

Community and Regeneration Scrutiny Committee Meeting 14th December 2021

Y Gat, St Clears – Update report

Recommendations / key decisions required:

To update members on the position with regards Y Gat, following previous scrutiny and site visit, noting:

1. Current operational position
2. The latest position with regards dialogue with St Clears Town Council over a potential asset transfer
3. Future options

Reasons:

- The need to clarify purpose and remit of the asset.
- Venue has been subject to budgetary scrutiny over several years
- Discussions have been ongoing with St Clears Town Council and builds on community consultation work highlighting a desire for more localised management arrangements for a community hub facility
- Future opportunities linked to the 10 Towns initiative.

Cabinet Decision Required NO

Council Decision Required NO

CABINET MEMBER PORTFOLIO HOLDER: - Cllr. Peter Hughes-Griffiths, Culture, Sport & Tourism.

Directorate: Communities
Department

Jake Morgan

Name of Head of Service: Ian
Jones

Report Author: Jane Davies

Designations:

Head of Leisure

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EXECUTIVE SUMMARY

Community and Regeneration Scrutiny Committee 14th December 2021

Y Gat, St Clears - Update report

1. Y Gat currently houses an arts and crafts exhibition and retail space, the town council, police, arts and crafts business incubator units, and the local library. A café on the site closed in October 2020.
2. In March 2020 the authority engaged with St Clears Town Council (STCTC) and agreed the following joint objectives for the future development of Y Gat:
 - a. Representatives of CCC and STCTC to work in partnership to develop the venue for multiple community uses.
 - b. Venue could play a central role in the community provided that the offer at Y Gat is supported through local engagement and a sense of purpose and ownership within the community.
 - c. To develop an activity plan that would attract community users based on an informed approach - through consultation.
 - d. To explore alternative income sources to deliver a sustainable future for the venue.
3. COVID19 struck very shortly after the March '20 meeting which inevitably delayed discussions and interrupted the operation of the facility. The venue is currently offering limited opening to maximise opportunities around the Christmas period and to deliver on ACW funded projects. Opening hours will be reviewed in January 2022, pending the outcome of the wider facility review and future purpose.
4. The outcomes of a community consultation through the Summer of 2020 concluded that there was a desire to see the facility developed as a community hub with local ownership and activity program. Heads of Terms (HoT) for an asset transfer were discussed and issued to STCTC in April 2021. A further meeting was held in July 2021 and a final proposal and HoT have since been forwarded to STCTC for their consideration.
5. In parallel, discussions are ongoing as part of the authority's Ten Towns initiative, to clarify the role and purpose of this facility in the context of the town and surrounding areas. Initial feedback identifies opportunities to increase provision for foundational economy uses whilst retaining a strong community function, and potential demand for studio / office / co-working spaces, with the aim of maximising space utilisation and earned income potential at Y Gat. This parallel work will assist in determining the longer-term strategy for the building, whether an asset transfer is agreed or not with the Town Council.
6. The pros and cons of alternative approaches are considered in Appendix 1.

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: Ian Jones

Head of Leisure

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	NONE	NONE	YES

Policy, Crime & Disorder and Equalities

An Integrated Impact Assessment will be required to consider any impact if the venue is to be re-purposed or managed differently in future.

Legal

Potentially, subject to any asset transfer agreement. Draft Head of Terms for an asset transfer lease agreement have been developed with colleagues from the Strategic assets team for initial consideration by St Clears Town Council.

Finance

Site currently operates with net controllable budget of £68,986 for 2021/22. Potential revenue savings for authority if an asset transfer can be agreed, or the asset re-purposed.

Physical Assets

Potentially, subject to any asset transfer agreement. Draft Head of Terms for an asset transfer lease agreement have been developed with colleagues from the Strategic assets team for initial consideration by St Clears Town Council.

CONSULTATIONS

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

Signed: Ian Jones

Head of Leisure

1. Scrutiny Committee

Site visits and updates provided to Community Scrutiny members on a regular basis over recent years.

2. Local Member(s)

Cllr Phillip Hughes, involved in dialogue over future of venue and supportive of review.

3. Community / Town Council

St Clears Town Council heavily involved in dialogue as outlined in report.

4. Relevant Partners

N/A

5. Staff Side Representatives and other Organisations

Trade Unions being kept updated of position and will be formally consulted as report / options are developed fully.

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED

YES

Cllr. Peter Hughes-Griffiths fully involved in dialogue with STCTC and in with options presented within this report.

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