

Pwyllgor Rheoli Asedau

Asset Management Committee

Agenda 05.11.24.

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|---|---|
| <p>1. Cyhoeddiadau y Cadeirydd.
I dderbyn cyhoeddiadau gan y Cadeirydd.</p> <p>2. Ymddiheuriadau am absenoldeb.
I dderbyn, ystyried a derbyn Ymddiheuriadau am absenoldeb.</p> <p>3 Datganiadau o Fuddiant.
I dderbyn unrhyw ddatganiadau o fuddiant ar eitemau ar yr agenda.</p> <p>4. Cofnodion.
Awdurdodi'r Cadeirydd i lofnodi cofnodion cyfarfod blaenorol y Pwllgor a gynhaliwyd ar 18.06.24 fel cofnod cywir.</p> <p>Adroddiadau.
I derbyn ac ystyried adroddiadau a gwneud unrhyw benderfyniadau angenrheidiol arno. Mae yn ddogfennau gwaith ac felly nid ydynt wedi'u cyfieithu.</p> <ul style="list-style-type: none">a) Gwaith tir Sgwâr y Canmlwyddiant.b) Polion baneri Neuadd y Drefc) Cais am seddi coffa.d) Llawfeddygaeth coed brys.e) Ystyriaethau cyllidebol. <p>6. Rhan B
Gwahardd y cyhoedd a 'r Wasg.
Yn rhinwedd Deddf Cyrff Cyhoeddus (Derbyn i Gyfarfodydd) 1960, ni chaiff y wasg na'r cyhoedd eu cynnwys yn y trafodaethau ar yr eitem ganlynol ar y sail y byddai eu datgelu yn niweidiol i fudd y cyhoedd oherwydd natur gyfrinachol y busnes i'w drafod.</p> <p>7. Paentio allanol Swyddfeydd a Siambr</p> | <p>Chairs announcements.
To receive announcements from the Chair.</p> <p>Apologies for absence.
To receive, consider and accept apologies for absence.</p> <p>Declaration of Interest.
To receive any known declarations of interest in items on the agenda.</p> <p>Minutes.
To authorise the Chair to sign the minutes of the previous meeting of the Committee held on the 18.06.24 as a correct record.</p> <p>Reports
To receive and consider reports and make any necessary decisions thereon. Reports are working documents and are therefore not translated.</p> <p>Centenary Square.
Town Hall flagpoles
Request for memorial seating.
Emergency tree surgery.
Budget considerations.</p> <p>Part B
Exclusion of Public and Press.
By virtue of the Public Bodies (Admission to Meetings) Act 1960, the press and public are excluded from discussions on the following item on the basis that disclosure thereof would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.</p> <p>Offices and Chamber external painting.</p> |
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REPORT AUTHORS: Town Clerk.
SUBJECT: Centenary Square.
REPORT FOR: Decision.

1. Summary.

1.1 To consider correspondence received from the owners of the former Barclays Bank building adjoining Centenary Square.

2. Background.

2.1 Castle Courtyard Investments Ltd purchased the old Barclays building in September 2024 and the building is currently being renovated.

2.2 However, in the course of these works, the new owners have identified a significant damp problem which they believe is caused by the planted bank on Centenary Square being backed up against the wall and they need this to be resolved in order for this building to be restored to a usable condition befitting a conservation area (see photo appendix).

2.3 The owners believe that a specialist survey would be appropriate to identify a solution that will work for both parties. Clearly if the issue is being caused by the planted area, then the Committee does have a duty of care to adjoining property owners to take reasonable steps to prevent or reduce the risk of damage to their property.

8. Recommendation.

8.1 It is proposed that Committee agrees to commission a survey to ascertain if the land in council ownership is causing dampness in the adjoining building and if so to specify any remedial works required.

9. Reason for recommendations.

9.1 To maintain assets and ensure fiscal probity.

Photo Appendix.



REPORT AUTHORS: Town Clerk.
SUBJECT: Town Hall flagpoles.
REPORT FOR: Decision.

1. Summary.

1.1 To consider the removal of Town Hall flagpoles.

2. Background.

2.1 There are currently three metal flag poles situated on the facade of the Town Hall on Castle Street. These flagpoles were erected post the listing of the building when the property was in the ownership of Denbighshire County Council. At that time the regulations regarding working on heights was not as stringent as it is now and consequently it is now very difficult to provide a cheap and safe means of working to allow flags to be flown from the flagpoles.

2.2 In addition the condition of the flagpoles themselves are of concern (see photo appendix) and the support structures could fail which would result in serious damage to property or individuals.

2.3 Given the fact that the cost associated with using the flagpoles, under the current regulations, coupled with the fact that the structures have deteriorated since their original installation, then consideration should be given to the removal of the flagpoles.

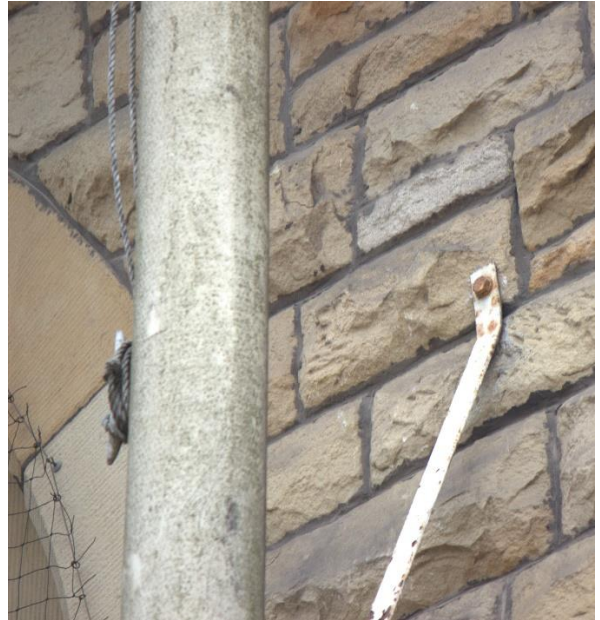
4. Recommendations.

4.1 That the Committee agrees to the removal of the flagpoles on the Castle Street façade.

5. Reason for recommendations.

5.1 To ensure health and safety of individuals, adjoining assets and vehicles

Photo Appendix.



REPORT AUTHORS: Town Clerk.
SUBJECT: Request for memorial seating.
REPORT FOR: Decision.

1. Summary.

1.1 To consider a request to position memorial seating on Centenary Square.

2. Background.

2.1 The Chair of the Llangollen Branch of the Royal British Legion is requesting permission from the Committee to place a memorial bench to commemorate the passing of their late chairman Mr Phil Stroud on the square and have indicated a specific design from David Ogilvie Engineering which is detailed below



3. Centenary Square.

3.1 Members may be aware, that the Town Council, and local community, agreed to the development of the Centenary Square to reflect the significance of this site in the town centre and its co-location with the War Memorial and the surrounding listed buildings in the core of the Llangollen Conservation Area.

3.2 The project started on the scheme in April 2018, and the works have provided a high quality multi use space in the heart of the town centre which has proved popular with residents and visitors. Given its location within the Conservation Area the design of the scheme was carefully considered, and the decision was made to use contemporary hard landscaping and structures which also reflected the vernacular of the area.

3.3 The site was therefore carefully laid out to facilitate this and subsequent to this decision complimentary planters have also been placed on the square.

3.4 The Town Council recognises the significant contribution that Mr Philip Stroud made to the Royal British Legion and his support for veterans within the

community. However, the suggested seating is not in keeping with the other seating on centenary square and it is believed the addition of tree seats would limit the circulation within the square which has already been restricted by the addition of planters.

- 3.5 That said, the Town Council could consider the positioning of a similar seat from the manufacturers, as detailed below, which could be located in front of the Town Hall and replacing one of the 1 seats that is positioned adjacent to the ramp access to Wingetts, which is directly opposite centenary square.



4. Recommendation.

- 4.1 It is proposed that Committee discusses the possibility of the provision of a seat to commemorate the passing of the former Chair of Llangollen Branch of the Royal British Legion with the current Chair as defined in this report.

4. Reason for recommendations.

- 4.1 To maintain assets and ensure design continuity.

REPORT AUTHOR: Town Clerk.
SUBJECT: Emergency tree surgery.
REPORT FOR: Decision.

1. Summary.

1.1 To endorse the actions of the staff in respect of emergency tree surgery

2. Background.

2.1 Upon appointment to the Deputy Town Clerk has immediately undertaken initial health and safety checks on Town Council owned assets. One of these inspections was undertaken at the Pen y Bryn cemetery where she identified a hazel tree that had clearly become rotten and was causing a potential health and safety risk to visitors the site and the occupants of the adjoining property.

2.2 The Town Council does have a duty of care to adjoining property owners to take reasonable steps to prevent or reduce the risk of damage to their property and as a consequence she notified the Town Clerk who agreed that remedial works should be done as a matter of urgency and a tree surgeon was commissioned and the work were expedited.

2.3 Whilst the value works is within the delegated authority of the Town Clerk this report is provided to advise Members of the actions undertaken.

4. Recommendations.

4.1 It is recommended that the Committee endorsed the action of the Deputy Town Clerk and Town Clerk in authorising emergency tree works at Pen y Bryn cemetery.

5. Reason for recommendations.

5.1 To maintain assets and ensure health and safety .

REPORT AUTHORS: Town Clerk.
SUBJECT: Budget considerations.
REPORT FOR: Decision.

1. Summary.

- 1.1 To consider the specific budget requirements of the Committee to feed into the forthcoming budget report.

2. Background.

- 2.1 A major component of the budget is the income generated through the hire of the Town Hall and income from tenants therefore it is imperative that we continue maintain this asset to ensure its continued use.
- 2.2 The current asset management plan has identified a number of specific elements that need to be considered one being the replacement of the fire safety systems within the building, an issue which is also being addressed by our insurers. It is therefore suggested up to £25,000 should be included in the forthcoming budget report for consideration by the Town Council for the 2025/26 financial year.
- 2.3 In addition works on the Town Hall outbuildings, including the Listed Morgue, have been delayed because of discussions regarding the provision of public toilets in the town. However these works remain vital to ensure that the outbuildings do not suffer even more deterioration and therefore a specific reserve should be put in place to provide match funding for future projects aimed at improving these area and £10,000 is regarded as appropriate at this stage.
- 2.4 Furthermore there is a need undertake some works on Pen y Bryn cemetery to make the site more accessible and to restore some of the facilities that were previously on site. These included the provision of seating and the need to remove self-seeded species and remedial works to the existing walls and to larger gravestone structures again a nominal sum of £10,000 is considered as appropriate to undertake limited but necessary works on the site

3. Recommendations.

- 3.1 It is therefore recommended that the Committee requests that the figures outlined in this report form part of the discussions on the budget by the Town Council.

4. Reason for the recommendation.

- 4.1 To maximise income generation and the efficient and effective management of Town Council assets.