

COMMUNITY & REGENERATION SCRUTINY COMMITTEE

Monday, 9 August 2021

PRESENT: Councillor F. Akhtar (Chair)

Councillors:

W.R.A. Davies, H.L. Davies, D.C. Evans, R.E. Evans, S.J.G. Gilasbey, J.K. Howell, B.W. Jones, H.I. Jones, H.B. Shepardson, B. Thomas (In place of S. Matthews) and D. Thomas

Also in attendance:

Councillor L.D. Evans, Executive Board Member for Housing
C.A. Davies, Executive Board Member for Communities and Rural Affairs

The following Officers were in attendance:

J. Morgan, Head of Homes & Safer Communities
R. Stradling, Business & Projects Manager
E. Evans, Principal Democratic Services Officer
S. Rees, Simultaneous Translator
J. Owen, Democratic Services Officer
K. Thomas, Democratic Services Officer

Virtual Meeting - 2.00 - 2.40 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S. Matthews and G.B. Thomas.

2. DECLARATIONS OF PERSONAL INTERESTS INCLUDING ANY PARTY WHIPS ISSUED IN RELATION TO ANY AGENDA ITEM

There were no declarations of any prohibited party whips.

Councillor	Minute Number	Nature of Interest
K. Howell	5 – Cartrefi Croeso	Former Director of Cartrefi Croeso

3. PUBLIC QUESTIONS (NONE RECEIVED)

The Chair advised that no public questions had been received.

4. TYISHA/STATION ROAD AREA

The Committee considered a report presented by the Executive Board Member for Housing and supported by the Executive Board Member for Communities and Rural Affairs, on the Council's proposals for the Tyisha/Station Road Area of Llanelli. The report detailed the work undertaken to date, including the pending demolition of the vacant flats in the 4 "Ty's", together with outlining other key priorities for moving the programme of change forward. One of the proposal's key objectives aimed to develop a transformational plan to address the significant

issues affecting the Tyisha community and making the area a vibrant place to live and work.

The following issues were raised on the report:-

- Reference was made to the social housing provision situated near to the level crossing on Station Road and to whether there were any plans for their demolition.

The Executive Board Member for Housing confirmed there were no such proposals at the present time, with the main emphasis being on the demolition and redevelopment of the “4 Ty’s” site, together with the redevelopment of the Llanelli Railway Station and the Copperworks site. The Head of Homes and Safer Communities, whilst confirming there were no such proposals, advised that nothing could be ruled out as part of the early marketing proposals. However, any future proposals would be subject to consultation with local residents.

- With regard to a question on the historic problems of fly tipping within the area, the Committee was advised that was being addressed in a number of ways which were having a positive impact on the levels of fly tipping. Those included, for example, community wardens liaising with the police and other community groups, educating the public, placing skips in the area and advertising their use by residents together with the waste being collected twice a week. The Council was also working with local social landlords to encourage them to install larger waste bin facilities at their premises.
- Reference was made to the former Copperworks School and to whether there were any firm proposals for its future role in the community as part of its regeneration, especially in light of its historic importance. The Committee was advised that although there no firm proposals at the current time, the community would be consulted on the site’s future.

UNANIMOUSLY RESOLVED

- 5.1 To note the progress achieved to date, and to approve including the demolition and clearance of the “4 Ty’s” site;**
- 5.2 To note and approve the key priorities moving forward;**
- 5.3 To agree the soft market test approach and associated marketing brochure and;**
- 5.4 To agree the future governance arrangements for the programme.**

5. CARTREFI CROESO

(NOTE: Councillor Ken Howell, having earlier declared an interest in this item left the meeting during its consideration)

The Committee considered a report, presented by the Executive Board Member for Housing, on Cartrefi Croeso, the Council’s Local Housing Company, established in 2018 to support the Council in delivering affordable homes for sale and rent thereby ensuring a range of options to help it deliver on its affordable homes commitment in meeting affordable housing needs and aspirations, supporting economic growth and strategic regeneration. The report detailed the progress achieved by Cartrefi Croeso to date, and addressed its future role in light

of different circumstances that had arisen subsequent to its initial establishment. One such change related to the Welsh Government's decision to lift HRA borrowing restrictions that had enabled the Council to become more ambitious and to build up the appropriate skills and capacity in the number of homes it could deliver.

The following issues were raised on the report:-

- With regard to a question on any potential staffing implications of the proposal to make Cartrefi Croeso a dormant company, the Committee was advised that there would be none on the basis the Managing Director had recently retired and the other staff member involved worked as a part time company secretary for half day a month as part of their normal council duties

UNANIMOUSLY RESOLVED

- 5.1 To note the progress made to date on Cartrefi Croeso's mixed tenure affordable housing developments;**
- 5.2 To confirm that the Council takes on all future mixed tenure affordable housing developments and Cartrefi Croeso, as a company, is made dormant but kept in existence on the register of companies at Companies House;**
- 5.3 To implement the legal process for Cartrefi Croeso to cease trading but be retained as a 'dormant' company, in case the Council wants to sell homes through this delivery vehicle at some point in the future;**
- 5.4 To allow the Chief Executive, following consultation with the Director of Corporate Services, and in line with existing delegations, to act on behalf of the shareholder (The Council) with relation to the Shareholder Agreement.**

6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 1ST JULY 2021

UNANAMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 1st July, 2021 be signed as a correct record.

CHAIR

DATE