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Jo Lane

From: Marj Cooper [REDACTED]
Sent: 15 September 2025 15:44
To: Jo Lane
Cc: Marj Cooper
Subject: Re Flintshire Housing Strategy. Consultation on draft updated Housing Strategy 2025 - 2030 "The right type of home in the right location for the right people" now open on Flintshire County Council website. Comments/Feedback by Monday 1.10.25 please

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I am pleased to advise you that the consultation on the draft updated Flintshire Housing Strategy 2025 – 2030 "The right type of home in the right location for the right people" is now open and available on the Flintshire County Council (FCC) website for comments and feedback until Monday 1st October 2025.

I would be pleased to receive any feedback, comments, and suggestions that you may have in relation to the draft strategy.

You can respond to the consultation via the FCC website, links below.

I am also happy to email you a copy of the questionnaire and for you to email me direct or to discuss over the phone, if preferred, please ring me on 07920 821420.

I would also like to offer the opportunity to as many people and organisations as possible to provide feedback/comments on the updated draft Housing strategy therefore please feel free to share the links to the consultation on the FCC website as below.

English -> <https://www.flintshire.gov.uk/DraftHousingStrategy2030>

Welsh -> <https://www.siryffflint.gov.uk/StrategaethDdrafftTai2030>

As you would expect, feedback and comments provided will be carefully considered and will help inform the Strategy so as to enable the final Strategy to be approved and published by the Council.

Thank you very much, I look forward to receiving your feedback and comments.

Kind regards

Marj Cooper
Rheolwr Strategaetg Tai | Housing Strategy Manager
Tai a Chymunedau | Housing and Communities
Cyngor Sir y Fflint | Flintshire County Council

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Ebost | Email | [REDACTED]

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Cofnodi a thracio eich ymholiadau i'r Cyngor drwy 'Fy Nghyfrif' - ymwelwch â www.sirffflint.gov.uk/fy-nghyfrif am ragor o wybodaeth neu os hoffech chi gofrestru.

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg a byddwn yn ymateb i ohebiaeth yn yr un iaith. Ni fydd y defnydd o'r naill iaith yn arwain at oedi.

Mae'r e-bost hwn, gan gynnwys unrhyw atodiadau, yn breifat a chyfrinachol ac ni ddylid ei rannu heb ganiatâd yr anfonwr. Os derbynioch chi'r e-bost hwn ar gam, rhowch wybod i'r anfonwr a dileu'r e-bost.

Os cyflwynir unrhyw farn, cyngor, casgliadau ac unrhyw wybodaeth arall yn y neges hon nad oes a wnelo â busnes swyddogol Cyngor Sir y Fflint, deallir nad ydynt wedi'u rhoi na'u cymeradwyo ganddo nac ar ei ran, ac felly ni fydd Cyngor Sir y Fflint yn derbyn unrhyw gyfrifoldeb o gwbl amdanynt.

We welcome correspondence in Welsh and English and you will receive a response in the same language. Use of either language will not lead to a delay.

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B.

MOLD TOWN COUNCIL ADDENDUM TO MINUTES

CURRENT ACTION LIST – July 2025

2023-2024

MINUTE NO.	DATE	ITEM	ACTION TAKEN	RESULT (IF ANY)	SIGN OFF DATE
150. (ii)	November 2023	Letter from Ysceiflog Community Council	Cllr Carberry to send a response to the letter. Clerk to contact Flintshire County Council requesting update with regards to 'Active Travel'	Email sent to active.travel@flintshire.gov.uk 08.07.24 Follow up email sent 17.10.24	Completed Ongoing
	October 2024				
202.	February 2024	Creation of rota for monthly reconciliation	To create a rota for Councillors to undertake monthly reconciliation with Town Clerk	To be arranged after financial year end.	Ongoing.

2024-2025

MINUTE NO.	DATE	ITEM	ACTION TAKEN	RESULT (IF ANY)	SIGN OFF DATE
223.	November 2024	Preparations for the coming winter	Request the salt bin by Morrison to be moved to the top of Milford Street outside the Bryn Griffiths Club	Currently seeking contractor. Salt Bin has gone missing – reported to the police.	Completed
145.	January 2025	Draft Events Calendar 2025	Events and Community Engagement Officer to send an email to Members to ask for volunteers to have a small working group to review the Medieval Day and to look at alternatives during inclement weather	Jane tasked with action. Meeting to be arranged for early 2026.	Ongoing
149.	January 2025	Artwork in Mold Town Centre	CDR Committee to discuss the possible maintenance and ownership of the artwork in Mold Town Centre.	Item discussed at CDR Meeting. List of artworks in Mold currently being compiled.	Completed

MINUTE NO.	DATE	ITEM	ACTION TAKEN	RESULT (IF ANY)	SIGN OFF DATE
153.	January 2025	Salt Bin for Hafn Deg	Town Clerk to put Cllr Collett as contact to FCC for the exact location of the salt bin for Hafn Deg	Email sent to FCC cc'ing Cllr Geoff Collett 05.02.2025 Emailed Cllr Collett to confirm if Salt Bin has been placed. 08.07.25 – Emailed FCC for update.	Ongoing
168.	February 2025	Request from Cllr Teresa Carberry	Once office move completed, Officer time to collate all organisations within Mold working to alleviate food poverty	Allocated to Emma.	Ongoing
213 (i).	April 2025	Correspondence	Town Clerk to find out the exchange rate and bank fees for the 2000 Japanese Yen annual membership fee for Mayors for Peace	Funds have been exchanged on the Town Councils Equals Card – 2,000 Yen available.	
217.	April 2025	Smart Water Kit Initiative	Purchase from Earmarked Reserves code 319 - Town projects/ Maintenance 200 kits at £2,000.	Payment just needs to be made. 13.05.25 - Emailed PCSO Davis for details on how to purchase kits. Email sent confirming purchase of 100 kits. 08.07.25 – emailed requesting invoice again. 10.07.25 – invoice paid awaiting delivery.	Completed
217.	April 2025	Smart Water Kit Initiative	Invite the PCSO to the MTC office to do the distribution of the kits. Request £5 for each kit, noting to residents the full price would be £59.50. Offer on a first come first served basis	Once kits are ordered and delivery date is known. A meeting will be arranged with PCSO Davis. 17.07.25 – Received a draft letter from PCSO Davies which will accompany the kits. Responsibility for organising has been delegated to Emma Lyth.	Ongoing
219.	April 2025	Primary School Parking Project	Town Clerk to add a budget code for the Youth Council from Earmarked Reserves 328 Alternative Delivery Mod of £2,000 without delegated rights to spend	Event scheduled for 2 nd October – 10am to 12noon to distribute.	

MINUTE NO.	2025-2026 DATE	ITEM	ACTION TAKEN	RESULT (IF ANY)	SIGN OFF DATE
51 (b).	July 2025	Correspondence	Town Clerk to provide our contact details to the North Wales Corporate Joint Committee as a consultee for Strategic Development Plan Consultation		Completed 07.08.25
51 (c).	July 2025	Correspondence	Town Clerk to check/confirm: if the quotation from Easy Rider Swings for the Dragon Play & Sports, Parkfields, Mold Swings is for 4 flat seats or 2 flat seats with 2 booster seats; how remaining grant is being spent; any plans for something for smaller children	Email sent to Richard Roberts 06.08.25, awaiting on a response.	Completed
51 (d).	July 2025	Correspondence	Town Clerk to submit Town Council Members' views of rejuvenating the Love Lane Car Boot Sale, Mold to Flintshire County Council.		Completed 07.08.25
53 (i).	July 2025	Officer Reports	Town Clerk to invite Rick Lee of The Gathering to the September/October Mold Town Council meeting	Invited to November Meeting	
53 (ii).	July 2025	Officer Reports	Town Clerk to take the Mayors for Peace Children's Art Competition 2025 information to local schools	09.09.25 agreed by Y&C Committee to complete as part of Primary School Youth Council Meeting in October.	Ongoing
53 (ii).	July 2025	Officer Reports	Town Clerk to invite a representative from Daniel Owen Precinct – Green Infrastructure Project team to the October Mold Town Council meeting to present the designs	Invited to September Meeting	Completed
54.	July 2025	Closure of Bus Station Public Toilets	Town Clerk to assist MTC Councillors to set up a working group with regards to public facilities in Mold	Email with potential dates sent – 07.08.25	Completed
55.	July 2025	Daniel Owen Centre Financial Support and Toilets	Support Officer to review 2012 MTC meeting minutes for references to MTC contribution to funding of the Daniel Owen Centre toilets. To be completed for Town Clerk for September 2025 MTC meeting		Completed

MINUTE NO.	2025-2026 DATE	ITEM	ACTION TAKEN	RESULT (IF ANY)	SIGN OFF DATE
55.	July 2025	Daniel Owen Centre Financial Support and Toilets	Town Clerk to add this item to the September 2025 MTC meeting Agenda for further discussion		Completed
56.	July 2025	Christmas Lights Infrastructure for 2025/26	Town Clerk to move forward with the approved works and to use the estimated cost of £6,090 from Earmarked Reserves		Completed
58.	July 2025	Request for Enforcement Update – Dog Ban in the Gardens – Cllr Haydn Jones	Town Clerk to formally write to the relevant department within FCC to request a report from the Enforcement Officer on visits conducted to the Gardens, including any action or observations made.	Email sent 04.09.25	Completed
59.	July 2025	Financial and Governance Toolkit Working Group	Town Clerk to arrange a dedicated day be scheduled for Councillors and members of staff to come together and begin the process of developing a comprehensive Business Plan for Mold Town Council	Facilitator has been approached.	
59.	July 2025	Financial and Governance Toolkit Working Group	Town Clerk to proceed to tender for the design and development of a new modern website for Mold Town Council that meets all current legal and legislative requirements for local government transparency and accessibility	Website Brief drafted and added to September's Agenda for agreement.	
57	July 2025	Christmas Tree Proposals	Support Officer to proceed with the proposal from Northwiche Town Council for 25' tree. Also to ensure that the tree will fit into the socket in the ground	Site visit took place on 4 th Sep with Chris from Northwiche Town Council and Andy Lightfoot – Chris has sent a quotation to install a tree pit which has the capacity to take up to a 30ft tree. Andy has the specs awaiting on quote	Ongoing



Officer Update Report – September 2025

Item 9i

Report from the Events and Community Engagement Officer

Olive Tree business has been sold subject to contract

Farahbluck a community art centre and café has opened on the upper High Street (former Ynez Tattoo)

Vape & Go – vapes, drinks and snack shop opening on Chester Street (was previously a barbers for short period)

The Cottage Nursing Home has closed

Bodycare has announced closure of number of sites but Mold has not been included in the list. There are closing down signs in the windows but up to date of report (9th Sept) staff are unaware of the position of the store and have not been told if the store is in fact closing.

Poundland has announced closure of number of sites but Mold has not been included in the list, although there are for lease signs on the building, the agent has confirmed these are for speculative purposes only.

Nat West is closing 21st October

Vaughan Davies closes at the end of September, at the moment there is no buyer for the building or business

WH Smith has rebranded to TG Jones - following a £76 million sale of the high street chain to investment company Modella Capital, which also owns Hobbycraft.

Daniel Owen Precinct

Unit 5 – the Healthy Option has taken over the former Happy Spud unit has been taken over by the Kiosk and will be serving jacket potatoes and rice bowls with further menu to be introduced.

Oxfam shop closed at the end of August

Indoor Market:

Bloom Beauty (hair extensions) has opened

The Mad Moo / Black Bull deli will be opening in the front unit (moved from CJ Butchers)

Antiques stall as closed

Currently 4 empty units

MTC Forth Coming MTC Events

Artisan Market 28th September, this month we over 40 stalls outside on the square and inside the DOC. Also the Rock Choir on stage, Mold Basketball club offering demonstrations and shoot out competition and a number of classic cars attending. October will be the last market of the year, when we will break for

Winter and restart in March 2026. Rick Lee & Jon Thomas will be invited to attend Novembers meeting to provide an update on the market to date.

Historic Walks – 3 walks held each month during the Artisan Market, in October there will be additional two walks on the subject of Daniel Owen in conjunction with the GDOF.

Remembrance Parade –Last years Parade Marshal has informed me he has moved away from the area, therefore I am in the process of looking for a Parade Marshal to lead the parade and take the service at the war memorial.

Update on Vacant Units and Business for Sale

Marketed By	Address of Unit	Tenant	Sale/ Rent	Status	Additional Information
St Davids Commercial	The Cross	Vaughan Davies	For Sale	Business still trading	Leasehold and Freehold considered
Legat Owen	New Street	Eddy's Barbers	For Sale	Available	Retail unit and upstairs flat
Legat Owen	No 26 Daniel Owen Precinct	P&L Homeworks	To Let	Available	P&L will remain trading until new tenant agreed
Unknown	Chester Street	Empty	Unknown	Unknown, no to let or for sale sign	Unit empty / former Hallows Solicitors
Reid & Roberts	Wrexham Street	Hawkeye Entertainment	For Sale	Business still trading	Business only for sale (not building)
Reid & Roberts	Daniel Owen Precinct	Tasters Delicatessen	For Sale	Business still trading	Business only for sale (not building)
Forge Property Consultants Ltd	51 High Street	Former Tails a Waggin	Sale	The ground floor shop unit is empty	Current tenants above shop: Sbarkles dog grooming and Accountant firm
Mason Owen	New Street	Empty	To Let	First floor offices above Iceland	Former Newcis
Mason Owen	Chester Street	Empty	To Let		Former Molyneux Estate Agents
J Bradburne Price & Co	Wrexham Road	Former Morris Garage	For Sale	Available	For redevelopment land

Town & Country	Kings Street	Currently former car park	For Sale	Available	Land outside the cattle auction
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Town Clerk's September Report

Missing Salt Bin

The salt bin reported missing at the last Town Council meeting has now been located outside Mold Library. Cemetery staff have agreed to empty, clean, and relocate the bin during the quieter autumn/winter period. Until then, the salt bin will remain in its current position outside Mold Library.

Electricity Billing – EON

Since switching our electricity supply from Ruby to EON, with support from TUS, the Town Council had not received any invoices or had direct debit payments taken, despite submitting meter readings. EON advised that billing could not be issued due to a second MPAN (Meter Point Administration Number) incorrectly associated with our address.

Our broker at TUS, Dan, confirmed that:

- The building has only one physical electricity meter.
- The second MPAN is registered to a business in London and linked to Total Energies.

Dan pursued the matter as a priority, and the issue has now been resolved. Billing has commenced, and we are up to date with payments, with invoices now being sent on a monthly basis.

Cemetery – Drainage Issue - Update

At the last meeting, it was reported that there was a leak in the sewage pipe connected to the external toilet at the cemetery. The issue was reported to our insurance provider, who advised that if the cause was linked to wear and tear, the repair would not be covered. They recommended obtaining an expert inspection and report.

The Lanes Group completed a CCTV pushrod inspection at a cost of £195 + VAT, identifying a hole and a crack in the pipe (report attached). This was submitted to the insurer, who requested a quotation for the repair.

Update: The drainage issue has now been rectified. The cost of repair was £3,482.40. Initially, the insurance company advised this was not covered, but following further discussions, they agreed to cover the costs, excluding the £250 excess and VAT. The insurance company paid £2,652.00 directly into the Mold Town Council bank account.

Mayor's Consort Chain – Discolouration

At the last meeting, the Mayor, Councillor Paul Beacher, raised a concern regarding significant discolouration of the recently purchased Mayor's Consort Chain, despite only being in use for 3–4 months. The chain had not been excessively used and was kept in its protective pouch.

Crest Regalia requested the return of the pendant and chain. A replacement chain has now been issued, with the existing pendant reattached. The original chain has been sent to the manufacturer for further investigation into the cause of the discolouration. Crest Regalia have confirmed that the chain carries a 10-year warranty.

Roofings Works at Daniel Owen Precinct (Town Council Offices)

The roofing works at the Daniel Owen Precinct have now been completed. Any damage caused to the office during the works has been fully rectified.

Daniel Owen Precinct – Green Infrastructure Project

I attended a meeting with Flintshire County Council Regeneration Team, Harrisons Designs, and the owners of the Daniel Owen Precinct to discuss the Green Infrastructure Project on the 17th September.

It was agreed that the redevelopment work will focus on the area between the New Street pathway (by Domino's) and the indoor market. The key elements will include:

- Upgrading bins, with a reduction in overall number.
- Installing new benches.
- Introducing plant boxes with shrubs rather than bedding plants to reduce maintenance.

Key points raised:

- Responsibility for ongoing maintenance is still to be agreed.
- Maintenance costs cannot be estimated until a design is finalised.

Recommendations made by the Town Clerk:

1. Establish the current cost to FCC of maintaining the area (bin emptying, bench upkeep).
2. Reduce the number of bins and ensure designs have covered tops to minimise litter.
3. Use composite benches in the new design to reduce long-term maintenance.
4. Explore the use of Smart Towns technology in plant pots/bins to provide automatic notifications when attention is required, ensuring maintenance is carried out only as needed and reducing costs.

Once current maintenance costs are confirmed, these can be compared with the estimated costs of the proposed redevelopment.

Ambrose Centre Flats – Asylum Seeker Accommodation

Following concerns and rumours regarding the potential housing of asylum seekers at the Ambrose Centre flats, I have taken all reasonable steps to obtain accurate information. I wrote to Flintshire County Council, Becky Gittins MP, the Home Office, and Clearsprings in order to clarify the situation. Responses have been received from FCC, Becky Gittins MP, and the Home Office, while no response has been received from Clearsprings.

Flintshire County Council has confirmed that the decision to use the flats is entirely the responsibility of the Home Office and is not a Council project. No Councillors were consulted, and no vote took place. The property is being used by the Home Office through Clearsprings, not the Council. To their knowledge, no one has moved in yet. FCC emphasised that any questions or complaints must be directed to the Home Office, Clearsprings, or the building's owner, as they are the only parties with authority over the matter. Accusations against Councillors are unfounded, and the statement was issued to ensure the public has correct information.

Becky Gittins MP confirmed that planning permission for the Ambrose Centre allows for nine flats accommodating up to 35 individuals. She stated that currently, no families have moved in and that her office has not been contacted directly by the Home Office regarding the flats.

The Home Office, in its response from Mr B. Foley of the Direct Communications Unit, reiterated that it has a legal obligation to provide appropriate support to asylum seekers, which usually includes accommodation. For safety and security reasons, the Home Office does not disclose details about specific accommodation sites that may or may not be used. The Government has committed to reducing the use of hotels for asylum accommodation, closing existing asylum hotels, and returning control to local communities. The Home Office also works in collaboration with local authorities to ensure that accommodation sites are successfully managed and that any impact on local services is minimised.

In summary, I have actively sought clarification from all relevant authorities. The Ambrose Centre flats remain under the control of the Home Office via Clearsprings, with no involvement from FCC or local Councillors. No residents have moved in at this stage, Clearsprings has not responded to enquiries and the Home Office has confirmed that specific site details are not publicly disclosed.

Unauthorised Access

On Tuesday 16th September, I received a call from the Cemetery Assistant reporting that four caravans and two transit vans had gained access to the Town Council-owned land adjacent to the Cemetery (designated for future extension). Police were in attendance at the site.

By the time I arrived at the Cemetery, the vehicles had left the land. It was noted that the gate to the area did not have a lock, allowing access. The Streetscene Coordinator was contacted immediately and arranged for a chain and lock to be fitted to secure the gate.

Thanks are extended to the Cemetery Assistant for their vigilance and quick response in reporting the matter.

Bailey Hill Flat – Damp Issue

The tenant of the Bailey Hill Flat has reported damp patches in the living room, approximately halfway up the wall. I met onsite with the original contractors to survey the issue.

The contractors advised that while it can be difficult to pinpoint the exact source, based on the site inspection and original plans it appears that a crack in the rendering on the chimney stack is allowing water to penetrate the roof. This water is travelling down the wall and being absorbed into the dabs securing the plasterboard to the external wall.

The contractors are preparing a quotation for remedial works. Two further quotes will also be sought before the matter is brought to Members for consideration.

Annual Report 2024-25

Staff are currently preparing the Annual Report for 2024–25. Apologies for the delay; the report will be ready for discussion at the October Town Council Meeting.

FILCA Qualification

At a previous Personnel Committee, it was agreed that I could undertake the FILCA Qualification provided by SLCC, with the cost covered by the Council, when workload allowed. I have recently completed and passed the qualification.

Transfer of Assets Webinar – 1st October 2025

REQUEST: I am seeking approval to attend the upcoming Transfer of Assets webinar provided by SLCC, which provides an overview of transferring assets and devolving services to town, parish, and community councils. The session will cover the essential steps, key considerations, and best practices for successful transitions, including:

- Voluntary transfers
- Transfers as a result of a Governance Review
- Automatic transfers
- Actions that a local council should take
- Actions that a local council should carefully consider before taking
- Understanding the consequences of action or inaction
- Methods of transfer

The webinar will also provide the opportunity for discussion and support with specific queries. It is scheduled to take place on 1st October at a cost of £30 + VAT.