

Cyngor Cymuned Llannon Community Council



Minutes of the Emergency Extraordinary General Meeting of Llannon Community Council

on

Tuesday, 9th September 2025 at 6.00pm

Hybrid via Teams and in Tumble Hall

Meeting commenced at 6:00pm

The Chair, Cllr. R. Lloyd Davies presided over the meeting.

Minute No. 102 – Members Present.

Cllr. R. Lloyd Davies (RD) – Tumble Hall.

Cllr. S. Eldridge (SE) – Teams.

Cllr. C. Davies (CD) – Tumble Hall.

Cllr. Ll. Davies (LD) – Tumble Hall.

Cllr. N. Thomas (NT) – Tumble Hall.

Cllr. S. Blackmore (SB) – Teams.

Cllr. E. G. Evans (EGE) – Tumble Hall.

Cllr. S. Harris (SH) – Tumble Hall.

Cllr. J. Burree (JB) - Tumble Hall.

Cllr. J. Griffiths (JG) - Tumble Hall.

Cllr. J. Owen (JO) – Teams.

Cllr. P. Owen (PO) – Teams.

Also Present:

Mrs. C. Hope – Chief Officer (CH)

Mrs. Ff. Lewis – Deputy Chief Officer / RFO (FL)

Minute No. 103 – Apologies and reasons for absence.

Cllr. T. Stillman (TS) – Work commitments.

Cllr. J. Anderson (JA) - Work commitments.

Minute No. 104 – Absence without apologies given.

Cllr. R. Jones (RJ)

Minute No. 105 – Declarations of Interests.

There were no new declarations of interest.

Minute No. 106 – To receive an update regarding the redevelopment of the pavilion, Parc Y Mynydd Mawr.

The Chair and the Chief Officer welcomed SH, JB and JG to the Council.

The Chair explained to the members present that the following discussion will be held in camera as an e-mail has been received which must be kept confidential due to its' sensitive nature. The Chair asked the Chief Officer to provide an update to all members present.

The Chief Officer explained to all members present that she had written a Business Case to present to the Council which was ready to be sent to all members of the Council last Wednesday. The Business Case was for the Council to consider applying for borrowing approval to Welsh Government in order to make up the shortfall required to complete the redevelopment of the Pavilion.

The Business Case detailed the following:

- An introduction regarding the project
- Plans of the new building
- Breakdown of the proposed works and cost estimate to include fees and inflation of £1,302,490.00 (excluding VAT)
- Current benefits to the community delivered by Llannon Community Council
- Additional benefits to the community to be delivered by Llannon Community Council
- Dedicated space for Tumble Family Centre

- 4 Changing rooms endorsed by Football Association of Wales and Welsh Rugby Union
- Public Toilets
- Treatment Room
- 2 x Referees Rooms
- Money already spent by Llannon Community Council - £38,106.86
- Planning Approval Received
- Sustainable Drainage System Approval Received
- Funding already approved in principle - £853,500.00
- Breakdown of borrowing required - £448,990.00, rounded up to £450,000.00.
- Explanation regarding borrowing approval & PSWB Loans
- Recommendations
 - a) Re-payment length of a Fixed-rate Annuity Loan - 10.1 Years.
 - b) Estimated interest rate - 5.21%.
 - c) Twice-yearly repayment estimated at £28,092.74 = £56,185.48 per annum.
- Explanation as to how Llannon Community Council will pay back the loan without any increase to the precept for the project.
- Income that would be generated
- How we will achieve value for money
- Support for the project
- The decision that needs to be considered

The Chief Officer informed the members present that just before she was due to circulate the Business Case, she received an email which started a chain of events which she explained in great detail.

The Council unanimously agreed to send a written response to the sender of the e-mail and agreed the content of the e-mail.

The Chief Officer explained that this was the original reason the meeting was called.

The Chief Officer then explained that she had received an e-mail that afternoon from the structural engineer. If the extension were to go ahead, the requirements to make the foundations safe were totally unknown. Further coal mining investigations would need to take place costing around £30k, however what had been found meant additional costs on top of the £1,302,490.00 could be another few hundred thousand pounds. Due to the

uncertainty and the Business Case already written for £450,000.00, the Chief Officer advised the Council that borrowing above this level would most certainly cause future increases to the precept.

This, in addition to the confidential e-mail received, meant the project as a whole was no longer viable and an alternative solution must be sought.

The Chief Officer explained that she has met with Cymru Football Foundation and Welsh Government and has a meeting with Carmarthenshire County Council on Thursday. She is also in continuous contact with appointed Club members.

The Chief Officer stated that Cymru Football Foundation is still keen to support the project; however their funding was based on the full community benefit. The Chief Officer advised she is looking at ways in which the existing footprint can be changed to accommodate the requirements of four changing rooms, a treatment room, referees' rooms and public access toilets.

The Chief Officer advised that she has been in regular contact with the Chair, Vice-Chair and Chair of Finance all week regarding options as to how Llannon Community Council will be able to deliver our existing community benefits and the extensive plans for new provision within the Ward. As the whole of the current footprint will only be used for sport, additional options have to be considered.

The Chief Officer has looked at Tumble Hall and tried to find solutions to incorporate the existing projects within the Hall. Due to the extensive regular bookings and the size of the Hall, it would be very difficult to run most of our existing projects from there which is why they are based at Y Cwtsh. The additional activities that Llannon Community Council were intending to run and the offer of a more suitable space for community groups cannot logistically take place in Tumble Hall alone.

The Chief Officer advised that she has looked at alternative premises and noted that Tumble Doctor's Surgery is still for sale, with an asking price of £245,000. By taking out the partition between the waiting room and reception area, it would open up a large space to hold our community projects. The offices would provide dedicated spaces for officers to work from and all of the health clinics held Monday to Thursday at Tumble Hall could be moved back to the surgery. There would also be a dedicated space for Lloyds Bank and other

banks and building societies to operate their services within the Ward. Smaller community groups could use the new space, freeing up sessions which will enable the Council to start a Youth Club and monthly discos for the young people of the Ward in Tumble Hall. By freeing up the library, the Community Supermarket could also operate out of Tumble Hall.

The Chief Officer advised the Council that the Chair, the Chair of Finance and herself have visited the site with local trades to establish what works would be required. Discussions have also taken place with the estate agent and a figure has been agreed with the owners in principle, subject to Council approval.

The Chief Officer stated that a new business plan will be circulated to all Members shortly outlining the full plans and requirements, however it will be much less than the £450,000 which would have been required for the Pavilion extension.

The Chief Officer stated that the two projects (reconfiguring the Pavilion and an additional community well-being space) must still go ahead to satisfy the funder. The community consultation made it clear that the Council must prioritise mental health issues, loneliness, isolation and the cost-of-living crisis and Tumble Hall is not a suitable space in isolation for these projects. As the precept will not need to be increased to purchase and renovate a building, the Council does not need to carry out further consultation with the public.

The Chief Officer also reminded the Council that Carmarthenshire County Council own the Pavilion, not Llannon Community Council so the loan of £450,000 would have been to upgrade their building. Purchasing the surgery instead would mean the Council would own a building which would be a community asset.

The Chief Officer also explained that there would be further grant funding opportunities available that Llannon Community Council could apply for, including the National Lottery large grant of £500,000, which we were previously unable to access as this had been granted to Tumble Family Centre.

The Chair asked the Members for their thoughts on the Chief Officer's update. All Members were extremely disappointed that the original plan is no longer viable, however they all agreed that taking out a loan for more than £450,000 was not an option. The Members were pleased that CFF still want to support the reconfiguration of the Pavilion and were delighted that within a week

