

Yr Aelod o'r Bwrdd Gweithredol dros Ddatblygu Economaidd

Awst 11eg 2023

Yr Aelod o'r Bwrdd Gweithredol:	Portffolio:
Y Cynghorydd Gareth John	Adfywio, Hamdden, Diwylliant a Thwristiaeth

Benthyciad Canol Tref.

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

Cymeradwyo ystyried newidiadau i rai o'r meini prawf benthyciad

Y Rhesymau:

Cymeradwyo newidiadau arfaethedig i feini prawf y Benthyciad Canol Tref i ateb y galw presennol am y farchnad

Gweler y manylion a nodir isod yn y Crynodeb Gweithredol.

Y Gyfarwyddiaeth Enw Pennaeth y Gwasanaeth: Jason Jones Awdur yr Adroddiad: Barry Hale	Swydd Pennaeth Adfywio, Polisi a Digidol Cydlynnydd Datblygu Economaidd	Cyfeiriad e-bost: jajones@sirgar.gov.uk bhale@sirgar.gov.uk
--	---	---

Declaration of Personal Interest (if any):None

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

DECISION MADE:

Signed:

DATE: _____

CABINET 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

To consider changes to some of the criteria of the Town Centre Loan

Proposed Changes to criteria of Town Centre Loan

The team would like to propose some changes to the criteria of the Town Centre Loan to meet the needs of the current needs of economy and to match other funding offers that Carmarthenshire County Council have on offer, in particular the Vacant Property Fund and Carmarthenshire Rural Enterprise Fund.

The current offer is for loans between £25,000 and £1M. As we have identified some projects via the grants noted above, which could use the Town Centre Loan as match funding. These funding requirements would require less than the current minimum amount, so would not be able to be considered. As such we would like to propose that the minimum amount of loan that we can lend is reduced to £10,000. This would allow many more applicant to be considered and would enable the other funds to be delivered more effectively as the applicant could be supported with another funding offer from Carmarthenshire County Council.

We would also propose to reduce the criteria in relation to the length of lease required by an applicant on the premises in which they aim to redevelop with loan support.

At present we require the applicant to have at least 30 years remaining on their lease. This has made some potential schemes unachievable. As such we propose that we reduce the minimum lease required for the applicant on the premises associated to the funding to 7 years remaining for loan awards of £10,000 - £50,000 and 15 years remaining for loans of £50,000 and above. This would open up the loan offer to more potential applicants thus making the scheme more deliverable.

DETAILED REPORT ATTACHED?

YES

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 and Digital

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

Policy, Crime & Disorder and Equalities

In order to adhere to the Welsh Language Policy, the applicant will be required to include bilingual signage, etc. on the exterior and interior of the premises as part of the operation of the business.

Legal

There will be a requirement for assistance for colleagues in the legal team to undertake a legal due diligence, set up a loan agreement, arrange appropriate security on the loan.

Finance

The finance team have undertaken financial due diligence prior to panel decision. They will be required to support with other financial matters in the payment of loan and set up the relevant repayment arrangements for the loan to be repaid on the agreed terms.

CONSULTATIONS

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

Signed: Jason Jones, Head of Regeneration, Policy and Digital

1. Scrutiny Committee N/A

2. Local Member(s)

Local Members to be consulted with regards this application

3. Community / Town Council N/A

4. Relevant Partners N/A

5. Staff Side Representatives and other Organisations N/A

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
Guidance document of Town Centre Loan		Appendix to report