



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Environment, Regeneration & Streetscene Services Cabinet Board

22nd July 2022

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

Matter for Decision,

Wards Affected: Aberavon

COMMERCIAL PROPERTY GRANT: WATER STREET BUSINESS CENTRE, PORT TALBOT

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 Water Street Business Centre, the former Port Talbot Heath Centre that now provides office space to accommodate small businesses. The proposed works will significantly improve the visual appearance of this prominent building and will do much to enhance the character of this part of Aberavon, as well as the surrounding area of Port Talbot.

The overall scheme includes the internal refurbishment of the offices, new rainwater goods, the painting of exposed concrete sections and pillars, painting of existing ground floor windows, additional outside signage, CCTV and external lighting.

External works, for which Commercial Property Grant assistance is sought, include the installation of aluminium windows and doors as well as new illuminated signage and cladding to the existing lighting and fascias

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

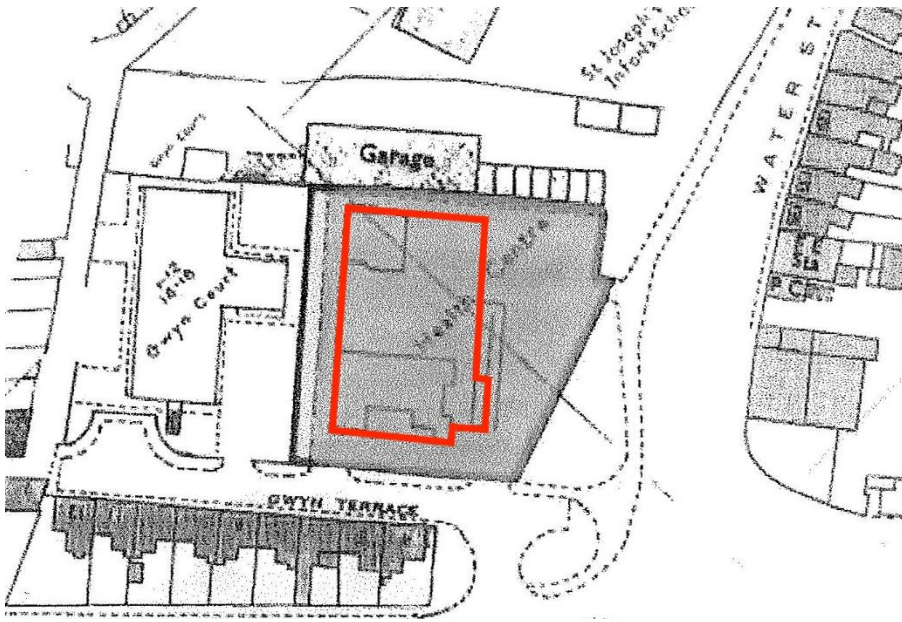
Conditions applicable to the following project will be issued in accordance with the agreed terms for the scheme.

PROPOSAL

Property Address:

Water Street Business Centre (registered as Port Talbot Health Centre)
Gwyn Terrace
Port Talbot
SA12 6HR

Location Plan:



Brief Description of works:

Existing Water Street frontage



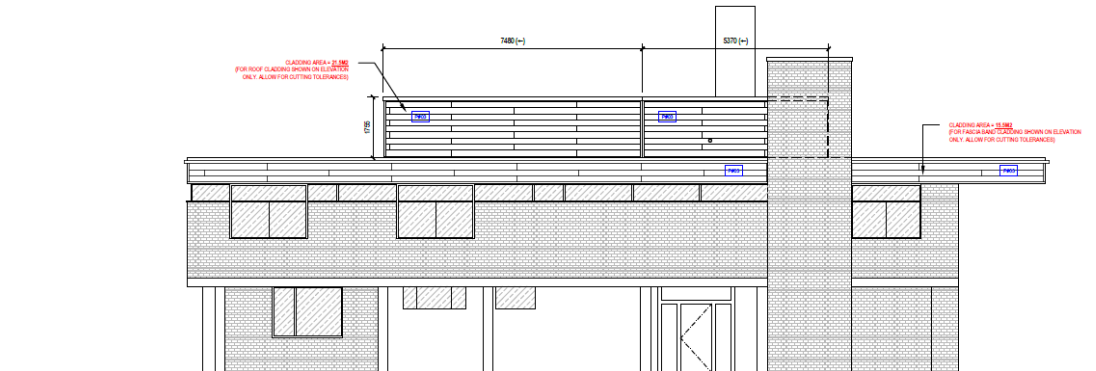
Existing side elevation



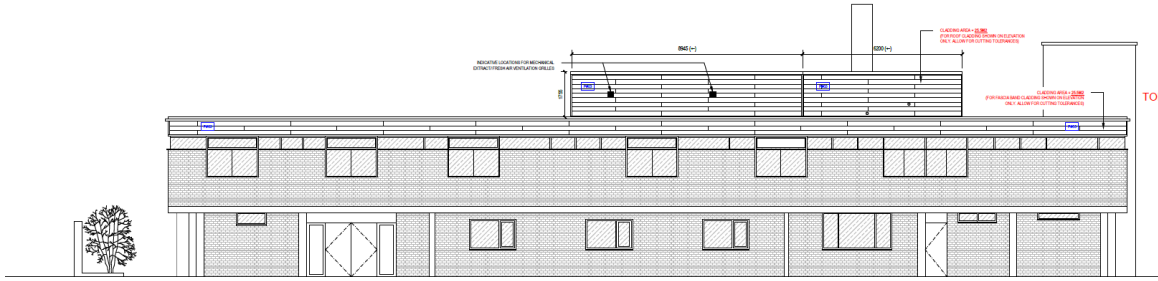
Proposed Elevations from planning consent Ref: P2022/0041



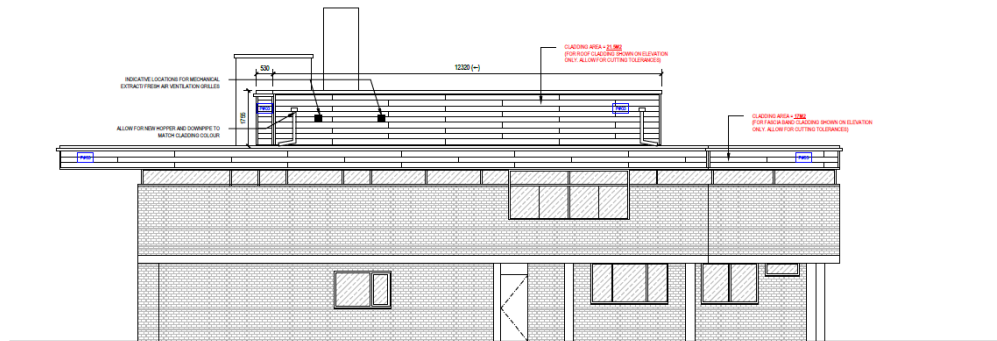
PROPOSED ELEVATION A
SCALE 1:150



PROPOSED ELEVATION B
SCALE 1:150



PROPOSED ELEVATION C
SCALE 1:150



PROPOSED ELEVATION D
SCALE 1:150

- Water Street Business Centre is a detached two-storey building with onsite car parking. Built in 1972 as a Health Centre it is currently used as offices that are let to a number of small businesses/organisations targeting sole traders and start-ups to encourage business growth for the local area.
- The original building has single glazed crittall windows on the first floor with a low energy efficiency.
- It is proposed to replace the three ground floor doors and the first floor windows with powdercoated aluminium framed double glazed windows, install new signage to include individual back-lit letters applied directly to the wall and also to clad to the existing rooflight and fascias.
- Relevant planning consents:
 - Cladding to existing roof light and fascia – P2022/0041
 - Advertisement consent for illuminated signage – P2021/0979

- Total Project Cost (inc eligible works & fees): £95,955.06 (ex VAT)

Proposed Grant Offer (50% intervention rate): **£ 47,977.53**

Financial Impacts:

Grant approval, subject to this report = £47,977.53

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 end users of the building will mostly be the employees of the various small businesses that occupy the offices. The general public will only have need to enter the building when invited to, should they require the services provided by the occupants

As the proposed scheme involves visual enhancements to a single building it 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:

Improved working environment for tenants.

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 Aberavon and the wider area of Port Talbot.

Implementation of Decision:

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

Appendices:

- Appendix A - CPG Water Street Business Centre, Port Talbot: Integrated Impact Assessment

List of Background Papers:

None

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