

Tyisha is changing

Testing the Market



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Cyngor Sir Gâr
Carmarthenshire
County Council



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Foreword

As part of a wider re-development scheme for the whole of Llanelli, Carmarthenshire County Council is committed to regenerating the Tyisha ward.

This will be done on a number of different levels including the demolition of outdated apartment blocks and the building of brand new properties. These mixed tenure developments will provide opportunities for first time buyers, families and those needing social housing. We will also strive to improve the visual amenities in the area by providing more green spaces, a social and economic hub at the heart of the community and an array of exciting environmental improvements.

Side by side with these physical improvements we will also intensify the delivery of our family support services, skills development provision and outreach work so that we can work with the local community in Tyisha to meet their needs and aspirations.

We are now inviting declarations of interest from partners to work with the Council to carry out the physical improvements outlined in this brochure. This is an exciting opportunity to be at the forefront of transformational change in an area that is in need of social and economic investment.

The political will is to be bold and radical in our thinking and to grasp the opportunity to make lasting change. It is imperative that we take the community and all interested parties with us on this journey which will consequently improve the long-term prospects and life chances of so many people living in the ward. They told us in a consultation carried out, that they wanted better housing provision, more job opportunities, a cleaner environment and a safer place to live. We are now ready to deliver on these ambitions.

*This is a once in a generation opportunity to make a difference –
let's make it happen and let's make it a success!*

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Jake Morgan

Director of Community Services,
Carmarthenshire County Council



Cllr Linda Evans

Executive Board Member
for Housing and chair of
the Tyisha Steering Group



Cllr Ann Davies

Executive Board Member
for Communities and
vice-chair of the Tyisha
Steering Group

Llanelli is changing

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We are committed to the development of Llanelli as a great place to live and work. The regeneration of Tyisha is central to this.

Llanelli has a proud past and a vibrant future. Set in the beautiful natural environment of the Burry Estuary and with unrivalled views of the Gower, Llanelli's heritage ranges from the centre of the steel and tin plate works, historic buildings and museums to the world-famous Scarlets rugby club. Llanelli's new identity will build on and enhance its illustrious past.

This includes the re-invention of the town centre to the dynamic Pentre Awel village on the coast, as well as promoting its cultural and sporting heritage such as Parc Howard and Parc Y Scarlets.

This commitment is demonstrated by the multi million pound investment in the Town Centre resulting in a new cinema complex, state of the art theatre and new shopping and residential opportunities. All of this while protecting a proud industrial heritage with quality refurbishment projects such as Buckleys Brewery.

Just over a mile away to the south, £200m is expected to be spent on the Pentre Awel village. Set in an outstanding natural environment, this exciting development includes new leisure, care, residential and educational facilities.

We've also submitted an application under the UK Government Community Renewal Fund to develop future project proposals. These will include; improvements to the Llanelli Good's Shed, placemaking at Pentre Awel, Tyisha and Llanelli Town Centre which will encompass a range of realm improvements, cycling pedestrian infrastructure, environmental enhancements and improvements around accessibility for Llanelli train station. All of these will create a sense of place, regenerate historic buildings and strengthen accessibility and connectivity between the Town Centre, Pentre Awel, coastal path and Tyisha.



Discovery Centre, MCP



Eastgate Development

These extensive developments are central to delivering Llanelli's future. The area is well served by strategic road and rail links. Llanelli railway station and the coastal link road serve the area at the southern end of the development site. The railway station is identified for investment in the current Transport for Wales plans for 2023. The link road provides access to the M4 via the A4138 or the A484.

The historic station and nearby goods yard have already attracted significant investment to protect the area's heritage for the future. A brand new state of the art primary school has recently opened. Building on this, we are committed to working closely with the community and local businesses to improve both Station Road and the surrounding residential streets. This is a key part of our strategy to secure a vibrant future for the town.

Tyisha is front and central in our plans



Parc Y Scarlets



Millennium Coastal Park

The Vision for Tyisha

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We are not shying away from the problems and challenges the area faces. Tyisha has a strong community that has suffered more than most from post-industrial decline. The area has social, economic and physical infrastructure challenges that we are committed to addressing.

The Tyisha electoral division has a population of just over 4,000 people housed in an area of 0.63 km². This represents a density of 6,586 per square kilometer, the highest population density in Carmarthenshire. The largest section of the community by age is those between 45-64. Overall, 34% of the 16-74 community have no qualifications and 27% have a limiting long-term illness.

In terms of the housing stock, 63% is terraced housing, while 25% are flats. Just over 37% of the community rent their home.

The average household income is £17,981, which is the lowest in Carmarthenshire and 42% below the county average. Unemployment is twice the rate elsewhere in the County.

Tyisha 2 (the area around Ann Street) is the most deprived area in the County and 55th overall in Wales (out of 1909 lower super output areas).

The main redevelopment sites (4 Ty's and Clos St Paul) total around 15 acres, but more land could be available on adjacent sites if it furthers the strategic objectives of the programme and maximises the value of the redevelopment.

In the summer of 2018, we initiated a Planning for Real exercise where we canvassed the views of local residents and businesses to identify the key issues facing Tyisha and suggestions for improvement. Our actions had to be grounded in how the community felt about their area and what they wanted to see happen.

We pledged to do this together.

The community told us that they wanted action on the following:

- Community safety
- The environment
- Leisure and recreation
- Housing
- Traffic and transport
- Community facilities
- Health and well-being
- Work, training, skills and education



Based on what we were told, action was needed on a range of social, environmental and physical issues.

This directly informed the vision which commits us to...

“

Deliver new housing of a different tenure, new mixed-use developments, more community facilities and improved environmental conditions. This in turn will support the improvement of the social and economic profile of the area and provide opportunities for education, training and employment

”

In other words, we want to make Tyisha a better place to live and work.

We have listened and we are committed to act on what we have been told. Work is well underway, through the Community Steering Group (a multi-agency collaboration), to enhance the partnership between the Council, the Community and other key stakeholders. The aim is to deliver first class local services together as well as to oversee the delivery of new homes set in a better, cleaner, and greener environment.



We have made a start by working together to:

- Tackle drug taking and dealing with anti-social behaviour and crime.
- Improve the environment, including addressing the issues of traffic, parking, litter and fly-tipping.
- Improve management and standards of private rented accommodation and tackling empty and derelict property.
- Create more community facilities and opportunities for education, training and employment.

The Tyisha community has faced some serious problems. These require some substantial solutions. While the new homes and attractive environments are central to our plans, this project is inevitably about the residents. We are keen to ensure we deliver the infrastructure to support the sustainability of the area – including facilities to support community cohesion, training, jobs and educational opportunities.

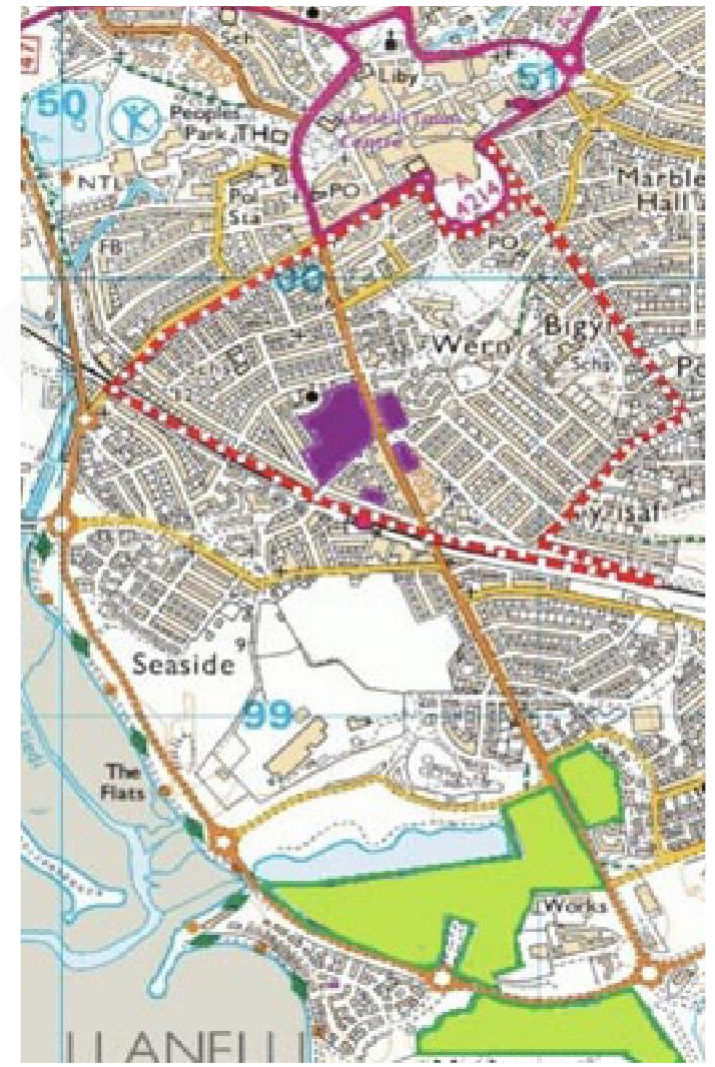
All of this is required to address the levels of poverty and social deprivation in the area. However, this should not belie the fact that there are some tremendous opportunities to work with a proud and resilient community to ensure the future is bright. We are united in our determination to make Tyisha a better place to live and work.

Where we are

While partners are working closely together, and with the community, delivering better local services, there is no doubt that the housing stock and surrounding environment requires substantial investment and remodeling.

The immediate issues include:

- A tenure imbalance. There is a significant amount of private and social rented property. This has led to a more transient community with fewer permanent residents.
- A high density of small homes with insufficient green and communal space resulting in few opportunities for the community to interact and enjoy quality common areas.
- Older, energy inefficient, housing stock
- Low property values
- Low demand social housing that is past its best
- Little mixed-use space and commercial space
- Limited community facilities to support the wider economic regeneration of the area.



Better housing in a better environment

We want to support a more permanent community which will support a reduction in crime and address the drug and alcohol issues. We think this can be achieved by addressing existing social housing sites which are in low demand. The introduction of owner occupation and low-cost ownership at key sites will help deliver more permanent residents with a long-term stake in the area.

This needs to be addressed through a programme of demolition and rebuild. Not only will this deliver good quality, modern, energy efficient homes but also rebalance tenure in the area. We also want to address the physical density by promoting good design principles based around green communal space.

Our ambitious plans to regenerate the area include the delivery of new homes and improving the built environment. We want to support the delivery of new mixed tenure housing (around 120 homes) and are seeking to form a redevelopment partnership to help design and build a new Tyisha. To support this, we are committed to providing financial and non-financial support to meet our aims. This could include strategic acquisition and disposal of properties and potential grant funding such as Social Housing Grant.

Our focus involves re-developing the area around the train station and existing social housing sites along Station Road.

We are now looking to gauge the appetite of the residential development market to deliver our ambitions. This is a market testing exercise where we are seeking potential partners to help us deliver our ambitious plans to regenerate the Tyisha area, creating new mixed tenure housing and improvements to the urban and built environment.



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Station Road

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Regenerating Tyisha

The site is made up of Council owned land spanning through Station Road and branching onto the adjacent road, Great Western Terrace.

We are seeking your views on how we:

- Develop and deliver a mix of house types and tenures such as affordable housing (shared ownership) and social housing consisting of mainly 2 and 3 bedroom homes. This will need to be balanced taking into consideration the demographic profile of the area.
- Build on our vision we want to create a better place to live by improving the general environment through landscaping, green space and tree planting.

It is envisaged current properties will be demolished, and the land will be cleared by us before new development commences. The illustration gives some idea what it could look like, but we would like a partner to develop their own ideas. Other sites could be acquired and form part of the project.

Our view is we would develop a more equal tenure split between owner occupation, market rent/low-cost home ownership, and social rent.

In terms of size of homes, we suggest:

- 50% 2 bedroom;
- 30% 3 bedroom;
- 20% 1 bedroom and 4 bedroom;



A partner would need to apply the current available housing need information to balance the housing need for the area and financial viability of the overall scheme.

A further substantial opportunity also rests in the old Copperworks school site. While the school has been recently replaced with a £15m investment at the new site of Ysgol Pen Rhos, the redundant building represents a rich and passionate past. It was the first primary school in Llanelli and also the site of the first Welsh medium school in the area. Plans will need to be bought which fully respect the past while maximising the site's value for the future. Alongside the investment to improve the train station (on the Fishguard to London main line) and redevelop the grade one listed goods yard (for community led use), this represents a tremendous opportunity to help reshape the area.

We are also working closely with the Town Council and others to improve local transport links and the traffic flow. This is central to our plans to ensure the connectivity of Tyisha.

Tyisha going forward will not only be about the physical redevelopment opportunities. The impact of any development must focus on what it delivers in terms of the well-being of future generations. This includes sustainable community facilities to support children and families, skills and training opportunities, educational programmes and well paid jobs.

The planning for real exercise identified the need for additional community facilities. This includes delivering local services to support the most vulnerable and will help in securing the future of the area. These include early years, family, youth, and employment support. Discussions will be ongoing in terms of primary care health support as there is no GP presence in the area.



Ysgol Pen-Rhos



Ysgol Pen-Rhos

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A design concept – an exciting potential

The Community have indicated that a potential solution may involve a “boulevard” from the railway station into the town with new housing, green space and tree planting lining the route. We have done some thinking on what the area could look like. This is not set in stone as we would expect a development partner to bring forward their own design principles and concepts. However, whatever is delivered would require the ascendance of the local community. This must focus on a clean and green environment with high quality communal interactive areas and a modern street feel.



Station Link



Next steps

I would like to take the opportunity to thank you for your interest in Tyisha.

We plan to deliver a comprehensive re-development of the Tyisha ward, building on the strengths of the community and transforming the housing opportunities and environment across the ward which will later link in with the Pentre Awel development and transformation of Llanelli Railway Station. This will transform the area and help it to become a vibrant place to live and work.

We are looking to test the market appetite and the deliverability of the programme included within this statement. We will invite organisations who are innovative and have a proven track record in delivery for further discussions on what added value they feel they can bring to this transformational development. This market testing will inform the Council's decision on the most appropriate and effective way to deliver the project with a partner.

I would like to hear from you how we can work most effectively together to deliver the best possible re-development. What's important is ensuring that we efficiently deliver the comprehensive re-development needed to ensure that Tyisha fulfils the enormous potential it has to be a thriving and prosperous community. We look forward hearing your views about this exciting and unique development.



We positively welcome your views

We would really like to know your views on the willingness and appetite of the residential property market to deliver this exciting redevelopment. If you would like to share your views and ideas, please complete the form and return to us.

You should carefully consider the supporting information before completing the response form. Whilst we have not included a word limit, please keep your responses as succinct and relevant to the project as possible. Marketing and supporting material should be uploaded as separate documents.

We reserve the right to enter discussion with interested parties in respect of their responses. If you are interested in participating in such discussion, please indicate your interest when submitting your response. It is anticipated that such discussion will take place via informal meetings.

The information you provide will be used and retained by us and will assist us to inform and shape the project. Consolidated contributions from this exercise may be published in a non-attributable form as part of further market consultation. Your response should specifically identify areas of proprietary or commercially sensitive information that you do not wish to be disclosed. The Council may ask respondents to clarify their submissions. Please direct any queries to **Jonathan Morgan**

Please submit all responses on email:

Tyisha@carmarthenshire.gov.uk

carmarthenshire.gov.wales/tyisha

There are no tender documents available; submissions received will not be scored and will not form part of any evaluation process. Please note that this is not a call for tenders or a pre-qualification exercise. This early market engagement exercise will not be used for the purposes of short-listing at any later stage and non-participation will not restrict access to any future selection process. We reserve the final right to follow what we consider to be the most appropriate approach to market the project and will not meet any costs incurred by any party in responding to this early market engagement exercise.

Having considered all representations we reserve the right to package the requirement in such a way that we believe offers the most cost effective, sustainable solution.

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Key questions to consider

1. What appetite do you have to deliver this project?
2. Do you perceive there are any barriers or risks to delivering the project?
3. What solutions or different approaches would you suggest to addressing these barriers and to manage these risks?
4. What funding structure and sources would you envisage to deliver the project in order to minimise the call on the public purse?
5. What funding expertise and funding sources can you contribute to the project? Can you describe the factors that influence the confidence that the financing options you have identified are viable and sustainable for this type of project?
6. What could we do to support the delivery of the project?
7. What long-term impact do you believe any future partnership should be aiming to deliver?
8. We welcome any comment on the proposals or alternative proposals as part of the market testing exercise. We are particularly interested for your view on the attractiveness of this project to the market and how it can be improved.



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