



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

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

### **Environment, Regeneration and Streetscene Services Cabinet Board**

**22<sup>nd</sup> July 2022**

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

**Matter for Decision,**

**Wards Affected: Neath North**

#### **COMMERCIAL PROPERTY GRANT: 20 QUEEN STREET, NEATH**

#### **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 the replacement of the roof of this vacant town centre shop, as part of an overall scheme to convert the premises to provide two dwellings above improved commercial floor space. It is anticipated that a Placemaking Grant will part fund the remainder of the proposed works.

The overall scheme will improve the appearance of Neath Town Centre by contributing to the refurbishment of an empty and unsightly building. Approximately 235 m<sup>2</sup> of refurbished commercial floor space will be created for potential use by a new or existing business,

accommodating up to 8 new jobs while increasing footfall within Neath Town Centre.

This work will improve the quality of the built environment to attract further economic investment to the town centre, while safeguarding this 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 £232,000 is available for Commercial Property Grant schemes within the 2022/23 Regeneration Capital Programme.

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

**PROPOSAL**

**Property Address:**

20 Queen Street  
Neath  
SA11 9DL

**Location Plan:**



### **Brief Description of works:**

Photo taken pre-Covid before the shutters stuck down:



Spring 2022:





Proposed Elevations from planning consent Ref: P2021/1213:

SHEET SIZE: A2  
594mm x 420mm



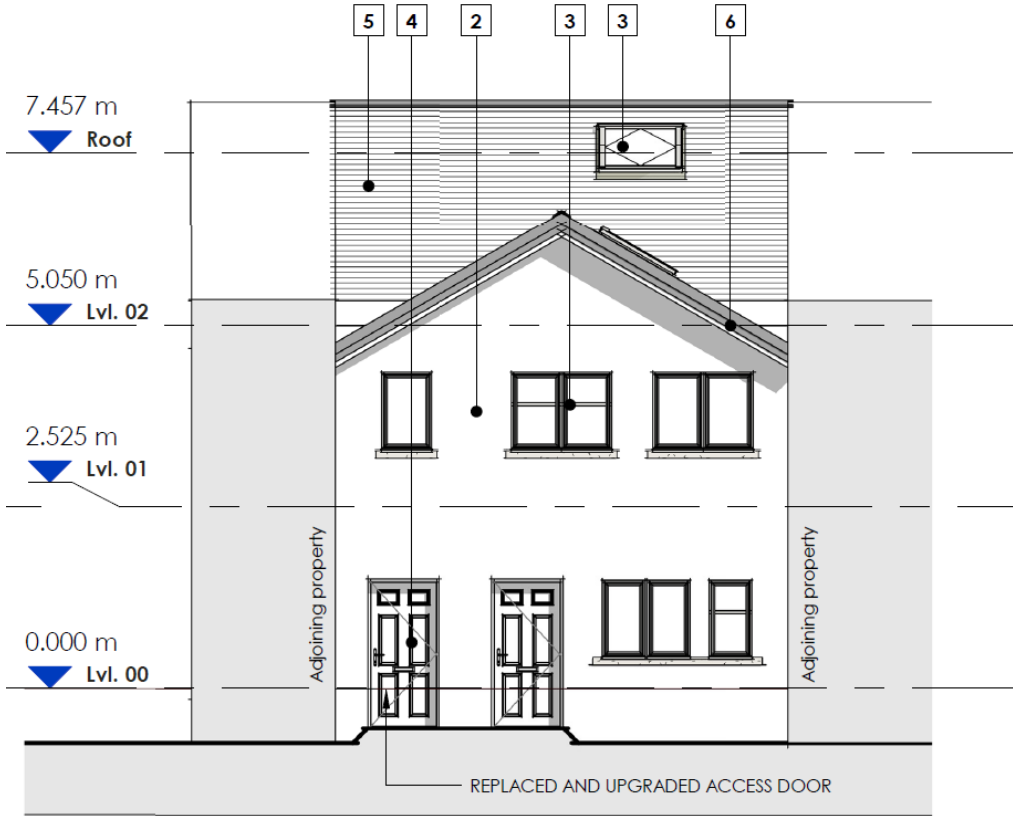
View No: **A** GA Elevation - Front - Proposed  
Scale: 1 : 100

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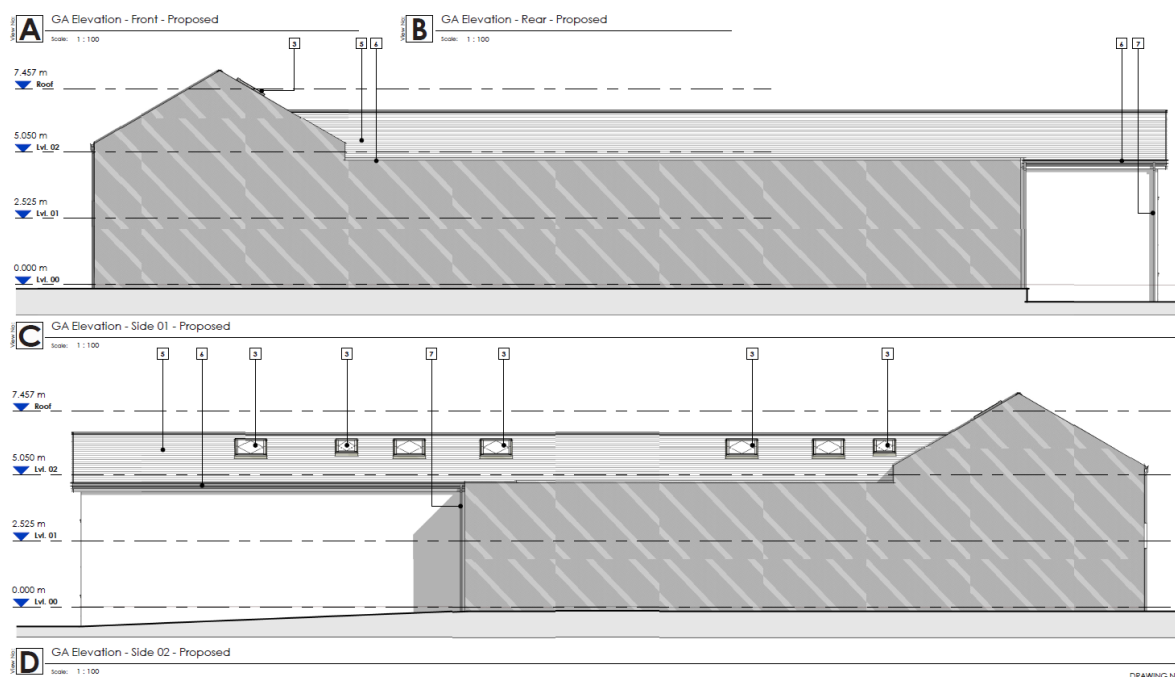
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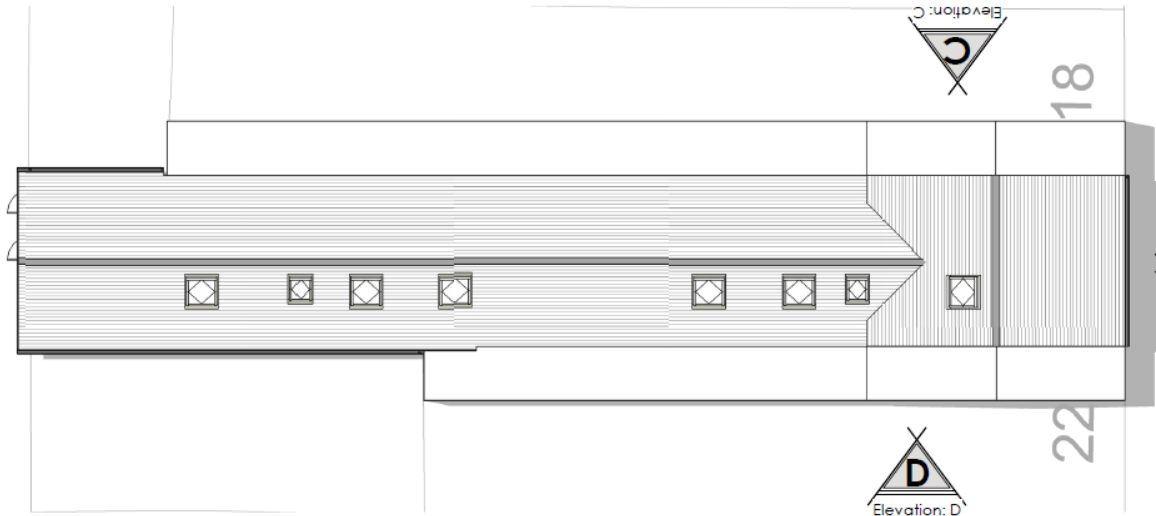
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View No: **B** GA Elevation - Rear - Proposed  
Scale: 1 : 100





- The overall scheme involves work to the part of the building that will be in commercial use, including the replacement of the shopfront, windows and doors as well as significant internal improvements. Work is also proposed to convert the first floor to provide two new dwellings with new windows, as well as roof works that will benefit the entire structure involving the replacement of the roof coverings, rainwater goods, fascia and soffits and the strengthening of the roof structure to the rear of the building
- All of the proposed internal conversion work, as well as the majority of the external work, will form part of an application for a Placemaking Grant. It is proposed that a Commercial Property Grant supports the roof works only. The existing roof needs to be replaced, is visible from the street both to the front and rear of the property and the work will safeguard this active ground floor commercial street front in to the future
- A relevant planning consent has been obtained for the works Ref: P2021/1213
- Total Project Cost (inc eligible works & fees):      £91,732.17 (ex VAT)
- Proposed Grant Offer (50% intervention rate):      **£ 47,966.08**

### **Financial Impacts:**

Grant approval, subject to this report = £47,966.08

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 IIA screening form guidance we have determined that a full IIA is not relevant.

The proposed scheme involves visual enhancements to a single building. Though some of the end users of the building will be the general public they will only use the building should they choose to engage with the commercial use that occupies the shop. 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 new jobs for the community

### **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 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 Neath Town Centre.

### **Implementation of Decision:**

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

### **Appendices:**

- Appendix A - CPG – 20 Queen Street, Neath – IIA First Stage Assessment Form

### **List of Background Papers:**

None

### **Officer Contact:**

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