



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

## **NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**

### **Regeneration and Sustainable Development Cabinet Board**

**11 March 2022**

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

**Matter for Decision,**

**Wards Affected: Ystalyfera**

**Commercial Property Grant: 11 Wern Road, Ystalyfera**

#### **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 community café “Y Gegin Fach Coffee Shop” at 11 Wern Road in Ystalyfera. The proposed works will significantly improve the visual appearance of this prominent building and will do much to enhance the character of the main street of Ystalyfera, as well as enabling the coffee shop to continue providing an important service to the local community.

The overall scheme includes the replacement of the existing hardwood shopfront, for a similar traditionally designed and constructed painted hardwood and aluminum shopfront with bi-folding doors. The existing front is in a very poor state of repair and is at risk of a future collapse that could impact both storeys of the building, the

street scene and disrupting the provision of this local community services.

This work will improve the quality of the built environment to attract further economic investment to the area while safeguarding this significant community asset.

**Background:**

Historically the Commercial Property Grant initiative has been part funded, or completely 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 £100,000 has been made available for Commercial Property Grant schemes within the 2021/22 Regeneration Capital Programme.

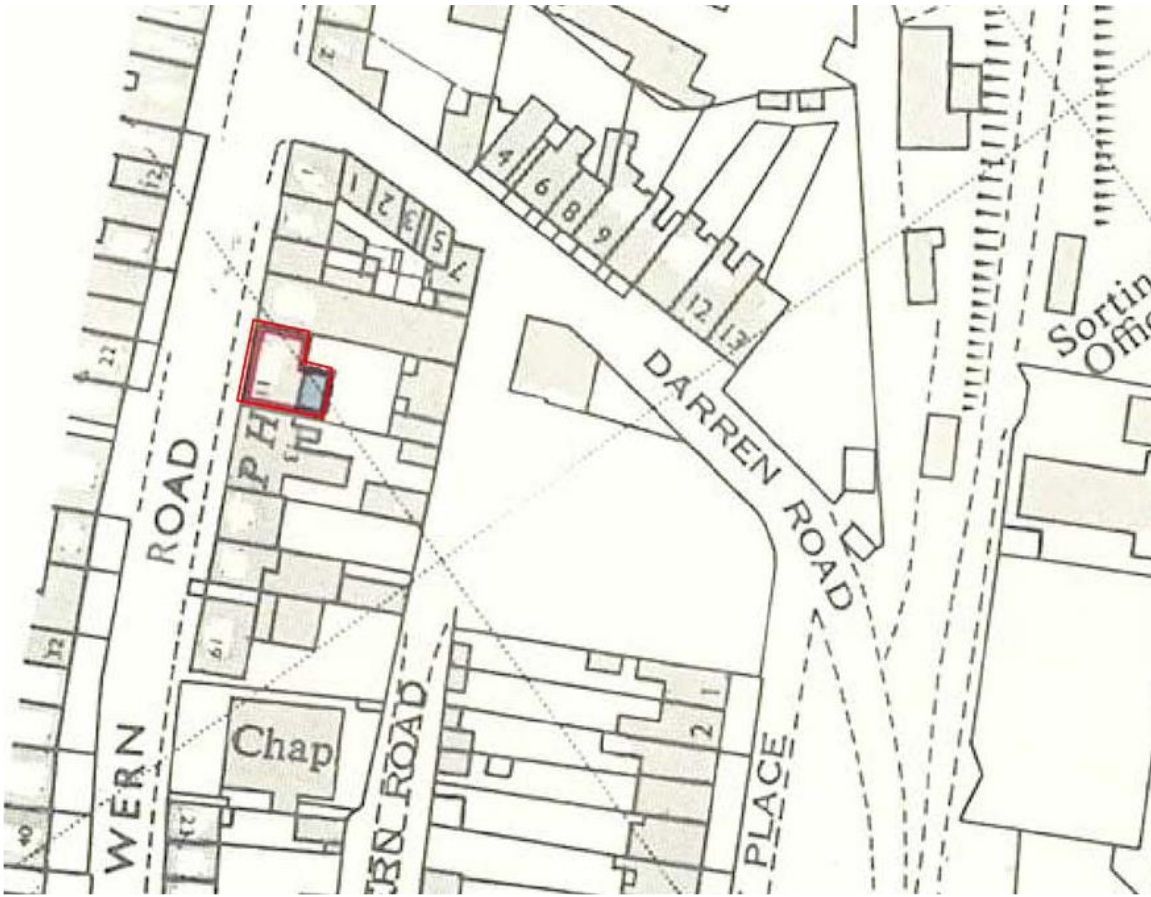
Conditions applicable to the following project will be issued in accordance with the agreed terms for the scheme.

**Proposal**

**Property Address:**

Y Gegin Fach Coffee Shop  
11 Wern Road  
Ystalyfera  
SA9 2LX

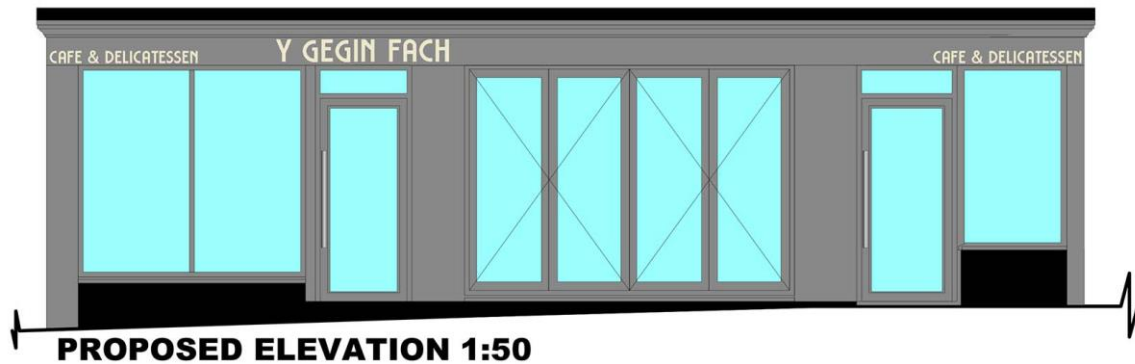
**Location Plan:**



**Brief Description of works:**

Existing Wern Road frontage:





- 11 Wern Road is a mid-terrace two-storey building the ground floor of which is let to tenants that run Y Gegin Fach Coffee Shop, an important community asset that also delivers food to
- The original painted hardwood shopfront is in a very poor condition and may potentially collapse in the near future with potentially dangerous health & safety consequences
- It is proposed to replace the shopfront with a similar traditionally designed and constructed painted hardwood and aluminum shopfront with bi-folding doors. The proposal has obtained planning consent Ref: (P2019/5390).
- Total Project Cost (inc eligible works & fees): £30,043.20 (ex VAT)

Proposed Grant Offer (50% int rate): **£15,021.60 (ex VAT)**

### **Financial Impacts:**

Grant approval, subject to this report = £15,021.60 (ex VAT)

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 be the employees of café and members of the general public that choose to visit the café.

As the proposed scheme involves visual enhancements to a single building to continue it's existing use as a local café, it will have a low impact on the general public of the County Borough. The proposed work will improve the accessibility of the development.

### **Valleys Communities Impacts:**

A positive impact by improving the appearance and quality of the built environment of a valley community, to attract further economic investment to the area, while safeguarding this significant community asset and element of the high street offer in to the future

### **Workforce Impacts:**

No implications

### **Legal Impacts:**

The Commercial Property Grant initiative has been 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, 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 regeneration of Ystalyfera and the wider area of the County Borough.

**Implementation of Decision:**

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

**Appendices:**

- CPG 11 Wern Road, Ystalyfera: Integrated Impact Assessment

**List of Background Papers:**

First Stage Risk Management Impact Assessment

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