

## MAESTEG TOWN COUNCIL

Minutes of a **HYBRID** meeting of the **EXTRAORDINARY COUNCIL** held remotely via Microsoft Teams and at the Council Chamber, Council Offices, Talbot Street, Maesteg, on **Tuesday, 23<sup>rd</sup> April 2024**.

### COUNCILLORS

#### IN PERSON:

**R Martin (Chair)**

F Abedalkarim, R Collins, P Davies, P Jenkins, A LeGeyt, R Penhale-Thomas, and I Williams

#### ONLINE:

AR Davies

#### APOLOGIES:

C Davies, C Knight, R Lewis, G Thomas, L Thomas, and G Williams

#### NO APOLOGIES:

A James, M Rowlands,

**DECLARATION OF INTEREST:** Cllrs R Collins, P Davies, P Jenkins, and R Penhale-Thomas declared an interest in any items relating to Bridgend County Borough Council.

### 549. TO DISCUSS TO DISCUSS QUOTE40402E FOR ADDITIONAL WORKS REQUIRED ON THE BUILDING

The Mayor welcomed MTC Agent Mr A Davies Architects to the meeting.

Members were provided with Quote 40402E from Dawsons Stonemasonry for redecorating & repairs of the timber windows totalling: £10,044.00

| Maesteg Town Council Offices - Essential Repair Works |                                                                                                                                                                                                                                                                                                                       |              |          |       |           | Ashley DAVIES Architects                                  |                                    |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|-------|-----------|-----------------------------------------------------------|------------------------------------|
| Schedule of Works / Tender Return                     |                                                                                                                                                                                                                                                                                                                       |              |          |       |           | email: ashleydaviesarchitects@gmail.com tel: 07413 000761 |                                    |
| Contractor:                                           |                                                                                                                                                                                                                                                                                                                       |              |          |       |           | February 2023                                             |                                    |
| Item                                                  | Description                                                                                                                                                                                                                                                                                                           | Report Pages | Quantity | Unit  | Rate      | Total                                                     |                                    |
| Please price ALL items                                |                                                                                                                                                                                                                                                                                                                       |              |          |       |           | Contractor to fill in                                     | Automated, but Contractor to check |
| <b>Q4202e</b>                                         | <b>Repairs and redecoration of windows South and West Elevations. 19.04.2024</b>                                                                                                                                                                                                                                      |              |          |       |           |                                                           |                                    |
| 24.1                                                  | Rear and side elevation windows<br>Metal ornamental casement windows (7)<br>All windows to be fully prepared and made good any defective putty to be removed and replaced<br>Any bare areas to be spot primed and 2 dulux trade undercoats to be applied followed by 2 coats of dulux weather shield high gloss       |              |          |       | £0.00     | £0.00                                                     |                                    |
| 24.2                                                  | Side elevation (4 sash windows painted white)<br>All windows to be fully prepared and made good any small areas of rot to be treated with wood hardener and 2 pack resin filler<br>Any bare areas to be spot primed and 2 dulux trade undercoats to be applied followed by 2 coats of dulux weather shield high gloss |              |          |       | £0.00     | £0.00                                                     |                                    |
| 24.3                                                  | Rear and side elevation windows (12 no Sadolin finish)<br>All windows to be prepared and made good and fully sanded down bare timber to be spot primed with sadolin classic wood stain followed by 3 coats of sadolin Extra durable wood stain                                                                        |              | 1        | item  | £7,164.00 | £7,164.00                                                 |                                    |
| 24.4                                                  | Re align 2 No sash windows                                                                                                                                                                                                                                                                                            |              | 1        | item  | £720.00   | £720.00                                                   |                                    |
| 24.5                                                  | Replace mastic seal around all newly decorated windows to South and West Elevations                                                                                                                                                                                                                                   |              | 1        | item  | £660.00   | £660.00                                                   |                                    |
| 24.6                                                  | Additional scaffold hire to carry out the above works.                                                                                                                                                                                                                                                                |              | 2        | weeks | £750.00   | £1,500.00                                                 |                                    |

Our Agent advised members of the itemised quote and members were shown images of the sunken back windows. The representative advised that these repairs only cover the

south and west elevation windows due to no scaffold being present elsewhere until the Town Hall works are completed.

Members discussed the quote and raised the following questions:

- Will the windows be watertight following the recommended repairs?  
*Yes and the works should provide an extra 5-10 years of life to the current windows.*
- As they are, what is the current lifespan of the windows?  
*1-3 years max, the windowsills are almost completely past their life.*
- Will there be more works as a follow up? Should there be a monetary contingency for works that aren't listed here?  
*a 40% recommendation should be sufficient for replacing and repairing timber especially the windowsills.*
- Are the windows hard or softwood?  
*Unable to tell but the quality is excellent as far as timber is concerned. The metal windows in the offices are in excellent condition though.*
- How many windows are there that may need repairs?  
*16 timber windows to the South and West elevation.*
- For the deputy clerk, do we need to find additional quotes?  
*Not if Council agree not to. The current cost of the scaffold alone far exceeds the quote for replacing the windows by a multiple of at least 3, with the additional cost of procurement, a new company doing their own investigation and due diligence and then the Council time and meetings and the erection of new scaffold the costings would eclipse this quote.*

Members thanked the representative for attending the meeting.

Cllr R Penhale-Thomas **proposed**, seconded by Cllr P Davies, that we accept the quote from the contractor with an additional contingency of 40% which can be utilised without calling another meeting.

**RESOLVED:** To accept quote 40402e at £10,044.00 with an additional 40% (£14,061.60) contingency for timber frame works and to instruct Dawsons Stonemasonry to proceed with the additional works.

**Minutes emailed to all Councillors to Read on 24<sup>th</sup> April 2024**  
**Minutes accepted at a hybrid meeting of the Council held on 7<sup>th</sup> May 2024**

**Signed**

**Mayor**