

**REPORT FROM:** HOUSING, HEALTH AND ECONOMIC DEVELOPMENT  
SERVICES MANAGER

**TO:** NELSON COMMITTEE

**DATE:** 8<sup>th</sup> MAY, 2017

**Report Author:** Paul Collins  
**Tel. No:** 01282 661677  
**E-mail:** [Paul.collins@pendle.gov.uk](mailto:Paul.collins@pendle.gov.uk)

## **NELSON PREMISES IMPROVEMENT GRANTS 2016/17 SUMMARY**

### **PURPOSE OF REPORT**

To update the Committee on the progress made on the Nelson premises improvement grants Scheme in 2016/17 financial year.

### **RECOMMENDATIONS**

- (1) That the Committee notes the summary of the premises improvement grant scheme.
- (2) That the Committee agree to an additional funding allocation of £15,000 (Separate capital programme bid).
- (3) It is requested that the Nelson Committee nominates two Members to a Premises Improvement Grant Panel

### **REASONS FOR RECOMMENDATIONS**

- (1) To allow Members of the Committee to see the outcomes of the premises improvement grants scheme in the 2016/17 financial year.
- (2) To allow the Premises Improvement Grant programme to continue.
- (3) To allow Member to have a greater involvement in the allocation of Premises Improvement grants.

### **ISSUE**

#### Premises Improvement grant scheme: Background

1. All businesses within the Nelson town centre boundary are eligible for a premises improvement grant. The grant programme aims to improve the overall appearance of the town centre by assisting businesses to improve premises and encourage the use of vacant

properties. The grants scheme is a tool used to encourage private investment in town centre buildings; the outcome of this investment is an aesthetic improvement to the town centre and in turn increases retail and public confidence in the area. The grants can encourage the use of vacant buildings as they can reduce the overall cost of changing the exterior of the building to suit the needs of the incoming business

2. All business premises within the defined town centre boundary are eligible for a 50% grant up to a maximum of £3000, for improvements to their premises. Premises improvement grants are promoted, targeted and administered by Economic Development staff. The Economic Development Team supports the applicant's throughout the application process.

#### Premises improvement grants summary

3. A total budget of £35,229 was available for Premises Improvement Grants in the 2016/17 financial year, the total budget included £15,000 contribution from 2016/17 financial year and slippage totalling £20,229.
4. In total £20,100.59 has currently been spent on ten business premises. A further £13,912 has been allocated to six businesses, but the projects are yet to be completed. This leaves an unallocated sum of £1,216.11.

#### Completed Premises Improvement Grants 2016-17

5. Former Bull Public House, Scotland Road. This former public house has been vacant for a number of years; the building owner has converted the large premises into four smaller retail/commercial units. A grant £12,000 was received which paid for 4 new shop fronts, and cleaning of the external stonework.
6. Ghausia Food Store, 85 Leeds Road. This property is currently vacant and the business has received funding to replace the old rotten shop front and shutters and received funding of £3,000. The improvements will make the unit fit for purpose and will hopefully be open and trading again shortly.
7. Kool Couture, 20 Scotland Road. This new business has occupied a previously vacant premises and received a grant of £279 and install new signage to the property.
8. Pendleside Hospice, 59 Scotland Road. The business received a grant of £615.89 to replace the signage and repaint the existing shop front. The signage was replaced to fit the new branding for the charity.
9. Sam's Beauty Box, Pendle Rise. This new business took on long term vacant premises in Pendle Rise shopping centre and received grant funding of £636 to add new signage to the unit and also make some internal alterations to make the unit fit for the business's needs.
10. Samosa Hut, 87 Scotland Road. The business currently trading in Burnley has expanded and opened a new business premises in a previously vacant property in Nelson. The grant funding of £1,440, has allowed the business to install externally illuminated signage to the property.
11. Wilkinson's Hi-Fi. 92-94 Manchester Road. This longstanding Nelson business has received grant funding of £2,130 to replace the existing illuminated signage to the property.

## Allocated Premises Improvement Grants 2016/17

12. Baby Plus Uniform, 15 Scotland Road. A grant of £1334 has been allocated to replace the existing signage and install new shutters to the property. The business is currently seeking planning permission for the installation of shutters before the grant payment can be processed.
13. Driver Education Centre, 64 Leeds Road. This new business has taken on a vacant property and a grant of £413 has been allocated to install new signage to the property.
14. Nawab Sweet Centre, 47 Scotland Road. A of £3,000 has been allocated to install illuminated signage to the properties double shop front. Work was recently completed and the grant will be paid shortly.
15. Pendle Rise shopping centre have been allocated funding of £6,000, to make improvements to the external appearance of the shopping centre and also make vacant retail units fit for purpose.
16. Purple Real Estates and Lettings, 65 Scotland Road. The business was allocated a grant of £1705 to make improvements to the existing shop front and install new signage to the property. Although the work has been completed for some time the business is yet to submit invoices to receive the grant payment.
17. Sunbed Planet, 45 Scotland Road. A grant of £1460 has been allocated which will allow the businesses to install illuminated signage to the exterior of the business premises.

## Outcomes of premises improvement grants 2016/17

18. Once all the Premises Improvement Grants have been completed, seven previously vacant properties will have been brought back into commercial use, and four new businesses will have moved into the town centre.
19. The ten completed grants totalling £20,305, are more than matched by private sector investment of £30,115. As well as the investment in property improvements the grants have helped to create an additional fifteen jobs in Nelson, and brought back into use 297.97sqm of commercial floor space.

## Premises Improvement Grants 2017-18

20. A £15,000 capital programme bid has been submitted to the Committee to continue the Premises Improvement grant programme in Nelson. The additional allocation added to underspend from 2016-17 will allow a total budget of £16,216.11 for the 2017-18 financial year.
21. It is requested that the Nelson Committee nominates two Members to be on a Premises Improvement Grant Panel. The Premises Improvement Grants Panel will provide comment and make approval decisions prior to a Premises Improvement Grant been formally offered to a business. Panel decisions are undertaken via email, the Economic Development team will send details of the application, prior to Members making an approval decision.

## **IMPLICATIONS**

**Policy:** None arising directly from this report

**Financial:** As outlined in the report.

**Legal:** None arising directly from this report

**Risk Management:**.. None arising directly from this report

**Health and Safety:** None arising directly from this report

**Sustainability:** successful delivery of this scheme will enhance the image and appearance of Nelson town centre and in turn encourage the use of local town centres

**Community Safety:** None arising directly from this report

**Equality and Diversity:** grants are accessible to all businesses within the town centre.

## **APPENDICES**

### **LIST OF BACKGROUND PAPERS**