

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: 10.10.25

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 **WEDNESDAY 15TH OCTOBER 2025 AT 6.30 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. Financial Report

To receive financial report for the period 1st April 2025 – 30th September 2025 (copy herewith).

4. Request relating to the hospitality room adjacent the Joc Stein Lounge at Stebonheath

To consider the request received from Llanelli Town AFC. (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.

5. Stadium Development and Maintenance

To consider the Town Clerk's report, Minute No. 12 of the Committee meeting held on the 15th September 2025 refers (copy herewith).

6. Stebonheath Stadium Steel Works

To receive Architects Instruction No. 1 and No. 2 in relation to the project, Minute No. 6 of the Committee meeting held on the 12th May 2025 refers (copy herewith).

MEMBERS: Councillors A.R. Bragoli (Town Mayor) (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., S.L. Rees, P.T. Warlow (Vice-Chair), A.C. Williams and J.R. Williams.

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Date: 10.10.25

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 MERCHER, 15^{fed} HYDREF 2025 AM 6.30 Y.H**

Yn gywir,

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. Adroddiad Ariannol

I dderbyn adroddiad ariannol am y cyfnod 1^{af} Ebrill 2025 – 30^{ain} Medi 2025 (copi'n amgaeedig).

4. Cais ynghylch yr ystafell lletygarwch gerllaw Lofa Joc Stein yn Stebonheath

I ystyried y cais a dderbyniwyd gan Glwb Pêl-droed Tref Llanelli. (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.

5. Datblygu a Chynnal a Chadw'r Stadiwm

I ystyried adroddiad Clerc y Dref, gweler Cofnod Rhif 12 o gyfarfod y Pwyllgor a gynhaliwyd ar 15^{fed} Medi 2025 (copi'n amgaeedig).

6. Gwaith Dur Stadiwm Stebonheath

I derbyn Cyfarwyddyd Pensaer Rhif 1 a Rhif 2 ar gyfer y prosiect, gweler Cofnod Rhif 6 o gyfarfod y Pwyllgor a gynhaliwyd ar 12^{fed} Mai 2025 (copi'n amgaeedig).

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

AGENDA ITEM 3

06/10/2025

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Detailed Income & Expenditure by Budget Heading 06/10/2025

Month No: 6

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	5,000	10,000	5,000			
1005 Rent Received - The Reds	6,450	8,715	6,500	(2,215)			
1007 Rent Received - Evans & Wills	3,840	1,290	3,500	2,210			
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	0	0	0			
1169 Grants Private/Other	500	0	0	0			
STEBONHEATH PARK :- Income	27,001	19,304	22,900	3,596			0
4001 Salaries and Wages	50,923	27,917	56,000	28,083		28,083	
4003 Training	0	0	100	100		100	
4006 Expenses Claimed	387	143	400	257		257	
4012 Rates	7,756	7,838	16,500	8,662		8,662	
4013 Water Charges	2,080	2,165	2,500	335		335	
4014 Gas	3,624	268	2,200	1,932		1,932	
4015 Electricity	6,732	3,182	7,500	4,318		4,318	
4016 Cleaning	594	129	650	521		521	
4018 Health & Safety	2,329	626	1,700	1,074		1,074	
4020 Miscellaneous Expenditure	0	120	500	380		380	
4021 Telephone/Fax/Alarms	6	3	6	3		3	
4026 Subscriptions	0	92	0	(92)		(92)	
4029 Internet	466	248	480	232		232	
4042 Equipment Maintenance	4,529	4,392	5,000	608		608	
4043 Grounds Materials	19,934	18,038	20,000	1,962		1,962	
4045 Repairs	11,231	15,362	10,000	(5,362)		(5,362)	
4046 Furniture/Equipment	613	4,321	500	(3,821)		(3,821)	
4048 Fuel & Oil	46	0	200	200		200	
4059 Professional Fees	3,388	3,263	1,000	(2,263)		(2,263)	
4061 Licences etc	170	175	180	6		6	
4084 Football Pitch - Rural Labour	26	19	50	31		31	
4085 Amentity Areas - Rural Labour	149	46	150	104		104	
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	87,681	115,616	27,935	0	27,935	0
Net Income over Expenditure	(114,972)	(68,377)	(92,716)	(24,339)			

06/10/2025

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Detailed Income & Expenditure by Budget Heading 06/10/2025

Month No: 6

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	19,304	22,900	3,596			
Expenditure	141,973	87,681	115,616	27,935	0	27,935	
Net Income over Expenditure	(114,972)	(68,377)	(92,716)	(24,339)			
Movement to/(from) Gen Reserve	(114,972)	(68,377)	(92,716)	(24,339)			

AGENDA ITEM 4

From: Sent: 25 September 2025 14:18

To:

Subject: REQUEST

Arfon,

In line with previous conversations, please can we formally apply to change the name to the Directors Lounge **only** at Stebonheath Park.

Our request is that the main building remains as the Jock Stein Lounge, but the room to the left as you walk in is renamed in memory of Mr Neil Stephens.

As you are aware, Neil was a fantastic servant to both Llanelli Town AFC and football in the town in general, and we believe this would be a fitting tribute to him and his family, who continue to be involved with the club.

The only changes would be the placing of a photograph mural on the wall inside the room and then a plaque on the door to notify customers of the fact it would be the "Neil Stephens Lounge".

We do hope Council will look upon this favourably as we attempt to raise the profile of Llanelli and its good people to the wider audience.

I look forward to your response and our continued good relationship in all matters.

Diolch/Thank you

Yours

Colin Staples

**General Manager
Llanelli Town AFC**

