



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Regeneration and Sustainable Development Cabinet Board

22nd October 2021

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

Matter for Decision,

Wards Affected: Neath North

**COMMERCIAL PROPERTY GRANT: 23 CHURCH PLACE, NEATH,
SA11 3LL**

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 offices for the tenant “Roger Byers and Co. Limited” Chartered, Certified Accountants and Registered Auditors, that would physically enhance the character of Church Place and the Neath Conservation Area and support its preservation in to the future.

It is proposed to re-render the Old Market Street and side elevations of the building. The existing rendering is in poor condition and has crumbled away, falling to the street and causing a safety hazard to pedestrians. Though some repair work has been carried out the rest of the render is unsafe so needs to be replaced.

The visual appearance of the building will be significantly improved by the replacement of the render, preserving the appearance and function of this historic building within Church Place, which lies at the heart of the Neath Conservation Area.

This work will improve the quality of the built environment to attract further economic investment to the area while safeguarding this historic asset supply of employment floor space in to the future.

Background:

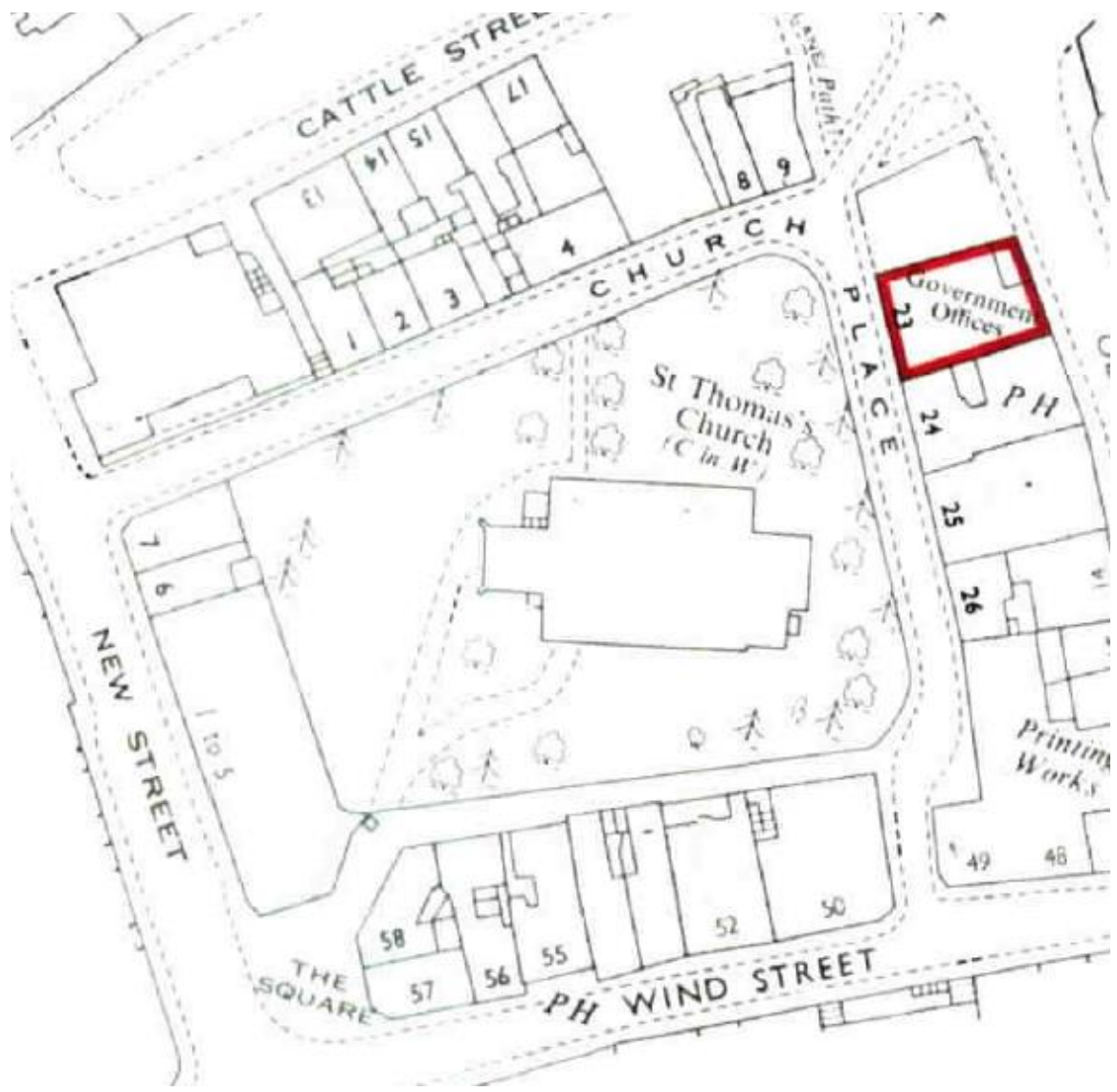
Historically the Commercial Property Grant initiative has been part funded by the Authority under the provisions of the Local Government Act 2000, with provision made within the Neath Port Talbot Regeneration Capital Programme for borough-wide projects that target specific commercial centres, Communities 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: 23 Church Place, Neath, SA11 3LL



Brief Description of works:

Church Place frontage



Side elevation (showing repair work)



Old Market Street elevation



- The property is currently in use as offices for “Roger Byers and Co. Limited” Chartered, Certified Accountants and Registered Auditors.
- These four storey former Government Offices are rendered to the side and Old Market Street elevations. The render is in a poor condition, is cracking and has fallen away at the top of the side elevation which has caused it to fall to the street and become a safety hazard to pedestrians
- It is proposed to re-render the Old Market Street and side elevations of the building. Though some repair work has been carried out, the rest of the render is unsafe so it all needs to be replaced. New render will improve the energy efficiency of the building
- Total Project Cost (inc eligible works & fees): £23,346 (ex VAT)
- Proposed Grant Offer (50% intervention rate): **£ 11,673**

Financial Impacts:

Grant approval, subject to this report = £11,673

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 end users of the building will mostly be the employees of Roger Byers and Co. Limited. The general public will only have need to enter the building if they require the financial services provided by the applicant

Due to the small size of the building the proposed scheme will have a 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:

Having given due regard to the Integrated Impact Assessment and a description of the recommendation, it is recommended 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:

Appendix 1 - IIA

List of Background Papers:

First Stage Risk Management Impact Assessment

Officer Contact:

Name:	Nicola Jane Bulcraig
Designation:	Strategic Development Officer
Email:	n.bulcraig@npt.gov.uk
Direct dial:	(01639) 686683