

Impact Assessment - First Stage

1. Details of the initiative

Initiative description and summary:

Commercial Property Grant to part fund external improvement works to the front of 14 Orchard Street, Neath a derelict and decaying, two-storey, mid-terrace, former hairdressing salon. Works include the repair/replacement of the timber shopfront, the repair and redecoration of the render, the replacement of the two 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. The proposed works will improve the appearance of the building and therefore Neath Town Centre, as well as bringing a vacant building back in to use while improving the commercial floor space of the town centre.

Service Area: Property & Regeneration

Directorate: Environment

2. Does the initiative affect:

	Yes	No
Service users		X
Staff		X
Wider community	X	
Internal administrative process only		X

3. Does the initiative impact on people because of their:

	Yes	No	None/ Negligible	Don't Know	Impact H/M/L	Reasons for your decision (including evidence)/How might it impact?
Age		X				Proposal is to improve the external appearance of building and improve the quality of the supply of commercial floor space within the town centre. This

						benefits all users of Neath town centre, as well as the people that use the building, without discrimination.
Disability		X				As above
Gender Reassignment		X				As above
Marriage/Civil Partnership		X				As above
Pregnancy/Maternity		X				As above
Race		X				As above
Religion/Belief		X				As above
Sex		X				As above
Sexual orientation		X				As above

4. Does the initiative impact on:

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence used) / How might it impact?
People's opportunities to use the Welsh language		X				Proposal is to improve the external appearance of building and improve the quality of the supply of commercial floor space within the town centre. This benefits all users of Neath town centre, as well as the people that use the building and has no impact on the use of language
Treating the Welsh language no less favourably than English		X				As above

5. Does the initiative impact on biodiversity:

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence) / How might it impact?
To maintain and enhance biodiversity		X				Proposal is to improve the external appearance of building and improve the quality of the supply of commercial floor space within the town centre. This benefits users of Neath town centre, as well as the people that use the building and has no impact on local biodiversity.
To promote the resilience of ecosystems, i.e. supporting protection of the wider environment, such as air quality, flood alleviation, etc.		X				Proposal is to improve the external appearance of building and improve the quality of the supply of commercial floor space within the town centre. This benefits users of Neath town centre, as well as the people that use the building and has no impact on the resilience of ecosystems.

6. Does the initiative embrace the sustainable development principle (5 ways of working):

	Yes	No	Details
Long term - how the initiative supports the long term well-being of people	X		The proposed improvement to the external appearance of 14 Orchard Street will improve the appearance of Orchard Street and so Neath Town Centre in the long-term and so improve the quality of life for those that use it.
Integration - how the initiative impacts upon our wellbeing objectives	X		The proposed work supports business to grow the local economy and attract new investment to the area. (NPTCBC Corporate Plan 2019-2022 3.1.3)

Involvement - how people have been involved in developing the initiative		X	The design of the building will not change, the materials will be repaired, redecorated and replaced like-for-like where necessary to improve the appearance of the building and extend it's longevity. It is a privately owned property and so no-one beyond the owner have been involved in developing the initiative
Collaboration - how we have worked with other services/organisations to find shared sustainable solutions		X	The project is not of sufficient scope or scale to require the involvement of other services or organisations.
Prevention - how the initiative will prevent problems occurring or getting worse	X		The proposal will reduce the rate at which the building will deteriorate in condition and appearance and so prevent it from becoming a safety risk. It will also contribute towards reducing the rate at which the overall appearance of Orchard Street and Neath Town Centre deteriorates in condition and appearance. Potentially the people that use an area will treat it better, in terms of reduced rates of vandalism, graffiti and litter, if they consider the quality of their environment to be good or improving. By providing refurbished commercial space the scheme will support the vibrancy and vitality of the town centre, encouraging it's use

7. Declaration - based on above assessment (tick as appropriate):

A full impact assessment (second stage) is not required	√
Reasons for this conclusion	
The proposal is to grant fund part of the cost of external improvement to a single building. The initiative embraces sustainable development by improving the condition, appearance and energy efficiency of the built environment, supporting business to grow the local economy and attract new investment to the area. The initiative does not, however, have a significant impact on any specific group of people so a full impact assessment is not required.	

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A full impact assessment (second stage) is required	
Reasons for this conclusion	

	Name	Position	Signature	Date
Completed by	Nicola Jane Bulcraig	Strategic Development Officer		17.7.2023
Signed off by	Simon Brennan	Head of Service		19.7.2023