

Meeting of:	Cabinet
Date of Meeting:	Thursday, 20 November 2025
Relevant Scrutiny Committee:	Place Scrutiny Committee
Report Title:	The Kymin, Penarth Proposed Disposal
Purpose of Report:	To obtain approval for the future direction of the Kymin House and Gardens.
Report Owner:	Executive Leader and Cabinet Member for Performance and Resources
Responsible Officer:	Director of Place
Elected Member and Officer Consultation:	Operational Manager, Accountancy Operational Manager, Property Head of Service, Neighbourhood Service Neighbourhood Services Manager Monitoring Officer/Head of Legal and Democratic Services Operational Manager, Regeneration Head of Finance/S151 Officer Director of Corporate Resources St. Augustines Ward Members
Policy Framework:	This report is a matter for Executive decision by Cabinet

Executive Summary:

- This report provides Cabinet with an update regarding The Kymin, which was previously considered by Cabinet in September 2020 (Cabinet minute C335), where the Kymin was offered under a long lease agreement, but without any suitable interest expressed.
- As resolved in minutes C335, The Kymin was declared surplus to the Council's requirements. It is proposed to advertise a 99 year lease purchase opportunity for the building and part of the grounds identified in this report.
- A clear boundary will be established between the Kymin Park and The Kymin House and Gardens.
- A further report will be provided in due course to present to Cabinet the outcome of the advertisement process in order to inform any decision in relation to the disposal of The Kymin and grounds. At that time, a decision will also need to be taken as to whether the Council should proceed to advertise the loss of public open space that would be required by legislation.

Recommendations

1. That Cabinet endorse the proposed boundary separation of The Kymin House and Gardens from the wider open space identified in Appendix A.
2. That delegated authority is granted to the Director of Place to instruct the Head of Finance/S151 Officer in consultation with the Chief Executive, Executive Leader and Cabinet Member for Performance and Resources and Deputy Leader and Cabinet Member for Sustainable Places and Head of Service for Neighbourhood Services, to advertise the Kymin and grounds on a long lease basis (boundary shown on plan at Appendix A) on the basis of a Marketing Plan including a Planning Brief setting out specific uses as described in this report.
3. That Cabinet authorises delegated authority to the Monitoring Officer/Head of Legal and Democratic Services to draft and execute the contract(s) with the successful bidder(s).
4. That a further report is presented to Cabinet outlining the results of the marketing process, set out under recommendation 2, above, in order to identify a preferred bidder and to set out any terms and conditions without prejudice and will also consider the need or otherwise to advertise the loss of public open space under s.123 Local Government Act 1972.
5. That this report is referred to the Penarth Town Board for information, and further updates are provided at appropriate junctures.

Reasons for Recommendations

1. To formally delineate the boundary of the site to be disposed of.
2. To obtain authority to produce and advertise a Marketing brief.
3. To obtain authority for the Monitoring Officer/Head of Legal and Democratic Services to prepare, execute and complete all legal documentation required to facilitate the delivery of the project.
4. To ensure Cabinet are updated on the latest position and to comply with the legal process relating to the potential loss of public open space.
5. To update the Penarth Town Board on progress related to the Penarth Placemaking Plan (2025).

1. Background

- 1.1 The Kymin is located within the Penarth conservation area on Beach Road, North of the Esplanade and the pier and pavilion, South of Penarth Head. The Kymin is a detached Victorian house situated within mature landscaped gardens of approximately 2 hectares. There are uninterrupted views of the Severn Estuary from the house and parts of the garden. The building is not listed but is identified

as a “County Treasure” in the Penarth Conservation Area Appraisal and Management Plan.

- 1.2** The building returned to the Vale of Glamorgan Council in April 2020, following a Tenancy Agreement with Penarth Town Council. The building has been predominantly vacant since. The area to the north, as identified on the site plan in Appendix B, has continued to be used by community groups.
- 1.3** In September 2020, a Cabinet Report (Cabinet minute C335) was considered for the disposal of The Kymin house and grounds by virtue of a 99 year lease. 3 bids were received, however, these were not considered to be acceptable, when assessed by Senior Officers and Members at that time.
- 1.4** Penarth Placemaking Plan 2025 has recently been launched, following a significant amount of public and stakeholder engagement. The Plan identifies the Kymin as a key focus area for the short term and recommends that a long-term solution for the future use of the building needs to be found in order to secure a sustainable future for the building and grounds. It recommends the next steps should be to:
 - “Commence process for the marketing and disposal of the building and, if possible, grassed area in front by virtue of a long lease. Use of the building should be determined by the market, with solutions that retain access by the public being favoured” which may include businesses such as a coffee shop, café, restaurant, boutique hotel or Coworking space etc...
 - Continue to nurture the positive relationship between the Friends of the Kymin and the Council to ensure a sustainable future for the grounds and support Benthylg in their aspiration to find a permanent home for their services.” Furthermore, the Council is currently reviewing all assets to reduce ongoing cost pressures, including maintenance costs, insurance and security costs associated with this property. Consequently, it is considered appropriate to consider alternative uses at this time.

2. Key Issues for Consideration

- 2.1** To maintain momentum since the adoption of the Penarth Placemaking Plan (2025) it is considered appropriate to progress this scheme.
- 2.2** For this reason, it is proposed that the building and land identified on the plan at Appendix A is advertised for sale (by virtue of a long lease) for specific uses that will be set out in a Marketing/Planning Brief which will accompany the marketing process. In terms of uses, the Penarth Placemaking Plan recommends that “the Kymin building may be well-suited for use as a café or restaurant with sea views, outdoor seating, and potentially upper-level accommodation.” The Plan also states, “Other financially viable uses may also be appropriate, though preference

should be given to options that retain a public-facing element”. The Marketing Brief will be based upon this approach.

- 2.3** The remainder of the grounds (Appendix B) would not be included in this disposal and would remain under the control of the Council and maintained by the Neighbourhood Services.
- 2.4** Following the conclusion of marketing, it is proposed that a further report will be presented to Cabinet outlining the results of the marketing process. This will enable a preferred bidder to be identified and to set out any terms and conditions.
- 2.5** In disposing of the building and land shown in Appendix A, an element of public open space would be disposed of. In order for the Council to consider this element of the disposal, the potential loss of public open space will be required to be advertised in accordance with legislation. The Council is required to advertise the loss of public open space pursuant to s.123 Local Government Act 1972.
- 2.6** s.123 (2A) states that where a disposal consists of or forms part of an open space the Council cannot dispose until it has placed notices in a newspaper circulating in the area on two consecutive weeks and considered any objections that may have been received by them.
- 2.7** Under this legislation, the Council must consider any objections received and give them due consideration. It is for this reason that it is recommended that any resolution being made in relation to the disposal of the property is subject to these processes and due consideration of the outcome by Cabinet of the public open space processes in a further report.
- 2.8** As described above, some of the land within the boundary of The Kymin is not included in the proposed area for disposal. This land is shown in Appendix B. The Council is committed to retaining this land as public open space for the enjoyment of local residents at this current time.
- 2.9** Given the importance of this building within the Penarth Placemaking Plan (2025), it is recommended that Penarth Town Board are kept up to date with the progress of this scheme.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives

- 3.1 Looking to the long term** – The disposal of the site to a new occupant would ensure the buildings maintenance and lifespan which will support the Penarth Placemaking Plan.
- 3.2 Taking an integrated approach** – The proposed disposal of The Kymin House and Gardens is being undertaken after discussions with other Council departments and in consultation with of Cabinet.

- 3.3 Involving the population in decisions** – Council ward Members have been notified of the intention of disposing of the site under a lease agreement. The local population have been consulted throughout the Penarth Placemaking process which identifies and supports the disposal of The Kymin House and Gardens. The statutory disposal requirements will advertise the purchasing opportunity to the public, and any statutory planning applications will engage in public consultation on any proposed use(s).
- 3.4 Working in a collaborative way** - The Councils Property Services section will work alongside the Councils Project Management unit collaboratively to ensure the best value for money for the Council on the sale of The Kymin House and Gardens.
- 3.5 Understanding the root causes of issues and preventing them** - By disposing of the site, it will ensure its occupation, and in turn create a positive impact on anti-social behaviour opportunity at this location as well as preventing deterioration of the building and grounds.

4. Climate Change and Nature Implications

- 4.1** The Marketing Brief will require bidders to demonstrate how their proposals consider climate change and nature implications, for example, how the bidder would contribute to the circular economy, how they would reduce carbon emissions.

5. Resources and Legal Considerations

Financial

- 5.1** The Kymin House and gardens will be offered for sale via Tender.
- 5.2** The process for tendering the service will be undertaken by staff within the Place Directorate, making appropriate use of corporate expertise and processes in areas such as Estates, Legal and Place.
- 5.3** There will be cost implications for the placing of advertisements in line with the requirements of the legal processes outlined in the report, however these are minimal and can be absorbed by existing budgets.
- 5.4** There will be incidental marketing costs associated with the disposal of the property, which will be absorbed by the owning service area.

Employment

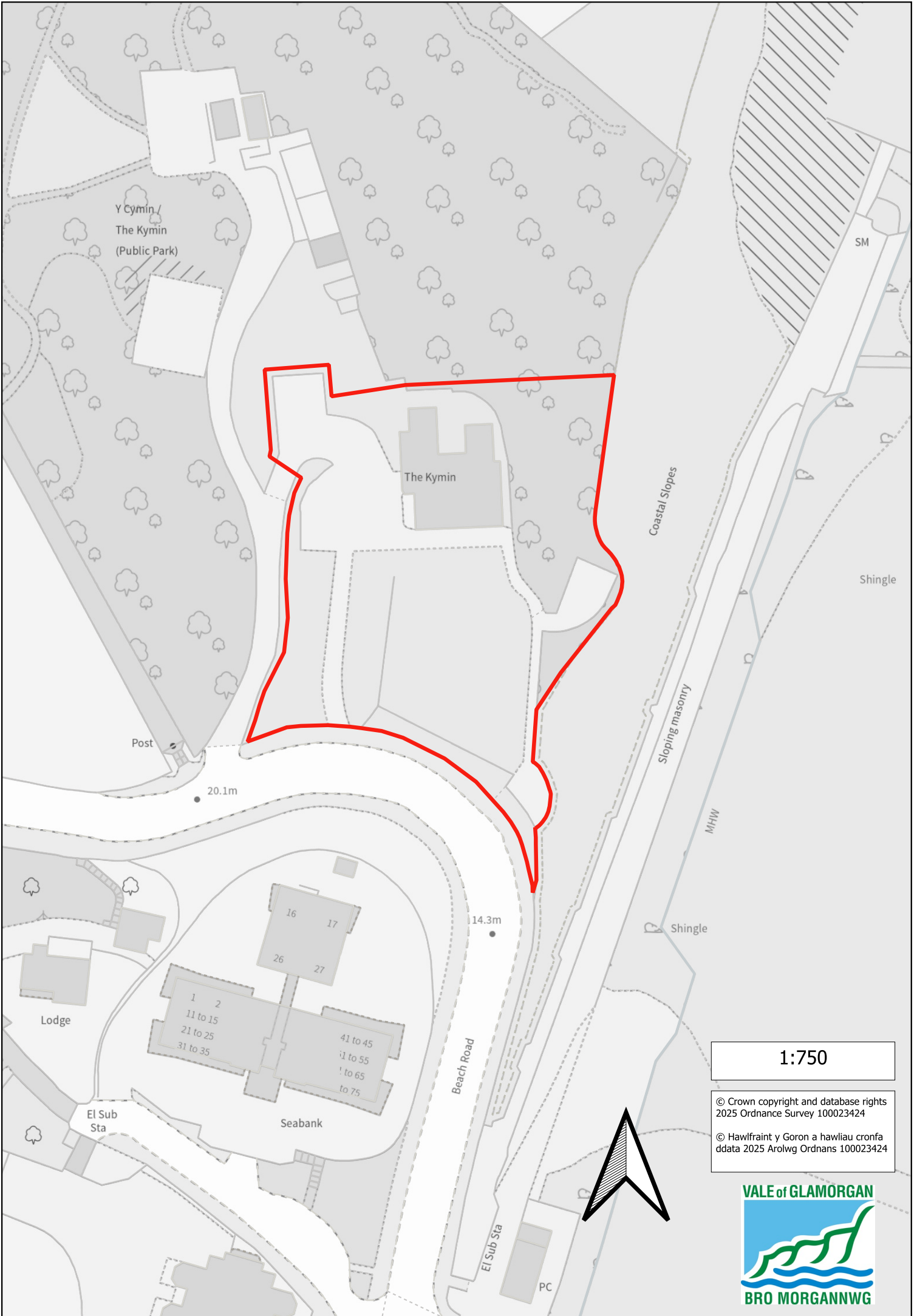
- 5.4** There are no direct employment considerations for the Council from this report.

Legal (Including Equalities)

- 5.5** The Council has the power under section 123 of the Local Government Act 1972 to dispose of land in any manner it wishes including private treaty, formal tender or invitation of (sealed) offers. The only constraint is that a disposal must be for the best consideration reasonably obtainable. There are exemptions to this requirement however, the Council is not relying on any such exemptions for this particular disposal as the intention is to secure market value.
- 5.6** Section 123 (2A) of the Local Government Act 1972 states that no principal Council may dispose of land consisting or forming part of an open space unless, before disposing of the land, they cause notice of their intentions to do so, specifying the land in question, to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed disposal which may be made to them.

6. Background Papers

- 6.1** [Penarth Placemaking Document](#)

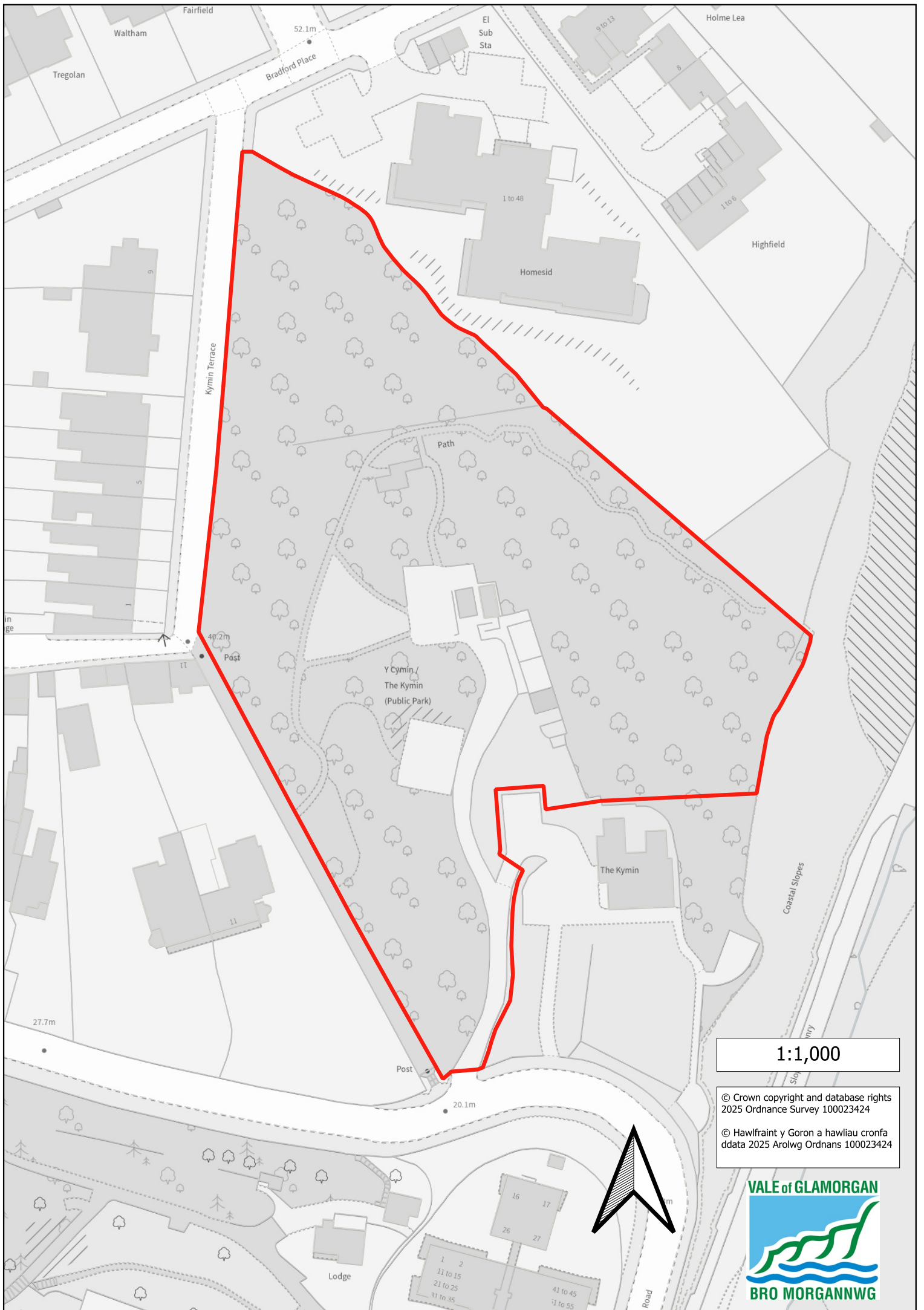


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