Copy of Report approved at Private Board Session on 29 October 2026

Public Health Wales (PHW) NHS Trust
New/Extended and/or Renegotiated Leases

Division/Department	NHS Wales Performance & Improvement

The CEO and Chair are asked to approve and sign the following and supporting documentation as required namely:

- **Lease relating to: Unit 4, The Beacon Centre for Enterprise, Dafen, Llanelli** (for signature)

All documentation has been prepared and reviewed by NHS Wales Shared Services Legal and Risk Services with guidance, support and input provided by a Principal Property Surveyor at NHS Wales Shared Services Partnership - Specialist Estates Services (SES) in conjunction with Public Health Wales's Estates and Facilities Division.

Brief Description of Proposal:

Three-year lease for co-location at **Unit 4, The Beacon Centre for Enterprise, Dafen, Llanelli.** Landlord is Carmarthenshire Local Authority. The premises shown edged red on the attached documentation

Summary:

The lease is for the following property:

- **Unit 4, The Beacon Centre for Enterprise, Dafen, Llanelli**
- ***Tenant* –** NHS Wales Performance & Improvement
- ***Rent* -** An annual rent of £6,974.50 + vat per annum inclusive of service charge
- ***Insurance* -** To keep the specified premise insured in its full reinstatement value against loss or damage by such risks perils and contingencies as the Landlord may deem expedient

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- ***Service Charge –*** not applicable

- ***Additional Sums*** – The Tenant to pay all outgoings such as Non-Domestic Rates, utilities, relevant insurances etc. related to their own premises

- ***Rates and Taxes*****: T**he tenant to maintain and keep in good decoration the whole of the interior of the leased premises

- ***MEES -*** The Tenant is not responsible for ensuring compliance with Minimum

- **Regulations**
  - ***Alternations*** – The Tenant must not alter the premises in any way without the Landlord's prior written consent
  - **Alienation:** The Tenant must not assign or sub-let the whole or any part of the premises
  - ***1954 (Regulation) –*** no exceptions specified

- ***Right of First refusal*** – not referenced in lease

- ***Environmental Liability*** – not referenced in lease

- ***Notice*** – 3 months' written notice to terminate at any time, in favour of the Tenant

Background:

As part of NHSW P & I's estate rationalisation the organisation is working in partnership with NHS Wales Shared Services Partnership - Specialist Estates Services (SES) to make use of co-location opportunities. Hybrid working has reduced the requirement for office accommodation, with small units across NHS Wales to reduce travel time and expenditure of staff the preferred option.

Fit out works will be undertaken on completion of handover of keys.

The internal sign off of the decision to progress this lease has been made by the Senior Directors Team, NHS Wales Performance & Improvement.

The documents requiring signature -

- formalises the lease arrangement between the landlord and Public Health Wales

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• formalises the agreed lease between NHS Wales Performance & Improvement and Carmarthenshire Local Authority
Duration of lease: 3 Years commencing from finalisation of agreement to 2029.

Approved (29.10.26)