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Wendy Walters
Prif Weithredwr,
Chief Executive,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

THURSDAY, 4 JULY 2019

TO: THE EXECUTIVE BOARD MEMBER FOR RESOURCES

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR RESOURCES WHICH WILL BE HELD IN THE REGENERATION MEETING ROOM, COUNTY HALL, CARMARTHEN, AT 10.00 AM, ON THURSDAY, 11TH JULY, 2019 FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Wendy Walters

CHIEF EXECUTIVE



PLEASE RECYCLE

Democratic Officer:	Martin S. Davies
Telephone (direct line):	01267 224059
E-Mail:	MSDavies@carmarthenshire.gov.uk
Ref:	AD016-001

A G E N D A

1. DECLARATIONS OF PERSONAL INTEREST.
2. TO SIGN AS CORRECT RECORD THE DECISION RECORD OF THE MEETING HELD ON THE 10TH MAY 2019. 3 - 6
3. XCEL PROJECT, CARMARTHEN. 7 - 14
4. REPORTS NOT FOR PUBLICATION
FOLLOWING CONSIDERATION OF ALL THE CIRCUMSTANCES OF THE CASE AND FOLLOWING THE APPLICATION OF THE PUBLIC INTEREST TEST THE EXECUTIVE BOARD MEMBER MAY CONSIDER THAT THE FOLLOWING ITEM IS NOT FOR PUBLICATION AS IT CONTAINS EXEMPT INFORMATION AS DEFINED IN PARAGRAPH 14 OF PART 4 OF SCHEDULE 12A TO THE LOCAL GOVERNMENT ACT, 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) (WALES) ORDER 2007
5. COUNCIL TAX - DISCRETIONARY DISCOUNTS. 15 - 34

Note:- The press and public are not be entitled to attend the meeting. The decision record will be published normally within 3 working days.

Agenda Item 2

EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR RESOURCES

FRIDAY, 10 May 2019

PRESENT: Councillor: D.M. Jenkins (Executive Board Member).

The following officers were in attendance:

S. Jones, Tenancy Support Lead
A Thomas, Benefits and Council Tax Manager
K. Thomas, Democratic Services Officer

Regeneration Meeting Room, County Hall, Carmarthen - County Hall, Carmarthen. SA31 1JP. - 10.00 - 11.05 am

1. DECLARATIONS OF PERSONAL INTEREST

There were no declarations of personal interest.

2. DECISIONS RECORD:-

RESOLVED that the decision records for the meetings held on the 7th March and 25th March, 2019 be signed as correct records.

3. REPORTS NOT FOR PUBLICATION

RESOLVED pursuant to the Local Government Act 1972, as amended by the Local Government (Access to Information)(Variation)(Wales) Order 2007 that the following items were not for publication as the reports contained exempt information as defined in Paragraph 14 of Part 4 of Schedule 12A to the Act.

4. FORMER TENANT DEBT WRITE-OFF

Following the application of the public interest test it was **RESOLVED** pursuant to the Act referred to in minute no. 3 above not to publicise the content of the report as it contained exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) (Paragraph 14 of Part 4 of Schedule 12A to the Act).

The public interest test in this matter related to the fact that the public interest in maintaining the exemption referred to above outweighed the public interest test in disclosing the contents of the report as disclosure would result in the unwarranted and disproportionate disclosure of sensitive information about the persons into the public domain.

The Executive Board Member considered a report prepared in accordance with the Council's Procedure Rules, providing the current position on former tenant debt and seeking the write-off of former tenant debts in excess of £1,500.

The Executive Board Member noted that the cases outlined in the report related to tenants who were either suffering from ill-health or deceased. He considered the individual reports for each of the former tenants detailing the reasons why write-off

was being sought which included personal circumstances.

RESOLVED that the former tenant debt arrears detailed within the report be written-off as irrecoverable.

5. COUNCIL TAX - DISCRETIONARY DISCOUNTS

Following the application of the public interest test it was **RESOLVED** pursuant to the Act referred to in minute no. 3 above not to publicise the content of the report as it contained exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) (Paragraph 14 of Part 4 of Schedule 12A to the Act).

The public interest test in this matter related to the fact that the report contained information regarding individuals that were liable to pay council tax and maintaining the exemption under paragraph 14 of Schedule 12A of the 1972 Act outweighed the public interest in disclosing the information contained in this report as disclosure would unjustifiably reveal confidential personal information about other individuals.

The Executive Board Member considered a report detailing applications received for discretionary reduction of Council Tax

It was noted that regulations had been introduced with effect from April 2004 giving local authorities discretionary powers to grant locally determined Council Tax discounts or reductions, over and above existing statutory reductions.

RESOLVED:

- 5.1 To award a 20% reduction for application 6034877-9 for the 2018/19 financial year in respect of the liability together with a 20% reduction of the liability for the 2019/20 financial year up until completion of the pending highway works;**
- 5.2 That application references 60340787-7 and 60340347 received for the grant of Council Tax Discretionary Discount be refused**

6. IRRECOVERABLE ACCOUNTS - HOUSING BENEFIT OVERPAYMENTS

Following the application of the public interest test it was **RESOLVED** pursuant to the Act referred to in minute 3 above not to publicise the content of the report as it contained exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) (Paragraph 14 of Part 4 of Schedule 12A to the Act).

The public interest test in this matter related to the fact that the report contained information about individuals' indebtedness and/or personal information and the public interest in maintaining the exemption under paragraph 14 of Schedule 12A of the 1972 Act outweighed the public interest in disclosing the information contained in the report as disclosure would unjustifiably reveal confidential personal information about other individuals.

The Executive Board Member considered a report detailing housing benefit over-payment accounts which had been identified as being irrecoverable. Recovery

procedures, where appropriate, had been exhausted and there was no likelihood of payment being secured. It was therefore considered appropriate to write-off those accounts.

RESOLVED that the accounts detailed within the report be written-off as irrecoverable.

7. NON-DOMESTIC RATES - HARDSHIP RELIEF

Following the application of the public interest test it was **RESOLVED** pursuant to the Act referred to in minute 3 above not to publicise the content of the report as it contained exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) (Paragraph 14 of Part 4 of Schedule 12A to the Act).

The public interest test in this matter related to the fact the report contained information about the individual ratepayer's recent financial history and/or personal information and maintaining the exemption under paragraph 14 of Schedule 12A of the 1972 Act outweighed the public interest in disclosing the information contained in this report as disclosure would unjustifiably reveal confidential information about the business in question putting them at a competitive disadvantage.

The Executive Board member considered an application for Hardship Relief under the provisions of Section 49 of the Local Government Finance Act 1988 as amended.

RESOLVED that application reference 80020537 be awarded hardship relief in respect of 50% of the liability for the 2018/19 financial year for the period 1st April 2018 to the 31st March 2019.

8. NON-DOMESTIC RATES - DISCRETIONARY DISCOUNT

Following the application of the public interest test it was **RESOLVED** pursuant to the Act referred to in minute no. 3 above not to publicise the content of the report as it contained exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) (Paragraph 14 of Part 4 of Schedule 12A to the Act).

The public interest test in this matter related to the fact that the report included data relating to non-domestic rate payers and that maintaining the exemption under paragraph 14 of Schedule 12A of the 1972 Act outweighs the public interest in disclosing the information contained in the report as disclosure would unjustifiably reveal confidential information about the businesses in question putting them at a competitive disadvantage.

The Executive Board Member considered applications for Discretionary Reduction or Remission of Business Rates under the provisions of Section 47 of Local Government (Finance) Act 1988 as amended.

RESOLVED

- 8.1 That 100% discount be granted in respect of case 1 detailed within the report for the 2019/20 financial year with the discount to be applied from the date on which the applicant occupied the premises up until the 31st March 2020;
- 8.2 That 100% discount be granted in respect of case 2 detailed within the report in respect of the period 12th February 2018 to the 7th March 2019.

EXECUTIVE BOARD MEMBER

DATE

11TH JULY 2019

Executive Board Member:	Portfolio:
Cllr. David Jenkins	Resources

XCEL PROJECT, CARMARTHEN

Purpose: The Council has a lease with Towy Community Church (TCC) in relation to Phase 2 of the Xcel project. Under the present agreement TCC is required to complete phase 2 by the second of December 2019. The church has confirmed that the programme for delivery of phase 2 has slipped and has requested additional time to allow it to undertake the necessary funding and implementation work to enable completion.

Recommendations / key decisions required:

To grant a deed of variation to Towy Community Church to extend the timetable for completion of works in relation to phase two of its lease with the Council. The revised completion date to be 31/12/2021.

Reasons:

To support the present operation and facilitate the ongoing community led economic regeneration of the site for the wellbeing of the county. The Council's support for this project has to date helped to create employment for 46 people and the phase 2 proposals are expected to create an additional 15 jobs.

Directorate	Designation	E Mail Address:
Name of Head of Service:		WSWalters@sirgar.gov.uk
Wendy Walters	Chief Executive	smmorgan@sirgar.gov.uk
Report Author: Stephen Morgan	Strategic Asset Manager	

Declaration of Personal Interest (if any): None

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

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD 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

Executive Board Member for Resources – Decisions Meeting

11.07.19

Xcel Bowls Project

Background

The County Council acquired the Former St Ivel buildings, Llansteffan Road, Carmarthen in 2007 for economic development purposes. Part of the site was sold to Nolan uPVC and the remainder was held by Carmarthenshire County Council for redevelopment. In 2009 The Council was approached by Towy Community Church (TCC) requesting a transfer of the remaining part of the site for the purposes of a community led regeneration scheme

Phase 1: TCC converted approximately half of the buildings under a building agreement into the bowling centre, food bank and furniture recycling centre, which are all now operational.

On completion of the works the building agreement converted into a 99 year lease which commenced on 26th June 2012. The Bowling Centre has now been open for nearly 7 years and is successfully operating at projected business plan levels. The original employment projection for phase 1 was 18 posts, however, due to the demand for the present operations, the enterprise currently employs 46 people on site. In addition TCC has confirmed that the operation is supported by the assistance of over a hundred volunteers a week. A further 15 jobs are anticipated on completion of phase 2.

Phase 2: TCC was granted a separate building agreement which permitted the construction of a 600 seat auditorium, conference and meeting rooms, debt counselling service, cafe / restaurant, catering training, luncheon club and office accommodation. Under the present lease TCC is required to complete phase 2 by December 2019. On satisfactory completion of the works, TCC would be granted a 99 year lease as per phase 1

TCC's programme for phase 2 has slipped. Works to extend the kitchen area to meet the catering requirements and additional parking provision are planned for later this year. Funding for the auditorium, conference and meeting rooms is currently being sought. TCC have established eligibility with Social Investment Cymru for the Community Asset Development Fund and Social Business Growth Fund. In addition TCC are in discussions with the Big Lottery Fund –People and Places Grant. Submissions are anticipated by the end of June, pending final accounts for 2018/19 and final building costs estimates. TCC are also looking to raise private finance based on the serviceability of the present operation to meet part of its capital requirements. TCC envisage that allowing for the necessary lead in times for the various funding sources, a revised completion date of 31/12/2021 would be appropriate to successfully deliver the second phase.

The Executive Board Member is asked to consider TCC's request to vary the present lease to allow sufficient time to undertake the necessary funding and implementation work to enable completion of phase 2. A bank and several grant funders hold a legal charge on both the Phase 1 and Phase 2 agreements. TCC will need to secure their agreement to any variation. Whilst the Council could terminate the Phase 2 agreement due to TCC being unable to complete the works by the end of this year, it is recommended, that based on the success of the first phase of this community scheme, and the significant contribution made to the locality, that a variation be drawn up to assist TCC in concluding the works

A plan illustrating the areas included in Phases 1 and 2 is attached.

DETAILED REPORT ATTACHED?

NO

IMPLICATIONS

<p>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 :</p> <p>Signed: Wendy Walters Chief Executive</p>						
Policy and Crime & Disorder YES	Legal YES	Finance NONE	ICT NONE	Risk Management Issues NONE	Organisational Development NONE	Physical Assets YES
<p>1. Policy, Crime & Disorder and Equalities</p> <p>All council led and partnership projects have or will be developed and implemented in accordance with council policies with social inclusion and sustainable development being central to their planning and delivery.</p> <p>The project accords with the improvement plan themes in that the projects contained within it will contribute to all themes by</p> <p>A better place...Environment By providing improvements to the existing environment</p> <p>Opening doors.....Lifelong learning Feeling fine.....Health and well being</p> <p>Investment and innovation....Regeneration Feeling secure- Safer Communities</p> <p>The project will promote safer communities</p> <p>The project also accords with the Wellbeing and Future Generations Act in relation to its sustainable development principle by providing employment and volunteering opportunities, improving physical and mental well-being and enhancing equality by allowing people to fulfil their potential irrespective of circumstances.</p> <p>Through volunteering it allows the involvement of people with an interest in achieving well-being goals for the community. The recycling operation provides for a long term solution, integrating with the goal of greater use of resources and acting collaboratively with the Council.</p> <p>The food bank supports the prevention theme and meets the collaboration aim by working with various parties to provide a more equal and cohesive community.</p>						
<p>2. Legal</p> <p>A revision to the completion date for the works will require a deed of variation.</p>						
<p>7. Physical Assets</p> <p>The property was bought for economic development purposes and approval of this revised agreement would allow this objective to be achieved. The principle of leasing the property at less than market value was agreed on 4th October 2010 and the remaining lease terms approved 11th April 2011.</p>						

CONSULTATIONS

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

Signed: **Wendy Walters** Chief Executive

1. Scrutiny Committee n/a

2. Local Member(s)

Cllr Gareth John

I have the utmost admiration for everything that has been achieved and being undertaken by the TCC community enterprise and extremely appreciative of the fantastic work they undertake within our community. Their future plans are extremely exciting and given their track record to date feel confident that their aims will be successfully achieved. I therefore fully support and endorse the recommendation being made to the Executive Board Member..

3. Community / Town Council n/a

4. Relevant Partners n/a

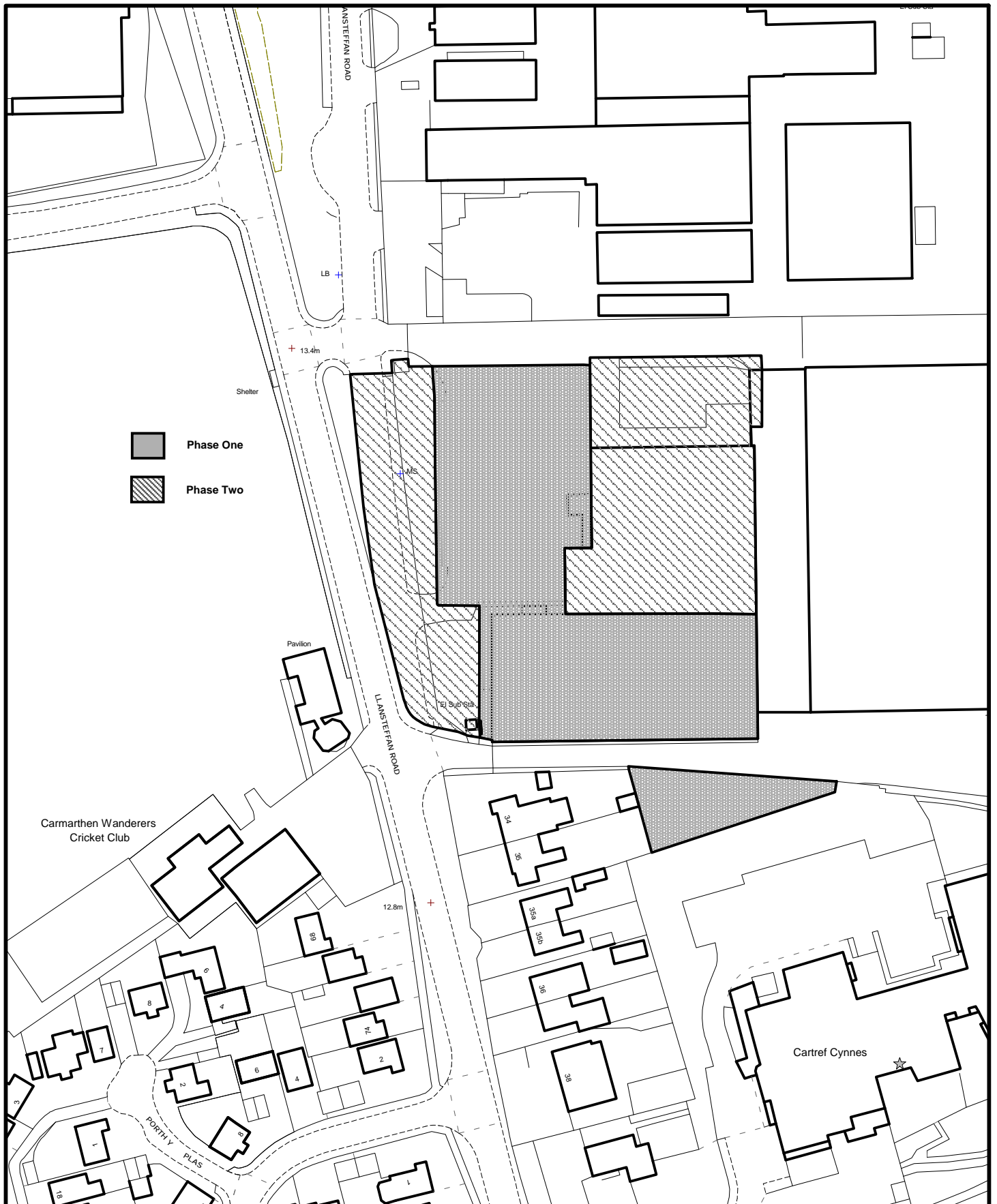
5. Staff Side Representatives and other Organisations n/a

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE

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Title - Xcel Bowl, Johnstown, Carmarthen.

Ref. - PT/SMM

Date/Dyddiad - 07/05/2019

Scale/Graddfa - 1:1250



Eiddo/Property
Adailad 8/Building 8
Parc Dewi Sant/St. David's Park
Caerfyrddin/Carmarthen
SA31 3HB

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Agenda Item 5

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