

26th February 2025

Leon Watzema
Kiveo Properties Ltd
01 Meadlake Place
Thorpe Lea Road
Egham
Surrey
TW20 8HE

Dear Sir,

RE: 140 CAERLEON ROAD, NP19 7GS, NEWPORT

INSTRUCTIONS

We are instructed by the owner of the above premises to prepare a Viability report concerning the property.

SURVEYOR

The team conducting the Viability Assessment is from Harvey Bowes.

LOCATION

The subject property is a former funeral home owned by T J Davies & Sons Funeral Directors. It is located on Caerleon Road in the St Julian's area of Newport, classed as a detached house. Situated at the end of a row of houses, it is directly opposite a range of retail units. This prime location offers excellent access to local amenities and transport links

MARKET CONDITIONS FOR FUNERAL HOMES

The current market conditions in Newport show a clear lack of demand for additional funeral homes. With seven funeral homes already operating, it is evident that the local market is more than adequately serviced. The report demonstrates the number of operating funeral homes and the need for more housing stated in Newport council's Plan therefore, the owner's proposal for change of use to specialised supported housing is well-supported by both market conditions and council objectives.

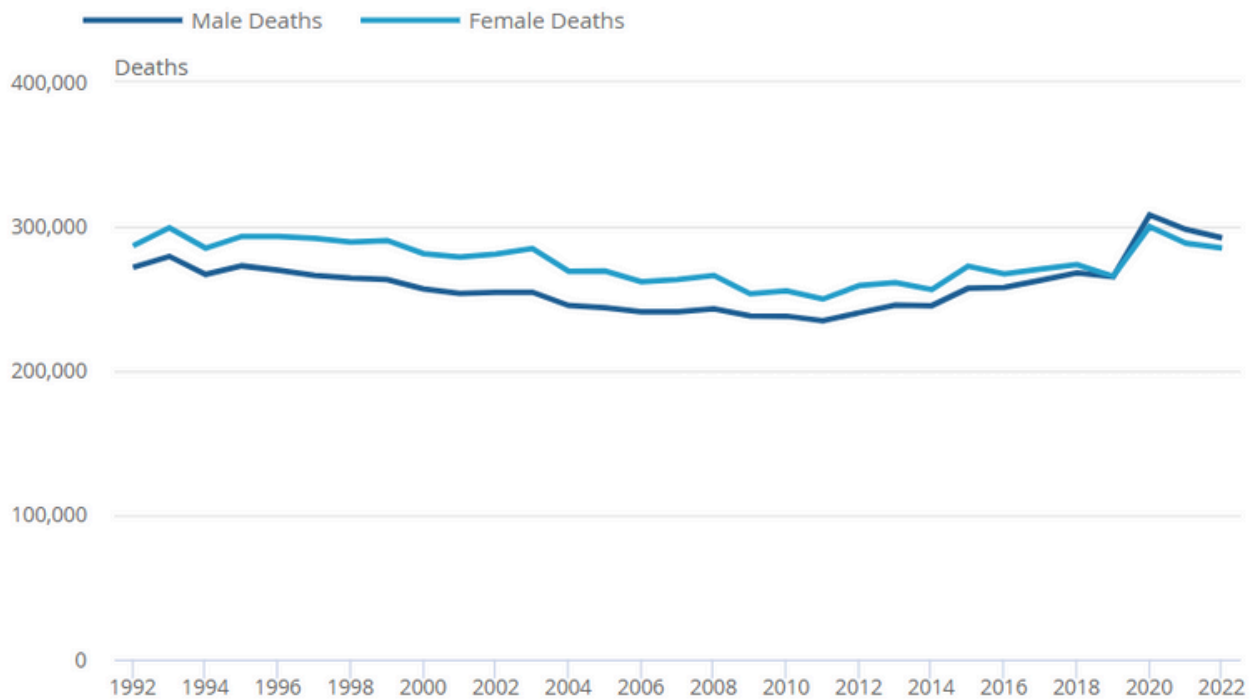
There are seven funeral homes situated within a close radius of 140 Caerleon Road, indicating a relatively high density of funeral service providers in the area. This property, a former funeral home, underscores the sufficiency of funeral service providers in the surrounding area of NP19 7GS. Given the concentration of existing funeral homes, the demand for another funeral director is exceedingly low.

The funeral homes listed below are all within a 3.9-mile radius of the property, with half of them located within just one mile.

- Tovey Bros. Funeral Directors - *9-11 Cardiff Rd, Newport NP20 2EH*
- Green Willow Funerals - *9-11 Cardiff Rd, Newport NP20 2EH*
- Kirsty Sailes Independent Funeral Directors - *430 Corporation Rd, Newport NP19 0GA*
- Michael G Ryan Son & Daughters Ltd - *106-108 Malpas Rd, Newport NP20 5PL*
- Albert E Hicks - *1 Grafton Rd, Newport NP19 0AS*
- Newport Funeralcare - *133A Caerleon Rd, Newport NP19 7BY*
- T J Davies & Sons Funeral Directors - *54-56 Chepstow Rd, Newport NP19 8WU*

Figure 1: The number of deaths in England and Wales decreased by 1.6% in 2022 compared with 2021

Deaths registered in England and Wales, 1992 to 2022



Source: Deaths registered in England and Wales from the Office for National Statistics. (ons.gov.uk)

Figure 1 illustrates the reduced demand for additional funeral homes in the UK. According to the data, there has been a 1.6% decline in the number of deaths since the 2021 Census. This analysis strengthens the case for converting funeral homes into residential properties, particularly given the presence of several funeral directors in the vicinity of the property.

ALTERNATIVE USE

We believe that the property lends itself to Specialised Supported Housing as it lies in a street of private dwellings and is ideal for conversion. Newport City Council's approach to adult services, particularly in supported living and specialised supported housing, is outlined in the Independent Living Strategy 2017-2022 and the Adult Services End of Year Report 2022-2023.

The Council emphasizes partnerships between Social Services, Housing and (Registered Social) Landlords to create effective supported living arrangements.

With a 14.5% increase in residents aged 65 and over, the Council anticipates a growing demand for adult social care services. This demographic shift underscores the need for sustainable supported living solutions.

Newport City Council's Strategic Objectives:

- **Early Intervention and Prevention:** Providing equitable access to support services to help individuals and carers maintain independence.
- **Robust Safeguarding Measures:** Ensuring compliance with the Social Services and Well-being (Wales) Act to protect vulnerable adults.
- **Sustainable Service Development:** Engaging in co-production with providers, service users, and carers to meet statutory duties and future demands.

By transforming the former funeral home into Specialised Supported Housing, this project would contribute to Newport's supported housing goals, provide essential living spaces, and align with the council's sustainable service development strategy. Given the high density of funeral homes already in close proximity, this conversion represents a more efficient and community-focused use of the property.

PHOTOGRAPHS

140 Caerleon Road



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PHOTOGRAPHS



TJ Davies & Sons Funeral Directors -

Location: 54-56 Chepstow Rd, Newport
NP19 8WU

Distance: 0.6 miles

*Image sourced from Dignity Funerals
(<https://www.dignityfunerals.co.uk/funeral-directors/locations/wales/gwent/newport/54-56--chepstow-road>)*



Albert E Hicks -

Location: 1 Grafton Rd, Newport NP19 0AS

Distance: 0.8 miles

*Image sourced from Funeral Guide
(<https://www.funeralguide.co.uk/funeral-directors/gwent/newport/albert-e-hicks-limited-funeral-directors>)*



Newport (Co-op) Funeralcare

Location: 133A Caerleon Rd, Newport NP19 7BY

Distance: 1.08 miles

*Image sourced from Google Maps
(<https://tinyurl.com/3wf428w7>)*