

Transforming Towns

Place Making Programme

The Transforming Towns Place Making programme affords Local Authority partners in Wales the broadest and most flexible package of support aimed at revitalising town centres throughout Wales. It is the responsibility of regional partners to decide upon the most appropriate mix of interventions and how they are deployed effectively. This support is available in any town centre prioritised by Local Authority partners.

Given the broad nature of this new support it is not anticipated that there will be any additional interventions to those detailed in this document. However, should you require support to be allocated to different elements these would need to be approved by Welsh Government.

Intervention	Scheme Detail	Eligible Applicant	Maximum Allocation of grant
Residential Units in Town Centres	<p>To convert vacant floor-space on upper floors into new residential accommodation. The minimum requirement from each scheme is 1 x 1 bedroom self-contained flat. Schemes are expected to be a mix of one and two bedroom units with ratio determined by layout of building and planning consent.</p> <p>Schemes should comply to the minimum floor space as recommended in the most up to date Welsh Housing Quality Standards, currently this is:-</p> <ol style="list-style-type: none"> 1. 46m² per one bedroom flat 2. 59m² per two bedroom flat <p>Student accommodation, bedsits and studios are not eligible for grant funding</p> <p>Where acceptable to Local Planning Authorities potential conversion of ground floor, as well as upper floors may be considered for areas not considered to be core retail, where no alternative commercial use can be found.</p>	<p>Occupiers or property owners of properties within town centres who either:</p> <ul style="list-style-type: none"> • Own the freehold, or • Hold a lease with a seven year minimum period remaining at the planned grant payment date and who have secured their landlord's written consent to the proposed works. 	<p>Up to £250,000 per property</p>
Commercial Property Improvement Grants	<p>The Property Improvement Grant is available to commercial building occupiers and owners within town centres. Its purpose is to enhance building frontages together with the upgrade of vacant commercial floor space to bring it back into beneficial business use.</p>	<p>Occupiers or property owners of commercial properties within the designated area who either:</p> <ul style="list-style-type: none"> • Own the freehold, or • Hold a lease with a seven year minimum period remaining at the planned grant payment date and 	<p>Up to £250,000 per property</p>

	<p>New/ upgraded floor space must be for business use, with each scheme determined on its individual merits at the discretion of local officers, and then approved by local and regional project boards. In particular offices, independent leisure, retail, food and drink uses will be considered. Mixed-use schemes will also be considered, but private student lets, will not be considered.</p> <p>Offices or commercial premises above retail units will also be considered for support.</p> <p>WORKS</p> <p>External</p> <p>External works to the building can include work deemed necessary for the structural integrity of the property. Items might include:</p> <ul style="list-style-type: none">• Shopfronts;• Signage;• Windows & doors;• External lighting;• Roofs and chimneys;• Rainwater goods (guttering and down pipes);• Rendering, stone cleaning and repairs, re-pointing; and• Structural works.	<p>who have secured their landlord's written consent to the proposed works.</p>	
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	<p>Internal Internal works to the building can include all work, visible or structural, necessary to complete the project to Building Regulations. This might include:</p> <ul style="list-style-type: none"> • Windows & doors; • Improved accessibility; • Walls, ceilings, lighting; • Energy Efficiency measures when included as part of the overall scheme; • Utilities and services, including heating; • Welfare facilities (e.g. essential washroom and cleansing facilities only); and • Structural work <p>New Build New build commercial floor-space could be eligible, where a local need for this has been identified.</p>		
<p>Green Infrastructure</p>	<p>The provision of Green Infrastructure and Biodiversity projects in town centres. Specifically but not exclusively:-</p> <ul style="list-style-type: none"> • Green Walls • Green Roofs • Rain Gardens • Greening. • Pocket Parks <p>Other GI or general greening measures are eligible subject to approval of Welsh Government. Any intervention needs to be strategic and underpinned by a Town Centre Green Infrastructure Audit.</p>	<ul style="list-style-type: none"> • Local Authorities • Business Improvement Districts BIDs • Town and Community Councils • Occupiers or property owners of commercial properties within the designated area who either: <ul style="list-style-type: none"> ○ Own the freehold, or ○ Hold a lease with a seven year minimum period remaining at the planned grant payment date and who have secured their 	<p>Up to £250,000 per project</p>

	This support will not contribute to ongoing maintenance costs in future financial years.	landlord's written consent to the proposed works.	
Public Realm	<p>The provision of small scale public realm enhancements where they are aligned with a natural clustering of regeneration activity in town centres. Where there is demonstrable social and economic impact. Specifically:-</p> <ul style="list-style-type: none"> • The removal or dropping of curbs for access and egress. • The widening of pavement areas so as to provide outdoor seating and amenity areas. • Permanent planters and screening provision. <p>Other measures may be eligible for support subject to approval of Welsh Government.</p>	<ul style="list-style-type: none"> • Local Authorities. • Business Improvement Districts BIDs • Town and Community Councils 	Up to £250,000 per scheme.
Strategic Acquisition	<p>Small Scale acquisitions within town centres. This support should not be used to acquire properties that are subject to, or could benefit from planning enforcement measures. Specifically, this support could be utilised to:-</p> <ul style="list-style-type: none"> • Acquire properties in order to complete land assembly for larger strategic proposals. • Acquire properties for demolition in order to deliver improved connectivity and permeability in town centres. • The acquisition of properties in order to provide greenspace, play facilities or enhanced public realm. • Demolition costs are eligible. 	<ul style="list-style-type: none"> • Local Authorities • Business Improvement Districts BIDs • Town and Community Councils • Social Businesses and B – Corps 	Up to £250,000 per acquisition.

Town Centre Markets	<p>The delivery of the ‘Every Town a Market Town’ philosophy. The development and enabling of local markets for the provision of produce, craft, food and value added products. This capital only funding will deliver:-</p> <ul style="list-style-type: none"> • The provision of permanent electricity supplies to enable market trading. • The acquisition of trading stalls, stands and platforms. <p>Works must conform and be aligned with the Welsh Government best practice guide for the establishment of local markets. This work should be aligned with any post Covid – 19 Town Centre works and planning.</p>	<ul style="list-style-type: none"> • Local Authorities • Business Improvement Districts (BIDs) • Town and Community Councils • Social Businesses and B – Corps 	<p>Up to £250,000 per location.</p>
Town Centre Meanwhile Uses	<p>The establishment of temporary meanwhile or pop – up uses in currently vacant premises in town centres. The support should be wholly aligned with the Welsh Government Meanwhile Uses Best Practice Guide.</p>	<ul style="list-style-type: none"> • Local Authorities • Business Improvement Districts BIDs • Town and Community Councils • Social Businesses and B – Corps 	<p>Up to £250,000 per location.</p>
Town Centre External Trading support.	<p>The provision of outdoor seating, planters, coverings, servery areas and building canopies. This support is in line with the Covid – 19 response grant 2020/21.</p>	<ul style="list-style-type: none"> • Local Authorities • Business Improvement Districts • Town Centre Businesses • BIDs • Town and Community Councils 	
Shop Frontage Enveloping Schemes	<p>External shop frontage enhancements whereby no internal modification or redevelopment is undertaken. Adjacent or closely situated properties need to be targeted in a given town so as to achieve a critical mass and greater impact. It is suggested that a minimum of 6 properties should sign up to this support.</p>	<ul style="list-style-type: none"> • Occupiers or property owners of commercial properties within the designated area who either: <ul style="list-style-type: none"> ○ Own the freehold, or ○ Hold a lease with a seven year minimum period remaining at the planned grant payment 	<p>Up to £250,000 per location.</p>

		<p>date and who have secured their landlord's written consent to the proposed works. For projects that request less than £50k in grant a legal charge is not required so a lease with five years remaining at the final grant payment date is acceptable.</p>	
Digital Towns	<p>The furthering of the 'digital towns' agenda through the provision of capital items to support Wi-Fi analytics and Lora Wan networks.</p>	<ul style="list-style-type: none"> • Local Authorities • Business Improvement Districts BIDs • Town and Community Councils. 	<p>Up to £250,000 per town centre.</p>
Active Travel	<p>Provisions supporting or facilitating active travel routes in town centres where this cannot be funded through other means. Specifically the provision of bicycle storage, lockers and retrofit of show and hygiene facilities in commercial premises</p>	<ul style="list-style-type: none"> • Local Authorities • Business Improvement Districts BIDs • Town and Community Councils • Social Businesses and B – Corps • Private sector partners 	<p>Up to £250,000 per application.</p>