

From:	Regeneration Team, Enterprise & Regeneration Service, Place & Growth Portfolio
To:	Town/ Community Councils: Buckley, Connah's Quay, Flint, Holywell, Mold, Queensferry, Saltney and Shotton.
Date:	09/04/26

1. Purpose of this briefing note

This note provides information about Flintshire County Council's Town Centre Property Improvement Grant (TCPIG) scheme for 2026–27, and to outline the opportunity this presents for local businesses, the eligibility criteria that apply, and how you can encourage take-up of the scheme.

2. Scheme overview

The TCPIG has been developed and delivered by Flintshire County Council's Regeneration Team over the last three years with funding secured through the UK Government Shared Prosperity Fund and Welsh Government Transforming Towns initiative. It has provided support to commercial property owners and leaseholders in making physical improvements to their premises in town centres in Flintshire.

The scheme is designed to help businesses fund improvement works they may not otherwise be able to afford, with the goal of making town centres more attractive, reducing vacancy rates, and supporting existing and new businesses to thrive.

Two short films which capture a small selection of TCPIG projects that have been delivered in the last 2 years can be viewed on YouTube, via the following links:

- TCPIG project completed in 2025-26 (three premises in Buckley):
[Grantiau Gwella Adeiladau Canol Tref / Town Centre Property Improvement Grant Scheme](#)
- TCPIG projects previously completed in 2024-25 (Queensferry & Connah's Quay premises):
[Grantiau Gwella Adeiladau Canol Tref - Town Centre Property Improvement Grants](#)

For 2026–27, the scheme continues to operate with the following external funding:

- **UK Government Pride in Place Impact Fund (PiPIF)** – confirmed
- **Welsh Government Transforming Towns** – confirmation expected later in 2026

3. Geographical eligibility

Eligible properties must be located within Flintshire and fall **within the 0.5 miles of Local Development Plan (LDP) town centre boundary** for following towns through the PiPIF funds:

- **Buckley, Connah's Quay, Flint, Holywell, Mold, Queensferry, Saltney and Shotton**

The Regeneration Team can confirm the precise boundary scope for the property at initial enquiry stage. The eligibility will be also formally checked at Expression of Interest stage.

4. Grant parameters

The following grant parameters apply to TCPIG 2026–27:

- Minimum grant: **£5,000** per project
- Maximum grant: **£50,000** per project
- Maximum intervention rate: **up to 70%** of the total eligible project cost
- Applicant contribution (match funding): a **minimum of 30%** of total eligible project cost, from the applicant's own resources (which may include cash, loans, other grants or professional fees)
- Works **must not have been order and started** prior to grant approval
- Applications assessed by the Flintshire Regeneration Panel on a scored basis.

The scheme is competitive. Funding is limited and will be allocated on a rolling basis until the budget is fully committed. Early enquirers are more likely to secure funding.

5. Eligible applicants and works

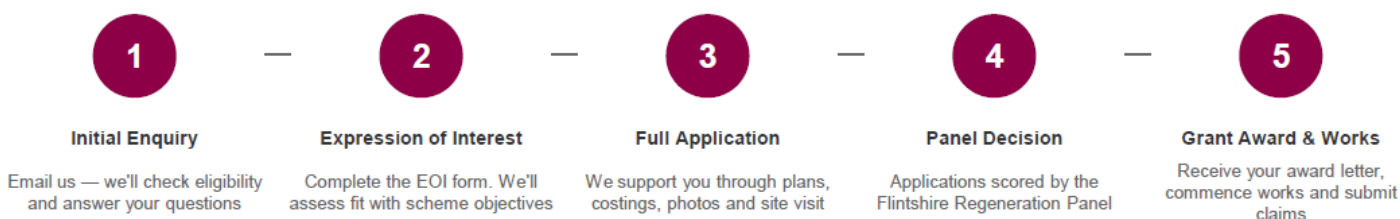
Applications are welcome from independent, small and medium-sized commercial businesses that:

- Operate (or intend to operate) within the set town centre boundary
- Own the freehold of the premises, or hold a lease until minimum 31st January 2030 (minimum of three years remaining from the scheme eligibility date)
- Can evidence landlord consent for proposed works (if a leaseholder)
- Can demonstrate the ability to contribute minimum 30% of total project costs

WHAT CAN THE GRANT FUND?

- | | |
|---|--|
| ■ Shopfront installation or refurbishment | ■ Rendering, stone cleaning, repointing |
| ■ Fascia and signage improvements | ■ Structural works |
| ■ Windows, doors and external lighting | ■ Internal works (as part of comprehensive external package) |
| ■ Roof, chimneys and rainwater goods | ■ Energy efficiency improvements (as part of comprehensive external package) |

6. The application process



The Regeneration Team provides active support to applicants throughout every stage of the process. The typical timeframe from first enquiry to panel decision is six to ten weeks, depending on the complexity of the project and the speed at which supporting documents are assembled.

7. How can you support the take-up of grants in their wards?

You/ your organisation can be involved in a number of ways including:

- Helping to promote the scheme– in person, via social media channels, on your website, at community events and through local networks to amplify the scheme’s reach.
- Helping to identify businesses that may benefit from the scheme.
- Signposting interested parties to the Regeneration Team: regeneration@flintshire.gov.uk.
- Championing completed projects within the community/ schemes previously completed – celebrating visible improvements reinforces the value of the scheme and encourages further take-up.

8. Longer-term impact and legacy

Improved commercial properties make the town centre a more attractive place to shop, visit and invest in. By supporting businesses to invest in their premises, TCPIG aims to:

- Improve the appearance and condition of the town centre
- Reduce the number of vacant or dilapidated commercial properties
- Attract new businesses and support existing ones to grow
- Increase footfall and economic activity in the town centre

Each completed project represents a lasting physical improvement to the town — one that continues to benefit businesses, residents and visitors long after the grant period closes.

9. Next steps

- April 2026: The scheme was launched and is now open for Expression of Interest applications, details of which are on the Council website: www.flintshire.gov.uk/TCPIG. and from the Regeneration team on request: regeneration@flintshire.gov.uk.
- April 2026 onwards: A range of PR and communication completed/ to be undertaken.
- Scheme open for Expression of Interest and subsequent full applications
- Panel meetings to be held (dates published on the Council website: : <https://www.flintshire.gov.uk/en/Business/Town-Centre-Property-Improvement-Grant/Application-Process-and-Timeline.aspx>
- Application outcomes to be communicated to applicants after panel meetings.

10. Contact details

For further information, please contact Jo Wood, Project Development Officer:

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