

EXECUTIVE BOARD MEMBER
8th SEPTEMBER 2017

Executive Board Member:	Portfolio:
Cllr. David Jenkins	Resources

FORMER THEATRE ELLI, STATION ROAD, LLANELLI

Purpose: FOR DECISION

Recommendations / key decisions required:

That consent is granted for the proposed heritage works and that the overage provisions of the sale agreement would not apply to these specific works.

Reasons:

It would not be in the spirit of the original agreement to apply the overage provisions to these heritage works.

The proposed works will improve the appearance of a prominent building within Llanelli Town Centre.

Directorate Name of Head of Service: Wendy S Walters	Designations: Director of Regeneration and Policy	Tel: 01267 242367 WSWalters@carmarthenshire.gov.uk
Report Author: Peter Edwards	Valuations Manager	Tel: 01267 246254 PEdwards@carmarthenshire.gov.uk

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
8th SEPTEMBER 2017

FORMER THEATRE ELLI, STATION ROAD, LLANELLI

The Authority disposed of the above property in November 2014 and in the sale agreement an overage clause was included whereby the Authority was entitled to a clawback of 50% of any grant monies secured for external works to the building up to a limit of £150,000. This was on the basis that significant monies were needed to undertake works to the external tile facade and roof.

Calon Llanelli (building owner) is now seeking grant funding from Cadw and Heritage Lottery Fund to undertake heritage works that will improve the appearance of the building and the specific works proposed are outlined in the document appended.

Calon Llanelli have queried whether the overage clause should apply to these grants as these works are not specific to the tile façade and roof upon which the overage provision was originally intended to apply .

It is our view that it would not be in the spirit of the overage agreement for us to seek clawback for these specific works and we would want to encourage these improvement works to be undertaken to a prominent building in Llanelli town centre.

It is therefore proposed that consent is given for the specific heritage works identified in the appended document and that the overage provision would not apply on this occasion. If further grant applications are made in the future then these and the implications of the clawback arrangement will be considered at that point in time.

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: Wendy S Walters

Director of Regeneration and Policy

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

2. Legal

It may be necessary to document this consent and agreement to waive the provisions of the overage clause.

6. Physical Assets

Through this agreement the Authority is foregoing a potential payment however this must be considered in the context of the original agreement.

CONSULTATIONS

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

Signed: Wendy S Walters

Director of Regeneration and Policy

2. Local Member(s)

Cllr John Jenkins

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