

LLANFAIR YN NEUBWLL COMMUNITY COUNCIL

Minutes of the Extra Ordinary Council's Meeting - 6.00 pm, Tuesday 20 August 2024

Present: Councillor Celfyn Furlong – Chairman

Councillors: Gwilym O. Jones, Siân Enfys Jones, Gordon Owen, Sharon Parry, Einir Thomas, Gareth Thomas and Dyfed Williams.

Also Present: Mai Owen – Clerk/ RFO

1. **Apologies:** Cllr. William Victor Owen and Evan Wyn Robertson
2. **Declaration of Interest –**
Cllr. Gwilym O. Jones and Gordon Owen declared a personal interest in Village Hall.
3. **Planning Applications**
FPL/2024/155 The Stables, Caergeiliog
Full application for alterations and extension to the outbuilding together with its conversion into a self-catering holiday let - no observations.
4. **Village Hall.**
 - 4.1 Lease – The Chairman and Clerk had met with the Council Solicitor to confirm the wording of the lease, currently awaiting a response from the Hall Trustee's Solicitors.
 - 4.2 Access - Hall Trustees had received a grant for tidying the front steps etc. this had been done but the concrete steps required edging markers which were to be fitted asap. The clerk had submitted a grant application for the installation of a ramp based on an estimate from D. Thomas, Rhos Ddu Llanfachraeth – total cost £9,404. This was to be discussed further once the outcome of the grant application was received.
 - 4.3 Roof – urgent repairs required to repair/replace slates and roof tiles, fascia boards and guttering. Estimated cost - £1,600.00. Included in a grant application to submitted by the clerk.
 - 4.4 Water Supply – the clerk would contact Welsh Water to arrange a new supply – agreed to pay the initial fee required.
 - 4.5 Windows -estimate of £1650 received for replacing the three windows to the rear of the building - Included in a grant application to submitted by the clerk.
 - 4.6 Heating – replacement system to be discussed
 - 4.6 Health and Safety – agreed to ask Mon Fire Service for a full assessment of the building.
 - 4.7 Risk Assessments – the clerk would arrange this.
 - 4.8 Insurance – the Community Council would insure the building based on last year's

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rebuilding cost plus 10% - policy to commence from the date of transfer of the lease. Agreed that the current content insurance circa 25,000 was high but the insurers may have a minimum figure for this. Current Insurance to expire on 26 September 2024.

- 4.9 Utilities - agreed to ask Dafydd Griffiths to do a gas check, all utilities to be transferred as soon as the lease is signed. Payments to be made by direct debit.
 - 4.10 Internal Decoration – on hold but the Hall Management Committee had received a grant for the tidying up of the foyer.
 - 4.11 Keys – Cllr. Gwilym Jones and the Clerk had keys, spare key given to Cllr. Furlong so that he could meet with Mon Fire Service.
 - 4.12 Booking Events – current bookings to be honoured but there may be a need to hold back on these while essential repairs were done
 - 4.13 Charges – to be discussed
 - 4.14 Cleaning – to be discussed
 - 4.15 Bins – black bin currently stored in the building but this may need to be moved, green bin damaged. Clerk would ask for a replacement.
 - 4.16 Garden – only partly maintained, upper area required extensive clearing (estimate of £350 received) agreed to put this work on hold but there was a need to manage the risk of injury here.
 - 4.17 Community Engagement – Agreed to hold an open event once the initial works had been arranged.
 - 4.18 Broad Band – to be arranged as soon as the lease was signed.
- 5. Next Meeting - 17 September 2024**

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