

EXECUTIVE BOARD

3 DECEMBER 2018

PRESENT: Councillor E. Dole (Chair)

Councillors: H.A.L. Evans, L.D. Evans, D.M. Jenkins, L.M. Stephens, P.M. Hughes, P. Hughes-Griffiths and G. Davies

Also in attendance:

Councillor J.M. Charles and D.M. Cundy

The following Officers were in attendance:

M. James, Chief Executive;
C. Moore, Director of Corporate Services;
J. Morgan, Director of Community Services;
W. Walters, Director of Regeneration & Policy;
L.R. Jones, Head of Administration and Law;
L. Quelch, Head of Planning;
D. Hockenull, Marketing and Media Manager;
J. Owen, Democratic Services Officer;
J. Laimann, Assistant Democratic Services Officer.

Chamber, County Hall, Carmarthen – 10:00am - 11:05am

1. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Cefin Campbell and Jane Tremlett.

2. DECLARATIONS OF PERSONAL INTEREST.

| Councillor | Minute Number | Nature of Interest |
|------------|---|--|
| Emlyn Dole | 5 - Financial Assistance From The Following Grant Funds: Targeted Finance Fund And Welsh Church Fund. | <ul style="list-style-type: none">Application TFF/18/05: Grandson attends Ysgol Pontyberem;Application WCF/18/07: Councillor Dole is a part-time Minister of Caersalem Independent Chapel |

3. QUESTIONS ON NOTICE BY MEMBERS

The Chair advised that no questions on notice had been submitted by members.

4. PUBLIC QUESTIONS ON NOTICE

The Chair advised that no public questions had been received.

**5. FINANCIAL ASSISTANCE FROM THE FOLLOWING GRANT FUNDS:
TARGETED FINANCE FUND AND WELSH CHURCH FUND**

(NOTE: Councillor E. Dole, having earlier declared an interest in this item, left the Council Chamber during its determination.)

UNANIMOUSLY RESOLVED that the following applications for assistance from the Targeted Finance Fund and the Welsh Church Fund be approved subject to the usual terms and conditions and those specified in the report:

Targeted Finance Fund:

| <u>Applicant</u> | <u>Award</u> |
|--|---------------------|
| Pontyberem Community Council, Pontyberem | £20,000.00 |

Welsh Church Fund:

| <u>Applicant</u> | <u>Award</u> |
|--|---------------------|
| Caersalem Independent Chapel, Pontyberem | £2181.25 |

6. ANY OTHER ITEMS OF BUSINESS

The Chair reported that there were no items of urgent business.

7. EXCLUSION OF THE PUBLIC

UNANIMOUSLY RESOLVED, pursuant to the Local Government Act 1972, as amended by the Local Government (Access to Information)(Variation) (Wales) Order 2007, that the public be excluded from the meeting during consideration of the following items as the reports contained exempt information as defined in paragraph 14 of Part 4 of Schedule 12A to the Act.

8. YR EGIN BUSINESS CASE

Following the application of the public interest test it was **UNANIMOUSLY RESOLVED**, pursuant to the Act referred to in Minute 7 above, to consider this matter in private, with the public excluded from the meeting, as it would involve the disclosure of exempt information contained in the report which contains details of likely available funding, and disclosing that information in advance of procuring a works contractor for Phase 2 of the build could prejudice the procurer's position.

The Executive Board considered a report which provided key information on the Yr Egin Business Case. Appended to the report was a detailed Full Business Case and supporting documents.

The Executive Board noted that following the successful completion of Phase 1 of the project, work for Phase 2 was due to start in December 2018 with full completion and occupation anticipated in March 2021.

UNANIMOUSLY RESOLVED that:

- 8.1. The Yr Ergin Full Business Case be submitted to both the UK and Welsh Government for approval;**
- 8.2. The Director of Corporate Services, in consultation with the Executive Board Member for Resources, be granted delegated authority to manage the financial delivery, including borrowing as and when required.**

9. LLANELLI LIFE SCIENCE AND WELL-BEING VILLAGE BUSINESS CASE

Following the application of the public interest test it was UNANIMOUSLY RESOLVED, pursuant to the Act referred to in Minute 7 above, to consider this matter in private, with the public excluded from the meeting as the report includes the business Case which is to be submitted to the UK and Welsh Governments for approval and contains indicative costs estimates, and disclosing those indicative costs estimates in advance of procuring a works contractor could prejudice the procurer's position.

The Executive Board considered a report which provided key information on the Llanelli Life Science and Well-Being Village Business Case. The Full Business Case and supporting documents were appended to the report.

Whilst the Executive Board were satisfied that the 5 case Business Plan was robust and ready for submission to the UK and Welsh Government for approval, Members were cognisant of recent events and press reports. Therefore, it was considered necessary to review the project whilst seeking further assurance from Officers, including an external expert legal view, in order to demonstrate that all due process had been followed and that public funds were fully protected.

The Executive Board noted that, in essence, the Collaboration Agreement with Swansea University and Sterling Health Security Holdings Limited was intended to finalise a Development Agreement to take the Scheme forward. Since this Development Agreement had not been completed, there was no legally binding commitment or liability on the Council as yet.

In response to a query, Officers advised that it was entirely feasible to consider an alternative method to deliver the Scheme. It was explained that an Institute of Life Science (ILS) was to be built for Swansea University, Health facilities were to be built for Hywel Dda Local Health Board (HDLHB) and leisure facilities were to be built for Carmarthenshire County Council. The Executive Board were informed that these could be delivered by Carmarthenshire County Council without any development partners. Furthermore, Officers were confident that the County Council could deliver the other key elements and secure private funding itself if necessary.

UNANIMOUSLY RESOLVED that:

- 9.1. The formal submission of the Llanelli Life Science and Well-Being Village Full Business Case be approved in principle and forwarded to the UK and Welsh Government for approval;**
- 9.2. The Director of Corporate Services, in consultation with the Executive Board Member for Resources, be granted delegated authority to manage the financial delivery, including borrowing as and when required;**
- 9.3. Prior to any further action, Officers be instructed to provide reassurance that all due legal process had been followed and report back to the Executive Board accordingly;**
- 9.4. Officers be requested to look at alternative delivery methods to ensure that this extremely important and much needed investment in Llanelli can be completed.**

10. FORMER GRILLO SITE, BURRY PORT

Following the application of the public interest test it was UNANIMOUSLY RESOLVED, pursuant to the Act referred to in Minute 7 above, to consider this matter in private, with the public excluded from the meeting, as disclosure would put the authority at a material disadvantage in any subsequent negotiations with third parties and potentially harm the public purse.

The Executive Board considered a report on the former Grillo site in Burry Port along with supporting documents. The site is currently in private ownership and amounts to 7.34 acres and adjoins Council owned land.

The report highlighted that development of the site would support the Council's regeneration aspirations for Burry Port and delivery of the Burry Port Masterplan.

The Executive Board noted that, without Council intervention, it would be unlikely that this site would come forward for development in the near future. Furthermore, the development would bring forward much needed housing in an area of high demand and the commercial element of the development would create new employment opportunities.

UNANIMOUSLY RESOLVED that:

- 10.1. The acquisition of the former Grillo site, Burry Port, on the basis of Option 3 as stated in the report be approved;**
- 10.2. Funding be provided on an invest to save principle from the Development Fund (£1.5m) and the Major Development Fund (£500k).**

11. JACKSONS LANE CARMARTHEN

Following the application of the public interest test it was **UNANIMOUSLY RESOLVED**, pursuant to the Act referred to in Minute 7 above, to consider this matter in private, with the public excluded from the meeting, as disclosure would be likely to undermine the viability of the proposed development.

The Executive Board considered a report on a revised commercial development at Jackson's Lane Carmarthen.

It was noted that the Developer's proposal was in line with the County Council's vision for the area and would align with the aims of the town centre masterplan, which has the support of the Carmarthen Town Forum.

UNANIMOUSLY RESOLVED to proceed with the development at Jackson's Lane on the basis of Option 3 as set out in the report.

CHAIR

DATE