

**Cyfarfod y Cabinet  
13eg Mai 2024**

**PRYDLES HEN LYS CASTELLNEWYDD EMLYN I GYNGOR TREF  
CASTELLNEWYDD EMLYN**

**Diben:** Caniatáu i'r safle gael ei ddefnyddio at ddibenion adfywio cymunedol fel yr amlinellir yn isod.

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

- Cytuno i'r Cyngor Sir ymrwymo i brydles am 21 mlynedd ar rent hedyn pupur gyda Chyngor Tref Castellnewydd Emlyn

**Y rhesymau:** Caniatáu i'r safle gael ei ddefnyddio at ddibenion adfywio cymunedol gan gynnwys ei adnewyddu.

Angen i'r Cabinet wneud penderfyniad

OES

Angen i'r Cyngor wneud penderfyniad

NAC OES

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:- **Cyng. Alun Lenny** (Aelod Cabinet dros Adnoddau)

**Y Gyfarwyddiaeth:** Y Prif Weithredwr

**Enw Pennaeth y Gwasanaeth:** Jason Jones

Pennaeth Adfywio, Polisi a Digidol

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**Awdur yr Adroddiad:** Stephen Morgan

Rheolwr Asedau Strategol

[smmorgan@sirgar.gov.uk](mailto:smmorgan@sirgar.gov.uk)

## EXECUTIVE SUMMARY

### Lease of former Newcastle Emlyn Courthouse to Newcastle Emlyn Town Council

The future of the former courthouse has been the subject of significant discussion since the library service vacated the premises for a location in the town centre, and there being no viable alternative County Council use for the premises

The Town Council has carried out a public consultation exercise together with an open day to allow the residents and community to provide its views on the asset's future. A common theme from the consultation was its retention and refurbishment to a multi-use centre / community hub. This is aligned with the Town Council's aim of safeguarding the future of the building for the benefit of the residents of the Town.

Whilst the Town presently has 2 Church halls and the Town council chamber available for use, these assets are very well utilised with the consultation exercise highlighting additional uses and requirements around youth and learning activities.

The condition of the premises has deteriorated since the library service vacated and the Town Council is looking to secure in the region of £25,000 of SPF funding to undertake the necessary refurbishment. The funding is conditional upon the Town Council having a lease of sufficient term in the premises.

The Town Council is currently reviewing its options in connection with the operation of the building. Should it be successful in obtaining a lease, then it will consider whether a sub lease to a third sector organisation would be appropriate.

The purpose of this report is to obtain approval in principle for the Lease to the Town Council for a term of 21 years at a peppercorn rent to allow the necessary funding to bring the space back into use for community regeneration purposes. The Town Council will be responsible for full repairs, maintenance, insurance and premises related outgoings under the lease.

The alternative would be to attempt to dispose of the premises on the open market. As a listed building with no obvious end use, it's not anticipated that this option would give rise to a significant receipt. In addition, it's unlikely that a disposal and re-use would be achieved in a timely fashion, potentially leading to greater deterioration.

<b>DETAILED REPORT ATTACHED?</b>	<b>No</b>
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# IMPLICATIONS

## ALL IMPLICATIONS REQUIRE SIGN OFF BY THE DIRECTOR OR HEAD OF SERVICE

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 & Digital

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets	Bio-diversity & Climate Change
<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>YES</b>	<b>NONE</b>	<b>YES</b>	<b>NONE</b>

### 1. Policy, Crime & Disorder and Equalities

Ensures that the sustainable development principle is applied and embedded in the future management of our assets in line with the Wellbeing and Future Generations Act. Co-ordinating a holistic approach to economic and environmental growth, including promoting health and wellbeing through bringing a redundant building back into community use.

### 2. Legal

Will require a new lease as outlined in the report

### 3. Finance

Whilst rental will be a peppercorn, the maintenance, insurance and running costs will be the Tenant's responsibility.

#### 4. Risk Management Issues

Reduces the risks associated with holding a vacant premises subject to deterioration

#### 5. Physical Assets

Conclude lease negotiations following agreement in principle. Reduced Revenue implications

## 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 & Digital

**(Please specify the outcomes of consultations undertaken where they arise against the following headings)**

**1. Scrutiny Committee request for pre-determination**

NO

**If yes include the following information: -**

**Scrutiny Committee**

**Date the report was considered:-**

**Scrutiny Committee Outcome/Recommendations:-**

#### 2. Local Member(s)

Local Member has been consulted and is involved with proposal.

#### 3. Community / Town Council

Proposal is to lease to the Town Council

#### 4. Relevant Partners

Not applicable

#### 5. Staff Side Representatives and other Organisations

Not applicable

<p><b>CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED</b></p> <p>YES/NO * Delete as appropriate</p>	<p><b>Include any observations here</b></p>	
<p><b>Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report:</b></p> <p><b>THERE ARE NONE</b></p>		
<p><b>Title of Document</b></p>	<p><b>File Ref No.</b></p>	<p><b>Locations that the papers are available for public inspection</b></p>