



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Environment, Regeneration and Streetscene Services Cabinet Board

2nd December 2022

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

Matter for Decision,

Wards Affected: Neath North

COMMERCIAL PROPERTY GRANT: 5 THE ROPEWALK, 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 external improvements to this vacant, detached, two-storey, town centre office building, as part of a wider scheme to refurbish the building for use by Peter Morgan Property Group. A Placemaking Grant has funded the internal refurbishment works.

The overall scheme will improve the appearance of Neath Town Centre by giving a fresh new appearance to an empty and unsightly building. The refurbished commercial floor space will accommodate a local business, accommodating 5 employees 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.

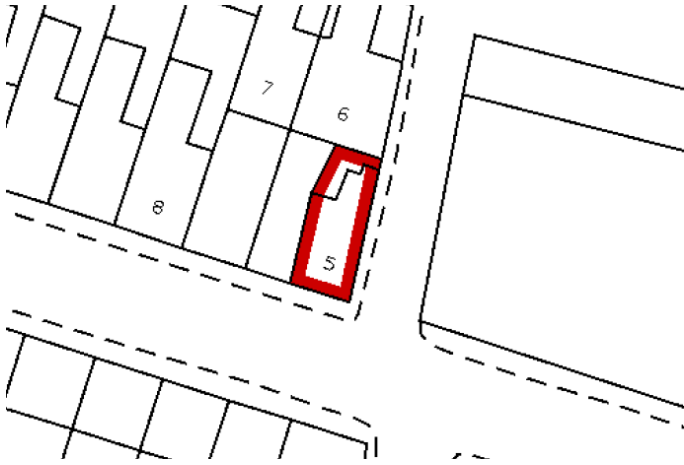
Conditions applicable to the following project will be issued in accordance with the agreed terms for the scheme.

PROPOSAL

Property Address:

5 The Ropewalk
Neath
SA11 1EW

Location Plan:



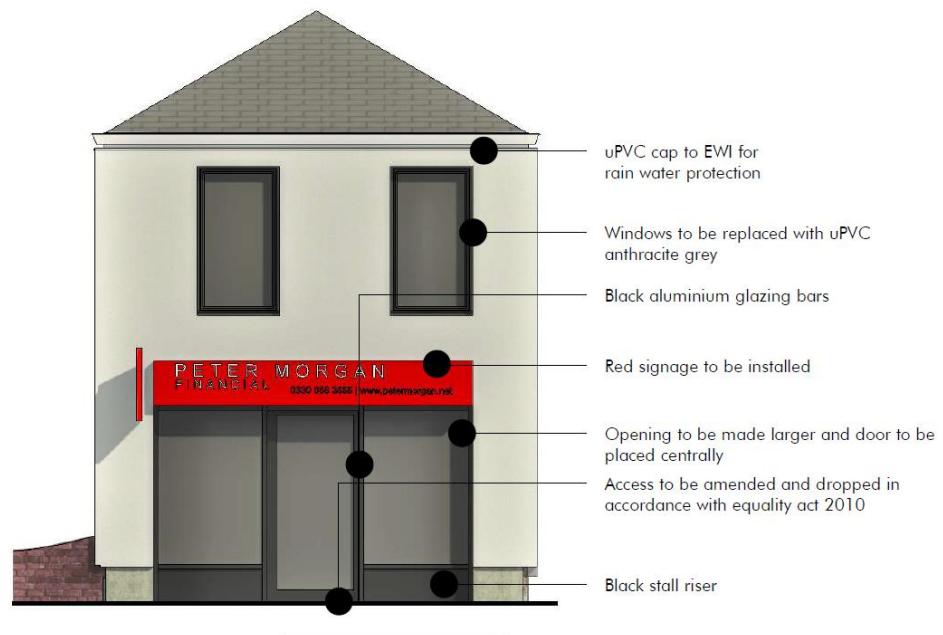
Brief Description of works

Current condition of the building:

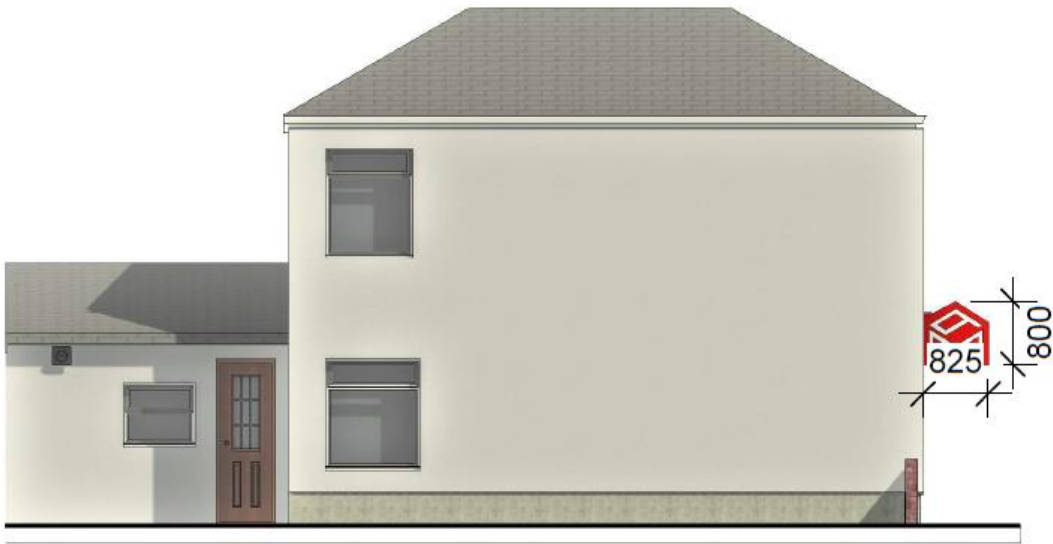




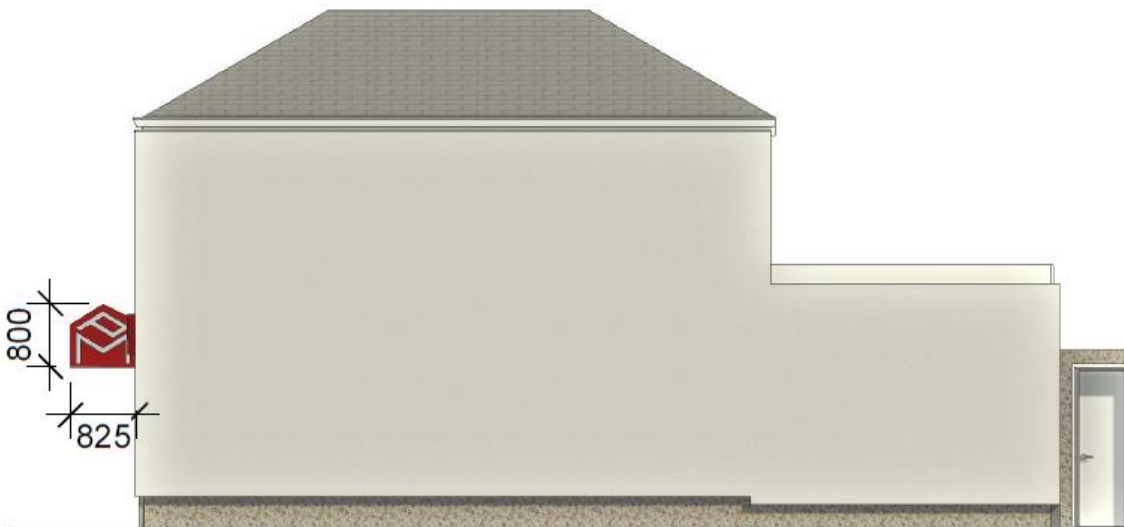
Proposed elevations from planning consent Ref: P2022/0063:



1:100 Proposed Front Elevation



1:100 Side Elevation



1:100 Side Elevation

- Planning consent has been obtained for the works Ref: P2022/0063
- The Commercial Property Grant eligible elements of the scheme include the installation of an aluminium shopfront as well as the re-rendering of the building and replacement of the windows, roof fascia and rainwater goods.

- The fascia and projecting signs that have been granted planning consent and are shown in the proposed elevational drawings (above) are not included as part of this CPG application as they will be acquired at a later date
- The proposed internal conversion work has been carried out with a Placemaking Grant.
- Project cost (inc eligible works & fees): £45,564 (ex VAT)

Proposed Grant Offer (50% intervention rate): **£ 22,782**

Financial Impacts:

Grant approval, subject to this report = £22,782

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 an improved working environment for those working from the building

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:

- CPG – 5 The Ropewalk, Neath – IIA First Stage Assessment Form

List of Background Papers:

None

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