

29 September, 2021

LLANELLI RURAL COUNCIL

Minute Nos: 209 – 216

At a Meeting of the **FINANCE AND GENERAL PURPOSES COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, and via remote attendance on Wednesday, 29 September, 2021 at 4.45 p.m.

Present: Cllr. S. N. Lewis (Chairman)

Cllrs.

F. Akhtar	T. Devichand
C. P. Beer	S. M. Donoghue
S. M. Caiach	A. Evans
S. L. Davies	J. S. Phillips
W. V. Thomas	

Absent: J. S. Randall

209. APOLOGIES FOR ABSENCE

No apologies for absence were received.

210. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

211. FINANCIAL REPORTS

RESOLVED that the committee reports for the Administration Department, Burial Services and Training Department to 31 July, 2021, be noted.

212. SCHEDULES OF PAYMENTS

Consideration was given to the schedules of payments for the Administration Department, Burial Services and Training Department for July 2021 (copies of which had been previously circulated) which revealed that the expenditure amounted to £123,278.53; £4,450.19; and £114,862.55 respectively.

RESOLVED that the reports be noted.

Cllrs. S. M. Caiach and S. M. Donoghue joined the meeting.

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213. TRAINING PROGRAMMES - CONTRACT VALUES

RESOLVED that the updated contract values report for the apprenticeship and traineeship programmes covering the period up to August 2021, be noted.

214. FINANCIAL ASSISTANCE

Consideration was given to applications received for financial assistance and it was

RESOLVED that:

- (1) Carmarthenshire Federation of Young Farmers – that a contribution of £50 be made;
- (2) Llanelli Centre for the Deaf – that a contribution of £100 be made;
- (3) Royal British Legion Band of Wales – that a contribution of £100 be made;
- (4) Tenovus Cancer Care - that a contribution of £250 be made.

215. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT, 1960

RESOLVED that in view of the confidential nature of the business to be transacted, the following matter be considered in private and that the power of exclusion of the public under Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960 be exercised.

Cllr. A. Evans joined the meeting.

216. WHITE LION DEPOT – LEASE

Members considered the report of the Technical and General Operations Manager on the proposal to renew the lease for the White Lion Depot, Pemberton.

Members were informed that the current lease was due to expire on 25 March, 2023, and it was desirable to re-new the lease as the site met the council's various needs and given that Officers had been unsuccessful in identifying other cheaper suitable alternative locations.

The landlord was keen to secure his long-term plans for the whole site at Pemberton and had proposed both parties agree to a mutual termination of the existing lease whereby it was immediately replaced with a new agreement based on the following terms:

- 20 year term with 3 x 5 year rent/break and rent/review clauses inserted.
- £6,000 annual rental fixed for the first five years.
- Future rent reviews based on Retail Price Index (RPI), as opposed to the current terms based on speculative market value.
- The existing dilapidated council storage building could be demolished at the council's expense with no obligation to construct a new facility.
- The current annual rental of £4,100 would be uplifted to the new rate commencing from April 2022.

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Following discussion, it was

RESOLVED that the report be accepted and officers be authorised to enter into legal negotiations based on the terms set out above to secure a new 20 year lease agreement for the White Lion Depot, Pemberton, Llanelli at an initial ground rent of £6,000 per annum fixed for the first five years and payable from April 2022.

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The meeting concluded at 5.12 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 12 October, 2021, adopted by the Council.