



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Environment, Regeneration and Streetscene Services Cabinet Board

Friday 28th July 2023

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

Matter for Decision

Wards Affected: Neath North

COMMERCIAL PROPERTY GRANT: 14 ORCHARD 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 external improvements to the front elevation of this derelict and decaying, two-storey, mid-terrace, former hairdressing salon, situated on a main town centre shopping street within close proximity of The Gwyn Hall, the former Neath Constitutional Club and St David's Church

The overall scheme will improve the streetscene of this part of Neath Town Centre, by giving a fresh new appearance to an empty and unsightly building. The refurbished commercial floor space will be let to accommodate a small local business, potentially continuing it's use as a hairdressing salon, while attracting footfall and so enhancing the vibrancy and vitality of 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 retail/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 £315,875 is available for Commercial Property Grant schemes within the 2023/24 Regeneration Capital Programme.

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

PROPOSAL

Property Address:

14 Orchard Street
Neath
SA11 1DU

Location Plan:



Brief Description of works

Current condition of the building:

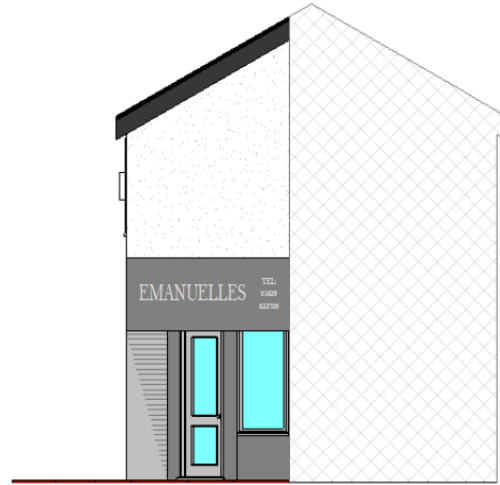


Proposed elevations:



PROPOSED ELEVATION (FRONT)

SCALE 1:50



PROPOSED ELEVATION (SIDE)

SCALE 1:50



PROPOSED 3D ISOMETRIC

SCALE

- Planning consent is not necessary as the building works constitute like-for-like repair/replacement

- The Commercial Property Grant eligible elements of the scheme include the repair/replacement of the timber shopfront, the repair and redecoration of the render to the front wall, the replacement of the two front first floor uPVC windows, roof fascia and rainwater goods, as well as the replacement of the roof covering to the front pitch of the roof, with repair work to the rafters and purlins
- As the applicant is not registered for VAT, they are able to claim the VAT as an eligible cost
- Project cost
(inc eligible works, fees & VAT): £22,236 (inc VAT)
- Proposed Grant Offer
(50% intervention rate): **£ 11,118**

Financial Impacts:

Grant approval, subject to this report = £11,118

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 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 and the locality will not benefit from the resulting regeneration impacts. In it's current state of deterioration the building may soon pose a safety risk to members of the public.

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 report, 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 – 14 Orchard Street, Neath – IIA

List of Background Papers:

None

Officer Contact:

Name: Nicola Jane Bulcraig

Designation: Strategic Development Officer

Email: n.bulcraig@npt.gov.uk

Direct dial: 01639 686683