There is no requirement for external consultation on this item

Recommendations:

It is recommended to extend the geographical eligibility of the CPG to all Wards within the County Borough

Reasons for Proposed Decision:

To implement, as widely as possible, 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 Neath Port Talbot.

Implementation of Decision:

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

Appendices:

- None.

List of Background Papers:

None.

Officer Contact:

Name: Nicola Jane Bulcraig
Designation: Strategic Development Officer
Email: n.bulcraig@npt.gov.uk