



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Regeneration and Sustainable Development Cabinet Board

16th April 2021

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

Matter for Decision,

Wards Affected: Neath North

**COMMERCIAL PROPERTY GRANT: 44 VICTORIA GARDENS,
NEATH, SA11 3BH**

Purpose of the Report:

To obtain authority under the Commercial Property Grant scheme, to grant aid external improvement works to the commercial property named above.

Executive Summary:

The proposal is to part fund improvements to the external appearance of the above property, currently used as the “Magnolia Centre for Health and Wellbeing”, that would physically enhance the character of Victoria Gardens and the Neath Conservation Area and support it’s preservation in to the future.

It is proposed to replace all windows and two entrance doors on a like-for-like basis, clean and restore the stonework carrying out

repairs and re-pointing as necessary and install new signage. This work will improve the quality of the built environment to attract further economic investment to the area and safeguard this supply of employment floorspace in to the future.

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 £40,000 has been made available for Commercial Property Grant schemes within the 2020/21 Regeneration Capital Programme.

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

PROPOSAL

Property Address: 44 Victoria Gardens, Neath



Brief Description of works:



- The property is currently in use as a Centre for Health and Wellbeing, offering luxury therapy rooms for an array of wellness professionals.
- The property is a Victorian Townhouse with original single glazed sliding sash windows that are in a poor condition, letting in damp, they are not energy efficient and need updating. The external stonework requires cleaning and restoration.
- It is proposed to:
 - Replace all windows and two entrance doors on a visual like-for-like basis in painted hardwood but with double glazed windows
 - Clean and restore the stonework carrying out repairs and re-pointing as necessary
 - Install a small (approx. 1000 x 500mm) non-illuminated post mounted sign to the front of the building and a larger (approx.. 2000 x 1000mm) internally illuminated post mounted box sign to replace the existing sign at the side of the building
- Total Project Cost (inc eligible works & fees): £46,255 (inc VAT as an eligible cost as the applicant is not VAT registered)

Proposed Grant Offer (50% intervention rate): **£ 23,128** (inc VAT)

Financial Impacts:

Grant approval, subject to this report = £23,128

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. Though the end users of the building will be the general public they will only use the building should they choose to have therapy treatment in the building. Due to the small size of the building the proposed scheme will have low impact on the general public of the County Borough, the proposed work will not impact the accessibility of the development.

Valleys Communities Impacts:

No implications.

Workforce Impacts:

No implications.

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 at that time and the locality will not benefit from the resulting regeneration impacts.

Consultation:

There is no requirement for external consultation on this item

Recommendations:

That the grant is 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 regeneration of Neath town centre.

Implementation of Decision:

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

Appendices:

None.

List of Background Papers:

First Stage Risk Management Impact Assessment.

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