

## 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 41 Commercial Road, Taibach a derelict and decaying, two-storey, mid-terrace, former home with planning consent for conversion to a ground floor restaurant with a flat above. Works 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. The proposed works will improve the appearance of the building and therefore the high street of Taibach, as well as bringing a vacant building back in to use while increasing local supply of homes and speculative restaurant floorspace, creating opportunity for new business/employment

**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 a 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 a 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?
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To maintain and enhance biodiversity		X				Proposal is to improve the external appearance of a 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 a 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
<b>Long term</b> - how the initiative supports the long term well-being of people	X		The proposed improvement to the external appearance of 41 Commercial Road will improve the appearance of Commercial Road and so Taibach in the long-term and so improve the quality of life for those that use it.
<b>Integration</b> - 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)
<b>Involvement</b> - how people have been involved in developing the initiative		X	The appearance of the building will be improved and an additional food and drink establishment provided for the locality. It is a privately owned property and so no-one beyond the owner has been involved in developing the initiative

<b>Collaboration</b> - 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.
<b>Prevention</b> - 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 Commercial Road 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 an additional food and drink establishment for the locality 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) <b>is not</b> 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.	

A full impact assessment (second stage) <b>is</b> required	
Reasons for this conclusion	

	<b>Name</b>	<b>Position</b>	<b>Date</b>
<b>Completed by</b>	Nicola Jane Bulcraig	Strategic Development Officer	12/11/2023
<b>Signed off by</b>	Simon Brennan	Head of Property & Regeneration	24/11/2023