

16 November, 2021

LLANELLI RURAL COUNCIL

Minute Nos: 279 – 284

At a Meeting of the **RECREATION AND WELFARE COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, and via remote attendance on Tuesday, 16 November, 2021 at 4.45 p.m.

Present: Cllr. W. V. Thomas (Chairman)

Cllrs.

M. V. Davies	S. N. Lewis
T. Devichand	A. G. Morgan
S. M. Donoghue	S. K. Nurse
P. M. Edwards	A. J. Rogers
J. P. Hart	I. G. Wooldridge

279. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. M. Donoghue (Cllr. S. M. Donoghue deputising) and T. J. Jones.

280. MEMBERS' DECLARATIONS OF INTEREST

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
284	T. Devichand	Personal interest – member of the Llwynhendy and Pemberton Forum.
284	J. P. Hart	Personal interest - member of the Llwynhendy and Pemberton Forum and member of the steering group, Llwynhendy Hub, which was overseeing the project.

281. COMMUNITY FACILITIES – MAINTENANCE WORKS

RESOLVED that the report of the Facilities Manager on work undertaken be noted.

Arising from the discussion of the report, it was agreed to erect signage at the council's play area at Felinfoel Recreation Ground informing of its opening and closing times. This was to help deter anti-social behaviour that was being experienced in the locality.

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282. BUS SHELTER – GELLI ROAD

The Clerk informed members that a request had been made by Cllr. S. L. Davies as to whether the council would consider including in the council's estimates of income and expenditure for 2022/23, a budget for the installation of a bus shelter on Gelli Road, Llwynhendy, on the basis that Carmarthenshire County Council currently had no budget provision.

The Clerk further informed that since submitting the request, Cllr. Davies had confirmed via email, the request was made following approaches from local residents in the ward. Apparently the bus stop was used regularly by the elderly and also school children and would offer much needed shelter during inclement weather.

Furthermore, Cllr. Davies opined in the email that Carmarthenshire County Council had recently removed a bus shelter at a different location within the ward on Pemberton Road and perhaps this could be re-used at the Gelli Road location as an alternative to supplying and installing a new bus shelter. It was unclear whether the county council would agree to this. However, members were informed if this was feasible, it would reduce installation costs by limiting costs to ground works only, assuming the proposed site location for the bus shelter was found to be acceptable by the county council and assuming the council agreed to include the costs in the budget estimates.

Prior to deciding whether the council could support the request, by using concurrent powers to provide a bus shelter, the county council needed to be contacted about the possibility of re-using the bus shelter removed from Pemberton Road, Llwynhendy. Costs also needed to be obtained for the associated ground works. Furthermore, if for whatever reason, the bus shelter could not be re-used then costs were also needed for the procurement and installation of a new bus shelter for comparison purposes and it was

RESOLVED that officers be authorised to make the necessary enquiries with Carmarthenshire County Council along with obtaining the above cost estimates for further consideration by the committee.

283. 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.

284. LLWYNHENDY HUB PROJECT

Cllrs. T. Devichand and J. P. Hart declared a personal interest in the following item as they were members of Llwynhendy and Pemberton Forum. Cllr. Hart also declared a personal interest because he was a serving member of the steering group, Llwynhendy Hub, which was overseeing the project.

Further to Minute No. 201(2), members received an information report from the Community Development Officer (CDO) updating on the developments in regard to the construction of a

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new community building on the land at and around Llwynhendy Library, Heol Elfed and Heol Gwili, Llwynhendy.

The CDO reported that a pre-planning application had now been assessed by Carmarthenshire County Council's planning department and pleasingly there were no issues identified as presenting a potential major obstacle to the formal submission of a full planning application. Correspondence had been received by the council's architect confirming the pre-planning stage was now complete. Further instructions and advice was also provided to aid the submission of the formal full planning application.

Members were then informed about the pre-project preliminary works performed by the council's consultant architects, W. Griffiths Architects. The council had been billed monthly for £4,000 plus VAT for works carried out in July, August and September 2021. In addition to these fees a further £1,200 plus VAT was incurred for works carried out by the Quantity Surveyor in September. These costs had been met by a grant of £10,000 from 'Our Llwynhendy' and £3,200 from the council's budget.

Ongoing professional fees to cover the pre and full planning process for detailed drawings, engineering input, and further work by the quantity surveyors, still needed to be funded but the council budget had now been fully spent up. Therefore, further grant funding was being investigated. Two options for initial consideration were: The Lottery Community Fund and 'Our Llwynhendy' Invest Local Fund.

Prior to applying for further grant support, the council's architect has been asked to provide a cost estimate for the remaining preliminary work and importantly to cover project work up to the point of submitting a full planning application with detailed drawings to the county council. This estimate would be used for applying for the additional grant support. However, an initial enquiry had been made to The Lottery Community Fund already. The CDO then led members through the conditions and associated timescales in pursuing a potential grant with the Lottery, based on the advice received from a Lottery representative.

Another key step to help realise the project was the establishment of a Charitable Incorporated Organisation (C.I.O.) charity legal structure. This was recommended to govern and support the voluntary committee in managing the day to day responsibilities of the community hub building. The C.I.O. would also apply for capital works funding towards the hub project. The recruitment of trustees to serve on the C.I.O. was paramount to the realisation and success of the project. Work on setting up the C.I.O had begun but community interest was so far disappointing and a concern. It was important to establish the C.I.O as quickly as possible to keep to the project milestones and to avoid any potential delay. Delays would have a detrimental impact on applying for capital grant funding in a timely manner and might lead to having to revisit community consultations, which would bring further costs.

The CDO further elaborated that a community meeting was called on 8 November, 2021 at Trallwm Community Hall. One resident of Llwynhendy attended and had put themselves forward for a trustee role. Discussions were ongoing with other interested persons whilst approaches had also been made to other voluntary organisations in Llwynhendy, inviting them onto the C.I.O board of trustees. Ideally the C.I.O should look to appoint at least four trustees. Work would continue in this area in an effort to attract more volunteers to come forward.

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The CDO then summarised, that before making a capital grant application to the Lottery the following key considerations need to be resolved:

(1) The recruitment of trustees for the formation of a C.I.O. This was pivotal as the consequences of this not being realised would result in a failed council bid to Lottery Fund for up to £500,000 and no C.I.O. application to Welsh Government's Communities Facilities Programme for £250,000 (net value £208,330).

(2) Confirmation from the Lottery on whether an application for funding the professional fees associated with a full planning application would be considered and how soon it could be done in order to limit any potential delays. While these initial discussions had commenced members were informed that following a very brief discussion with the lead support officer at 'Our Llwynhendy', this group could potentially agree to support the additional professional fees instead of applying to the Lottery. This was more desirable than Lottery funding and would be pursued as a priority line of enquiry as 'Our Llwynhendy's' grant decision making process was straight forward and quicker than applying to the Lottery.

(3) Guidance from the Lottery on whether the capital build application process could begin at the same time that full planning permission was considered. Indications were that this was permissible.

(4) Architect / professional fees. Obtain a summary of works, timeframe and associated costs for putting everything together for a full planning application.

(5) A match funding contribution from Carmarthenshire County Council's Housing Department. Positive discussions were held earlier this year with the Housing Manager and the basis for a one off support grant had been established but this was still to be officially confirmed. The contribution would go towards the already confirmed match funding from stakeholders of £870,000 which includes the council's contribution of up to £500,000.

For the project to be viable it was critical that the points highlighted above were determined as quickly as possible and ideally before the end of the year. It was important to stick to the project timeline identified in the feasibility study otherwise any delays might require work to be duplicated or revisited in order to keep the work done in the feasibility study and various community consultations relevant. The lack of third party support was concerning and could jeopardise the chances of obtaining grant funding which would impact the plans to realise the project set out in the feasibility study.

During discussion, members responded to the points raised by the CDO and were disappointed to hear of the lack of support from members of the public on becoming involved with the C.I.O. Members were also keen to manage risk and it was

RESOLVED that:

1. The report be noted.
2. A risk impact assessment be prepared for the next ordinary committee meeting and that this be accompanied by a cost analysis which also included as far as possible an indication of the on-going maintenance figures for the new building.

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During discussion of the above, Cllr. I. G. Wooldridge left the meeting.

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The Meeting concluded at 5.37 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 14 December, 2021 adopted by the Council.