

**Cabinet**  
**28 Chwefror 2022**

**AILDDATBLYGU'R HEN FARCHNAD NWYDDAU  
LLANDEILO, HEN NEUADD Y FARCHNAD**

**Yr argymhelliad / penderfyniadau allweddol sydd eu hangen:**

Nodi a chytuno na fydd y tir ar gyfer y maes parcio yn cael ei brynu mwyach gan na fu'n bosibl cytuno ar delerau gyda'r tiffeddiannwr.

Nodi hefyd y gofynnwyd am £300,000 ychwanegol ar gyfer y cynllun a chytunwyd arno ar lafar gan raglen Adeiladu ar gyfer y Dyfodol Llywodraeth Cymru.

**Y Rhesymau:**

Oherwydd na fu'n bosibl cytuno ar delerau gyda'r tiffeddiannwr ar gyfer prynu'r tir ychwanegol.

Cyflwynwyd cais am arian ychwanegol i'r rhaglen Adeiladu ar gyfer y Dyfodol i dalu am gynnydd mewn costau oherwydd gwaith ychwanegol annisgwyl.

Angen ymgynghori â'r Pwyllgor Craffu perthnasol NAC OES

Angen i'r Cabinet wneud penderfyniad OES

Angen i'r Cyngor wneud penderfyniad NAC OES

**YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:-**

Y Cyngorydd Emlyn Dole - Arweinydd y Cyngor

Y Gyfarwyddiaeth:

Enw Pennaeth y Gwasanaeth:

Jason Jones

Awdur yr Adroddiad:

Rian Furlong

Swyddi:

Pennaeth Adfywio

Cydgysylltydd Datblygu  
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Cyfeiriad e-bost:

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**EXECUTIVE SUMMARY  
CABINET  
28<sup>TH</sup> FEBRUARY 2022**

**REDEVELOPMENT OF FORMER PROVISIONS MARKET  
LLANDEILO (THE OLD MARKET HALL)**

**Background**

A previous report on the project was considered at Executive Board in November 2019. The recommendations approved were:

1. The Council provides additional match funding as detailed in this report to enable delivery of the proposed comprehensive redevelopment scheme.
2. That Council approves the acquisition of the additional land as per the terms set out in the draft heads of terms to accommodate building car parking requirements.

**Current Position**

Discussions have been ongoing for some time with the adjoining landowner with a view to acquiring land, as identified in the 2019 report to Executive Board, to enable the Council to deliver a suitable car parking provision to service the redeveloped Market Hall. Unfortunately, these discussions have not proved successful and the Council will no longer be pursuing an agreement with the landowner. A revised car park layout has therefore been drawn up and will be presented to planning as a Variation of Condition. The revised layout will be contained to land that is already within Council ownership. On this basis the overall number of spaces will reduce slightly from the 33 spaces originally proposed to a revised 27 spaces. It should be noted however that all the proposed car parking spaces (see attached draft design) will now be solely for the use of the Market Hall, which wasn't the case previously.

Due to unforeseen circumstances (such as additional piling works, sprinkler installation and removal and replacement of the lower ground floor slab) the cost of the project has escalated, and a request was submitted to Welsh Government for an additional £300k grant funding towards the project. Verbal approval for this increase in grant has been provided and we are currently awaiting written confirmation which will see the Building for the Future's contribution increasing to £1,700,000 from £1,400,000. The Council's contribution as per the current Capital programme allocation remains at £2,462,600 to support a total estimated project cost of £4,162,600 as detailed below:

**Revised Project Costs & Funding Package**

Building for the Future	-	£1,700,000
Carmarthenshire County Council	-	£2,462,600
Total estimated cost	-	<u>£4,162,600</u>

Despite the proposed parking revision to the project, it is anticipated that the scheme will be completed and available for occupation by November 2022.

Given that the construction contract is well progressed, not progressing with the alternative proposed parking arrangements will mean a delay in progress on site, incurring penalties resulting in increased costs and delay. On this basis it is recommended that Cabinet:

- Notes and agrees that the purchase of the land for the car park will no longer be taking place due it not having been possible to agree terms with the landowner.
- Also notes that an additional £300,000 has been requested and verbally agreed by Welsh Government's Building for the Future programme for the scheme.

**DETAILED REPORT ATTACHED?**

**Yes – Draft Car Park Redesign Plan (Subject to Approval)**

# 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: Jason Jones

Head of Regeneration

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>YES</b>	<b>NONE</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>

## 1. Policy, Crime & Disorder and Equalities

The project supports delivery of Carmarthenshire County Council's Economic Recovery plan, and 10 Towns growth plan for Llandeilo, whilst also being aligned to the principles of the Well-being of Future Generations Act (Wales) 2015 in terms of bringing this important asset back into sustainable use for the benefit of the local economy and future generations. Vacant properties can have a negative effect on the locality and the longer they remain vacant the higher the risk of vandalism and safety issues arising. The redevelopment currently being progressed mitigates this risk.

## 2. Finance

The requirement for Council capital funding remains unchanged. Increased project costs, subject to formal confirmation, will be covered by additional Building for the Future's contribution. There is no match funding required for the additional £300,000 approval; the intervention rate has been amended accordingly to reflect this.

## 3. Risk Management

The amended car parking plan will be reviewed with Planning and Environment pre submission of the Variation of Condition.

## 4. Physical Assets

The car park will now be redesigned within the boundary of the CCC owned land.

# CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jason Jones

Head of Regeneration

**1. Scrutiny Committee** N/A

**2. Local Member(s)** Rian Furlong met with Cllr Edward Thomas on 6 January 2022 to update, the local member is fully supportive of the proposal.

**3. Community / Town Council** None

**4. Relevant Partners** None

**5. Staff Side Representatives and other Organisations** None

**EXECUTIVE BOARD PORTFOLIO HOLDER(S) AWARE/CONSULTED** Yes

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

THERE ARE NONE