



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

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

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

**Date of Meeting: (Urgency Action)**

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

**Matter for Decision,**

**Wards Affected: Taibach**

**COMMERCIAL PROPERTY GRANT: 41 COMMERCIAL ROAD,  
TAIBACH**

**Purpose of the Report:**

To obtain authority under the Commercial Property Grant scheme, to grant aid external improvement works to create a restaurant at the address named above.

**Executive Summary:**

The proposal is to part fund external improvements to the front elevation of this two-storey, mid-terrace, property situated in a row of shops that are part of the established high street of Taibach as well as a gateway to Port Talbot.

Last used as a home the building has been derelict for a number of years. It is in a poor structural condition and uninhabitable, as well as an eyesore and a significant detriment to the character of the area. It is on Environmental Health's long term empty property list and has been prioritised to get back in use. It's condition is causing damp to ingress adjoining property.

The scheme will convert the building to a ground floor restaurant with a flat above and will improve the appearance of the high street. The new commercial floor space will be let to provide an additional food and drink establishment for the locality, so attracting footfall and enhancing the vibrancy and vitality of Taibach.

The work will improve the quality of the built environment to attract further economic investment to the area. It will increase local supply of homes and speculative restaurant floorspace, creating opportunity for new business/employment.

### **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.

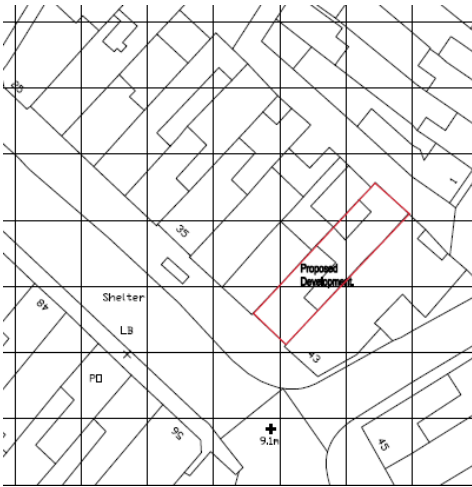
Conditions applicable to the following project will be issued in accordance with the agreed terms for the scheme.

### **PROPOSAL**

#### **Property Address:**

41 Commercial Road  
Taibach  
SA13 1LN

#### **Location Plan:**



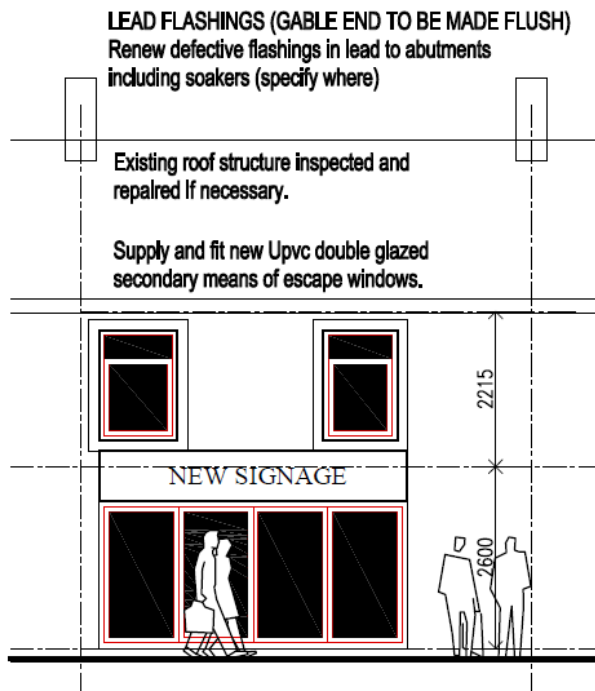
## Brief Description of works

Current condition of the building:

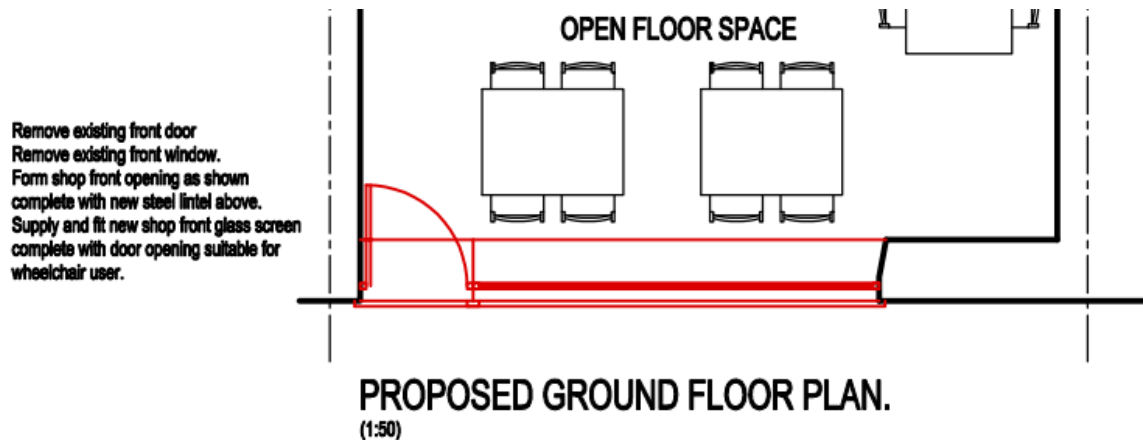




Proposed elevations (uPVC revised to aluminium):



**PROPOSED FRONT ELEVATION.**  
(1:100)



- Planning consent has been obtained for the work Ref:P2022/0506
  - The Commercial Property Grant eligible elements of the scheme include the rebuilding of the front stone front wall, installation of new aluminium shopfront and first floor windows as well as replacement of front pitch roof coverings with Marley tiles (inc removal of chimneys) and the replacement of the fascias and rainwater goods
  - Project cost  
 (inc eligible works, fees & VAT): £32,116.20 (ex VAT)
- Proposed Grant Offer  
 (50% intervention rate): **£ 16,058**

**Financial Impacts:**

Grant approval, subject to this report = £16,058

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 the end users of the building will be the general public they will only use the building should they choose to visit the restaurant. 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 a new 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 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 vicinity of Port Talbot.

**Implementation of Decision:**

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

**Appendices:**

- CPG – 41 Commercial Road, Taibach – EIA First Stage Assessment Form

**List of Background Papers:**

None,

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