

Community & Regeneration Scrutiny Committee

9th August 2021

Subject:

TYISHA/STATION ROAD AREA

Purpose:

The purpose of this report is to:

- Highlight the work that has been carried out to date and note pending demolition of the vacant flats in the 4 Ty's;
- Outline other key priorities to move the programme of change forward;
- Confirm the soft market test approach to gauge the residential market's attitude to mixed housing development and potential to attract investors; and
- Confirm the governance arrangements moving forward to ensure the programme is delivered in a timely and inclusive way.

To consider and comment on the following issues:

1. To note progress to date, and approve including the demolition and clearance of the "4 Ty's" site;
2. To note and approve the key priorities moving forward;
3. To agree the soft market test approach and associated marketing brochure; and
4. To agree the future governance arrangements for the programme.

Reasons:

- To demonstrate intent by the demolition and clearance of the "4 Ty's" site;
- To highlight the key priorities moving forward, taking account of progress to date;
- It is now timely to push ahead with gauging the residential property development market to inform how we progress the physical residential redevelopment of the area; and
- To instigate a new governance structure to ensure the programme gets delivered in a timely and inclusive way.

To be referred to the Executive Board for decision: YES

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:-

Cllr Ann Davies (Communities and Rural Affairs Portfolio Holder) &

Cllr. Linda Evans (Housing Portfolio Holder)

Directorate

Communities

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Community & Regeneration Scrutiny Committee

9th August 2021

Subject: TYISHA/STATION ROAD AREA

1. What is the purpose of this report?

The purpose of this report is to:

- Highlight the work that has been carried out to date and note pending demolition of the vacant flats in the 4 Ty's;
- Outline other key priorities to move the programme of change forward;
- Confirm the soft market test approach to gauge the residential market's attitude to the mixed tenure housing development and potential to attract investors; and
- Confirm the governance arrangements moving forward to ensure the programme is delivered in a timely and inclusive way.

2 What is the context?

The Tyisha area in Llanelli provides a vital link between our exciting plans for the proposed Pentre Awel Village and Llanelli Town Centre.

One of our key objectives is to develop a transformational plan to address the significant issues affecting the Tyisha community, that will result in making Tyisha a vibrant place for people to live and work.

A Steering Group has set up to drive through this agenda with membership drawn across a number of stakeholders including Executive Board Members, County Councillors, the Town Council, members of the local community, a local Housing Association, the Police, Fire Service as well as senior officers from a range of Council departments. This is currently supported by a dedicated Programme Manager and support team in the Homes and Safer Communities Division.

To start the work, the group commissioned a "Planning for Real" consultation and engagement exercise involving the community. The purpose of the exercise was to inform future plans to improve not only the physical environment but also to address the historic socio-economic issues. The exercise, and feedback from the Steering Group, has helped develop the following vision for the area:

"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 exercise also identified the following specific issues as important:

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

3. What has been the progress to date?

Several of the key aspects of the programme for change have been progressed, in spite of the COVID pandemic over the last 12 months or so, and this has been underpinned by:

- The Community Steering Group continuing to meet to assess delivery against the Planning for Real objectives.
- Four workstreams have been formed, with partners, to progress the specific priorities; and
- A dedicated team of officers are in place to implement changes.

Additionally, the Council has recently submitted an application under the UK Government's Community Renewal Fund (CRF) (revenue) for funding to support a feasibility study to develop a future project proposal for Llanelli for submission under the UK Government's Levelling Up Fund (capital).

The proposal in question is made up of three elements:

- Phase 2 development of the Llanelli Goods Shed project;
- A placemaking scheme connecting Pentre Awel and Tyisha with Llanelli town centre, encompassing a range of public realm improvements, cycling and pedestrian infrastructure and environmental enhancements; and
- Enhancements to Llanelli Train Station to improve accessibility and support sustainable transport.

The elements have been identified as key to creating a sense of place in Llanelli through regenerating historic buildings to create community facilities for residents. It will also improve transport infrastructure and linking Llanelli town centre, Tyisha and South Llanelli, while strengthening accessibility and connectivity from the town centre to the Millennium Coastal path.

If successful with the CRF application preparatory study and feasibility work will be undertaken over the next few months, placing the Council in a stronger position to apply for the next round of the Levelling Up Fund.

More specific progress is outlined in the following table:

Action identified	Progress
Initiate a framework of ongoing consultation with residents, businesses, and other stakeholders.	A Communications and Engagement Plan has been developed and monitored through the Steering Group. A communications officer has been appointed and a range of methods/initiatives have been introduced to engage with the community. This will be further developed and delivered in the coming months.
Commence an Early Market Engagement exercise to identify a potential development partner to deliver tenure change and “a sense of place”.	We are now in a position to commence the exercise. There is further information in the next section and a marketing brochure has been attached which was developed by the Communications team.
Engage with the residents of the 4 Ty’s and Clos Sant Paul block to discuss their housing needs with a view of re-housing.	All residents have now left the 4 Ty’s and Clos Sant Paul and have received a package of support in finding alternative, suitable accommodation. All leaseholders have accepted the appropriate compensation. A tender document has been released and demolition, clearance and on site work, is likely to begin in September 2021.
Decommission the current temporary and supported accommodation in Station Road and provide smaller more dispersed housing in and around the Llanelli area.	A procurement exercise in relation to temporary accommodation has commenced. An action plan will be initiated which will include a phased approach over an 18-month period. This is due to the current demands on homelessness services, vulnerability and support needs of the occupants.
Undertake 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.	<p>This work has been interrupted as a result of COVID-19, but specialist resources have now been deployed to re-institute the work.</p> <p>Private landlords will be consulted with the aim to improve standards. Proactive visits have commenced with the priority given to higher risk accommodation. Enforcement action will be taken on those who do not comply with the standards. The project will look to introduce a new licensing scheme which will link to the accreditation standards.</p>

<p>Undertake 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.</p>	<p>Our Housing and Waste teams have created a project partnership with the aim of tackling environmental issues such as fly tipping and dog fouling. CCTV and surveillance in the area has commenced with a view to take legal proceedings against those committing the offence(s).</p> <p>Members of the team are also being proactive to increase the Council's visibility in the area while providing an excellent opportunity for community engagement and advice and support on waste disposal.</p>
<p>Pro-actively work with the police and other agencies to tackle public order, drug, and alcohol issues.</p>	<p>Dyfed Powys Police have initiated a Crime and Disorder workstream with the aim to tackle and prevent anti-social behaviour, drug misuse and other crimes. A range of actions have been developed including strategic intelligence raids to tackle narcotic supply and demand. Other actions include; public awareness and increased visibility, support through the mobile police unit, targeted stop and search and increased safety provisions for victims of crime.</p> <p>We recently appointed two dedicated Community Wardens, who will work within the Tyisha area to tackle antisocial behaviour, enforcement as well as being key to the community engagement. The Wardens have reinstated Neighbourhood Watch Schemes and provide active support to the coordinators and residents of the groups as well as being a conduit to the Police.</p>
<p>Work with Regeneration teams to encourage new business opportunities, bringing back into use vacant premises.</p>	<p>Work is continuing between the teams to deliver the economic development strategy for Llanelli.</p> <p>The Regeneration team have provided access to funding for businesses across Station Road. This has seen an improvement in the appearance and refurbished of empty, derelict buildings to create modern commercial space and much needed residential units.</p>

Explore the feasibility of developing a community hub to provide a range of services such as early years family support, youth support, employability, education and training.

We have jointly recruited with Children's services a Project Development Officer who will lead on delivering a new community hub. This will encompass education, training and employment opportunities, as well recreational facilities for all ages to enjoy and thrive as part of their community.

Work has commenced at the Grade 2 listed derelict Goods Yard at Marsh Street. The building will include space where our own tenants can meet for activities, recreational and leisure facilities as well as office space to hold meetings for advice and support.

Key recommendations:

- Highlight the work that has been carried out to date and note pending demolition of the vacant flats in the 4 Ty's;
- To note and approve the key priorities moving forward; and

4. What will assessing the market interest look like?

To move things forward to deliver the vision we need to engage the market to consider new tenures, how the new homes are delivered and creating a far better sense of place.

Given the nature and scale of the project, the proposed approach is a 'soft market' test to research the market's attitude towards the development. This is not a formal procurement exercise but is an invitation to potential partners and interested parties to give us their views on the attractiveness of the development opportunity and the challenges the delivery of new tenures and a sense of place poses.

Given the status of the process, the invitation to comment will not be placed on Sell 2 Wales, but will be widely advertised through a media campaign and professional networks. The process will be open for four weeks from the date of publication. The contributions will then be assessed and used to drive the second stage of partner selection.

Given this is a Council initiative, the Council will be solely responsible for making the appointment of any potential partner.

Key recommendation

- **Confirm the soft market test approach to gauge the residential market's attitude to mixed housing development and potential to attract investors.**

5. What are the future governance arrangements for the programme?

The following provides details of the proposed governance arrangements moving forward.

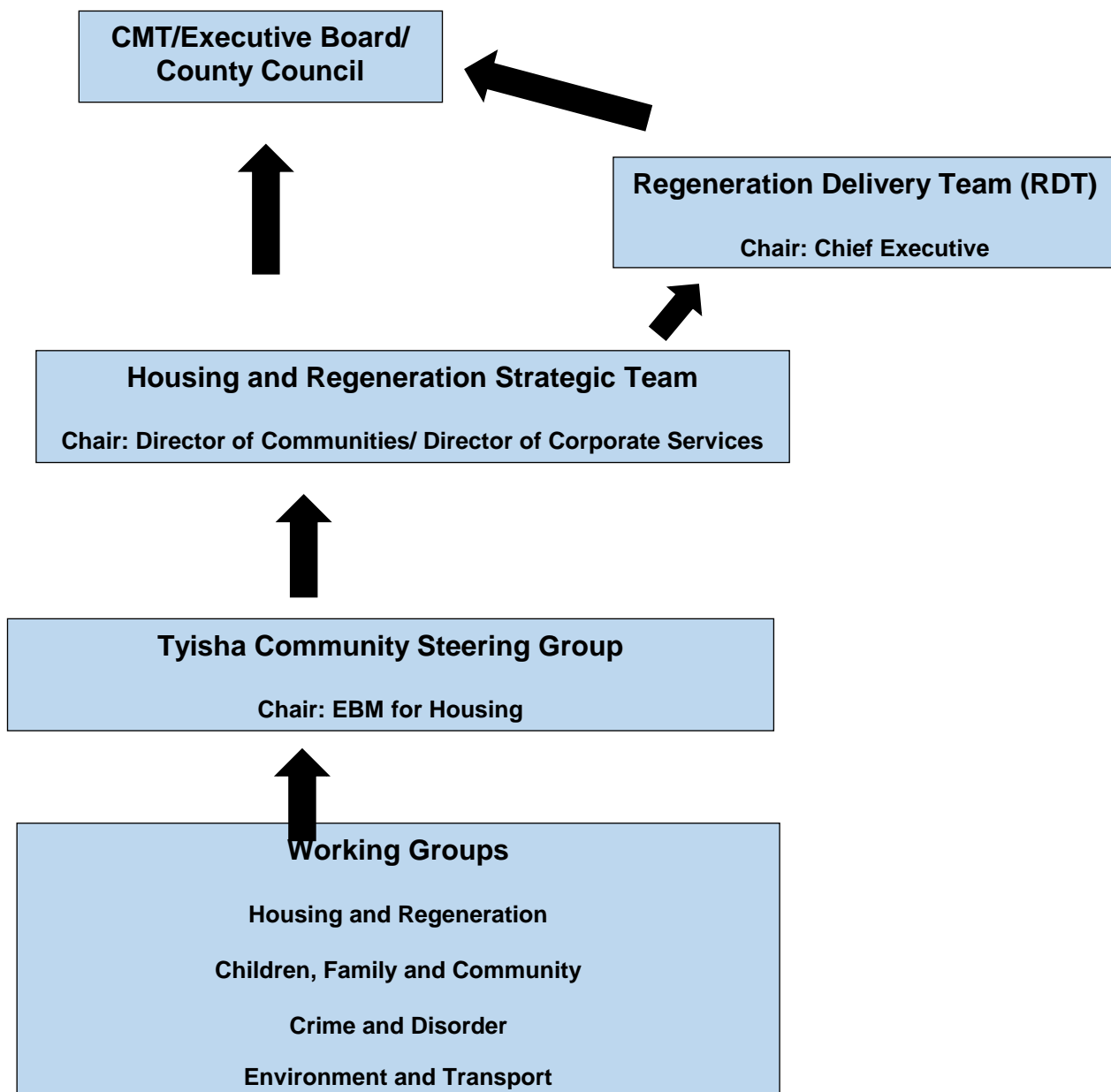
It has been set up to ensure:

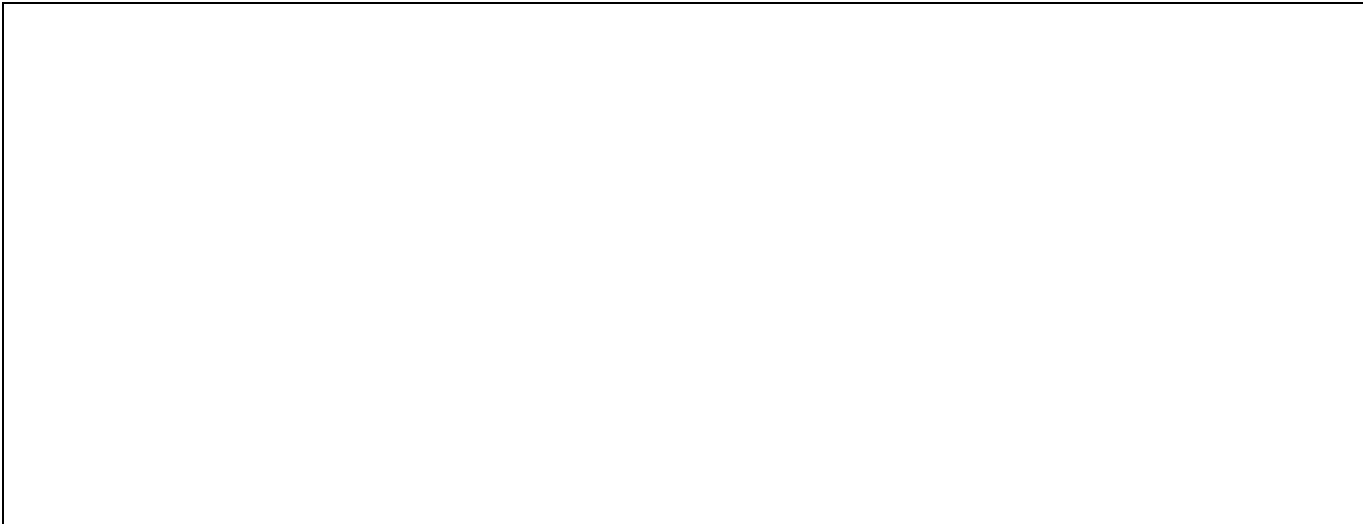
- the Community Steering group is more representative of local interests;
- the Programme Board is held to political account for delivering the key actions;
- key links will continue with Pentre Awel and Llanelli Town Centre proposals; and
- the programme links in with the wider housing and regeneration governance arrangements.

Key recommendation

- **Confirm the governance arrangements moving forward to ensure the programme is delivered in a timely and inclusive way.**

Housing and Regeneration Governance Structure





DETAILED REPORT ATTACHED ?	YES - Early Market Engagement Document
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3. Finance

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

An application has also been made to UK's Government Community Renewal Fund for a feasibility study that could result in future Levelling- Up funding being made available

A more detailed financial assessment forms part of work undertaken by partners and when this is available, we will work with the Council's Finance teams to inform further reports. A finance representative will be a member of the Programme Board.

4. Risk Management Issues

The area is the gateway into the Town Centre and links to the significant regeneration proposals planned at Pentre Awel. 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 the commissioning of small units of accommodation, 3 or 4 bed spaces, which will be evenly 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.

5. Physical Assets

Any impact on physical assets will be subject to consultation and engagement with residents.

6. Staffing Implications

Further resources will be identified as plans develop, with input from appropriate Human Resource Leads. The input and contribution of the existing support team will be reviewed in line with the demands of the workstreams' objectives.

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. Local Member(s)

To be consulted after PEB.

2. Community / Town Council

The Local Members for the Tyisha ward took part in the significant community engagement exercise in May 2018 and fully participate in the Community Steering Group.

3. Relevant Partners

There is Town Council representation on the Community Steering Group.

4. Staff Side Representatives and other Organisations

A Community Steering Group has been set up, led by the Executive Board Member for Housing and supported by the Executive Board Member for Communities and Rural Affairs, The group also consists of local members, officers, and key partners and they have been involved in developing the proposals.

**EXECUTIVE BOARD PORTFOLIO
HOLDER(S) AWARE/CONSULTED:
YES**

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

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

THESE ARE DETAILED BELOW

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