

Corporate Plan for Llangain 2025 - 2027

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1. Foreword to this plan

A Community Council corporate plan is a form of business plan that sets out, at a high level, the medium-term priorities of Llangain Community Council.

This is the first corporate plan produced by Llangain Community Council. It marks a shift in the working of the Community Council to ensure that a plan exists to proactively deal with issues facing the community.

The corporate plan sets out a framework for Council business planning together with the budget and resources required to deliver those plans.

This first corporate plan will run to the end of the current Councillor's term i.e. until the planned Community Council elections on 6 May 2027. Future Corporate Plans will cover the full 5 years of a Community Councillor's tenure. For this first iteration of the plan the existing Council has included a long term view of priorities which may be modified by the new Council when elected and by resident feedback. The plan will be reviewed annually by the Community Council.

By using its statutory powers, the community council intends to improve multi generational enjoyment of our green open places, such as the playing fields. Any significant steps like this will naturally incur costs which will be funded by the resident ratepayers and the Community Council will apply for grant aid whenever possible.

To make sure that community needs are being met, the Community Council will introduce a communication cycle to gather resident's views on what factors would make a difference to their lives.

The Community Council will actively collaborate with all village organisations, both existing and future, that will benefit the lives of residents and help the Community Council in achieving its aims.

If you would like to help shape the future of Llangain, please consider becoming a councillor; there are vacancies now for co-opted members of the Council and a full election will take place in 2027.

Councillor David Roberts
Chairman
Llangain Community Council
November 2025

2. Mission Statement 2025 - 2027

- The overall mission of Llangain Community Council (LCC) is to measurably enhance the quality of life of residents.
- We will give our best efforts to ensure that all residents irrespective of age, gender, religion or race have access to services provided by the council and are kept informed of LCC plans.
- We will support this by setting an annual budget for both **statutory** and **discretionary** expenditure that is consistent with our mission statement and monitor progress toward delivering the annual budget.
- We will support the use of the Welsh language.
- We will listen to the views of residents and take action where appropriate.
- We will ensure that Welsh Government's policies and directives are reviewed and are included in our thinking and planning.

3. Situation Analysis 2025

The Llangain district is currently fragmented with impediments to having an harmonious and integrated community.

The loss of a Church, the Public House which is currently closed, dilapidated state of our recreation field and the fragility of our Memorial Hall have led to a steady decline in community engagement.

4. Objectives

2025 - 2027

1. Improve community engagement and communication. Arrange a communications event in the Memorial Hall annually.
2. Establish a planning and consultation cycle,
3. Fulfil all statutory Council obligations in accordance with regulations.
4. Provide support for community activities in the LCC annual budget for discretionary activities.
5. Define a policy to cover grants and donations (see Appendix).

2027 - 2031 (provisional, subject to approval by the new council)

1. Consult with residents after a new election to understand their views on priorities for LCC.
2. Identify, budget for and commission projects in the plan period that are supported by residents to enhance the experience of living in Llangain.
3. Increase the number of councillors to the maximum permitted over the plan period ensuring that LCC has a representative balance of age, ethnicity and gender.

5. Strategies to achieve objectives

Strategies envisaged for 2025 -2026

4.1 Establish ownership of the land in Llangain Park and investigate the lease of additional land from Carmarthen County council (see Appendix).

4.2 Support the restoration of Llangain Memorial Hall

4.3 Raise the profile of LCC via regular communications to district residents.

4.5 Maintain infrastructure that is the responsibility of LCC (a statutory duty)

Strategies envisaged 2027 - 2031, to be confirmed after the election of the new Council

4.8 Utilise the annual communications event to gather resident's opinions

4.9 Utilise an annual planning cycle to refresh the annual and long term plans.

4.10 Maintain infrastructure that is the responsibility of LCC (a statutory duty).

4.11 Engage with Carmarthen County Council over matters that are outside of the remit of LCC.

6. Tactics to deliver on Strategies

1. Implement a process to claim ownership of recreation field land (Llangain Park).
2. Design and administer a survey questionnaire to be circulated to the local residents once every council 5 year tenure with residents' views sought annually at an Autumn engagement event.
3. Maintain vigilance over infrastructure by regular reports from councillors.
4. Have regular engagement with Carmarthen County Council.
5. Advertise for Councillor vacancies at community events.
6. Develop a plan to take over the long term running of Llangain Park.
7. Send a single LCC representative to Llangain Memorial Hall committee meetings.
8. Utilise social media and other channels to promote LCC actions.

7. Planning Cycle and Consultation

Present financial and operational plans to the community in November of each year.

Review next year financial and operational plans in November to be consistent with objectives.

Finalise all plans by each December and publish.

Set annual budget in January for next financial year based on above plans.

Monitor performance vs budget at all full council meetings

Adjust budgeted funds or phasing as required with full explanation of changes.

8. Financial plan (first draft)

Budget 2025 - 2026

Draft Budget 2025/26	Produced 23rd January 2025				
	Budget 2024/25	Actual spend to date	Estimated spend for the year	Difference	Budget 2025/26
Expenditure					
2a. Statutory Activities					
Street lights/Loan repayment	£ 2,300.00	£ -	£ 2,300.00	£ -	£ 2,300.00
Insurance	£ 310.00	£ 323.29		-£ 13.29	£ 350.00
Clerks salary/expenses	£ 5,400.00	£4,495.33	£ 903.95	£ 0.72	£ 6,500.00
Audit	£ 360.00	£ 672.00	£ -	-£ 312.00	£ 450.00
Chairmans allowance	£ 200.00	£ 19.74	£ -	£ 180.26	£ 200.00
SLCC membership	£ 115.00	£ 110.00		£ 5.00	£ 120.00
One Voice Wales membership	£ 120.00		£ 120.00	£ -	£ 130.00
Grass cutting	£ 650.00		£ 650.00	£ -	£ 650.00
Rent for meeting room	£ 70.00		£ 247.50	-£ 177.50	£ 275.00
Comm's with Community - Website	£ 110.00	£ 381.00		-£ 271.00	£ 180.00
Estimated cost for elections	£ -		£ -	£ -	£ -
Councillors Allowance	£ 300.00	£ -	£ -	£ 300.00	£ -
2b. Discretionary Activities					
Donations	£ 1,200.00	£ 1,630.00	£ 670.00	-£ 1,100.00	£ 1,500.00
Seasonal decorations	£ 100.00	£ 118.75		-£ 18.75	£ 110.00
Chairmans chain	£ 35.00	£ 91.99		-£ 56.99	£ 40.00
Miscellaneous	£ 500.00	£ 540.39		-£ 40.39	£ 500.00
Transformer for Christmas lights	£ 175.00	£ -	£ -	£ 175.00	£ -
Bench replacement Heol Smyrna	£ 400.00	£ -	£ -	£ 400.00	£ -
Lease County Council Play Park					
Joint Consultation Memorial Hall					
Community Consultation Playing Fields					
Communications Plan					
▪Outsource plan creation					£ 75.00
▪Produce & Dist. Qtrly Newsletter					£ 600.00
▪Communicate one off hot topics					£ 150.00
Maintenance programme					
▪Clean Play Park Equipment					£ 60.00
▪Bus Shelter on Square					£ 40.00
▪St. signs, interpretative boards etc					£ 200.00
Safety Item - Play Park self closing gate					£ 1,524.00
Safety Item - Renew "dogs on Lead" sign					£ 95.00
Support for Community Assets					£ 2,500.00
3. Corporate Support Needs					£ 1,500.00
Total Expenditure	£ 12,345.00	£ 8,382.49	£ 4,891.45	-£ 928.94	£ 20,049.00
Income					
VAT refund					£ 360.00
Bank interest					£ 50.00
Other e.g. s106					
Net budgeted expenditure					£ 19,639.00
Tax base for 2023/24	300.95				
2023/24 Reserve		£ 2,606.50			
Income for 2024/25		£ 13,790.84			
Est reserve for 2024/25		£ 3,123.40			
Precept for 2024/25 Band D		£ 42.80			
Option 1 - maintain 2024/25 reserve at estimated £3100		£ 65.26	£ 22.46	increase	52.47%
Option 2 - reduce reserve by £500 to £2600		£ 63.60	£ 20.80	increase	
Option 3 - reduce reserve by £1000 to £2100		£ 61.93	£ 19.13	increase	
Resolved at LCC meeting on 22/01/25 to adopt Option 1					

Budget 2026 2027

Next year's budget required

9. Communications plan

A communications plan must incorporate several ways of delivering information to be sure of imparting information as widely as possible. Communications must be regular and with an invitation for recipients to respond.

A log of communications must be maintained by LCC and any suggestions raised at a Council meeting as a specific minute item on the Council agenda

The format of communications should incorporate the following:

1. A written statement delivered to all
2. Website
3. Social media (e.g. Instagram, Facebook, What's App)
4. Email
5. Word of mouth
6. Noticeboards

The contents of any communication must contain a description of what LCC are doing over the next year as well as a long term view of what LCC plans to do over the remaining 5 years of a Councillor's tenure.

Measurement of results

- Any opinion survey must have a quantitative component that measures resident satisfaction. In other words an index of satisfaction (IOS) with what LCC are delivering. This may be tracked over time and form the basis for modifying what LCC does.
- The IOS should be reported to the Council as a regular minute item on the Council agenda.
- Progress against specific objectives and associated budget should be reported.
- Progress against the total annual budget should be reported.

10. Community Feedback

There should be a mechanism for LCC to gather community feedback. This could be one of the topics at the public meetings.

11. Appendices

1. Terms of reference Park sub committee

Terms of reference: Sub Committee for the Sports and Recreation Field (now to be known as Llangain Park)

Background

It was resolved at the Council meeting of 19 March 2025 to proceed with the recommendations contained in Cllr Roberts report and a sub committee be formed to progress matters. The Clerk will be present at the sub-committee meetings - minute item 2903 refers.

It was resolved at 21 May 2025, following discussion on Cllr Starzewski's paper that the sub committee instruct solicitors (UTK) to scope the process and estimate time and costs, using up to a maximum of four hours of their time without further approval from full council - minute item 2903 refers.

Membership: Cllr. David Roberts (Chair)
Cllr. Wayne James
Cllr. John Starzewski

This sub committee was assigned the task of progressing council ownership of the now ownerless Llangain Park

The Council has power to provide a wide range of recreational facilities In this case it is noted that non-councillors can join a committee or sub-committee (although with a few exceptions, they cannot vote). This is an excellent means of involving others, particularly young people, in council work.

The tasks to be accomplished by this sub committee are given below. Dates for completion to be established by the sub-committee and approved by the full Council.

Actions proposed

1. The Council must try to reconstitute the title deed
2. The Council will need to generate a statement of truth on the following matters submitted by the Chairman of the council to the Land Registry (LR):
 - How and when was the land first acquired for the community
 - How did the land come into the possession of the council
 - How long has the land been under the control of the council
 - How was the land controlled before the council took the land over
 - Statements from residents who recall the history of the land
 - Any historical evidence of title including maps and relevant documents
 - The play equipment, tennis courts and other equipment must be included in any list of existing assets related to the land

3. Cost for a filing are estimated at 2 - 4 hours of solicitor time at £275 per hour to include searches of adjacent land ownership which may impinge on Council ownership of the recreation field.
4. LR fees are likely to be between £40 to £50 based on the value of the land which can be established by a local valuation professional.
5. LR may take 2+ years to respond once the filing is made.
6. LR will conduct their own survey of the land.
7. Llangain Council is likely to be granted a “possessory title” by LR which can be upgraded to an “absolute title” which, when awarded will allow Llangain Council to use the land as collateral on loans or to support grant applications.

Actions envisaged for this sub-committee

- Generate a statement of truth regarding historic ownership of the land after consultation with UTK Carmarthen, the cost of which is to be defrayed by Llangain Council (Minute 2903, May 2025)
- Have the land valued
- Approach Carmarthen County Council regarding their land to secure a lease from Carmarthen County Council to Llangain Council including access rights once the site is made safe
- Appoint a solicitor to act on behalf of the Council to gain ownership of the Land
- File a registration application with LR
- Investigate possible grant aid sources
- Consult with potential users of the park

Budgetary authority for this sub committee in FY 2025/2026

Estimated at £3000

