CORRESPONDENCE FILE 1

General Purpose and Planning meeting

10th March 2022

One Voice Meeting: Larger Community Councils Meeting

10:30, Wednesday, 16/02/2022
Deputy Clerk's Notes

1. Apologies
2. Declarations of personal interest
3. Guest Speaker: Casey Edwards, Wales Cooperative Centre – Community Led Housing
   Organisation has been going for 40 years. Helping social businesses, communities to take over community assets, digital inclusion.
   Community led housing aims to create a thriving environment. Bottom-up decision making.
   Housing covers all forms of tenures with emphasis on affordability.
   Definition of affordability is same as Welsh government's ie. 80% market value.
   Models:
   - Housing co-ops – residents tenants as well as landlords
   - Community land trusts
   - Cohousing (intentional communities)
   - Self-build
   - Self-help housing – turning empty houses into homes

   Community led housing has soft benefits, e.g. improving well-belling and social aspects.
   It can unlock land that might be considered unprofitable by larger developers.
   Wales Cooperative Centre offers 5 stages of support to groups, communities, existing organisations and community councils across Wales.
   Barriers faced include land and funding.
   Hoping to get funding from Government after March to keep the project going. Would like more support from LDPs, strategic goal setting whether through local authorities or Welsh Government.
   Launching paper 02/03/3022 about community ownership rights to access land.
   IWA launching paper on empowerment.
   Request from Lyn Cadwallader to Wales Coop centre to lobby to change regulations to enable councils to have more powers to deliver community houses.
4. Minutes accepted
5. Matters arising from minutes:
   Lyn Cadwallader would like town councils to share their place plans to share with the working party as evidence to support importance of community council led projects.
   'Purdah' – Local Government guidance advises that this word should not be used due to negative connotations and 'pre-election period' should be used instead.
6. Sharing of best practice:
   Cwmbran, David Collins: Annual dinner to celebrate the community. Due to covid this was cancelled and instead donated the money to food banks.
   Newtown & Llan llwchaiarn, Cllr Richard Williams: produced series of small animated videos on social media to communicate with electorates especially engaging 16-17 year olds.
   Llandrindod, Sian Mereduddd: Survey on dental health to pressurize health board and local authority to take action. Survey on effect of HSBC.
   Coity Higher, Martin Williams: Taken over play park by approaching developer directly (land was donated).
   Ponty Pridd, Tony Graham: Taken over museum. Currently negotiating asset transfer.
   Leigh Smith, Llanharan: Beginning negotiations for take over of community property. LA don't want to asset transfer (ie. offer freehold) and only offering lease.
7. Local Government & Elections (Wales) Act 2021 issues:
   Templates available for section 6 biodiversity.
   Consultation document on statutory guidance for LGE(W)A 2021 is on the Welsh government website.

8. Decarbonisation agenda, digital, community asset transfer, town regeneration, Training plans, Induction for councillors, Self-Evaluation Toolkit.
9. Self-Evaluation Toolkit: 67 councils involved in pilot and getting views from focus groups. Hoping to launch after elections.
10. Only attracted 40% participation regarding councillor training. Hoping to put out a training needs survey.
    Sian retiring and a new development officer appointed to start 01/03/2022
    OVW working with WLGA
    Audits published.
11. Suggested guest speakers
12. Intention to run a face to face conference in July depending on attendance numbers. If attendance numbers low then they will revert to digital meeting. Survey being sent out.
13. No matters to discuss regarding NEC
14. Alan Buckfield, Haverfordwest: Thanks to OVW.
15. Next meeting – April 2022

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Communities Creating Homes

Cymunedau'n Creu Cartrefi

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Community-led Housing – empowering communities to answer their own housing needs

What is community led housing?
Benefits of community-led housing
Community-led housing in Wales
How can town and community councils get involved?
What can Wales do next?

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What is community led housing?

Leading and lasting role

Community benefit

Bottom-up decision making

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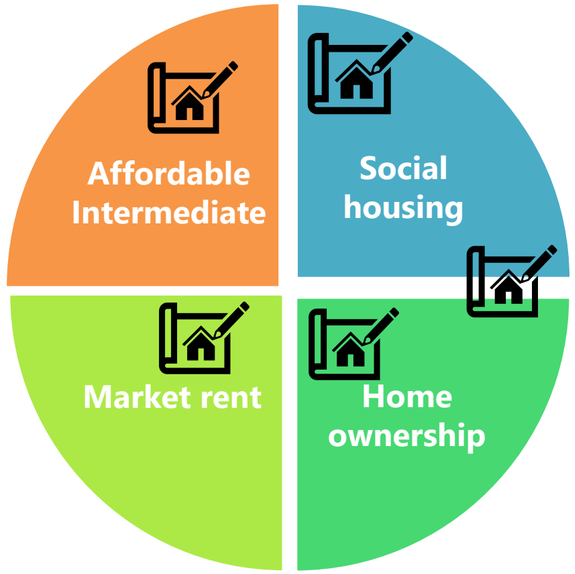
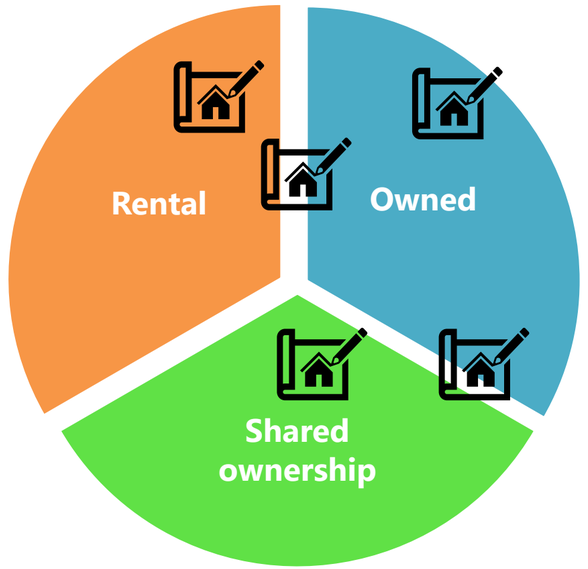
= Community-led Housing



The housing market



Types of Tenure

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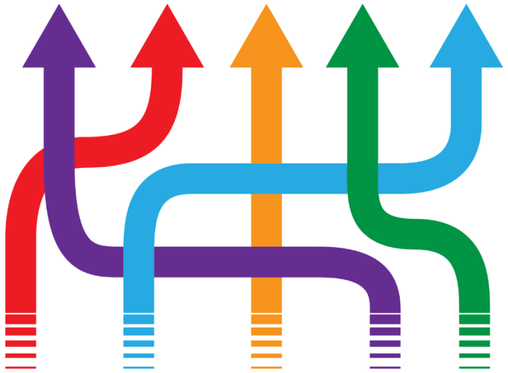
Routes to community-led housing



Grass roots – Community groups responding to housing need or demand in their local area / people seeking to deliver their own homes

Existing organisation – an existing community based organisation providing housing in addition to their current activities

Developer - local authority/landowner/housing association or small builder works with a community to develop and take on the ownership, stewardship or management of homes

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Community Led Housing Models

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Housing co-operatives

Residents in control

Typical features:

- Democratic ownership / management of homes
- Collective ownership or leasehold
- Usually on a small scale
- New build / existing homes

Examples:

Tir Cyffredin Housing Co-op

- 1 shared property
- 6 members
- Loanstock / mortgage
- Affordable rents

Golem Housing Co-op

- 2 shared city centre properties in Swansea
- Affordable rents
- 14 units

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Community land trust

Protecting assets for the community

Typical features:

- Homes for rent, leasehold or outright ownership
- New build / existing homes
- Resident or community-led
- Often provide and protect other community services

Examples:

Brithdir Mawr

- Stewards of 80 acre farm in Pembrokeshire
- 15 homes on site managed by a housing co-op
- Fundraising to purchase lease from private landowner

Lyme Regis CLT

- 17 affordable homes for local people in an area with high second home ownership
- Rural exception site
- In partnership with an RSL

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Cohousing

Intentional communities

Typical features:

- Individual/private homes with shared space/facilities or a ‘common house’
- Designed to encourage social interaction
- Typically new build

Examples:

Doll Llys

- 6 homes managed by a co-op
- two large multi-purpose communal rooms and a smaller one used as a guest bedroom
- promoting a greater degree of neighbourliness than might otherwise occur, sharing of labour, resources and creating of community links

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Self-build

Creating homes and communities together

Typical features:

- Homes may be privately owned, co-owned or rented
- Residents making decisions on planning, design, build etc., but not always involved in build (e.g. custom build/Self-Build Wales programme)
- One Planet Development policy in Wales

Examples:

Hedgehog Self-build

- 4 people in housing need initiated the project
- Land from the local authority
- Residents did majority of work themselves
- Designed for maximum adaptability and flexibility, to suit both the current and future needs and desires of the inhabitants

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Self-help housing

Turning empty houses into homes

Typical features:

- Hands on involvement
- Collaboration between professionals and volunteers/future tenants
- Converting and refurbishing existing homes/buildings
- Purchase or lease

Examples:

Giroscope

- housing charity in Hull
- prospective tenants get involved in refurbishment
- learn new skills and knowledge
- Homes are affordable for all - no deposits, rent in advance or non-returnable fees

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The benefits of community-led housing

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The case for community-led housing

Diversifies the housing market

Stronger voice for residents/tenants with local communities taking action

Regeneration / placemaking

Brings empty homes back into use

Promotes the foundational economy

Unlocks small sites for development

Sustaining communities – helping vulnerable people remain in their home/community for longer, reducing out-migration in rural areas

Preserving cultural, heritage, language

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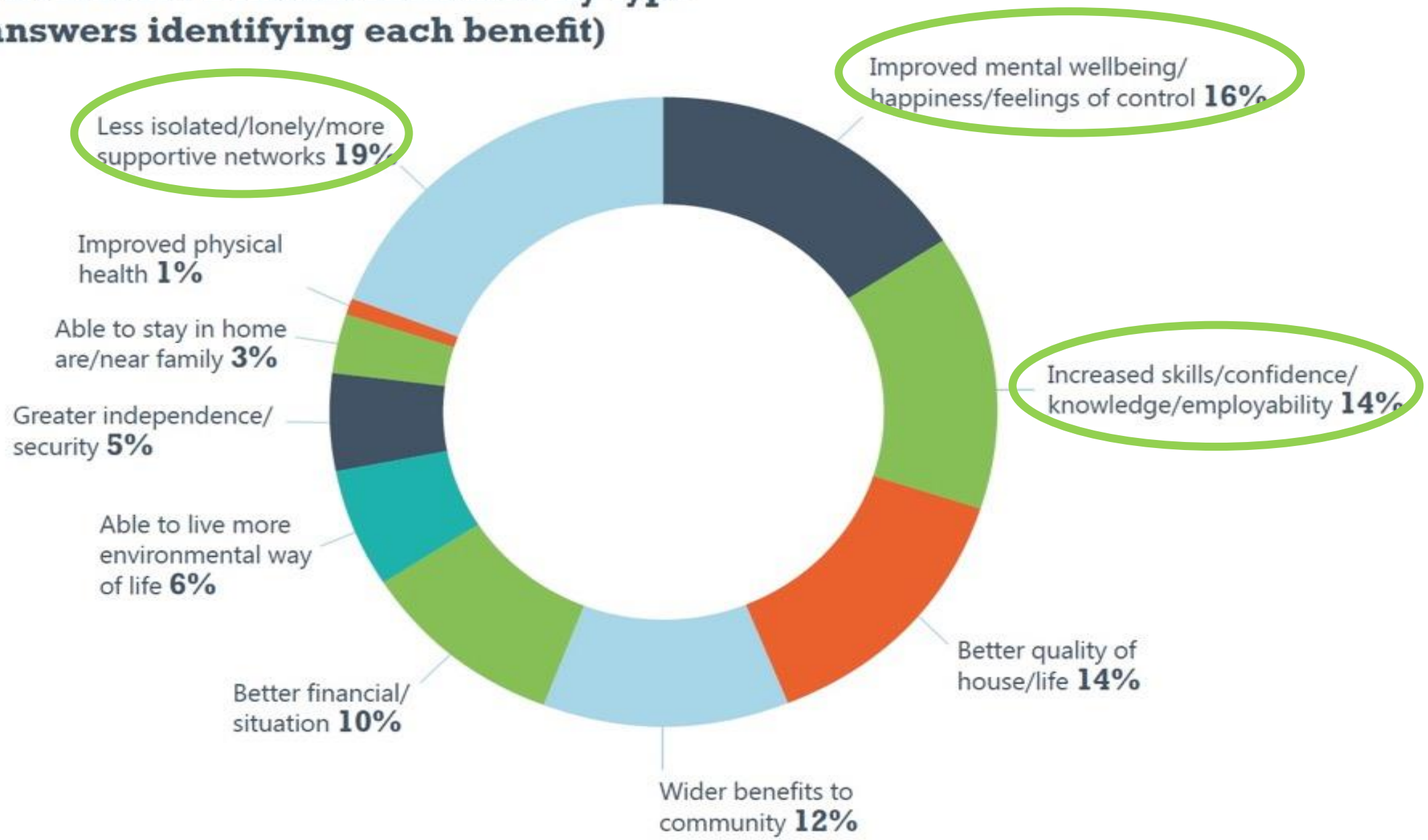
Why Support Community Led Housing?

Assessing the Benefits of CCLH
CCLH Resident - Benefits Identified by type
(% of answers identifying each benefit)



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OWCH – Older Women's Cohousing Project

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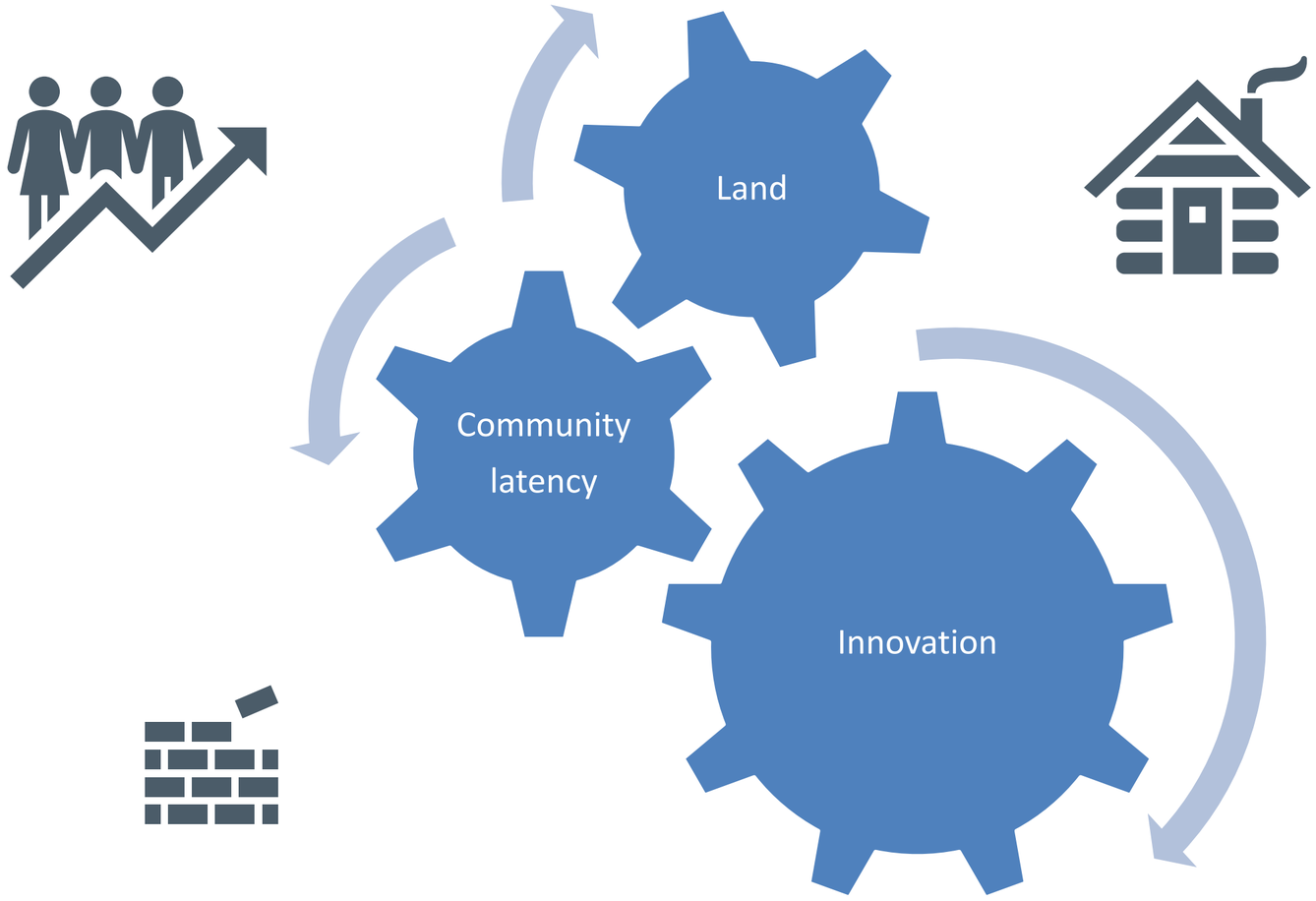
Unlocking innovation, community latency and land



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Cohousing (in Ghent)

Eef Tanghe
TED talk

Conventional housing

More community for the same amount of space

c

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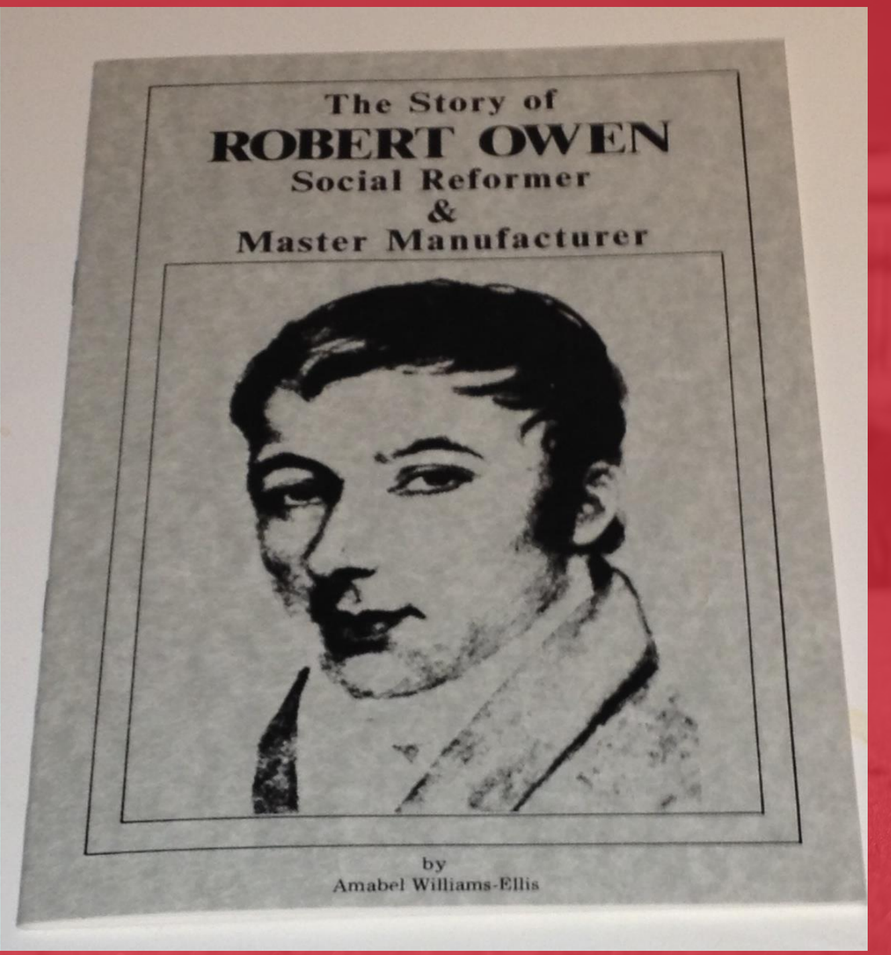
Support for CLH in Wales

Programme for Government 2021

Support co-operative housing, community-led initiatives, and community land trusts

Welsh Labour / Plaid Cymru Co-operative Agreement 2021

More homes in common ownership



Communities Creating Homes

Co-operative and community-led housing

CF1, page 23

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Communities Creating Homes

Supporting the community-led housing movement in Wales

Community Led Homes
Accredited Adviser

3-year project to:

- Create a thriving community-led housing movement in Wales which grows the supply of good quality, affordable homes that meets local need and where communities will grow and prosper
- Wales' only community-led housing hub and part of a network of UK enabling hubs
- Team of accredited advisors specializing in all forms of CLH

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Communities Creating Homes

Supporting the community-led housing movement in Wales

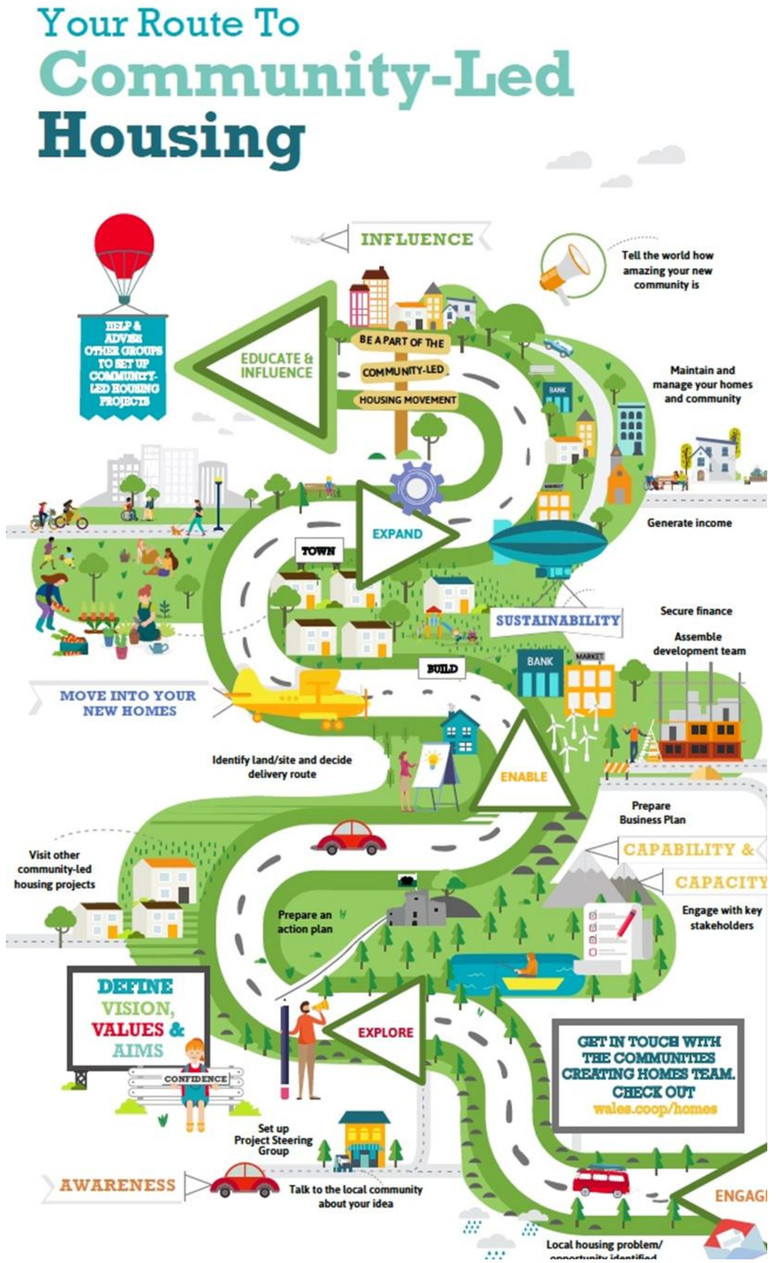
Engage = Raising awareness to increase demand

Explore = Learn about the opportunities

Enable = Plan and build

Expand = Growth, enterprise and resilience

Educate & Influence = Remove the barriers



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Communities Creating Homes

Support available

- Visioning
- Wayshaper
- Peer to peer learning / networking
- Visits
- Community consultations
- Governance
- Legal structure and incorporation
- Business planning
- Sourcing funding
- Financial modelling
- Advice on finding and acquiring land

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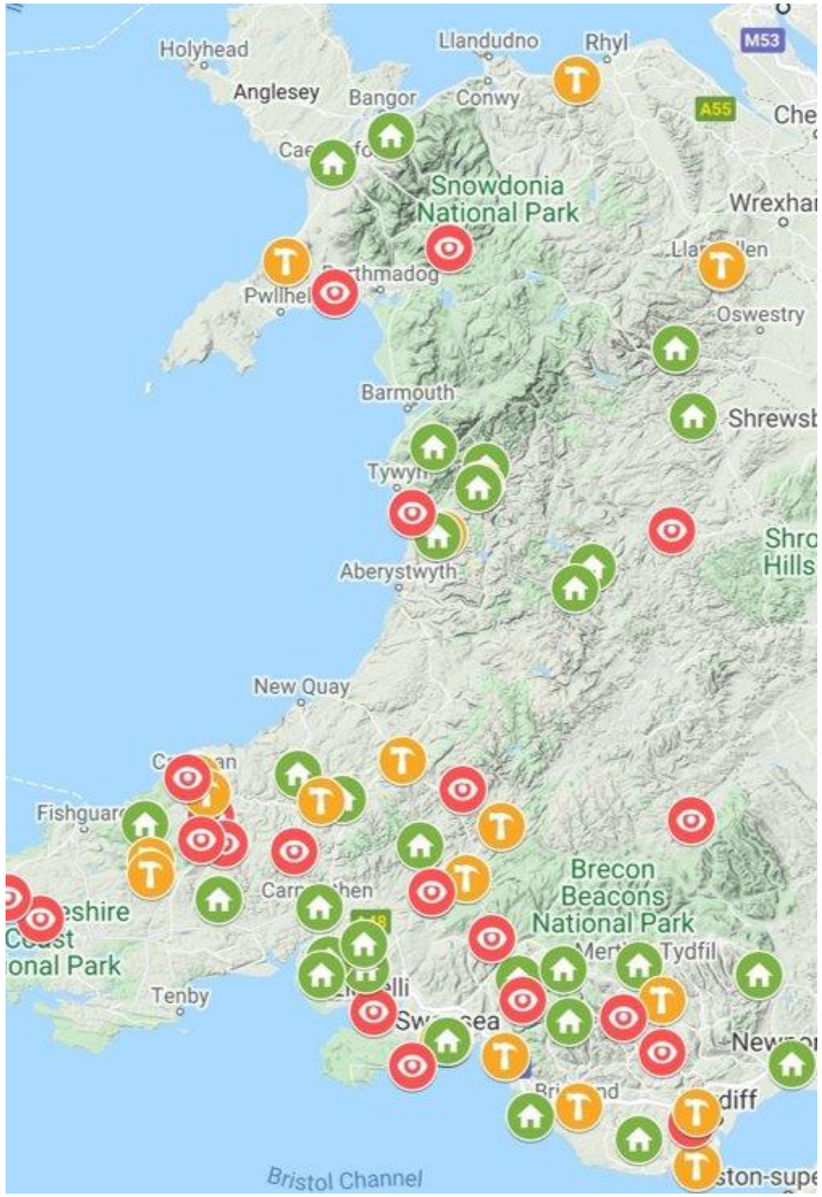
Community-led housing in Wales

- Cross-party political support
- Schemes able to access Government funding
- Local authority support varies
- Supporting over 60 projects that will deliver over 500 homes



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How can town and community councils get involved?

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- Leadership / champions
- Influencing the policy environment
- Land made available
- Asset sales/transfers
- Direct action
- Support/signposting
- Partnerships

https://www.rsnonline.org.uk/images/files/ruralhousing-guideforparishcouncils2014.pdf

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Bradwell CLT

- Consultation, campaigning, policy development, direct action - established a community-owned and controlled delivery vehicle
- Successfully negotiated the free transfer of 12 affordable homes for rent as part of a S106 Agreement
- Second scheme: 12 existing tenanted houses in the village bought from a local landowner to prevent the sale to a private developer

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Patterdale Parish Council

- Direct action, consultation, land purchase from Lake District National Park, partnership with housing association
- 10 dwellings, comprising 2 x 2 bedroom bungalows, 1 x 3 bedroom house, 5 x 2 bedroom houses and 2 x 1 bedroom flats

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Dinnington Local plan

- Neighbourhood Plan – community activity, resident and stakeholder engagement, visioning – passed by overwhelming majority and officially adopted
- Established a CLT to develop new social housing, improve current stock and create a community hub
- 30 rented homes now being developed on a brownfield site
- Levelling up fund to enable town centre regeneration

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Community Led Housing – why empower communities to answer their own housing needs?

We can't answer the housing crisis without them

They know their locality and can unlock opportunities

They fill in gaps in housing provision

They create innovation and change

Secure, affordable housing has many benefits

Democracy begins at home

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Communy-led Housing – what can Wales do next?

Development funding at a local or national level to support groups.

Rotating capital loan fund and favourable interest rates for community led housing projects that meet locally defined needs and targets.

CLH supported through Local Development Plans, Place Plans and Special Planning Guidance.

Strategic goal setting from leadership to identify where CLH is needed and how it can be delivered.

Officer support from within local authorities working in partnership with the Wales Co-operative Centre team.

Strengthening community empowerment and ownership rights.

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Diolch/Thank you
Any questions? Unrhyw cwestiynau?
Casey.edwards@wales.coop

@CCLHCymru
www.wales.coop/homes

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St. Kentigern

HOSPICE & PALLIATIVE CARE CENTRE
HOSBIS A CHANOLFAN GOFAL

RECEIVED
3 FEB 2022
BY ATC

Town Clerk
Abergele Town Council
Clerk & Finance Officer
Abergele
Conwy. LL22 7BT.

1st February 2022

Dear friends,

I hope you are all keeping well.

We are now starting to recover from the enormous effect the pandemic has had on the hospice and the fundraising activities that have all been cancelled last year. We are planning new events and fundraising initiatives for 2022 to help to increase the hospice income and support in the local community and it is with this in mind that we are contacting you today.

We have been so grateful of your support in the past and are asking if you will kindly consider helping us out again with a donation towards our running costs. Anything you can provide will be greatly appreciated and will benefit our patients and their families. Despite the current situation, we are continuing to provide palliative care and support to local families in crisis.

Please feel free to contact me if you require any information, it would be great to hear from you and should you wish to visit the hospice, I would be delighted to show you around.

With very best wishes,

Yours faithfully

Wendy Clark
Fundraising Manager

Upper Denbigh Road, St.Asaph, Denbighshire LL17 0RS
Ffordd Uchaf Dinbych, Llanelwy, Sir Ddinbych LL17 0RS

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INVESTOR IN PEOPLE

Company Limited by Guarantee Company No 2216886
Cwmni Cyfyngedig Trwy Warant 2216886

Registered Charity / Elusen Gofrestredig: 519931
Telephone / Ffôn: 01745 585221
Web/ We: www.stkentigernhospice.org.uk

From: [redacted]
Date: 7 February 2022 at 16:05:37 GMT
To: [redacted]
Subject: Can we get a blue plaque for the first arch druid of Wales

Hi All,

We had a thought- would Abergele Council be able to get a historical blue plaque for The Peculiar Gallery as The first Archdruid of Wales, David Griffith (known as Clwydfard) 1800- 1894 lived in London house on the site of The Peculiar Gallery

There is a plaque in here which was loaned back to us by the Council when we opened, but it's an indoor brass plaque & wood (pic attached) and we thought it would be wonderful
to have a more permanent feature outside to celebrate one of Abergele's real celebrities.
Would be a good tourist attraction for the town- not sure if we've got any Abergele blue plaques already?
Can't find the link to Conwy's scheme but here's the link to Swansea's- so the scheme is obviously working in Wales too
https://www.swansea.gov.uk/blueplaquenomination

Let us know what you think
All the best [redacted]

From: [redacted]
Sent: 21 February 2022 09:24
To: [redacted]
Subject: CCBC Street Cleansing 2022

Dear Clerk,

During the 2021 summer season, Conwy County Borough Council, with financial support from the Welsh Government increased Street Cleansing operations in order to meet the significant additional demand generated by the boom in visitor numbers to the region. A key component of this strategy was the engagement of dedicated 'Barrow Operatives', these are dedicated Street Cleansers assigned a dedicated area to maintain and who take ownership of assigned areas dealing with litter and other cleansing related issues such as reporting over full bins or damaged infrastructure.

The additional resources contributed to the Local Authority's ability to achieve an independently assessed Local Environmental Quality (LEQ) score of 95.3%. This means that 95.3% of streets were deemed to be in an acceptable condition and largely litter free.

In recognition of the positive effects increased cleansing resources can have on our communities, Conwy County Borough Councillors supported a revenue increase of £180k for financial year 2022/23. This will ensure increased staffing can be deployed to provide a full 7 day service with extended operating hours. However it does not facilitate the full funding of area based 'Barrow Operatives' and therefore, in order to provide this dedicated resource to Abergele & Pensarn, for 37 hours a week any 5 days in the week and between Easter and October half term, I am seeking a financial contribution of £5,000.00.

I would be grateful if you could contact me at your convenience to discuss this matter and I am more than happy to attend your council should elected representatives request me to do so.

I appreciate that this 'ask' is very late in your budget setting process however the budget setting process at County level is still ongoing.

[redacted]

Amgylchedd, Ffyrdd a Chyfleusterau / Environment, Roads and Facilities
Cyngor Bwrdeistref Sirol / Conwy County Borough Council
PO Box 1
Conwy
LL30 9GN