



Cyngor Tref Rhydaman

Ammanford Town Council

Minutes of the Full Council Meeting of Ammanford Town Council on

Wednesday 29th April 2026 at 6.00pm via Teams

Councillor C. Evans (Chair for the meeting) presided over the meeting

Members Present

Cllr C Evans (CE)
Cllr N Morgan (NM)
Cllr LI Davies (LID)
Cllr J Owen (JO)
Cllr E John (EJ)

Also Present

J Grazette – Chief Officer & RFO
R Finch - Deputy Clerk (Notetaker)

In the absence of both the Mayor and Deputy Mayor, the Chief Officer requested that Council elect a Chair to preside over the meeting.

Councillor C. Evans put himself forward for the position.

Resolved: That Councillor C. Evans be appointed to chair the meeting.

Unanimous

Minute 0129042026 Apologies and reasons for absence.

Cllr C Higgins- Campaigning
Cllr W Erasmus- Campaigning
Cllr H Howells- Prior Engagement
Cllr A Jones- Conflict Of interest
Cllr C Hope- At funeral.
Cllr D Harries- At Funeral

Minute 0229042026 Declarations of interest.

No new declarations of interest were made

Minute 0328042026. Cadarnhad o gofrestr y cyfarfodydd canlynol:/Confirmation of the minutes of the following meetings:

(i) **Cyfarfod Llawn y Cyngor 26 Ionawr 2026/Full Council Meeting 26th January 2026**

Chief Officer explained that this was an amendment requested after a FCM on 23.02.26

Unanimously resolved to accept minutes as accurate record.

(ii) **Cyfarfod Brys 13 Ebrill 2026/Emergency Meeting 13th April 2026**

Unanimously resolved to accept minutes as accurate record.

Minute 0429042026. Participiad cyhoeddus/ Public participation

Agenda item 4 to be considered in confidential session under the Public Bodies (Admission to Meetings) Act 1960 s1(2) due to the commercially sensitive nature of the business.

No Public Present

It was **Resolved** that, in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting during consideration of the following item due to the confidential nature of the business to be transacted.

Unanimously Resolved

Minute 0529042026. Cadarnhau bod yr holl faterion pendant sy'n ymwneud â'r brydles arfaethedig, bellach wedi'u datrys yn foddhaol yn dilyn cytundeb blaenorol y Cyngor, ac ystyried cymeradwyaeth ffurfiol i fwrw ymlae/To confirm that all outstanding matters relating to the proposed lease, have now been satisfactorily addressed following the Council's previous *in-principle* agreement, and to consider formal approval to proceed.

The Chief Officer provided a verbal update on the work undertaken since the meeting held on 13th April. It was noted that the landlord has been accommodating in responding to all requests raised by the Council. The Chief Officer advised that all amendments discussed

have been agreed in principle, and subject to the resolution of this meeting, the lease will be formally updated by the solicitors to reflect these changes.

Councillor E. John requested that the revised lease be made available for review once amendments have been incorporated.

Councillor E. John raised a number of points in relation to the proposed lease:

- **Clause 18 (Heating):** It was noted that the clause currently states that the landlord controls the heating system. Councillor E. John requested that this be amended. The Chief Officer advised that the landlord has verbally agreed to revise this provision to clarify that day-to-day control rests with the tenant.
- **Clause 7.1 (Sharing of Accommodation):** Councillor E. John expressed concern that the current wording restricts the Council's ability to share the space, which may limit opportunities for collaborative working with partner organisations. The Chief Officer confirmed that the landlord has verbally agreed to amend this clause to allow appropriate community use, subject to agreement.
- **Energy Performance (EPC):** Councillor E. John acknowledged that the Council is now compliant and expressed appreciation for the progress made. However, he raised concern that if the EPC rating remains at a 'D', the Council may not be able to renew the lease in future. The Chief Officer advised that the proposed two-year lease term provides both operational stability for the Council and sufficient time for the landlord to undertake the necessary improvements. It was further noted that the landlord has verbally agreed to complete works required to improve the energy rating.
- **Asbestos Report:** Councillor E. John queried whether an asbestos report had been obtained. It was noted that this had not been raised at the previous meeting. The Chief Officer confirmed that this matter has now been formally raised with the landlord. The landlord advised that a refurbishment of all ceilings was undertaken in 2015/2016; however, one area, being a corridor, contains artex. It was noted that the landlord is actively reviewing this matter and is currently undertaking further enquiries to confirm the position, with an updated report and clarification to be provided to the Council in due course.
- **Change of Use:** Councillor E. John reiterated the need for a change of use. The Chief Officer confirmed that advice has been sought from the Council's solicitor and relevant legislation reviewed, and that a change of use is not required.
- **First Floor Premises:** Councillor E. John requested that it be formally recorded that he does not consider it justified for the Council to take on the first-floor premises and expressed concern regarding the use of what is currently a residential property within Ammanford.

Members are asked to:

- (i) **Sylwch fod yr holl ddiwydrwydd dyladwy ac ymholiadau wedi'u cwblhau/Note that all due diligence and enquiries have been completed**

Unanimously Agreed

- (ii) **Cadarnhau cymeradwyaeth i ymrwymo i'r cytundeb prydles./Confirm approval to enter into the lease agreement.**

Resolved: That the Council approves entry into the lease agreement, with the agreed amendments to be incorporated into the final document and completed by the appointed solicitors.

- (iii) **Dirprwyo awdurdod i'r Clerc, mewn ymgynghoriad â'r Cadeirydd, i gwblhau a chwblhau'r holl drefniadau angenrheidiol./Delegate authority to the Clerk, in consultation with the Chair, to finalise and complete all necessary arrangements.**

Unanimously Agreed

Chair closed the meeting at 18:25

Signed:

Date:

Ratified EGM 11.05.26