

CABINET
15TH MAY 2024

**LEASE OF FORMER NEWCASTLE EMLYN COURTHOUSE TO
NEWCASTLE EMLYN TOWN COUNCIL**

Purpose: To allow the premises to be used for community regeneration purposes as outlined below.

Recommendations / key decisions required:

- To agree to the County Council entering into a lease for 21 years at a peppercorn rent with Newcastle Emlyn Town Council

Reasons: Allows the premises to be used for community regeneration purposes including its refurbishment.

Cabinet Decision Required YES

Council Decision Required NO

CABINET MEMBER PORTFOLIO HOLDERS:- Cllr. Alun Lenny (Cabinet Member for Resources)

Directorate: Chief Executives

Name of Head of Service: Jason Jones

Head of Regeneration, Policy & Digital

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Report Author: Stephen Morgan

Strategic Asset Manager

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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.

DETAILED REPORT ATTACHED?	No
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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
YES	YES	YES	NONE	YES	NONE	YES	NONE

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

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED YES/NO * Delete as appropriate	Include any observations here	
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