

16 August, 2016

LLANELLI RURAL COUNCIL

Minute Nos: 161 – 163

At a Special Meeting of the **RECREATION AND WELFARE COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, on Tuesday, 16 August, 2016, at 4.45 p.m.

Present: Cllr. A. G. Morgan (Chairman)

Cllrs.

M. V. Davies	M. L. Evans
S. M. Donoghue	R. E. Evans
H. J. Evans	S. N. Lewis
J. S. Phillips	

161. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs L. A. Beer, S. L. Davies, T. J. Jones (M. V. Davies deputising) and G. H. Wooldridge (Cllr. R. E. Evans deputising).

162. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

163. FELINFOEL COMMUNITY RESOURCE CENTRE – OFFICE ACCOMMODATION

Further to Minute No. 136, the Chairman welcomed Cllr. D. W. H. Richards, Treasurer, Felinfoel Executive Committee to the meeting to discuss and agree the draft Heads of Terms in respect of office accommodation at Felinfoel Community Resource Centre being leased to Hywel Dda University Local Health Board.

Cllr. Richards began by thanking the Committee for inviting him to the meeting and thanked the Community Development Officer for his help in this matter.

The ground rent had been suggested to be £12,000 per annum which would be paid on a quarterly basis in advance. This would increase to £13,000 per annum in year two. Utility bills such as gas, water and electricity would be billed separately.

The lease was dated from the 1 August, 2016. However Cllr. Richards felt that this should be amended to 1 June, 2016 as the premises had been occupied since that date. Negotiations were currently underway with the Health Board regarding this issue.

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The issue of cleaning costs was raised and Cllr. Richards confirmed that a volunteer would open, clean and lock the building which meant costs would be kept to a minimum. In response to Members, Cllr. Richards stated that he would check if the insurance in place indemnified volunteers.

A Schedule of Conditions would be attached to the lease which would accurately record the condition of the accommodation and the repairing obligations. This would also be used as a checking tool at the end of the lease period.

Members queried whether the 'Alienation' part of the contract was permitted. It was confirmed that this was possible and had been added on as an additional clause.

Following further discussion it was

RESOLVED that the draft Heads of Terms be agreed to and the Felinfoel Community Resource Centre Management Committee proceed with the lease of the office accommodation to Hywel Dda Local Health Board, as referred to in the Heads of Terms.

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The Meeting concluded at 5.15 p.m.

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The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 13 September, 2016, adopted by the Council.