

## Ten Towns Capital Project Growth Fund

### Stage 2 – Ten Towns Capital Project Growth Fund Officer Report

#### 1.0 Applicant details

<b>Applicant's Trading or Organisation Name:</b>	Llandovery Town Council
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#### 1.1 Background Information:

<b>Organisation Status:</b>	Town Council
<b>Nature of and brief history of Organisation:</b>	Town Council
<b>Directors / Trustees / Officers or Shareholders named as applicants in application</b>	Cllr. Handel Davies – County Councillor Stephen Carter – Town Clerk and finance officer Cllr. Gina Jones – Town Councillor
<b>Applicant's architect</b>	Carl Morgan – Towy Project's Ltd

#### 1.2 Declarations of Interest

<b>Declarations of interest</b>	None
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#### 2.0 Project Details

<b>Project Location:</b>	<ol style="list-style-type: none"> <li>1. Llandovery Castle, Castle Street, Llandovery, SA20 0AN</li> <li>2. Y Gannwyll Visitor Centre, King's Road, Llandovery, SA20 0AW</li> <li>3. Llwynywermod, Dolauhirion, Cynghordy Viaduct, Poor Mans's wood – walking trails within the Llandovery area.</li> <li>4. Y Gannwyll Visitor Centre, King's Road, Llandovery, SA20 0AW</li> </ol>
<b>Project Title:</b>	Tourism and visitor economy enhancements for Llandovery
<b>Brief Project Description and any changes from the stage 1 proposals:</b>	<p>Identified as a key priority for Llandovery was the development of a package of tourism enhancement projects to support the growth of the town. With Urdd Eisteddfod festival taking place in May 2023 with anticipated visitors in excess of 90K to the area, the Llandovery 10 towns project will be phased to ensure timely completion of the below noted tourism enhancement projects.</p> <p>Phase one of the project for consideration; 1. Bespoke floating steps to enable better access to Llandovery Castle, which includes installation of three picnic tables and an interpretation boards to include accessibility information/visuals via QR code</p>

## Annex 1

	<p>2.Digital screen showcasing Llandovery heritage and things to do in the town and the surrounding area providing information for visitors to encourage increased dwell time.</p> <p>3.Interpretation panels placed on existing trails in and around the Llandovery area.</p> <p>4.Mural artwork to be placed on the wall of the visitor centre, this project will be developed in conjunction with the local primary school.</p> <p>As noted in the Stage 1 application, Phase 2 of the project will see the development of an outdoor canopy within the town square, that will provide a new multi-function space for business use and space for events.</p>
<b>Land ownership status</b>	<p>1.Llandovery Castle – CCC owned, Cadw guardianship. Consent from CCC received to proceed with the project.</p> <p>2.Digital screen – visitor centre owned by Llandovery Town Council.</p> <p>3.Interpretation panels – landowner consent received, a formal agreement will be put into place between Llandovery Town Council and landowner.</p> <p>4.Mural – visitor centre owned by Llandovery Town Council.</p>
<b>Status of Proposal in respect of Planning Permission, Location as Employment Land and other relevant consents</b>	<p><b>Floating steps</b> - Statutory Monument Consent (SMC) has been submitted to Cadw for approval and consent following discussion/input with project design– awaiting response.</p> <p>Advertisement consent for interpretation boards also to be submitted to planning. A formal lease will be put in place before commencement of works. Confirmation received from CCC planning that no planning consent is required.</p> <p><b>Digital screen</b> – advertisement consent has been submitted to the planning department – awaiting confirmation.</p> <p><b>Interpretation boards</b> – advertisement consent to be submitted to the planning department – awaiting response. Verbal landowner consents received; a formal agreement will be put in place before commencement of works.</p> <p><b>Mural</b> – advertisement consent requirement will only be known once the draft of the design has been produced.</p>
<b>Estimated Start Date</b>	End of March 2023
<b>Estimated Completion Date</b>	Beginning of May 2023

### 3.0 Eligibility Checklist

	<b>Y / N</b>	<b>Comments</b>
<b>Is it within an eligible area?</b>	Y	
<b>Is the proposed end use eligible for Ten Towns support?</b>	Y	Projects identified via growth plan team following recommendations made in Economic Growth plan.
<b>Is all expenditure eligible?</b>	Y	

#### 4.0 Cost & Funding

##### 4.1 Cost

	Net Cost £	VAT £	Gross Cost £	Eligible Cost For Grant £	comment
Site Acquisition					
Project costs	<b>£52,571.08</b>	<b>£8141.40</b>	<b>£60,712.48</b>	<b>£52,571.08</b>	Includes allowance for additional design and work required to include handrail at floating steps
Preliminary	<b>£8110.00</b>	<b>£1254.00</b>	<b>£9364.00</b>	<b>£8110.00</b>	Less than 15% as per guidance
<b>Total Costs</b>	<b>£60,681.08</b>	<b>£9395.40</b>	<b>£70,076.48</b>	<b>£60,681.08</b>	

##### 4.2 VAT

Is VAT recoverable by this organisation? (Y/ N)	<u>Yes</u>
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##### 4.3 Assistance Request / Recommendation

Max assistance recommended at Stage 1 – total project	100,000
Max assistance recommended at Stage 2 – phase 1	<b>£60,681.08</b>

##### 4.4 Intervention Rate

Total eligible project costs	<b>£60,681.08</b>
Assistance recommended	<b>£60,681.08</b>
Intervention Rate %	100%

##### 4.5 Private Sector Investment Match Funding

Funding Source	Funding Amount £	Funding Status
Own Funds	N/A	
Other	N/A	
<b>TOTAL</b>		

#### 4.6 Funding Comments

These projects are to be funded through the 10 Towns Capital programme. Llandovery Town Council on behalf of the growth plan team were invited to submit a 2<sup>nd</sup> stage application for the development of tourism enhancements up to a maximum of £100k . Due to the opportunities presented by the Urdd Eisteddfod being held in Llandovery, the project will now be phased to ensure the above-mentioned elements are completed in a timely manner to capitalise on the influx of visitors to the area over the week long festival period. The Town Council are not VAT registered but have VAT privileges as a Town Council and are able to claim back any VAT spend. Therefore the award will be based on the net total project cost.

#### 4.7 Subsidy Control

Project fits within the UK Subsidy Rules – Minimal . Applicant is within the £315,000 allowable over a three year period.

#### 5.0 Proposed Outputs

No of facilities/services created or improved	1
No of tourism initiatives supported	4
No of projects that increase the visibility of the Welsh Language	3
No of smart town activities supported	1
<b>Outcomes</b>	
No of businesses directly/indirectly supported	30 town centre businesses indirectly supported via tourism initiatives
Increase in footfall	Baseline to be sourced from wi-fi network- target 25% increase per annum

## 6.0 Checklist of information required

	Received? Y / N	Comments
<b>An A4 size or OS map extract of sufficient scale to clearly identify the exact location of the property concerned</b>	N/A	Photos are attached showing each project location.
<b>A current schedule of condition/ structural survey of the property prepared by a professionally qualified surveyor or architect may be required by the County Council, depending on the nature of the project. Applicants are requested to clarify with the County Council whether they fit into this category</b>	N/A	A current schedule of condition/structural survey is not required for these works.
<b>Annotated drawings showing the existing building and the proposed works together with a detailed specification of the works. These should be prepared by a professionally qualified architect or chartered surveyor or other person approved in advance by the County Council</b>	Yes	Design of floating steps attached, design of mural to be prepared once full grant approval received.
<b>Where applicable, copies of all relevant statutory consents, or proof that consents are not required</b>	Yes	Advertisement consent for the digital screen has been submitted PP-11922181 – awaiting approval. and boards have been submitted to planning – awaiting full approval.  Statutory Monument Consent (SMC) application has been submitted to Cadw – awaiting approval.
<b>The required no of quotes or tenders which shall be based on the same drawings and specification and which shall be broken down into parts to show the cost of all works. It is important that all tenders should be itemised in a similar manner to enable comparison of prices</b>	Yes	Each element of the project has been procured in line with with CCC 3 <sup>rd</sup> Party procurement and checked by officers to ensure compliance.  The applicant has adopted a Think Carmarthenshire first approach with all but one supplier being based in the county
<b>Tender report</b>	N/A	
<b>The required no of quotes or tenders for professional services and the name and qualifications of any professional consultant employed by the applicant</b>		Each element of the project has been procured in line with with CCC 3 <sup>rd</sup> Party procurement and checked by officers to ensure compliance
<b>A programme of works and forecast cost expenditure</b>	N/A	
<b>Latest accounts or in the case of a new organisation income and expenditure forecast for the next 12 months</b>	Y	Accounts provided for the YE 2021-22 and 2020-2021

## Annex 1

<b>Proof of land ownership or copy of lease together with landowners consent</b>	In progress	Lease between CCC and Llandovery Town Council to be formalised for castle developments.
<b>Proof of match funding</b>	No	N/A
<b>A detailed project plan clearly showing how the project will proceed. Assistance may be available for this, please contact the County Council for more info</b>	No	N/A

### 7.0 Stage 2 Invitation conditions

	Y/N	Comments
<b>Have all conditions attached to the Invitation to Stage 2 letter following the decision of the Stage 1 Assessment Panel been satisfactorily discharged?</b>	n/a	No conditions placed at Stage 1

### 8.0 Other information / Significant changes to Stage 1 Application

The phased approach to the project is the only change to the project from it's Stage 1 approval. Phase 2 of the project will be presented in due course once further discussion, design and business engagement has taken place to fully develop an outdoor canopy for the town square to be utilised by businesses and events.

Application forwarded to accountancy for due diligence checks.

### 9.0 Project Officer's comments

The phase 1 of projects proposed by Llandovery Growth Plan team will support their aspirations to increase the profile of the town as a high-quality visitor destination, an area identified within the growth plan as a key opportunity sector. The planned investment is also timely as it will provide additional 'products and experiences' in readiness for the Urdd Eisteddfod in 2023 which will see significant visitors to the town. The phased approach was decided in order to maximise on the opportunity of these new visitors to the town and to enable the town to showcase what is on offer in Llandovery and the surrounding area. The aim of the growth plan team is to encourage more visitors, retain them in the town and to increase local spend. It is also encouraging that preferred suppliers to do the above projects are over 80% Carmarthenshire based.

I recommend that the project is approved and awarded **£60,681.08**

**Subject to:**

Scheduled Monument Consent approval from CADW

Advertising consent from Carmarthenshire County Council

As noted above an allowance has been made based on discussion with supplier relating to additional design and works for the inclusion of a handrail at Castle as requested by CADW and CCC. Awaiting quotation.

Signed.....Linda Morris..... Date.....27.02.23.....