

Bedwas, Trethomas & Machen Community Council

Minutes of the meeting of the Land & Buildings Committee on Monday 16th February 2026

PRESENT (Committee)	Apologies
Emma Phipps Magill	
Dave Davies	
Kev Ingram	
Jill Winslade	
Nigel Bull (6:40pm)	
Ann Butler (Minutes)	

1/ Declarations of Interest

None

2/ Water Ingress

Following complaints from tenants regarding water ingress at the front windows, clerk has started to gather quotes for repairs. The contractor who worked on the roof last year has indicated the pointing on the front elevation has broken down and is the probable cause of the water ingress. Committee recommends the completion of this remedial work after 1st April. Quotes to be presented to Full Council in March for agreement

3/ Salon Lease

The three year lease for the salon is due for renewal in August this year. Committee have agreed the lease, on the whole, is still suitable however the following two points were made:

- a/ When the lease is reissued, there should be an extra clause regarding the fair use of electricity and the right to review the costs each year. Clerk to monitor usage over a one year period

- b/ The tenant is currently storing things on the shelves in the accessible toilet. Clerk to speak to tenant regarding the safe storage of their items. As this is a public use area, there needs to be closed, secured storage of their equipment

3/ BWH

Following a Fire Risk Assessment at the Hall, it's been highlighted the fire proofing on the stage curtains is not certificated. This is a legal requirement. A quote has been obtained for the cleaning and fireproofing of all the stage curtains to BS 5867 Part 2 Type B and the issue of a certificate. Cost is **£4,404 plus VAT**. Committee recommend taking to Full Council for approval

4/ **Garden Chairs**

The garden chairs we were gifted several years ago are in need of repair. The legs are very rusted and beyond a simple brush down and re-paint. Kev has obtained a quote to have the legs sand blasted of £5-£10 per chair. This would involve volunteers taking the seats off the legs, getting them transported to the company, painting the legs when they return and fitting new rubber feet before putting the seats back on. New, stackable chairs can be purchased for £11 per chair. It was agreed to look at purchasing 30 new chairs. Kev to take suggestion to ECIL meeting next week

Meeting closed 7.23pm

Signed: *Emma Phipps-Magill* Chair

Date: 18th February 2026