

Single Member Cabinet Decision**Executive
Forward Plan
Reference****E3618****Keynsham Riverside & Temple Street Vacant Units
Refurbishment**

Decision maker/s	Cllr Paul Roper, Cabinet Member for Economic and Cultural Sustainable Development
The Issue	To proceed with the refurbishment of long-term vacant ground floor commercial units at Temple Street and Riverside Terrace in Keynsham. The project will bring approximately 10,000 ft² of employment space back into use, supporting economic regeneration, reducing vacancy, and contributing to the Council's climate and ecological goals.
Decision Date	18 th August 2025
The decision	<p>The Cabinet Member agrees:</p> <p>To delegate approval to the Director of Sustainable Communities, in consultation with the s151 officer, to accept £690k Investment Fund capital grant from the West of England Mayoral Combined Authority to support the delivery of the Keynsham Riverside Vacant Units Refurbishment.</p> <p>To fully approve capital expenditure of £2.34m to deliver the Keynsham Riverside Vacant Units Refurbishment, to allow the project to proceed to delivery on site. Including the WECA grant above, the balance being from Council service supported borrowing from Commercial Estate Refurbishment, repayable from revenue income generated.</p>
Rationale for decision	This decision brings a long-standing vacant unit back into productive use, responds to strong public support for more diverse high street offerings, and unlocks £690k in external funding. It also delivers economic, environmental, and community benefits aligned with Council priorities.
Financial and budget implications	The £2.34m refurbishment is funded by a £690k WECA grant and Council borrowing, with projected rental income and reduced void costs supporting long-term financial sustainability.
Issues considered	Sustainability; Property; Corporate;
Consultation undertaken	Cabinet colleagues; Town Council; Other B&NES Services; Service Users; Local Residents; Stakeholders/Partners; Section 151 Finance Officer; Chief Executive; Monitoring Officer

How consultation was carried out	Engagement with Keynsham Town Council, local businesses, residents, and prospective tenants. 88% of 446 respondents from the Keynsham Regeneration Action Plan Public Consultation supported repurposing the vacant units.
Other options considered	Alternative options such as doing nothing, selling the units, or reducing refurbishment specifications were rejected. The preferred option maximises grant funding, supports regeneration, and ensures long-term sustainability.
Declaration of interest by Cabinet Member(s) for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Name and Signature of Decision Maker/s	Cllr Paul Roper Cabinet Member for Economic and Cultural Sustainable Development
Date of Signature	18 th August 2025

Subject to Call-in until 5 Working days have elapsed following publication of the decision