

CYNGOR CYMUNED LLANSTEFFAN A LLANYBRI
LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL
MINUTES OF THE EXTRAORDINARY MEETING HELD ON THURSDAY 28TH AUGUST 2025 AT 6PM

PRESENT:

Cllr Davies
Cllr Roberts (Chair)
Cllr Sainty

Cllr Jones
Cllr Worrell
Cllr Ball

In Attendance:

Cty Cllr C Jones
Tina Roberts – Clerk

Eitem / Item	Minute No
1. Election of Chair and Vice Chair	
It was resolved to elect Cllr Roberts as Chair for the Community Council for 2025/26	294
Proposed: Cllr Ball Seconded: Cllr Worrell For: 5	
It was resolved to elect Cllr Worrell as Vice Chair for the Community Council for 2025/26	295
Proposed: Cllr Roberts Seconded: Cllr Ball For: 4 Abstain: 1	
2. Apologies	
NA	
3. Declarations of Interest and Dispensations - agenda items only	
NA	
4. Chair's Announcements	
NA	
5. Public Participation - Agenda items only	
NA	
6. To discuss approving delivery of a letter to CCC Cabinet that has been drafted by a member of LLCC requesting a demonstrable local connection prior to allocation of Maes Griffith houses.	
A discussion was held detailing the Maes Griffiths Development of 12 house: 6 two bed and 6 three bed homes to be maintained as social rented housing stock in perpetuity.	296
The allocation of these homes will be to people registered on CCC Housing Register who will be informed of the Band they have been placed in.	297
Details and how to register: https://www.carmarthenshire.gov.wales/council-services/housing/find-a-home-to-rent/	298
It has been proposed that Maes Griffiths should have a local 'Lettings Policy' that will be presented for approval by the Cabinet Member for Housing shortly. This will hopefully allow an allocation of 50% Band A and 50% Band B and C applicants from Rural West area in a single batch to be approved ensuring community cohesion.	299
The Rural West area incorporates Llansteffan and Llanybri, St. Clears, Trelech, Llanboidy, Whitland and Laugharne but where applicants rank at the same Band level the points based allocation will rank a local applicant higher.	300
Letter to CCC Cabinet Member for Housing	301
29th August 2025	
Dear Cty Cllr Linda Evans,	
On behalf of Llansteffan and Llanybri Community Council, we are writing to express our strong support for housing allocation policies that prioritise local people in our area.	
Our communities face significant challenges in retaining their population, particularly younger families and individuals who have grown up here and wish to remain. The limited supply of social housing is compounded by high demand from outside the area. This situation places considerable pressure on local families, many of whom are unable to secure housing within their own communities.	

We firmly believe that the allocation of available housing – particularly social housing – should give priority to applicants with a demonstrable local connection.

We recognise the need for fair and transparent allocation processes and appreciate the County Council's responsibilities to meet housing needs across Carmarthenshire. However, without stronger safeguards for local allocation, our villages risk losing the very people who sustain the school, businesses and community social cohesion.

We therefore urge the Housing Department to rigorously apply its local connection criteria for the allocation of the new social housing within our community, ensuring that those with established roots and contributions to the area are given priority access to the new housing stock.

Yours sincerely,

Clr I Roberts
Chair, Llansteffan and Llanybri Community Council

Tina Roberts
Clerk, Llansteffan and Llanybri Community Council

***Llansteffan and Llanybri Community Council Standing Orders 2025**

T. Roberts: 29/08/2025