

Cabinet 29 Gorffennaf 2024

CYNLLUN DEG TREF – CASTELL NEWYDD EMLYN

Y Pwrpas:

I ystyried cais a gyflwynwyd fel rhan o'r rhaglen Deg Tref. Nod y rhaglen Deg Tref yw rhoi cyfle i drefi marchnad gwledig dynodedig ar draws y Sir gael twf economaidd a chynaliadwyedd.

Yr Argymhellion / Penderfyniadau Allweddol Sydd Eu Hangen:

I gymeradwyo 1 cais a gyflwynwyd fel rhan o gronfa cyfalaf y Deg Tref:

Ymgeisydd:	Cyngor Tref Castell Newydd Emlyn
Prosiect:	Ailddatblygu yr Hen Gwrt
Cyfanswm y gost:	£58,340
SPF y gofynnwyd amdano:	£55,340
Cronfa Degwm y gofynnwyd amdano:	£3,000 o Gronfa'r Degwm

Y Rhesymau:

I gefnogi'r cyfleoedd a nodwyd fel rhan o ymgynghoriad cymunedol helaeth a thrafodaeth gyda rhanddeiliaid allweddol a fydd yn darparu buddion economaidd a chymdeithasol i Gastell Newydd Emlyn.

Mae'r prosiect yn ceisio cyllid o'r Gronfa Ffyniant Gyffredin drwy'r Angor Gwledig. Oherwydd y gwrthdaro â'r Aelod Cabinet dros Adfywio, Hamdden, Diwylliant a Thwristiaeth mae'r tîm cyfreithiol wedi dweud y dylai'r adroddiad gael ei ystyried gan y Cabinet.

Angen i'r Cabinet wneud penderfyniad OES
Angen i'r Cyngor wneud penderfyniad NAC OES

YR AELOD O'R CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:- Nodwch enw'r Aelod o'r Cabinet a'r portffolio

Y Cyngorydd Hazel Evans – Aelod Cabinet dros Adfywio, Hamdden, Diwylliant a Thwristiaeth

Y Cyngorydd Ann Davies – Aelod Cabinet dros Faterion Gwledig, Cydlyniant Cymunedol a Pholisi Cynllunio

Y Gyfarwyddiaeth:
Ainsley Williams

Awdur yr Adroddiad:
Helen Morgan

Swyddi:
Cyfarwyddwr Lle a Seilwaith

Rheolwr Datblygu Economaidd

Cyfeiriadau E-bost:
aiwilliams@sirgar.gov.uk

hlmorgan@sirgar.gov.uk

EXECUTIVE SUMMARY

1. SUMMARY OF PURPOSE OF REPORT

Background

The aim of the 10 Towns Programme is to increase the resilience and future growth of Carmarthenshire's rural market towns and their surrounding areas.

The Authority has committed £1m capital funding to support the respective towns to take forward some of the capital aspirations identified within their economic growth plans. This was approved by Executive Board on 21st June 2021. Subsequently, further funding has been secured via the Shared Prosperity Fund Rural Anchor Programme to support the realisation of the town's priority projects.

Applications for Consideration:

Applicant: Newcastle Emlyn Town Council
Project Name: Redevelopment of the former Courthouse

Total project costs: £58,340

SPF Grant requested: £55,340

Welsh Church Fund requested: £3,000 (Welsh Church Fund which is subject to this report)

Project Summary

The application has been submitted by Newcastle Emlyn Town Council on behalf of the Growth Plan team for the area. Funding is being sought to support the re-development of the former Courthouse in Newcastle Emlyn into a community hub. The application also includes provision for preliminary works required for the proposed Amphitheatre in Newcastle Emlyn which will form part of their Phase 2 project.

The Grade II listed former Courthouse building in Newcastle Emlyn is currently in the ownership of Carmarthenshire County Council and until 2019 was used as the town's library. The building is currently vacant, however the Town Council has been offered the opportunity to manage the building for the benefit of the town on a 21 year lease. This was formally approved by Cabinet at its meeting on the 13th May 2024.

Two community consultations were held in 2023 to gather levels of interest from the local community on the asset's future and to get an understanding from local residents on the potential uses/activities that could be developed at the Former Courthouse.

A common theme from the consultation was its retention and refurbishment as a multi-use centre / community hub.

The condition of the premises has deteriorated since the library service vacated. The Town Council is seeking funding to undertake the necessary refurbishment to reinstate the building to its original condition to enable the facility to be utilised as a community hub. Works will include minor structural works to the fabric of the building including painting of the interior and installation of a new kitchen.

The Town Council has also commissioned a report to assess and understand the feasibility of re-opening the Old Courthouse, in line with the requirements and opinions of the local community. The report presented various options the Town Council could take to move forward with the project, one of which was to sub let the facility to an end tenant.

To gauge interest, the Town Council has sought expressions of interest from potential tenants who would manage the facility on its behalf. Following an open process, the Town Council has recently identified its preferred tenant, with whom it will enter into a lease arrangement once the capital works have been completed.

Outputs to be achieved:

No of rehabilitated premises	1
No of facilities/services created or improved	5
No of projects that increase the visibility of the Welsh language	1
No of businesses directly/indirectly supported	10
Increase in footfall	150 per month

Timeline:

The programme of works is scheduled to take place over 3 months with the project requiring to be completed by December 2024.

Recommendation:

To approve a grant request of £55,340 from the Shared Prosperity Fund as part of the Rural Anchor programme and a further £3,000 from the Welsh Church Fund.

2. OTHER OPTIONS AVAILABLE

The option of not approving the project in whole or part is open to Cabinet. However non approval will mean that the local communities will lose out from the economic and social benefits of the project.

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: **Ainsley Williams**

Director of Place & Infrastructure

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

1. Policy, Crime & Disorder and Equalities

The Ten Towns programme provides an opportunity for rural market towns to create new economic benefit and opportunities developed as a recommendation from the Moving Rural Carmarthenshire Forward Plan.

The above is aligned with the county's existing strategies and plans including the Local Investment Plan for Carmarthenshire, Economic Recovery Plan, Local Innovation Strategy, Wellbeing Assessment, and the South-West Wales Regional Economic Delivery Plan and Corporate Strategy.

The project will also deliver against the Authority's Vision Statement which identifies the Ten Towns initiative as a key priority in 'Making our communities and environment, healthy, safe and prosperous' places to live.

The Programme will support the objectives of the Wellbeing & Future Generations Act by targeting interventions which aim to ensure that the Welsh speaking communities of the County remain vibrant and sustainable communities.

2. Legal

The applicant will be required to sign up to Terms and Conditions which will be issued to the respective applicant which have been verified by the Corporate legal team and will be executed as a deed.

The Courthouse is in the ownership of the Authority. At its meeting on the 13th May 2024, Cabinet agreed to enter into a 21 year lease with Newcastle Emlyn Town Council in relation to the former Courthouse.

3. Finance

Funding has been secured from the UK Government Shared Prosperity Fund as part of the Rural Anchor.

There is sufficient budget within the Welsh Church Fund to support the application.

5. Risk Management Issues

A programme level risk management process will be followed to ensure that risk is assessed and managed at all levels.

A key risk is the short delivery timeframe of SPF with all 3rd party grants required to be financially completed by the end of December 2024.

At a project level, a risk register will be maintained together with appropriate mitigation measures. The Rural Anchor Team who are responsible for administering both named funds will closely monitor progress of the project individual awards. Where a lack of progress is being made, applicants will need to provide clarification as to how they will be able to deliver against the original approved amount.

CONSULTATIONS

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

Signed: Ainsley Williams

Director of Place & Infrastructure

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

2. Local Member(s)

Cllr Hazel Evans is Chair of the local growth plan team in Newcastle Emlyn and is fully supportive of the project.

3. Community / Town Council

Newcastle Emlyn Town Council is acting as the lead for the project on behalf of the wider growth plan team.

4. Relevant Partners

Members of the local growth plan team have identified the projects as a priority for the town. Detailed consultation has also been undertaken with the wider community to ensure that the projects are supported at a local level.

5. Staff Side Representatives and other Organisations

n/a

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED	YES Cllr. Ann Davies - Rural Affairs & Planning Policy (Ten Towns programme portfolio) Cllr Hazel Evans – Regeneration, Leisure, Culture and Tourism (Shared Prosperity Fund portfolio) have been consulted and are supportive of the project.
---	---

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

THERE ARE NONE

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Ten towns – Newcastle Emlyn		Held digitally