

Cyngor Tref Llanelli - Llanelli Town Council

Yr Hen Ficerdy,
Sgwâr Neuadd y Dref,
LLANELLI,
Sir Gaerfyrddin,
SA15 3DD.



The Old Vicarage,
Town Hall Square,
LLANELLI,
Carmarthenshire,
SA15 3DD.

Arfon Davies, *Clerc y Dref/Town Clerk*

Ffôn/Tel: (01554) 774352

Ebost/Email: enquiries@llanellitowncouncil.gov.uk

Gwefan/Website: www.llanellitowncouncil.gov.uk

Eich Cyf:

Fy Nghyf

Dyddiad

Your Ref:

My Ref: TC/ALB

Date: 11.02.26

TO: MEMBERS OF THE STEBONHEATH DEVELOPMENT COMMITTEE

Dear Councillor,

In accordance with the provisions of Schedule 12 of the Local Government Act 1972 and Section 47 of the **Local Government and Elections (Wales) Act 2021** you are hereby summoned to attend the meeting of the **STEBONHEATH DEVELOPMENT COMMITTEE** OF LLANELLI TOWN COUNCIL to be held **REMOTELY** and at THE OLD VICARAGE, TOWN HALL SQUARE, LLANELLI ON **MONDAY 16TH FEBRUARY 2026 AT 6.00 P.M.**

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Arfon Davies'.

Town Clerk

AGENDA

1. To receive apologies for absence

2. To receive members' declarations of interest

Pro-forma to be circulated and completed as appropriate.

3. Public Participation

To provide an opportunity for any members of the public in attendance to address Council or ask questions on any matters of concern in relation to agenda items (other than those proposed to be considered in private).

4. Presentation

To receive a presentation from the Llanelli Town AFC General Manager on Club developments and plans.

5. Financial Report

To receive financial report for the period 1st April 2025 – 31st January 2026 (copy herewith).

6. 2026-27 Hirings at Stebonheath Park

To consider the Town Clerk's report, Minute No. 112 of the Town Council meeting held on the 5th February 2025 refers (copy herewith).

NOTE: THE REPORTS RELATING TO THE FOLLOWING ITEMS CONTAIN CONFIDENTIAL DETAILS. IF THE COUNCIL RESOLVES PURSUANT TO SECTION 1(2) OF THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 TO CONSIDER THE ITEM IN PRIVATE, THE PUBLIC WILL BE EXCLUDED FROM THE MEETING DURING THEIR CONSIDERATION OF THEM.

7. Stadium Development and Maintenance

To consider the Town Clerk's report, Minute No. 24 of the Committee meeting held on the 17th December 2025 refers (copy herewith).

8. Proposed Lease of Stebonheath Park to Llanelli Town AFC

To consider the Town Clerk's report, Minute No. 29 of the Leases and Contracts Working Group meeting held on the 7th January 2026 refers (copy herewith).

9. Stebonheath Social Club

To consider the Town Clerk's report, Minute No. 15 of the Committee meeting held on the 15th September 2025 refers (copy herewith).

MEMBERS: Councillors A.R. Bragoli (Chair), M.D. Cranham, J.P., D.Ll. Darkin (Leader of the Council), L. Fenris, S. Greaney, G.R. Lloyd, R. James, J.E. Jones, J.P. (Town Mayor), S.L. Rees, P.T. Warlow (Vice-Chair), A.C. Williams and J.R. Williams.

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Date: 11.02.26

AT: AELODAU PWYLLGOR DATBLYGU STEBONHEATH

Annwyl Gynghorydd,

Yn unol â darpariaethau Atodlen 12 Deddf Llywodraeth Leol 1972 a Adran 47 o Ddeddf Llywodraeth Leol ac Etholiadau (Cymru) 2021, fe'ch gelwir chwi drwy hyn i gyfarfod **PWYLLGOR DATBLYGU STEBONHEATH CYNGOR TREF LLANELLI** a gynhelir **O BELL** ac yn **YR HEN FICERDY, SGWÂR NEUADD Y DREF, LLANELLI, DYDD LLUN, 16^{eg} CHWEFOR 2026 AM 6.00 Y.H**

Yn gywir,

A handwritten signature in dark ink, appearing to read 'Arfon Davies'.

Clerc y Dref

AGENDA

1. I dderbyn ymddiheuriadau am absenoldeb

2. I dderbyn datganiadau buddiant yr aelodau

Pro-forma i'w gylchredeg a'i gwblhau fel sy'n briodol.

3. Cyfranogiad y Cyhoedd

I rhoi cyfle i unrhyw aelod o'r cyhoedd sy'n bresennol annerch y Cyngor neu ofyn cwestiynau ar unrhyw faterion sy'n codi pryder mewn perthynas ag eitemau ar yr agenda (ac eithrio'r rhai y bwriedir eu hystyried yn breifat).

4. Cyflwyniad

I derbyn cyflwyniad gan Reolwr Cyffredinol Clwb Pêl-droed Tref Llanelli ar ddatblygiadau a chynlluniau'r Clwb.

5. Adroddiad Ariannol

I dderbyn adroddiad ariannol am y cyfnod 1^{af} Ebrill 2025 – 31^{ain} Ionawr 2026 (copi'n amgaeedig).

6. Hurio Parc Stebonheath ar gyfer 2026-27

I ystyried adroddiad Clerc y Dref, gweler Cofnod Rhif 112 o gyfarfod y Cyngor Dref a gynhaliwyd ar 5^{ed} Chwefror 2025 (copi'n amgaeedig).

SYLWCH: MAE'R ADRODDIADAU SY'N YMWNEUD Â'R EITEMAU CANLYNOL YN CYNNWYS MANYLION CYFRINACHOL. OS YW'R CYNGOR YN PENDERFYNU YN UNOL I ADRAN 1(2) O DDEDDF CYRFF CYHOEDDUS (DERBYN CYFARFODYDD) 1960 I YSTYRIED YR EITEM YN BREIFAT, BYDD Y CYHOEDD YN CAEL EI EITHRIO O'R CYFARFOD YN YSTOD EU HYSTYRIAETH.

7. Datblygu a Chynnal a Chadw'r Stadiwm

I ystyried adroddiad Clerc y Dref, gweler Cofnod Rhif 24 o gyfarfod y Pwyllgor a gynhaliwyd ar 17^{eg} Rhagfyr 2025 (copi'n amgaeedig).

8. Brydles Arfaethedig Parc Stebonheath i Glwb Pêl-droed Tref Llanelli

I ystyried adroddiad Clerc y Dref, gweler 29 o gyfarfod y Grŵp Gwaith Brydlesi a Chontractau a gynhaliwyd ar 7^{fed} Ionawr 2026 (copi'n amgaeedig).

9. Clwb Cymdeithasol Stebonheath

I ystyried adroddiad Clerc y Dref, gweler Cofnod Rhif 15 o gyfarfod y Pwyllgor a gynhaliwyd ar 15^{fed} Medi 2025 (copi'n amgaeedig).

AELODAU:- Cynghorwyr Councillors A.R. Bragoli (Cadeirydd), M.D. Cranham Y.H., D.Ll. Darkin (Arweinydd y Cyngor), L. Fenris, S. Greaney, G.R. Lloyd, R. James, J.E. Jones, Y.H. (Maer y Dref), S.L. Rees, P.T. Warlow (Is-Gadeirydd), A.C. Williams a J.R. Williams.

AGENDA ITEM 5

05/02/2026

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Llanelli Town Council

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Detailed Income & Expenditure by Budget Heading 05/02/2026

Month No: 11

Cost Centre Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
401 STEBONHEATH PARK							
1004 Rent Received - Social Club	10,000	7,500	10,000	2,500			
1005 Rent Received - The Reds	6,450	12,305	6,500	(5,805)			
1007 Rent Received - Evans & Wills	3,840	2,260	3,500	1,240			
1011 Hirings	2,570	2,510	2,000	(510)			
1033 Running Costs Re-charged	1,257	875	0	(875)			
1081 Insurance Costs Recovered	871	914	900	(14)			
1099 Miscellaneous Income	1,513	95	0	(95)			
1169 Grants Private/Other	500	0	0	0			
STEBONHEATH PARK :- Income	27,001	26,459	22,900	(3,559)			0
4001 Salaries and Wages	50,923	47,809	56,000	8,191		8,191	
4003 Training	0	0	100	100		100	
4006 Expenses Claimed	387	246	400	154		154	
4012 Rates	7,756	7,838	16,500	8,662		8,662	
4013 Water Charges	2,080	4,038	2,500	(1,538)		(1,538)	
4014 Gas	3,624	1,310	2,200	890		890	
4015 Electricity	6,732	8,788	7,500	(1,288)		(1,288)	
4016 Cleaning	594	207	650	443		443	
4017 Refuse Disposal/Litter Picking	0	289	0	(289)		(289)	
4018 Health & Safety	2,329	1,259	1,700	441		441	
4020 Miscellaneous Expenditure	0	120	500	380		380	
4021 Telephone/Fax/Alarms	6	6	6	0		0	
4026 Subscriptions	0	92	0	(92)		(92)	
4029 Internet	466	413	480	67		67	
4042 Equipment Maintenance	4,529	4,525	5,000	475		475	
4043 Grounds Materials	19,934	18,584	20,000	1,416		1,416	
4045 Repairs	11,231	9,269	10,000	731		731	
4046 Furniture/Equipment	613	4,467	500	(3,967)		(3,967)	
4048 Fuel & Oil	46	0	200	200		200	
4059 Professional Fees	3,388	5,108	1,000	(4,108)		(4,108)	
4061 Licences etc	170	175	180	6		6	
4084 Football Pitch - Rural Labour	26	68	50	(18)		(18)	
4085 Amentity Areas - Rural Labour	149	116	150	34		34	
4087 Bowls Green - Town Labour	(1,709)	(159)	(2,000)	(1,841)		(1,841)	
4092 Labour Charge - Head Groundsma	(8,355)	(507)	(8,000)	(7,493)		(7,493)	
4991 Depreciation Charged	42,316	0	0	0		0	
4992 Deferred Grants Released	(5,261)	0	0	0		0	
STEBONHEATH PARK :- Indirect Expenditure	141,973	114,062	115,616	1,554	0	1,554	0
Net Income over Expenditure	(114,972)	(87,603)	(92,716)	(5,113)			

05/02/2026

Llanelli Town Council

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Detailed Income & Expenditure by Budget Heading 05/02/2026

Month No: 11

Cost Centre Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
Grand Totals:- Income	27,001	26,459	22,900	(3,559)			
Expenditure	141,973	114,062	115,616	1,554	0	1,554	
Net Income over Expenditure	(114,972)	(87,603)	(92,716)	(5,113)			
Movement to/(from) Gen Reserve	(114,972)	(87,603)	(92,716)	(5,113)			

AGENDA ITEM 6

TO: ALL MEMBERS OF THE BUILDING AND FINANCE COMMITTEE

DATE OF MEETING: 16TH FEBRUARY 2026

STEBONHEATH HIRINGS FOR 2026-27

Further to Minute No. 112 of the Town Council meeting held on the 5th February 2025 where the Town Council agreed to provide for access to Evans and Williams AFC to use Stebonheath Park for their men's team matches at a Tier 3 or above level for the period up to season 2027-28 (within a period suggested at the time to be for no longer than 3 years).

A request has therefore been received from Evans and Williams AFC for confirmation of this continuing approval for the 2026-27 Season. The Town Council is advised that as part of the licensing process, that approval is required by the end of February 2026.

Confirmation is therefore sought for the Town Clerk to be approved to sign the hiring agreement at Stebonheath Park for the above mentioned forthcoming season.

I await the Committee's instruction.

Arfon Davies
Town Clerk

February 2026