

TRANSFORMING TOWNS PLACE MAKING GRANT - MID WALES

2025 - 2027

APPLICATION GUIDANCE

Mae'r ddogfen hon hefyd ar gael yn Gymraeg / This document is also available in Welsh

KEY FACTS

1. What Is It?

A capital grant scheme that covers a number of capital investment regeneration activities in town centres across towns in Mid Wales, i.e. the counties of Powys and Ceredigion. The scheme is funded by Welsh Government Transforming Towns Programme.

2. Where Can Investments Take Place?

Under the 2025-27 funding programme, project proposals can come forward from any town within the region under the Placemaking Grant. Applicants will need to demonstrate how the projects aligns with the town's placemaking plan or master plan for a town centre. A copy of the latest Town Plan can be accessed through the Town Council.

3. When Is The Scheme Open?

The scheme is open now and all projects will need to complete by 31st December 2026.

4. How Much Grant Is Available?

The budget for 2025-2027 in Mid Wales is £4M

The minimum level of eligible project costs that can be considered is £30,000 ex VAT. (with the exception of the Shop Frontage Enveloping, Digital Towns, Public Realm, Town Centre External Trading Support Schemes).

Applications are restricted to a maximum grant of £300,000 ex VAT.

The amount of grant awarded to a project will depend on a number of factors including Subsidy Control considerations, Funding gap evidence and scheme viability.

Any funding allocated through the Placemaking Grant should be considered as a last resort. In the first instance all other funding avenues need to be explored including private investment and loans, and this must be evidenced in the application form. As well as where there are dedicated funding streams identified such as active travel, Community Facilities Programme etc.

5. Who Can Apply?

The scheme is open to private businesses, including developers, third sector businesses, and the public sector. It is not available to private individuals.

Check eligibility of the scheme you are applying for, details can be found in the Transforming Towns Grant Framework of Interventions

6. How Is the Scheme To Be Administered?

The scheme is being administered by officers in each County, who will be available to advise applicants on how to make a strong application. Successful applicants will receive a funding contract from Powys County Council.

7. How Are Applications Assessed?

Eligible applications are assessed by a county level panel of officers and Cabinet Members who score applications against the scoring criteria. Approved projects are then sent to a Mid Wales Regional Panel for consideration and endorsement. This process should take between 5 - 8 weeks.

8. How Do I Make An Application?

Study the scheme Framework, Guidance and Application documents to look at what sort of schemes are available and consider if this equates to what you want to do. If so, contact your county officer to discuss your scheme. Follow advice received as to which parts of the form to complete and what evidence to provide. Assessment panels will be held regularly to meet demand.

9. Is There Claw Back on Grants If Property Is Sold?

Properties receiving grant aid towards their development would normally be subject to payback if sold within a period of 5 years. However, we would not wish to discourage developer interest in tackling redundant town centre sites / properties in need of development, and it may be possible to consider agreement on a mechanism for allowing disposal post development work without forgoing all of the grant received. Developers interested in exploring this option should contact their local officer as soon as possible. This needs to be agreed prior to any grant approval.

10. What information/evidence is required for the Community Benefit

Transforming Towns Programme is striving to help develop a vibrant Welsh economy capable of delivering strong and sustainable economic growth by providing opportunities for everyone in Wales. Projects benefitting from public funding should contribute to social, economic and environmental well-being now and in the future with the aim of building stronger communities, reducing social exclusion and poverty, and supporting the development of the economy.

Applicants must maximise the community benefits delivered through the Funding by providing where applicable:

1. Training and Employment opportunities: contractors being encouraged to recruit and train economically inactive persons as part of the workforce delivering any contract let, directly and/or indirectly through the supply chain. This could include employment; apprenticeships; work experience; work trials; or other relevant training opportunities.
2. Supply Chain opportunities for SMEs based in Wales: Successful contractors in any procurement must consider opportunities for SMEs, including social enterprises.
3. Contributions to the Community & Education – such as work experience placements, careers days etc.

11. What should be included in the Business Plan?

The business plan should be of sufficient detail commensurate with the scale of your proposal. We want to see included:

- How you have arrived at your development costs
- How you have arrived at your future operating costs
- What your assumptions and projections are for trading income or your expected receipt on sale
- Profit and loss forecast for 3 years
- Expected pay-back period on investment
- Key risks and mitigations
- An understanding of any competition and your advantage
- Details of experience / expertise of you or your staff to undertake the development

Note that Business Wales can help you compile your Business Plan if required.

Additional information specific to the scheme:

Residential Town Centre Unit

- Housing Type and Occupancy Demand - Please confirm the number and type of housing units and their size to be Schemes should endeavour to comply with the Welsh Development Quality Requirements 2021 – please see link at the bottom of this guidance document.
- Funding Need & Market Gap - Please make the case for the need for public money support.
 - Attach a recent independent valuation of the property as it currently stands PLUS an independent valuation of what the property will be worth post works to show the gap between the costs of development verses subsequent value.
 - Explain what borrowing you are able to undertake against the value of the property and what arrangements you have in place with associated evidence attached.
 - If rental income is part of your funding solution - show brief assumptions and payback calculations.
 - Grant Aid is available to help close the market gap and is also dependant on the financial position of the applicant – so please provide a recent bank statement and statement of accounts if available. Give a full breakdown of your intended funding package.

If Site acquisitions form part of the application: Site acquisitions must form part of a larger project of works in any application to bring to property back in use, if interim claims are requested during the scheme, these will not be considered until a reasonable amount of works are completed. Every effort must be made to update the title deeds prior to any claim being submitted.

Commercial Property Schemes

- Funding Need and Market Gap - Please make the case for the need for public money support.
 - Attach a recent independent valuation of the property as it currently stands PLUS an independent valuation of what the property will be worth post works to show the gap between the costs of development verses subsequent value.
 - Explain what borrowing you are able to undertake against the value of the property and what arrangements you have in place with associated evidence attached.

- If rental income is part of your funding solution - show brief assumptions and payback calculations.
- The Grant Aid is available to help close the market gap and is also dependant on the financial position of the applicant – so please provide a recent bank statement and statement of accounts if available. Give a full breakdown of your intended funding package.
- Site Occupancy - Please give a brief outline of the history of the site or property:
 - How long as it been empty / underutilised?
 - What has it been used for in the past?
 - Is it in a conservation area and/or a listed building?
 - Why do you think your proposed use going forward will work?

If Site acquisitions form part of the application: Site acquisitions must form part of a larger project of works in any application to bring to property back in use, if interim claims are requested during the scheme, these will not be considered until a reasonable amount of works are completed. Every effort must be made to update the title deeds prior to any claim being submitted.

Green infrastructure Schemes

- Climate Change - Please outline how the investment contributes to tackling climate change, improving the quality of the environment in this location and help to engender a sense of well-being to residents / visitors. Describe any innovative design solutions. Does the scheme tackle any known flooding / surface water issues at this location?
- The five core GI principles we will be considering in relation to your application are:
 - Multifunctional
 - Biodiverse
 - Adapted for Climate Change
 - Healthy
 - Smart & Sustainable
- Need For Investment - Please explain why the investment is needed in this particular location (as opposed to any other location in the county). Is there evidence to support this, such as a Master Plan for the town or a green audit?
- Outline the ongoing maintenance commitment.

Public Realm

- Additionality - Please explain how this work is clearly additional to the normal public realm works undertaken by Local Authorities or Town Councils and why this regeneration funding should contribute to the works. How will the works benefit businesses and the local community?
- Need - Please explain why the works are needed in this location as opposed to any other location. Is the proposal part of a wider scheme of investment in the town such as a Master Plan?
- Outline the ongoing maintenance commitment.

Site Acquisitions

- Site Occupancy - Please give a brief outline of the history of the site or property:
- How long as it been empty / underutilised?
- What has it been used for in the past?
- Is it in a conservation area?
- Why do you think your proposed use going forward will work? (Business case)
 - Need - Show you have considered alternative ways for bringing about regeneration at this location without having to resort to site acquisition. (If Local Authority, have planning enforcement measures been explored as a way of driving improvement?)

Site acquisitions must form part of a larger project of works in any application to bring to property back in use, if interim claims are requested during the scheme, these will not be considered until a reasonable amount of works are completed. Every effort must be made to update the title deeds prior to any claim being submitted.

Town Centre Markets

- Need - Please explain how you know there is a proven need and demand for the market enhancement in terms of infrastructure AND end client use. Why have you chosen this town and location above others?

Town Centre Meanwhile Uses

- Need - Please explain how you know there is a proven need and demand for the facility in terms of infrastructure AND end client use. Why have you chosen this town and location above others.
- Align – Explain how the scheme you are proposing aligns to the Welsh Government's Meanwhile Uses Best Practice Guide – the link can be found at the end of this document.
- Business Benefit - Please describe how many businesses will benefit from your investment

Town Centre External Trading

- Design Guidance - Please confirm that your scheme follows any technical design guidance available for your area, stating what that guidance is. Briefly explain how you have arrived at your choice of equipment or street furniture. Explain how the scheme does not adversely affect pedestrian access at the location.
- Business Benefit - Please describe how many businesses will benefit from your investment and how they will benefit directly or indirectly. How have these businesses been chosen to receive assistance? Have all businesses in the town been given an opportunity to benefit? If not – why not?
- Additionality - Please explain how your investment is clearly additional to the sort of investments and works that your organisation would normally undertake with other public money. We need to be convinced that this is a good use of regeneration funding.

Shop Front Enveloping Scheme

- Design Guidance - Please confirm that your scheme follows any technical design guidance available for your area, stating what that guidance is (Conservation area for example).
- Business Benefit - Please describe how many businesses will benefit from this investment. How have these businesses been chosen to receive assistance? Have all businesses in town been given an opportunity to benefit? If not – why not?
- Cluster – Please provide a map of the chosen business to benefit to ensure that properties are adjacent or close by in a given town to achieve a critical mass and greater impact.

As this theme must enhance a cluster of premises the application will be submitted by the Town Council, a Constituted business group or Constituted Town Centre Partnership group. Further guidance and documentation is available from your Local Authority Officer to support the applicant with the process and application.

Digital Towns

- Technical Viability - Please give details of the technical equipment to be used to achieve your scheme. Explain why you have chosen this specification. How have you minimised the likelihood of technical redundancy in the near future? What sort of Contractual arrangements do you plan to have in place for siting the equipment. How will you use the data gained from the equipment?

- Maintenance - Please describe what arrangements you will have in place to run, maintain, and upgrade the equipment. How will this be financed?

Active Travel

- Need - Please explain how you know there is a proven need and demand for the scheme you are proposing in terms of infrastructure AND end client use. Why have you chosen this town and location above others.
- Strategic fit – explain how these Active Travel measures fit with wider development schemes, and are integrated with other investment activities in the area to create well-connected spaces and bolster and complement wider active travel provision supported by the Welsh Government Transport Department.
- Provide evidence that it sits alongside but does not duplicate existing plans and routes within the Active Travel Network Maps – which are funded by the Active Travel Fund. Ensure the connection is made with the Active Travel Leads of the relevant Local Authority.

Toilet Provision

- Need - Please explain what provision is currently available within the town and the evidence available to show the clear identified strategic need for the proposed provision.
- Strategic fit – explain how these measures fit with wider development schemes, and are integrated with other investment activities in the area to create well-connected spaces.
- Give details of any partnership with the Local Authority in relation to the provision being proposed.
- Outline the ongoing maintenance and cleaning commitment.

Recreational Facilities

- Need - Please explain what provision is currently available within the town and the evidence available to show the clear identified strategic need for the proposed provision.
- Strategic fit – explain how these measures fit with wider development schemes, and are integrated with other investment activities in the area to create well-connected spaces.
- Provide evidence that the proposals have been consulted upon locally.
- Give details of any partnership with the Local Authority in relation to the provision being proposed.
- Outline the ongoing maintenance commitment.

Commercial and Residential Projects

As a guide the following building uses and building works may attract grant support:

Building Uses

New or upgraded floor space for business or residential use, with each scheme determined on its individual merits, assessed by a local panel and presented to a regional board. Uses such as offices, leisure, retail and food and drink as well as town centre residential accommodation will be considered. The overriding consideration will be for schemes to contribute to revitalising the economy of the town. Residential schemes are more likely to be acceptable where they enable a commercial development to come forward as part of a mixed development. However, a pure residential scheme could be considered where it brings a redundant town centre building into use and contributes to driving demand for / use of town centre services.

Building Works

External works to the building frontages can include work deemed necessary for the structural integrity of the property, including:

- Shopfronts
- Signage
- Windows and doors
- External works
- Roofs and chimneys
- Rainwater goods (guttering and down pipes)
- Rendering, stone cleaning and repairs, re-pointing
- Structural work

Note: External Building works may be subject to the Council's Design Guidance where appropriate.

Internal works are eligible as part of a comprehensive package of external improvements to the building, and which allow for a change in use or bring vacant space back to use, such as:

- Windows & doors
- Improved accessibility
- Walls, ceilings, lighting
- Utilities and services
- Welfare facilities
- Structural works

New build floor space will be eligible for commercial or residential, where a local need for this has been identified.

Professional costs are covered, where they are associated to the capital works such as:

- Professional advice (e.g. architectural, surveying, project management)
- VAT – where the applicant is not able to be VAT registered.
- Statutory fees (Planning applications and Building Regulations)

Ineligible costs

- Solicitor's fees and fees associated with obtaining the loan and grant
- General maintenance
- Items relating directly to the commercial use – fixtures and fittings (counters, bars, tables, chairs etc.)
- Any costs of works incurred prior to a grant approval.

Useful Links

Property Improvements

Where grant funding is used to support the provision of housing units, schemes are required to comply with the Welsh Development Quality Requirements 2021 (WDQR 21) “Creating Beautiful Homes and Places” published in July 2021, including meeting the “space requirements” as set out in Appendix A and Appendix B

[Welsh Development Quality Requirements 2021 \(gov.wales\)](#)

In terms of value for money, affordable housing schemes must have regard to Welsh Government “Acceptable Cost Guidelines”. Any scheme that does not meet either WDQR 21 or has a Scheme Cost Index (as defined in the guidelines) above 120% should be discussed with your Project Officer.

https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

Carbon impact

You are required to clearly demonstrate how you have considered the carbon emissions of your proposals and what action you have taken or will take to reduce or minimise them.

Where the Funding is used to support domestic energy efficiency projects, schemes must follow the Welsh Government’s energy company obligation (ECO) funding criteria.

[Low Carbon & Resource Efficient Construction Procurement | WRAP \(wrapcymru.org.uk\)](#)

[beyond-recycling-strategy-document.pdf \(gov.wales\)](#)

<https://www.claw.wales/assets/images/uploads/documents/RoutemaptonetzerocarbonbuildingsWales.pdf>

[Factsheet 1 overview of the Environment \(wales\) bill english \(gov.wales\)](#)

[The Nature Recovery Plan for Wales - Part 1: Our Strategy for Nature \(gov.wales\)](#)

[Local Places for Nature | The National Lottery Heritage Fund](#)

[Local Nature Partnerships Cymru - Home \(lnp.cymru\)](#)

[Local Places for Nature - Keep Wales Tidy](#)

Well-being of Future Generations Act

[Well-being of Future Generations \(Wales\) Act 2015: guidance | GOV.WALES](#)

Community Asset Transfer – Site Acquisitions

[Community Asset Transfer \(CAT\): guidance for applicants | GOV.WALES](#)

Active Travel

[Home | DataMapWales \(gov.wales\)](#)

[Active Travel Act guidance | GOV.WALES](#)

Town Centre Markets & Meanwhile Uses

Welsh Government commissioned and funded Urban Foundry, Swansea, to develop best practice guides for Meanwhile Uses and Street Markets.

[PopUp good practice guides | Urban Foundry | Creative regeneration agency](#)

Digital Towns

[Home | Trefi Smart Town \(smarttowns.cymru\)](#)

Toilet Provision

[Home - One Voice Wales](#)

Recreational Facilities

[Home - Children's Commissioner for Wales \(childcomwales.org.uk\)](#)

[Play Wales | Chwarae Cymru](#)

[Children and young people's plan | GOV.WALES](#)

[Play sufficiency toolkit | GOV.WALES](#)

[Wales: a play friendly country \(gov.wales\)](#)

Business Plans

[Homepage | Business Wales](#)

1. The grant will be used for exactly the purpose set out in the application form.
2. Applicants must comply with the procurement process of the relevant local authority for works connected with the grant.
3. A successful application for grant will not imply any continuation of funding for the project and will not automatically receive funding for any subsequent projects.
4. The applicant will not make any major changes to the project without first receiving agreement in writing from the Council.
5. The applicant will comply with any legislation and statutory approvals relevant to the project delivery.
6. Works must be completed within the agreed grant period unless in exceptional circumstances the Council approves an extension of this period in writing.
7. The grant is paid in arrears and all original invoices, receipts, payroll, timesheets or other evidence of payment must be made available for all expenditure relating to the project, as well as defrayment evidence of all expenditure when the applicant is making a claim for the grant.
8. All recipients of grant must make their records and activities available for inspection by Officers appointed by the Council.
9. The information that is provided on the application form and supporting papers may be shared, for the prevention of fraud. The information may also be shared with other bodies administering public funds, for this purpose.
10. Welsh Government or the Council may include details about your organisation and business, the Funding and the Purposes in Welsh Government promotional materials. You will also further agree to cooperate with our reasonable requests to achieve the production of such materials.
11. All successful applicants will need to acknowledge they have received support from the Transforming Towns Placemaking Programme Fund in all publicity documents, media coverage, signage etc. More information on branding and guidance can be found on the following document: [Transforming Towns: publicity and branding guidance | GOV.WALES](#)
12. If the applicant's contact details as identified in the application changes, the applicant must notify the Council immediately and provide the new details.
13. The applicant will complete a monitoring report on the completion of the project as required by the Council and specific targets and outcomes as detailed in the offer letter.
14. The grant would be required to be repaid in full on demand if the applicant is found to have made any misrepresentation; has breached the grant terms and conditions; or, the property is not fully re-instated within 12 months of any occurrence giving rise to loss of or damage to the property.
15. **REPAYMENT OF GRANT**

15.1 Freehold owned property

If you dispose of a property within your ownership that has received any part of the Funding a part of the Purposes then clawback will apply in the following circumstances:

- a. Where such funding is less than £1000,000 or relates to pedestrianisation /de-pedestrianisation schemes, traffic management, highway improvements, environmental

improvements, or any feasibility reports etc. or any works relating to the same then no clawback will be applicable upon a disposal, provided always that there is no potential for future development value.

- b. Where the funding is £100,000 or more then the clawback to us will be a proportionate amount based on the level of funding given compared to the level of funding given by you. You will need to provide evidence of the level of funding that you have given to the property, together with a current independent report which provides verification of the open market value ("the OMV") of the property at the date of disposal. Should another form of valuation be provided then the independent valuation report must validate the form of valuation being used.
- c. Where the funding relates to a development site:-
 - i. if the disposal OMV or the residual value of the development site is less than the funding provided then the clawback to us will be a proportionate amount based on the level of grant funding given by you. You will need to provide evidence of the level of funding that you have contributed to the development site from your own funds, together with a current independent report which provides verification of the OMV of the development site at the date of disposal.
 - ii. if the disposal value is equal to the level of funding then the clawback is the full amount of the funding.
 - i. if the disposal value is in excess of the funding then the clawback is the full amount of the funding.
- d. If you are of the view that there is a change in circumstances relating to clawback or in relation to the disposal value of a property that we should be made aware of then you should refer the matter to the Project Officer.
- e. Grant aided projects of £100,000 or greater will require a legal charge applied to the grant aided premises in line with conditions attached to the Welsh Government award of funding for the Mid Wales Transforming Towns programme.

15.2 Third Party owned property

- a. Where grant funding has been provided to a third party for refurbishment or new build of a property and the third party makes a disposal, within the 5 year grant period if the grant funding is £100,000 - £300,000 then clawback is the full level of grant funding that was provided unless otherwise agreed at time of grant approval.
- b. Should you be aware of any change in circumstance relating to the clawback due to us by virtue of these provisions, then you should speak to the Project Officer at the appropriate time. Such clawback provisions are in addition to our rights contained with Transforming Towns Placemaking Grant terms and conditions.
- c. Grant aided projects of £100,000 or greater will require a legal charge applied to the grant aided premises in line with conditions attached to the Welsh Government award of funding for the Mid Wales Transforming Towns programme.

In the case of development sites with after value, specific terms and conditions in relation to Property Development Grants will apply.

