

YR AELOD O'R BWRDD GWEITHREDOL

18/04/2016

Yr Aelod o'r Bwrdd Gweithredol:	Y Portffolio:
Y Cyng. Meryl Gravell	Adfywio a Hamdden

Darparu Cyllid Ad-daladwy i gefnogi adfywio canol y dref yn Llanelli

Y pwrpas: Lleihau nifer y safleoedd a'r adeiladau gwag, diangen ac wedi eu tanddefnyddio, yn ogystal â chefnogi amrywiaeth yng nghanol tref Llanelli.

Yr Argymhellion / Penderfyniadau allweddol sydd eu hangen:

Mae Is-adran Datblygu Economaidd Cyngor Sir Caerfyrddin (CSC) wedi llwyddo i sicrhau cyllid ychwanegol o £50,000 tuag at y cynllun benthyciadau canol tref a gymeradwywyd sy'n werth £700,000.

Gofynnir am gymeradwyaeth ôl-weithredol ar gyfer:

- hawlio'r swm ychwanegol o £50,000 a oedd yn ofynnol erbyn Mawrth 25^{ain} 2016,
- ychwanegu'r cyllid hwn at y swm gwreiddiol i'w ddefnyddio at y dibenion a ddisgrifir yn y llythyr cynnig ac a grynhoir isod.

Y Rhesymau:

Nodau ac amcanion y gronfa benthyciadau yw galluogi a chymell adnewyddu eiddo a phrosiectau adeiladu newydd. Bydd y cynllun hwn yn helpu i ddelio â dirywiad safleoedd ac adeiladau gwag trwy ddefnydd uniongyrchol gan CSC a/neu'r sector preifat.

Bydd y cyllid ad-daladwy yn adeiladu ar fentrau diweddar yng nghanol y dref, megis y gwaith a gwblhawyd o dan gynllun ADREF, Y Ffwrnes, Plas Llanelly a Phorth y Dwyrain. Bydd hefyd yn cyd-fynd â'r prosiect Trechu Tlodi "Stryd Cyfleoedd" a fydd yn prynu ac yn adnewyddu eiddo er mwyn creu unedau masnachol/gwasanaeth hyblyg a hygyrch, ynghyd â darparu unedau preswyl newydd fforddiadwy o ansawdd.

Er nad yw'r cynllun benthyciadau wedi cael ei farchnata eto, bu nifer o ymholiadau ynghylch grantiau/benthyciadau, ac mae'r rhai sydd wedi dangos diddordeb wedi cael eu hysbysu bod y cynllun benthyciadau ar fin cael ei lansio.

Hawliwyd y cyllid ad-daladwy ychwanegol erbyn 25^{ain} Mawrth 2016 yn unol â chais Llywodraeth Cymru. Byddai'r cyllid ychwanegol hwn wedi ei golli pe na fyddai wedi'i hawlio erbyn y dyddiad a bennwyd.

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Y Gyfarwyddiaeth Enw Pennaeth y Gwasanaeth: Stuart Walters	Swydd Rheolwr Datblygu Economaid Dros Dro	Rhif Ffôn/Cyfeiriad E-bost: SWalters@sirgar.gov.uk 01269 590241
Awdur yr Adroddiad: Steffan Jenkins	Rheolwr y Rhaglen Strategol Adfywio Ffisegol	SHGJenkins@sirgar.gov.uk 01554 748805

Declaration of Personal Interest (if any): None

Dispensation Granted to Make Decision (if any):N/A

DECISION MADE:

Signed: _____ **DATE:** _____
EXECUTIVE BOARD MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

EXECUTIVE SUMMARY

18th April 2016

Award of Repayable Funding for a Fund to support town centre regeneration in Llanelli

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

Carmarthenshire County Council's Economic Development Division was successful in securing funding of £700,000 to provide a town centre loan scheme (July 2015). The Welsh Government has awarded an additional £50,000 towards this fund, which was claimed in full by 25th March 2016. This additional funding would have been lost if not claimed by the deadline set.

The purpose of the loan is to reduce the number of vacant, underutilised and redundant sites and premises while supporting diversification in Llanelli town centre. The full repayment of this repayable fund to Welsh Government will be expected during the 2030/31 financial year in one full instalment.

The aim and objectives for this funding is to enable and incentivise property refurbishment and new build through provision of support for the private sector, which will in turn encourage re-use of the properties and sites with provision of floor space for commercial, leisure and residential use.

The project will be focused upon the core town centre area and may be used –

- A) Directly by CCC to acquire and unlock sites and premises with the intention of packaging and selling a proposal on the open market within an agreed timeframe
- B) Directly by CCC to redevelop or refurbish sites and premises within an agreed timeframe and
- C) By CCC to provide loans to third parties for repayment within an agreed timeframe

Loans to third parties will be repaid within 5 years to allow for the fund to be recycled over a 15 year period. Loans will be interest free, however, CCC is able to charge an administration fee to recover costs of up to 15%.

In promoting the vibrancy and vitality of the town centre outcomes should focus on supporting job creation and economic growth, tackling poverty, increasing the supply and quality of accommodation offer, and supporting targeted training and recruitment during construction. The full governance arrangements including the detail of the third party terms and conditions will be formalised following the drawdown of funds from WG.

Although the loan has not yet been actively marketed, several enquiries for grants and loans have been received and the details have been added to a database. Approximately ten interested parties have been recorded to date, several are property owners but there is also interest from potential developers and investors. All interested parties have been advised that the loan scheme launch is imminent, and formal expressions of interest will be invited at that time.

2. OTHER OPTIONS AVAILABLE AND THEIR PROS AND CONS

This additional funding would have been lost if not claimed by the WG deadline of 25th March 2016.

DETAILED REPORT ATTACHED?

NO

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Wendy Walters

Assistant Chief Executive

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
NONE	YES	YES	NONE	YES	NONE	NONE

Legal

Legal provisions will need to be in place including terms and conditions for use with legal charge/restrictions required. The Economic Development team will liaise with the Legal Department in order to arrange details accordingly.

Finance

The Economic Development team will work with the Finance department to formalise and support the processes required to implement this scheme. Clear accounting arrangements will be formed

Risk Management Issues

All funds must be repaid to WG at the end of the 15 year loan period (2030/31).

The risk of default payment by third parties will be a significant risk to be considered with each interest. Proposed risk mitigation measures will need to be reduced which will reduce the level of risk to a satisfactory level. Such measure would include -

- Thorough investigation of each third party applicant
- Through investigation of the affordability of each repayable funding application
- Securing repayable funding applications of under £50,000 with legal restrictions
- Securing repayable funding applications of over £50,000 with full legal charge with the Land Registry
- Regularly monitoring the progress of works

Should CCC utilise the funding for its own direct use capital funds will need to be found at the time of repayment

Failing to utilise the funding available will result in the funds being repaid to WG. No funding is to be retained by CCC for longer than 6 months from 1st April 2017.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below
Signed: Wendy Walters Assistant Chief Executive

1. Scrutiny Committee - No
2. Local Member(s) - No
3. Community / Town Council - No
4. Relevant Partners - No
5. Staff Side Representatives and other Organisations - No

Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Town Centre Repayable Funding Scheme – Application form		The Beacon, Dafen, Llanelli, SA14 8LQ
Award of Repayable Funding		The Beacon, Dafen, Llanelli, SA14 8LQ