

MAESTEG TOWN COUNCIL

Minutes of a **PROPERTY, H&S COMMITTEE MEETING** held remotely via Microsoft Teams and at the Council Meeting Room, Council Offices, Talbot Street, Maesteg, on **Thursday, 9th September 2021.**

PRESENT:

COUNCILLORS: **CLLR R PENHALE-THOMAS (CHAIR)**
P Jenkins, R Martin, G Thomas and I Williams

DECLARATION OF INTEREST: None

185. TO RECEIVE AN UPDATE ON THE HIRE OF A UNIT AT HEOL Tŷ GWYN

The Chair advised members that the unit on Heol Tŷ Gwyn is still in discussion with BCBC.

It was **recommended** that the Chair contact BCBC again regarding the unit.

186. TO REVIEW THE LLYNFI ROAD CAR PARK TOILET CONTRACT

Members were provided with a copy of the Llynfi Road Car Park toilet contract. Members deliberated and **agreed** that MTC need to write to JC Decaux for the costs involved in terminating the contract before making the decision to give 12 months' notice.

Additionally, members deliberated the need to also investigate the possibility of providing an alternative public toilet within the town centre.

187. TO RECEIVE AN UPDATE ON THE BUILDING WORKS

The Clerk advised members that following full council an email had been sent to the Architect querying a number of issues including:

- 1) Unsafe scaffolding whereby A member has complained that the scaffolding placed by the Stone Mason is not very safe and has advised:
it does not look to be the highest standard of safety with open edge and un secured poles. Not a good example for the council to set.

RESPONSE: Stonemason has advised - I have visited site today (09/09/2021) and carried out a scaffold inspection and can assure you that the scaffold is of a high standard and suitable for the works to be carried out. The photo attached is from a deceiving angle and gives the impression that it is an open end which is not the case. I will ask the scaffolder to return and add an upright on the end of the handrail to avoid any concern.

2) Do we have a start date for the chimney work? I haven't noticed anyone on the roof?

RESPONSE: Stonemason has advised - the new stone is now ready and we are planning to start work on Tuesday/Wednesday next week. I will carry out another scaffold inspection before we start.

3) How is the grant application coming along?

RESPONSE: I am afraid that I am going away today for ten days, but I will get onto it on my return. I think I'm right to say, however, that I need to get all of the Contractors tenders through before we can submit the form, so that is my first task. That is your take on things as well, isn't it?

4) We have been offered chandeliers from the former Town Hall; would these be suitable for our building?

RESPONSE: Absolutely; those chandeliers appear to be very similar in character and appearance to those already in the assembly room – albeit not quite the same. So, whilst they could always act as replacements for those, the other option is that they grace the large first floor room above the assembly room, or the main stair void, as I think both currently possess rather more utilitarian light fittings.

188. TO REVIEW THE FIRE ALARM MAINTENANCE CONTRACT

Members were provided with a copy of the current maintenance contract that only included 1 year's maintenance. Whilst the quote that was agreed was dated end of November 2020 the system was not installed until January 2021.

It was **recommended** that the Clerk go out to tender for the Fire Alarm Maintenance contract and ask for annual costs and 3-year maintenance costs.

189. TO REVIEW THE PUBLIC TOILET TO THE REAR OF THE BUILDING

The Chair advised members that the traders and public seem happy with the arrangement and most members of Council happy to keep it open to the public until the Town Hall renovations are complete and the new public toilets within the building are open. The recent incident was unfortunate and the public shouldn't be penalised for the behaviour of 2 individuals.

The Clerk raised the issue whereby the cleaner was on leave for a week and the checking / cleaning of the toilet was then done by Clerk, Deputy Clerk, CMO and Cllr R Martin and queried whether there should be plan in place for leave and sickness?

It was **recommended** that the Personnel Committee are requested to meet to look at Leave / Sickness cover arrangements for the Cleaner and Community Maintenance Officer.

190. ANY OTHER ITEMS FROM FULL COUNCIL 7TH SEPTEMBER 2021

❖ **Policy For Renting Rooms**

Members were advised that historically the following charges applied:

HISTORICAL ROOM HIRE RATES

Charities / Community groups	FREE
Non-Charities / Political Groups / Public Bodies / Businesses	£10 per session / half day £20 full day

Members discussed the previous rates and how these hadn't changed for a number of years and **agreed to recommend** new rates:

PROPOSED NEW ROOM HIRE RATES

Charities / Community Groups / Schools	FREE
Non-Charities / Political Groups / Public Bodies / Businesses	£15 per session / half day £30 full day

❖ **Chandeliers from Town Hall**

Members were provided with the response from the Architect whereby the chandeliers appear to be very similar in character and appearance to those already in the assembly room – albeit not quite the same. So, whilst they could always act as replacements for those, the other option is that they grace the large first floor room above the assembly room, or the main stair void, as I think both currently possess rather more utilitarian light fittings.

Members had concerns as BCBC have advised that the internal electrics may need upgrading, however felt that they would be an asset for the building.

Cllr G Thomas **proposed** and was seconded by Cllr I Williams that MTC contact a local electrical company for the costs involved in making the chandeliers fit for purpose costs for installation.

❖ **Heating for the Building**

Following Cllr May's agenda item whereby he advised there still seems to be difficulties in sourcing parts for the boilers and with the proposed UK wide change from gas to other methods from 2025 should MTC be looking at alternatives now?

Members discussed this and agreed that UK Government proposals may or may not go ahead as the infrastructure would need updating nationally and may not come to fruition.

Members agreed that the current boilers are antiquated and new boilers would have massive benefits not only for fuel economy but would also be financially and environmentally more economical.

Cllr P Jenkins advised that Specialist Heating (commercial) companies who specialise in listed older buildings should be contacted to quote not only for the boilers but the radiators and pipes as a whole heating system. Cllr R Martin advised that previously CADW had specified that the radiators and pipes were not allowed to be changed and it was **agreed** that we need to be mindful that we don't try to over complicate things and that output etc needs to be compatible. Should the radiators and pipework need replacing then the Conservation Officer would need to be contacted for advice and any upgrades be like for like.

It was **recommended** that the Conservation Officer is contacted and quotes to replace the boilers are sought as previous quotes received in 2020 would be out of date.

191. RECOMMENDATIONS

- a. The Chair continue to liaise with BCBC regarding the unit at Heol Tŷ Gwyn
- b. The Clerk write a letter to JC Decaux to cancel the contract for the APC
- c. Tender the Fire Alarm Maintenance contract and ask for annual costs and 3-year maintenance costs.
- d. Personnel Committee are requested to meet to look at Leave / Sickness cover arrangements for the Cleaner and Community Maintenance Officer.
- e. New room hire rates as per minute 189.

PROPOSED NEW ROOM HIRE RATES

Charities / Community Groups / Schools	FREE
Non-Charities / Political Groups / Public Bodies / Businesses	£15 per session / half day £30 full day

- f. Contact Electrical company for costs involved in upgrading the internal electrics
- g. Contact Conservation Officer about heating system and what is/not allowable
- h. Get quotes for new boilers

Minutes emailed to all Councillors to Read on 10th September 2021

**Minutes accepted at a remote meeting of the Council
held on 5th October 2021**

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Chair of Property, Health & Safety Committee

Mayor