

Cyngor Tref Caereinion Llanfair

Llanfair Caereinion Town Council

UPDATES JANUARY 2026

1.Introduction

This is a general update on the Council's activities, a report from the Town Clerk on activities and progress on projects. Weekly inspections of all the council's sites are completed and logged on the website under documents and inspections.

2.Financial

2.1 Management accounts

The management accounts up to 31st December 2025 have been prepared. The bank balances are being reported to council at each meeting. The external audit to 31st March 2025 has been submitted but the report is still awaited.

Any councillor wishes to see the accounts and paperwork should contact the Town Clerk who will make them available.

The bank balances as at 31st December 2025 were £103.879. (£96.668 compared with the same time last year).

2.2.Audit

The 2026 audit (standard audit) will be looking at:

- i) The Independent Review Panel for Wales returns.
- ii) The council Health Check.
- iii) The section 6 bio-diversity reports.

2.3 Grass cutting contract

The grass cutting contract is up for renewal on 31st March 2026.

Adverts seeking expressions of interest have been published. Tenders are due in ready for the February council meeting.

3. Governance

3.1 Training

The training plan (as required by SLCC) has been completed by the Clerk.

Councillors are informed of training courses from time to time as offered by One Voice Wales and others.

3.2 Administration

All records and filing are pretty much up to date and in files clearly marked. Private and confidential files are kept in the top drawer of one of the filing cabinets which is locked. A list of codes for computers, emails, accounts etc is kept.

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3.3 Inspections

All property of the council is inspected every week and recorded under 'inspections' on the website.

3.4 Bylaws

The new bylaws have been approved and new signage with them on it has been approved for Mount Field and Deri Woods/Goat Field.

3.5 Health Check

Guidance has been issued encouraging town and community councils to complete the extensive health check. The idea is to seek any weaknesses so that they can be addressed. A Health Check for Llanfair Caereinion Town Council has been completed and issued to councillors.

Last year some actions were required and actions on these are as follows:

- a) A website with a .gov or .wales domain. COMPLETED
- b) Separate emails for all linked to the website domain. COMPLETED
- c) An emergency plan for Llanfair. COMPLETED
- d) Some missing risk assessments. COMPLETED
- e) Hybrid council meeting facilities - Ongoing

3.6 Martyn's Law

As more details and guidance comes forward a review of what effect in practise will be required.

3.7 Small works

To aid the Town Clerk weekly inspections are now completed by a contractor who also does most of the small works. The second small works contractor is still there for some routine works completed annually.

4. Youth

4.1 General

The youth club is going well with a good regular attendance in the younger group and a growing group in the older section. More volunteers needed and work on this is taking place.

4.2 Staffing

At present we employ a youth worker (part time) and he is supported by three volunteers (two of which are relatives). Contact has been made to PAVO to seek more volunteers with little effect to date.

All volunteers and staff have been DBS checked where required. Renewal is required in March 2026.

4.3 Financial & Governance

The youth club is now under the Youth and Community Trust managed similar to that of the other Trusts.

4.4 Tuck shop

The youth club has a self-funding tuck shop selling canned or bottled drinks, prepacked sweets etc. All dates are checked regularly.

4.5 Youth club risk assessment

The youth club risk assessment is posted on the council website.

4.6 Youth Council

The Youth Council (following a recent council decision) is now operating within the youth club. The youth are consulted when subjects that affect them come forward.

5. Mount Field (Trust)

5.1 Posts and high fence

The works to replace two posts at the far end of the site have been repaired.

5.2 Car park

The car park has several potholes which are enlarging. When the weather improves a bag of scalpens is to be provided and the potholes filled.

5.3 Signage

New signage is to be put in place with larger NO DOG signs and the bylaws.

5.4 New litter bin

A new litter bin has been provided for the football club by the larger stand.

6. Erw Ddwr

6.1 Tree works at Erw Ddwr

A tree report has been received and various minor works to trees will need to take place at some point.

6.2 Burial records

All burial records are up to date except for those to be entered when the audit office returns the books.

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6.3 Tidying the site

A new 'rubbish this way' signs to be adjusted to point to the new bin provided.

The new bins are working well.

6.4 Grass and hedge cutting

All under control.

7. Section 137 works

7.1 Land by Fish and Chip shop

The flower beds at the above are to be tidied again.

8. Chapel of Rest

8.1 Side gate and post

The gate to the side of the Chapel of Rest needs to be put back in place. Contractor has materials and work will be completed soon.

8.2 Gate to front of Chapel of Rest

The gate to the road needs to be replaced and the fence painting. This is on the maintenance list for action.

8.3 Electric supply

The electricity bills have been high. To monitor this the cooling unit has been turned off. The meter has been checked. Currently we get a series of small bills with the odd larger one between. Overall, within budget.

9. St Mary's Churchyard

9.1 Path

Quotes have been sought for resurfacing the path from the telephone box to the toilets.

It is hoped that the path can be completed alongside the High Street works.

9.2 Lychgate

The cross for the top of the Lychgate has been returned and is in place.

9.3 Sign to well by church entrance

The refurbished sign has been installed to the left of the main church entrance.

9.4 Memorial garden

The benches have arrived and are in place for this scheme.

The sculpture is in store and a stone base secured.

When the weather gets better the remainder of the scheme will be completed.

9.5 Boundary wall – adjacent to the chapel

The retaining wall by the chapel has been inspected and measured. Pictures are also being taken each month. The movement of the wall is not extensive but will need monitoring to see if it is moving at this time.

10. Deri Woods/Goat Field

10.1 General maintenance

The Town Clerk does visit site every two months to meet the FODW volunteers to offer support for the work that they do.

The general maintenance is progressing with the Friends of Deri Woods. They are working to an agreed plan with the Council.

10.2 Grant aid

Working with Powys County Council a grant aid application for works in Deri Woods and The Goat Field is being prepared.

10.3 Storm Darragh and damage

The storm damage to Deri Woods was extensive. The riverside path still needs re-instating and investigations leading to completion of the works needed can be concluded when some large trees are moved in that area.

A grant aid application via TWIG was not successful but another is almost ready to be submitted.

10.4 Car park

The car park has several potholes which are increasing. When the weather improves a bag of scalpens is to be provided and the potholes filled.

11. Area to rear of the Institute and Toilets

11.1 Toilet rolls

New toilet roll installations are working well.

11.2 Damage to toilets

There was some damage to the men's toilets just before Christmas. Damage has been repaired.

11.3 CCTV

The CCTV system is working with 4 out of the 5 camera's producing images. A new recording unit maybe required and is being sourced.

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The CCTV is in a locked cupboard in the Media Room of the Institute.
A record is now being kept showing when the images are viewed, who by, for how long and the reason for the particular viewing.

12. Recreation

12.1 Glenafton Playground

No issues to report. Work to replace the boarding along the path edges on the slide have been completed. The 4 fence posts supporting the fence along the footpath have been replaced. The paths have been swept and the bouncers have been washed down.

13. Tennis Courts

13.1 Pre-season works

A meeting with the tennis club is to be held early in February to agree what works maybe needed before the start of the season.

14. Street scene

14.1 Seating and bin (A483 & Bridge Street)

Instructions to the contractor to complete works have been issued. Work will be completed when the weather allows.

14.2 Street cleaning

Information is still awaited from PCC to enable a report to be placed in front of council regarding the street scene services.

15. Projects

15.1 Tourism display boards

Funding for a new town guide could be available in the next few weeks to enable the booklet to go forward.

15.2 Hybrid scheme

The hybrid scheme including a large screen for the Youth Room in on the back burner until funding is available. This funding maybe available over the next few weeks with no cost to the council.

15.3 Town Notice Board

The council is to consider at its February meeting locations for a town notice board.

16. Planning and development

16.1 Lorry traffic through town

Discussions continue.

16.2 Transmission line Cefn Coch to Frankton (Shrewsbury)

There have been various announcements. A planning application is expected in the coming few months.

16.3 Planning applications

All planning applications which are within or affect the town council area are reported to Council. When planning decisions are published these are also reported to Council.

16.4 Place Making Plan

The Place Making Plan was adopted in May 2026. An update for the public needs to take place in May and annually.

The plans are progressing with full details contained within the place making plan working group.

17. Annual reviews

All council risk assessments and general documents are reviewed by the Town Clerk in February of each year. Any significant changes are noted on the council agenda. A review of the following takes place at the Annual meeting:

- a) Place Making Plan
- b) Planning and Policy Plan
- c) Annual Action Plan
- d) Climate Change Plan
- e) Bio-diversity Plan

18. Publicity

18.1 Website

The website is updated every few days and meets government guidelines.

18.2 Chronicle

The next issue of the Chronicle is mid-February.

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19. Powys County Council

19.2 Leisure Centre

There is a potential meeting with PCC regarding the future of the centre. More news when we know it.

19.3 Yellow Line Review

Powys County Council has confirmed the likelihood of anything happening is low.

19.4 Sustainable Powys

Meeting involving Town and Community Council Clerks and the Chief Executive was held in February 2024. We were told that from 2026 the County Council was moving towards only doing what it has a duty to do. Other services would have to be provided differently and by others or they would be lost.

A meeting was held in October (Welshpool) which both Cllr Stephen Purser and the Clerk attended.

Apart from a presentation on the council finances and stating again what the Chief Executive alluded to there was little to take out of the meeting. Powys is looking to pass over services but is not wishing to identify anything at this time. The other county councils in Wales are a little more advanced.

The council will soon have to consider what it wishes to do alongside PCC. There is another meeting planned in the 'spring' when we will know more.

19.5 Car parks

The approach to PCC for an asset transfer of the car parks has met with silence.

19.6 Banwy Estate Road

The Town Clerk is awaiting answers to enquiries from PCC so that the final documentation can be made available for council to take a final decision.

19.5 Town and Community Council review

The North and Mid Wales Association of Local Councils has been involved in the review and has attended Welsh Government Evidence Committees on the subject. During the next year Welsh Government will be focusing on Code of Conduct and Audits.

20. Town defibrillators

The town defibrillators are checked every week and recorded on the national database.

22. Llanfair Partnership

The next meeting of the partnership is planned to be part of the Place Making Plan consultation.

23. Events

23.1 Christmas Lights

All went well with new lights and indoor event.

The company who damaged the Christmas Lights in Bridge Street has been sent an estimate of cost for this. It appears they are going to pay this rather than involve insurers.

25. Buses

There are improvements for Llanfair Caereinion including an early bus to Welshpool and two later back to Llanfair from Welshpool. These are now running well.

Robert Robinson MBE FRICS FSLCC

Town Clerk January 2026

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COUNCIL PLAN FOR 2024-2025

APPENDIX A

Proposed activity programme 2024-2025	Status
Place Making Plan for Llanfair to be completed (grant aid funded)	In production
Complete and start street cleaning project	Not commenced
Replacement of part of top rail on Mount Field side of Mount Field	Completed
At far end of field post required as leaning and broken off at base	Leaning a little more, needs to be replaced.
New signage at Mount Field	New bylaws with PCC, once approved signage can be completed.
Repair to car park surface at Deri Woods and Mount Field	Ongoing.
Works of repair at Deri Woods and Goat Field to paths, steps and railings to continue	Ongoing
Replace cross on top of Lychgate	Awaiting bracket to allow fixing.
Minor tree works to Erw Ddwr	Tree report gained ready for decision.
Complete town street furniture painting project	Planned for January 2025
Fitness Trail installation	Completed

Progress to seek grant aid to help with tennis court resurfacing	Ongoing.
Complete Book start Day for reception class at Llanfair	Council to consider if they wish to host a book start day
Completion of installation of Tourism Maps	Completed
Continue with progress proposals to take lorries out of the town.	Ongoing
Complete Christmas Lights plan and implement for December 2024	Completed
Banwy Estate Land asset transfer	Further information requested from PCC solicitors, awaited.

Other items completed to date in the current financial year include:

Activity	Status
WI & RBL projects in St Mary's churchyard	Ongoing
Deri Woods works (storm damage)	Ongoing
New benches for Deri Woods	Both new benches delivered to site
St Mary's Church	Cross to be re-instated. Works checked. Cross with Rob to make a bracket for it.
Complete Council Health Check for Audit	Completed
Hybrid meeting VDU equipment	Ongoing
Council health check	Completed

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APPENDIX B

CONSULTATION

NORTH & MID WALES ASSOCIATION OF LOCAL COUNCILS

SUMMARY PAPER

TOWN AND COMMUNITY COUNCIL REVIEW

1. Introduction

The changes to town and community councils have been on the 'cards' for some years. The momentum to progress more quickly is beginning to build.

There are now 5 regions (CCJ's) in place over Wales and the county councils all appear to be in financial crisis.

This paper looks at what might be a way forward to achieving this.

2. Town and Community Council review

The programme for completion by the Association of the paper for Welsh Government is:

January 2025	Identify the views and issues from the members. (issues and ideas) – Completed on 24 th January
February 2025	Consult member councils
March 2025	To complete the document with consultation. (Preparation of a paper). (Discussion by email and meetings).
April 2025	To agree at the main meeting the document For presentation to Welsh Government. (Final document).

3. The issues

The issues with regard to the reduction of Town and Community Councils from around 737 down to around 150 have been identified as follows (I am sure there are more):

Basis

It was recognised that one size does not fit all with towns (urban) being very different from villages (rural). Any plan for the future needs to reflect this.

Size of council

At present town and community councils vary from Barry (pop 50,000) to small rural councils (pop 500).

Precept under £10k	209	
Precept 10-20k	142	Total very small councils 351 (48%)
Precept 20-50k	155	
Precept 50-100k	81	Total mid-size councils 236 (32%)
Precept 100-200k	67	
Precept over 200k	83	Total larger councils 150 (20%)

Wales has a population of 3.2m and has 737 local councils, average population 4,300. If there were 150 town and community councils the average rises to approx. 20,000 population.

Identity

Towns and communities being joined raises the concern of loss of identity. Smaller councils may feel overrun by larger councils and feeling they may lose control of their communities.

Representation

Representation within communities was considered important and should be protected.

Legislation

It was felt that the only way combining councils or clustering councils would work was via legislation – it was recognised that many would not take part if not.

Culture

Many communities have diverse cultures to others and this becomes an issue if councils were combined as opposed to clustered.

Service delivery

The service delivery of more (handed down from County Councils) will give rise to issues of what each community wants. All vastly different in their

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views.

Service delivery of the level envisaged will require larger unit to enable it to happen.

The county councils have already intimated that they are looking to only do those things which they have a duty to.

This will leave many services on the ground to be delivered by others (Town or Community Councils and the community).

Financial

Each council has various levels of reserves and some may not be happy to combine with a council with less funds.

Council tax will rise whatever the outcome as they will even up over the cluster or group.

VAT

The VAT status of councils would change with partial exemption not being an option once the council budget rise to the level expected.

Seats

If councils were to be combined the allocation of seats (of which there are likely to be less) will be an issue depending upon how they are calculated.

Councillors and payments

With larger councils and with the workload it is expected that councillors would need to be paid when a new system arrives. This has a cost implication.

Services and council tax

Councils may have two parts to their council tax. One part for their own area and part for joint services. Some may not wish to pay for a service on a collective basis if they do not receive it.

Town Clerk and staff

The cost of making staff redundant (less Town Clerk's required) – where is it met from?

We are sure you may have more to add.

4. Suggested basis for the next stage

The Executive suggests that we consider three types of local council

a) Larger councils could remain much as they are now
(budgets of over £200k)

b) Medium councils to combine in urban areas
where there is a common interest
(budgets of over £100k)

c) Smaller councils to cluster in more rural areas
with a system to deliver services jointly. (budgets under £100k)

Consultation of members

The Association is asking its member councils for its views on this subject. Any responses need to be with the Association secretary no later than 28th February 2025.

The basic questions for you are:

Question	YES	NO	Don't know
Do you think the suggested way forward is a basis for further work?			
Do you think the issues identified are right?			
Do you think a reduction to 150 councils is the right way forward?			
If not, how many do you think would be right?			

Please do give us your written views so we can fully understand and make sure they are included in the paper going forward.

All views will be included in the consultation document with any report.

FURTHER INFORMATION

You can find more detail within the following (which are made available to you):

- i) Association Executive Meeting minutes January 2025
- ii) Association Quarterly Meeting minutes January 2025
- iii) Copy of the slides used in the presentation to the Association in January 2025

See www.northwalesassociation.org.uk

A copy of the audit Wales report is attached below.

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Exhibit 2: Qualified audit opinions 2022-23

Income/expenditure	Number of councils	Audits completed	Qualified Opinions	Qualified opinions % of completed audits	Full audits completed	Qualified Opinions Full audits	Qualified Opinions % of full audits
Less than £10,000	209	191	104	54%	62	37	60%
£10,001 - £20,000	142	125	72	58%	37	23	62%
£20,001 - £50,000	155	146	58	40%	48	21	44%
£50,001 - £100,000	81	77	35	45%	26	16	62%
£100,001 - £200,000	67	63	36	57%	19	15	79%
More than £200,000	83	79	32	41%	24	13	54%
Total	737	681	337	49%	216	125	58%

Source: Audit Wales analysis of 2022-23 audit outcomes. These include councils where the audit work has been completed but are to be reviewed prior to certification. The proposed draft opinions are subject to review before issue to councils.