



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

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

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

**12<sup>th</sup> January 2024**

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

#### **Matter for Decision,**

**Wards Affected: Neath East**

#### **COMMERCIAL PROPERTY GRANT: FORMER ROYAL BRITISH LEGION CLUB, EASTLAND RD, NEATH**

#### **Purpose of the Report:**

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

#### **Executive Summary:**

The proposal is to part fund external improvements to this detached two storey former Royal British Legion Club House, that is a landmark building at a prominent gateway to Neath town centre.

The building is mostly derelict and a significant eyesore that is detrimental to the character of Neath, offering a poor impression of the town centre to visitors entering from the south end of Eastland Road.

The overall scheme involves the refurbishment of the entire building to provide bars with pool tables, part of the space potentially being let to small local businesses. It will provide an additional establishment

for assembly and leisure and will so attract footfall, enhancing the vibrancy and vitality of this southern gateway to Neath town centre

The work will improve the quality of the built environment to attract further economic investment to the area. It will bring a large mostly empty building back in to full use, increasing the local supply of commercial floorspace and 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.

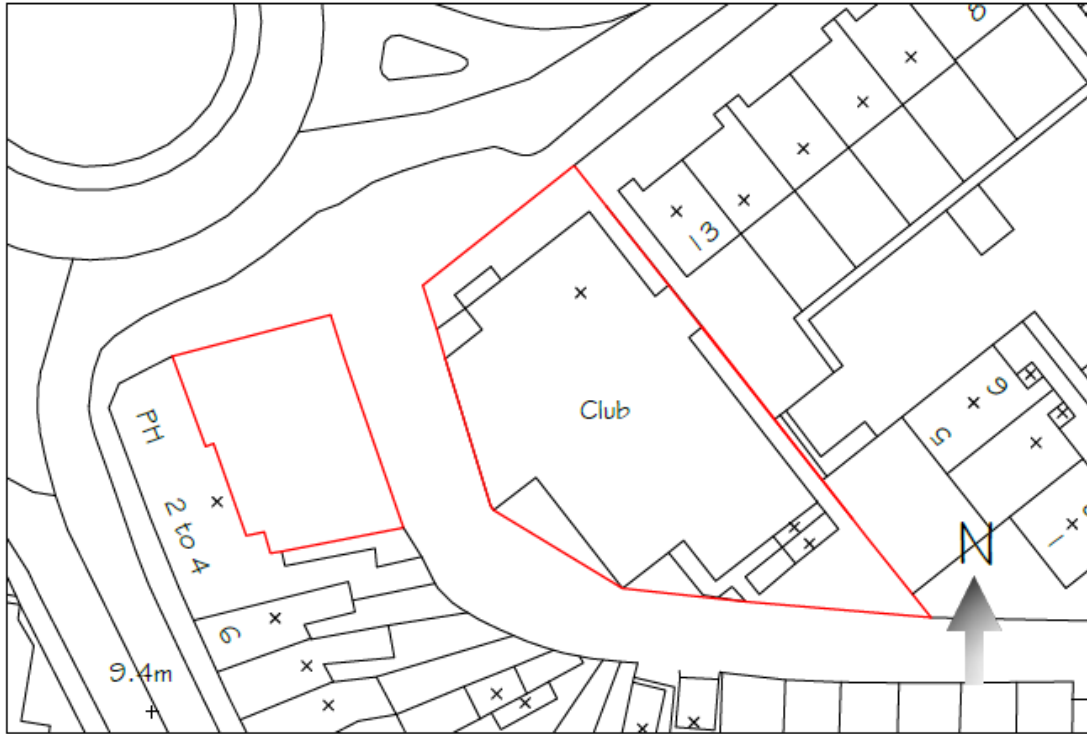
Conditions applicable to the following project will be issued in accordance with the agreed terms for the scheme.

**Proposal**

**Property Address:**

Royal British Legion Club (former)  
Eastland Rd  
Neath  
SA11 1LA

## Location Plan:



## Brief Description of works

Current condition of the building:



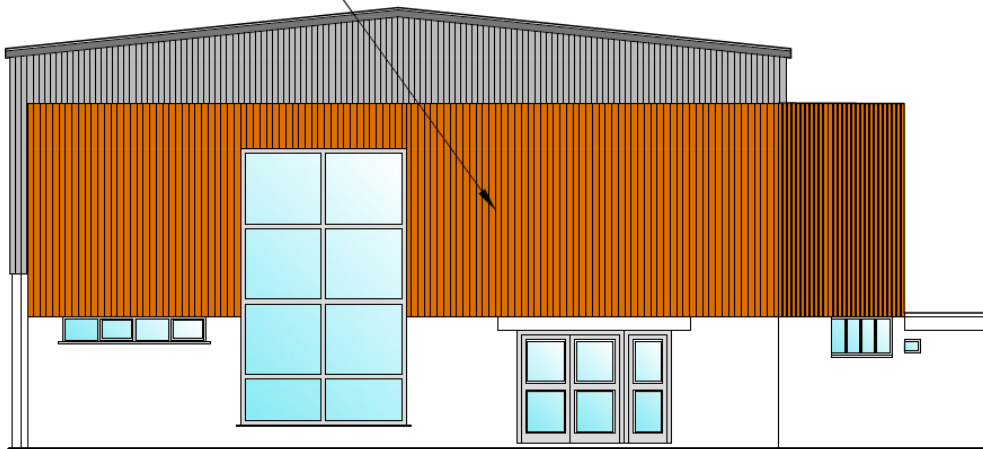




Proposed elevations:

Ecoscape Forma Composite  
Slatted cladding to front  
elevation walls - colour -  
Spiced Oak to be over clad  
existing finished

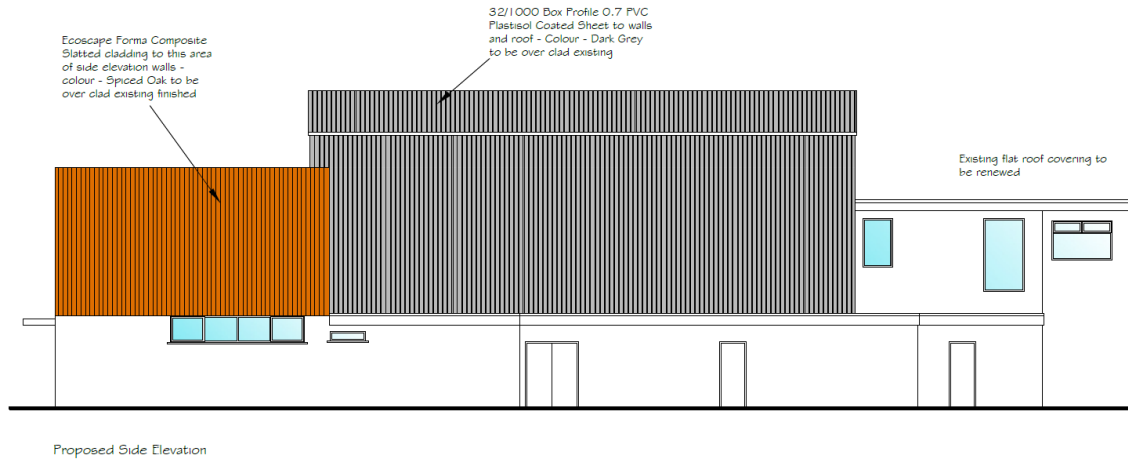
New windows and doors to  
be grey aluminum frames with  
double glazed units



Proposed Front Elevation

Existing canopy over front  
entrance to be retained and  
decorated as existing

Existing brick walls to be  
finished in Johnstones Silicon  
Rend through colour render  
Colour - Grey



- Planning consent has been obtained for the work Ref: P2021/0910
- The Commercial Property Grant eligible elements of the scheme mostly involve work to the front (B4434 facing) and side (south-west) elevations including:
  - Replacement grey powder-coated double glazed aluminium windows and doors
  - Real wood effect composite cladding over the existing external wall cladding at first floor level
  - Render to walls at ground floor level
  - Replacement fascias & rainwater goods
  - Repair and enhancement of external hard landscaping including the ramped access, low wall and the creation of planting areas
  - Installation of steel palisade gate
- Project cost  
(inc eligible works & VAT): £172,000 (inc VAT)

Proposed Grant Offer

(47.965% intervention rate): **£ 82,500**

### **Financial Impacts:**

Grant approval, subject to this report = £82,500

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 occupying enterprises. 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 the appearance of the building will continue to be a detriment to Neath.

**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 Neath.

### **Implementation of Decision:**

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

### **Appendices:**

- CPG – Former Royal British Legion Club, Neath – EIA First Stage Assessment Form

### **List of Background Papers:**

None.

### **Officer Contact:**

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