

**17 October, 2023**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 184 – 190**

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, 17 October, 2023 at 4.45 p.m.

**Present:** Cllr. D. M. Cundy (Chairman)

**Cllrs.**

T. M. Donoghue	J. S. Phillips
E. M. Evans	A. J. Rogers
R. E. Evans	W. E. Skinner
S. N. Lewis	A. G. Stephens
A. G. Morgan	O. Williams

**184. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. J. P. Hart and B. M. Williams (Cllr. W. E. Skinner deputising).

**185. MEMBERS' DECLARATIONS OF INTEREST**

The following members declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
187	A. G. Stephens	Personal interest – Treasurer, Pro-vision Llwynhendy.

**186. COMMUNITY FACILITIES – MAINTENANCE WORKS**

**RESOLVED** that the Facilities Manager's report on work undertaken be noted.

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**187. LLWYNHENDY HUB PROJECT  
COMMUNITY CONSULTATION**

*Cllr A. G. Stephens declared a personal interest in the following matter because he was the Treasurer of Pro-Vision Llwynhendy.*

Further to Minute No. 152, members considered the report of the Community Development Officer on the community consultation that was carried out in relation to phase 1 of the Llwynhendy Hub project that would provide a new children's play area and environmental enhancements at Gwili Fields, Llwynhendy.

The consultation exercise yielded a positive response with approximately 128 engagements, with 125 of the returned surveys in favour of a play area. Comments were raised on the following matters:

- (1) Separate play zones for younger and older age groups.
- (2) Vandalism – CCTV in the area to deter anti-social behaviour.
- (3) Something in the green space to attract older residents. Benches and community garden space were referenced.
- (4) There were concerns expressed that the area would become litter strewn considering the increased number of people the facilities would attract. Calls for more bins and frequent litter picks.
- (5) Consideration in the design for accessible access and alternative learning needs.

Members were informed that the next steps would be to approach landscaping contractors to seek innovative design proposals and costs. Whereas council officers would produce a specification and issue detailed tender invitations to play equipment providers which reflected the information garnered from the public consultations.

The community would then have an opportunity to view and comment on the design proposals. This feedback would also be considered when undertaking the tender evaluation process before presenting the outcomes and recommendations to this committee to allow it to reach a decision on a preferred scheme.

The project budget was £262,500, of which £210,000 was available for play equipment, with the remaining £52,500 being made available to fund the environmental enhancements planned for the green space.

Members were also informed that the council must adhere to procurement guidelines set by Carmarthenshire County Council in respect of the £162,630 Shared Prosperity Fund Sustainable Communities grant award, which would be put towards the works because the county council was tasked with administering the funding stream locally. Moreover, the council was still awaiting the outcome of its grant application for £49,999 from the Landfill Disposals Communities Tax scheme. A decision was due week commencing 16 October, 2023 but there had been no notification to date.

'Our Llwynhendy' would make up the match funding of up to £100,000 to help fund the works. This contribution would reduce by the corresponding sum of the Landfill grant, if the grant application proved successful. The potential saving of the match funding on offer from

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‘Our Llwynhendy’, would then be put towards the budget for the community hub building works planned for phase two of the project.

Following discussion, it was

**RESOLVED** that the results of the community consultation exercise on the provision of a play scheme and environmental enhancements at Gwili Fields be noted. As a next step officers shall produce detailed specifications in order to issue tender invitations to play equipment providers for a mix of design proposals and associated costs for the new play area and shall also obtain separate landscaping scheme proposals, on the basis of both elements of the first phase of the project complementing one another.

**188. FURNACE COMMUNITY HALL  
(1) BALCONY**

Members received the report of the Technical and General Operations Manager on the condition of the balcony and terrace structure at Furnace Community Hall.

The construction of the community hall at Furnace was completed in 2008. A large elevated terrace was located at the south of the building. The terrace could be accessed from the main hall and the kitchen.

The terrace was primarily constructed from timber. Deck boards form the floor and large timber beams provide the sub structure that was supported by a galvanised steel frame. A proprietary steel/timber balustrade was installed around the perimeter of the terrace.

The integrity of a number of timber deck boards and support beams were compromised to varying degrees. The whole balustrade structure was severally compromised. It was not possible to completely prevent access to the terrace, it was accessible from the hall and provided an emergency escape route.

In the interest of safety, localised temporary repairs had been undertaken to several support beams and deck boards. Heras safety fencing had been installed and secured with rake brackets to prevent access to the balustrade as the risk of failure was deemed significant.

The council had allocated £30,000 in the 2023-2024 budget to undertake localised repairs to the deck and balustrade systems. Structural engineering consultants had been commissioned to provide a detailed condition report.

The report concluded that significant remedial work was required to repair and replace a number of support beams and decking boards. There were works also recommended to be carried out on the steel frame. Further investigations were also required to resolve localised damp conditions that were compromising the terrace structure and the building. A further engineering support was required to produce a detailed repair scheme.

A quotation of £2,140 had been submitted by Wyatt & Watts Structural Engineers to; select a suitable balustrade system, engineer repair schemes to accomplish the structural repairs, incorporate the new balustrade system, provide all drawings and engineer’s instructions and liaise with Building Control.

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Following discussion, members agreed to commission further engineering support to produce a detailed repair scheme of the balcony and terracing and it was

**RESOLVED** that:

1. The quotation received by Wyatt & Watts Structural Engineers, 32 Queen Victoria Road, Llanelli in the sum of £2,140 excluding VAT be accepted.
2. The results of the corresponding tender exercise to carry out the repair work once completed shall be further reported to committee and if it transpires that the tender sums returned exceed the current budget allocation, then additional funds shall be included in next year's budget estimates to make up the shortfall.

## **(2) HEATING AND DOMESTIC HOT WATER SYSTEM**

The Technical and General Operations Manager informed members that the original design incorporated a substantial and complex air handling unit (AHU) that was designed to route pre-heated warm air into the main hall via a series of outlets located in the ceiling space. Standard radiators serviced all other areas of the building.

For many years hall users had complained about the poor performance of the heating system. In response to this the council installed additional radiators in the main hall area. It was suspected that the AHU system was never fully commissioned and it appeared that the system hasn't been operating for some time.

The heating boilers were required to operate for a significant length of time to try and heat the large space using only the radiators. The level of heat produced had never been satisfactory and the ever increasing cost of utilities was concerning with it impacting upon hall finances. Subsequently, the council has carried out an investigation to re-assess the general heating configuration.

Members were informed that a repair estimate and quotation to partially address some of the repairs and modifications had been received from Bullock Consulting, the company which had undertaken a complete review of the heating provision in the building. The company had submitted a report with the quotation which recommended a number of actions to improve the performance of the heating system. The estimated cost for this remedial work was £5,800 in total and £1,500 of this sum was attributed to the quotation for the work to be performed by Bullock Consulting. Furthermore, the company that originally installed the AHU system had also been consulted to check the performance and comment upon its condition, design and performance.

Following discussion, it was

**RESOLVED** that:

1. The report be accepted.
2. The sum of £5,800 be vired from general reserves to address all of the recommended repairs and modifications set out in the report received from Bullock Consulting.
3. The quotation to provide engineering consultancy received from Bullock Consulting, Unit E Glien House, Glien Road, Cillefwr Industrial Estate, Johnstown, SA31 3RB, in the sum of £1,500 (excluding VAT) be accepted and deducted from the global sum to leave a remaining balance of £4,300 to complete the works to repair, modify and

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recommission the heating system. Quotations are to be sought to undertake the specified works.

- 4. Further research be undertaken to investigate alternative actions to improve the efficiency of the domestic hot water system at Furnace Community Hall with the aim of reducing energy use and running costs.

*Cllr. A. G. Morgan left the meeting.*

**189. TERMS AND CONDITIONS OF USE OF CHANGING ROOMS**

Further to Minute No. 195 (18 September, 2019, refers) members received amended Terms and Conditions of Use of Changing Rooms.

Following discussion, it was

**RESOLVED** that the revised terms and conditions of use of changing rooms policy document be approved.

**190. PWLL RECREATION GROUND WINTER FESTIVAL**

Members considered a letter received from the Chairman, Pwll Carnival Fete & Gala committee requesting permission to hold a winter festival on 1 December, 2023, and also plant a Christmas tree at Pwll Recreation Ground in time for the winter festival event.

The Technical and General Operations Manager informed members that since receiving the request the committee had decided to erect a cut Christmas tree in support of the event this year and then to plant a Christmas tree in the same location for the following year.

Following discussion, it was

**RESOLVED** that permission be granted to Pwll Carnival Fete & Gala committee to:

- 1. Hold a winter festival event at Pwll Recreation Ground on 1 December 2023.
- 2. To erect a cut Christmas tree at the recreation ground in support of the event (location to be agreed).
- 3. To plant a Christmas tree as a permanent feature in the recreation ground to support future community festive celebrations (location to be agreed).

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The Meeting concluded at 5.25 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 November, 2023 adopted by the Council.