

EXECUTIVE BOARD
21ST OCTOBER, 2019

SUBJECT :
**TYISHA/STATION ROAD AREA: SETTING OUT OUR LONG TERM
AMBITION AND SHORT TERM ACTIONS**

Purpose:

The purpose of this report is to:

- Set out our long term ambition for the Tyisha/Station Road area and what we are trying to achieve, and why;
- Highlight the work that has been carried out to date, particularly in relation to the community based “Planning for Real” exercise;
- Set out our short term actions and plan that will begin the programme of change; and
- Highlight the governance arrangements to take the programme forward, ensuring the community is central to programme development.

Recommendations :

1. To confirm our long term ambition for the Tyisha/Station Road area;
2. To note progress to date;
3. To confirm immediate actions for officers to begin the programme of change. This will include:
 - Initiating a framework of ongoing consultation with residents, businesses and other relevant stakeholders;
 - Engaging particularly with residents of the “4 Ty’s” and Clos Sant Paul block on their future housing options;
 - Investigating opportunities to develop new housing that will result in tenure change and better mix of housing;
 - Starting the process of decommissioning the current temporary and supported accommodation in Station Road and providing smaller dispersed, better managed units;
 - Undertaking focused advice and, where necessary, enforcement action involving private rented and empty properties to improve management standards and associated anti-social behaviour in the area;
 - Undertaking focused activity to improve street scene and environmental issues which will involve targeting enforcement action where there are hotspots for fly tipping, littering and dog fouling;

- Pro-actively working with the police and other agencies to tackle public order, drug and alcohol issues;
- Being sensitive in the allocation of council housing in the area, where appropriate, during the programme of change;
- Working with Regeneration teams to encourage new business opportunities, and bringing back into use vacant premises; and
- Exploring the feasibility of developing a community hub for providing a range of services such as early years family support, youth support and employability education and training.

4. To ensure robust governance arrangements are in place to deliver the programme of change forward.

Reasons:

- To ensure we are clear on the long term ambitions for the area and the vital link it provides between our exciting plans for the proposed Well-Being village to the south and Town Centre to the north;
- To build on the work that has already been carried out with the community on the future plans for the area;
- To ensure we instigate immediate actions to build confidence in the community about our ambitions to improve the area, particularly around the future tenure mix, making it an area where people want to live and work;
- To start to address the issues associated with the private rented sector and empty properties; and
- To undertake targeted work to improve the perceptions, and reality, of the environment, ASB, substance misuse and allocation of homes currently associated with the area, working closely with all relevant partners.

Relevant Scrutiny Committee to be consulted: NO

Exec Board Decision Required : YES

Council Decision Required NO

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:-

Cllr Cefin Campbell (Communities and Rural Affairs Portfolio Holder)

Cllr. Linda Evans (Housing Portfolio Holder)

Directorate
Communities

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**EXECUTIVE SUMMARY
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21ST OCTOBER, 2019**

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AMBITION AND SHORT TERM ACTIONS**

What is the purpose of this report?

The purpose of this report is to:

- Set out our long term ambition for the Tyisha/Station Road area, to outline what we are trying to achieve, and why;
- Highlight the work that has been carried out to date, particularly in relation to the community based “Planning for Real” exercise;
- Set out our short term actions and plan that will begin the programme of change; and
- Highlight the governance arrangements to take the programme forward, ensuring the community is central to programme development.

What is the context?

The Station Road area in Llanelli provides a vital link between our exciting plans for the proposed Well-Being village to the south and the Town Centre to the north. A key objective of the Council is to develop a transformational plan to address issues affecting the community, making the area vibrant where people want to live and work, and are more than likely to remain.

A Steering Group was set up as part of an initiative to tackle these issues with membership including County Councillors, senior officers from a range of Council departments, the Town Council, the local Housing Association, the Police and Fire Service as well as members of the local community.

The group commissioned a “Planning for Real” consultation and engagement exercise involving the community in May 2018. The purpose of the exercise was to inform future plans to improve not only the physical environment but also to address the historical socio-economic issues. This is a nationally recognised community planning process which uses a 3D model to enable residents to put their views forward under a range of themes, to work together to identify priorities, and, in partnership with officers and local agencies, develop an action plan for change.

Following this exercise, the group commissioned further work involving experts in planning and urban design to develop a master plan using the results of the engagement exercise.

What is our long term ambition and what are we trying to achieve?

The above exercise, and feedback from the Steering Group, has helped develop a vision for the area.

The vision is to...

“Deliver new housing of a different tenure, new mixed use developments, more community facilities and improved environmental conditions. This in turn will support the improvement of the social and economic profile of the area and provide opportunities for education, training and employment.”

The current accommodation relies heavily on private and social renting. This makes the community more transient. We want to create a more permanent community by increasing the number of housing options in terms of home ownership and low cost affordable homes.

What has happened so far?

The “Planning for Real” exercise identified the following issues as important:

- Tackling Drug taking/Anti-social behaviour and crime;
- Improving the environment in general, including addressing the issues of traffic, providing better transport links, parking, litter and fly tipping;
- Addressing low demand and associated anti-social behaviour at current housing accommodation at the 4 Ty’s and Clos Sant Paul; and
- Creating more community facilities and opportunities for education, training and employment.

These results have already been shared with the community.

Key partners have now been engaged to turn the issues, solutions and priorities identified by residents and businesses into a master plan for the area. Initial options have been produced and shared with the existing steering group. A further delivery plan with projected costs is being worked up.

What are the factors we need to consider?

In order to move things forward around the vision the following key factors are being considered:

- How we start to implement short term actions that will prepare us for our long term ambition and, more importantly, re-assure the community about the Council’s commitment to change;
- How we work up plans provide new housing of a different tenure to provide ambitious change; and

- How we influence the private sector, in particular the private rented sector. Proposals will need to involve a combination of negotiating, incentives and enforcement with portfolio landlords to purchase and manage future occupation;

What are the short term actions that will begin the programme of change?

In order to progress things at pace the following actions are proposed:

- To initiate a framework of ongoing engagement with residents, businesses and other stakeholders;
- Providing a development brief which will outline a plan that will result in tenure change and better mix of housing;
- Engaging with the residents of the “4 Ty’s” and Clos Sant Paul block to discuss their housing needs and future options. (The 4 Ty’s are made up of 44 one bedroom flats/three bedroom maisonettes and there are currently 22 empty homes);
- Decommissioning the current temporary accommodation in Station Road and providing smaller dispersed, better managed units elsewhere. There is also a concentration of supported housing projects at the top end of Station Road (40 units). We will be looking also to provide alternatives elsewhere;
- Undertaking focused advice and, where necessary, enforcement action involving private rented and empty properties to improve management standards and associated anti-social behaviour in the area;
- Undertaking focused activity to improve street scene and environmental issues which will involve targeting enforcement action where there are hotspots for fly tipping, littering and dog fouling.;
- Pro-actively working with the police and other agencies to tackle public order, drug and alcohol issues.

The Dyfed Powys Police and Crime Commissioner is fully supportive of our approach and states:

“We will be investing £50,000 into the wards of Glanymor and Tyisha in Llanelli and will work closely with Carmarthenshire County Council, Housing Associations and various partners. We will do this engaging the community and developing their views through the previous Planning for Real exercise and ensuring we meet the priorities set out within the Police and Crime Plan. We will facilitate new ideas and initiatives on how to tackle anti-social behaviour and crime within the area, making it a safe place for everyone to live and work”;

- Being sensitive in the allocation of council housing in the area, where appropriate, during the programme of change;
- Working with Regeneration teams to encourage new business opportunities, bringing back into use vacant premises.
- Exploring the feasibility of developing a community hub for providing a range of services such as early years family support, youth support and employability education and training.

How will we engage and communicate our ambition to residents?

A framework for ongoing consultation and engagement is outlined in Table 1 below. Immediate action to support and inform residents will involve:

- All residents being able to contact our housing options advice line directly on 01554 899389;
- Residents within Clos Sant Paul and the 4 Ty's will be contacted and visited directly by housing officers from 22/10/19 to discuss their housing needs and future options;
- Highlighting to residents agencies who can offer independent housing advice;
- Advertising drop in days in November/December at key venues throughout the ward where housing officers will be available to discuss proposals in general or any specific issues residents have; and
- Setting up a base in the Station Road area.

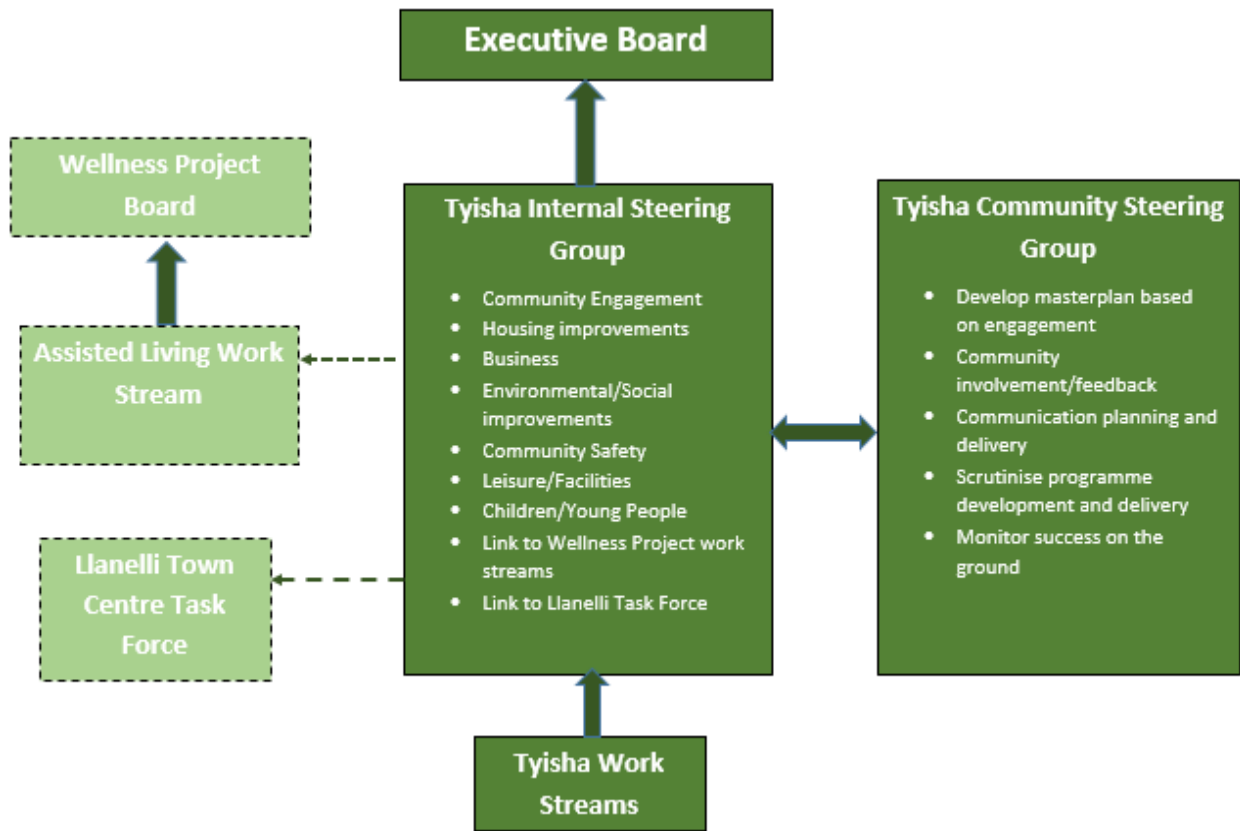
Table 1- A framework for on-going consultation and engagement

Method	Context and Purpose
Community Steering Group	The group will be made up of key community representatives and services. The group will meet quarterly with the view to assisting in consultation, communication and engagement on the programme of change affecting the community.
Workshops, focused meetings, drop in days	These will be held regularly as improvements and developments are initiated. The aim will be to keep residents up to date on specific themes e.g. community safety initiatives.
Website posts, use of social media, newsletters and press release.	The aim will be to develop a regular stream of communication on key developments, but also to seek feedback.
Engagement with schools	School children, parents and teachers are an important link with the community. They are particularly important in developing future long term plans. The proposal involves officers attending schools on a regular basis to deliver key messages and get feedback.
Chamber of Trade/ Tenant Networks	Officers will attend key events and meetings to convey progress and take views.
Reports to Executive Board / Community Scrutiny / Town Council etc.	Regular update reports will be provided on progress and sign off for further recommendations in the programme of change.

What will the governance arrangements look like?

It is proposed that the existing steering group which involves the police, local members, officers and community representatives be formalised. The purpose of the group will be to drive through the programme of change across the identified themes.

Both internal and external governance arrangements are highlighted below:



The governance arrangements have been set up in order to provide a direct link with the housing projects associated with the Wellness Village and Llanelli Town Centre, whilst also making sure a robust community input into the project development.

Detailed Report Attached:

No

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **Jonathan Morgan** **Head of Homes and Safer Communities**

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	YES	YES	YES

1. Policy, Crime & Disorder and Equalities

The proposals for the Station Road area form is a key priority in the administrations “Five Year Plan”.

The proposals outlined aim to address crime and disorder in the long term, working very closely with the Police and Crime Commissioner.

The programme of change will support wider regeneration proposals for the area, and seek to satisfy the policies and provisions of the Local Development Plan as a whole.

This project is an excellent example of how we are using the five ways of working with communities to respond to local issues as outlined by the Well-being and Future Generations Act.

2. Legal

In order to address issues evident in the private rented sector the Council will use various powers delegated to officers to deal with street scene, poor management of private rented and vacant empty properties.

The Council’s legal team will be involved and consulted as proposals develop.

3. Finance

The Council’s New Build Programme (Housing Revenue Account) has allocated part of this funding £9.3 million specifically for the Station Road area to assist in its regeneration.

A more detailed financial assessment forms part of work currently being undertaken and will be subject to a further report.

5. Risk Management Issues

The area is the gateway into the town and links to the significant regeneration proposals planned at Delta Lakes. Failure to develop these ambitious proposals presents a risk to the success and viability of regenerating the town centre and the development of the Wellbeing Village.

It is proposed to decommission current supported and temporary accommodation arrangements. Alternative arrangements will also involve commissioning of small units of accommodation, 3 or 4 bed spaces, which will be dispersed in other areas where there is a need. This more dispersed option will be easier to manage and prevent the problems that have occurred as the result of a concentration in one area.

6. Physical Assets

There will be an impact on current physical assets as we go through the programme of change.

7. Staffing Implications

Further resources will be identified as plans develop and will be subject to the normal HR processes.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Morgan

Head of Homes and Safer Communities

1. Scrutiny Committee

N/A- reports will be provided as the programme of change develops.

2. Local Member(s)

The local members have been fully involved in the process to date and this will continue to be the case.

3. Community / Town Council

Representatives from the Town Council have been members of the Community Steering Group and have been fully involved in the process to date.

4. Relevant Partners

A Community Steering Group has been established, chaired by the Executive Board Member for Communities and Rural Affairs. Full engagement has taken place with all relevant partners, internal and external, and this will continue to be the case.

5. Staff Side Representatives and other Organisations

All relevant staff have been fully involved in the development of these plans.

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Planning for Real Report September 2018	Housing General Files	Via Homes and Safer Communities Division, Eastgate Offices, Llanelli.