

PANEL ADNODDAU CYNGOR TREF MACHYNLLETH **FACILITIES PANEL OF MACHYNLLETH TOWN COUNCIL**

Gwysir chi I fynychu cyfarfod o Banel Adnoddau Cyngor Tref Machynlleth yn ystafell Vane Tempest ar **Ddydd Llun, Ionawr 16^{eg}** am 7.00yh.

You are summoned to attend a meeting of the Facilities Panel of Machynlleth Town Council In the Vane Tempest Room on **Monday 16th of January** at 7:00pm.

Agenda	
1.	<u>YMDDIHEURIADAU / APOLOGIES</u> I dderbyn ymddiheuriadau fel y cawsant eu adrodd i'r Clerc cyn y cyfarfod. To receive apologies as reported to the Clerk before the meeting.
2.	<u>DATGANIAD O FUDDIANT / DECLARATION OF INTEREST</u> I dderbyn unrhyw ddatganiad o fuddiant / To receive any declarations of interest.
3.	<u>TOILEDAU'R MAES PARCIO / CAR PARK TOILETS</u> I dderbyn adroddiad ysgrifenedig gan y Clerc. To receive a written report from the Clerk.
4.	<u>CLOC Y DREF / TOWN CLOCK</u> I dderbyn adroddiad ysgrifenedig gan y Clerc. To receive a written report from the Clerk.
5.	<u>Y PLAS</u> I dderbyn diweddariad gan y Clerc. To receive an update from the Clerk.
6.	<u>TIROEDD Y PLAS / PLAS GROUNDS</u> I dderbyn diweddariad gan y Clerc To receive an update from the Clerk.
7.	<u>HEN STABLAU / KENNELS.</u> I dderbyn diweddariad gan y Clerc. To receive an update from the Clerk.

8.

GWERTHUSO DATHLIADAU'R DOLIG /
EVALUATION OF CHRISTMAS CELEBRATIONS

I dderbyn diweddariad gan y Clerc ac wedyn gwerthuso dathliadau'r Nadolig.

To receive an update from the Clerc and evaluate the Christmas lights and switch on.

9.

DYDDIAD Y CYFARFOD NESAF /
DATE OF THE NEXT MEETING

17/04/2023

Committee	Facilities Panel
Subject	Town Clock
Date	12/01/23
Author	Town Clerk

Budgetary Situation

The estimated cost for the works is £40,600.

£20,600 has been set aside in the Council Budget to complete the works and grant applications will be submitted for the balance.

Grant Funding

An expression of interest (appendix A) has been submitted to CADW. We should know whether we are invited into the main grant process by March 2023.

Tender Documents and Start of Work

It was expected that the tender documents would be ready to circulate by the preparation of this report. For various reasons outside the control of the Council they are not ready – it is hoped that they will be available to view by the time of the meeting.

Sharing of Information

In light of the recent television, radio and press coverage regarding the clock¹, and the good reception there has been to our Facebook group – it might be worth considering whether a Councillor could co-ordinate the sharing of what should hopefully be good news regarding the clock.

¹ <https://www.bbc.co.uk/cymrufyw/64215099>



Welsh Government

Historic Buildings Capital Grant Programme 22/23 –

This document is not an application form, it is only a list of the questions that are asked when making an on-line application via the Cadw website.

Applications will only be accepted via the links on the Cadw website

2.The Applicant

Name of Applicant	Machynlleth Town Council
On Behalf of	
Status (Owner/Trustee/Other)	Owner

Name of Main Contact	Mr Dewi Jones
Position Held	Clerk to The Town Council
Address and Postcode	Y Plas, Ffordd Aberystwyth, Machynlleth, Powys, SY20 8ER
Email Address	town-clerk@machynlleth-tc.gov.uk
Contact Number(s)	01654 702571 (Mon, Wed and Fri)

3. Property Details

Building Name	Machynlleth Town Clock (The Castelreagh Memorial Clock)
Address and Postcode 8AG (nearest postcode)	Penrallt Street, Machynlleth, Powys, SY20
Easting 274545 Northing 300810	
Listed Building Reference Number Cadw Ref: 8462 (designated 19.11.1990)	

Listing Grade	Grade II
Risk Category (1-6)	The Clock Tower is not on the Listed Buildings at Risk Register, but the need and urgency/vulnerability of the interior is High. Please refer to the attached GRA summary presentation May 2021 and condition survey dated November 2021.
Current or last known use	- The structure is a purpose built clock tower
Ownership Details (Name, address and contact details)	Machynlleth Town Council (contact details as above)

4. Details of Professional Advisor

Name of Lead Professional Advisor - Geraint Roberts
Address Geraint Roberts Associates Ltd, 2 Maes Derw, Llanfechain, Powys, SY22 6XN
Email geraint@grauk.com
Contact Number(s) 07722146949
Please provide details of the Conservation Accreditation of the lead Professional Advisor (see guidance note 6) and details of relevant previous experience. Geraint Roberts is a Specialist Conservation Architects (SCA) under the RIBA Building Conservation Accreditation scheme. Please also refer to the attached CV and a copy of the current SCA Accreditation Certificate 2021-2026. The Professional Qualifications for Geraint Roberts are – MA Dip.Arch.(Cantab), RIBA, Dip.Bldg.Cons., (RICS), SCA

5. The Project

Project Overview: Please describe the project briefly but clearly (max 500 words) The Town Clock has not functioned properly for at least 4 years. The project seeks to address the most urgent structural concerns relating to the failed supporting timbers to the two chiming bells and the repair that is necessary to replace the timber floor structure internally, on which the clock mechanism sits. The enclosed report from Smith of Derby outlines the urgent repairs that are required to overhaul the mechanism and to ensure that the clock is operational,

keeps time and is again a functioning public amenity for the town and this area of Mid-Wales. The opportunity to undertake cyclical maintenance tasks to high-level locations will also be maximised.

The project will also provide interpretation and educational/training opportunities that relate to the scheme either on a standalone or joint basis with other heritage or conservation-led projects taking place in the town.

Description of Works: Please outline the proposed works of repair (max 500 words)

The project consists of the urgent structural repair to timbers that support the bells within the clock tower (Level 3) and the floor timbers that support the clock mechanism behind the clock faces (Level 4). The condition of the internal timbers has prevented safe working access being possible to repair and overhaul the clock mechanism by Smith of Derby therefore the clock has not kept regular time at the centre of the town for 3-4 years.

The provision of safe working access for contractors within the confined area of the clock tower interior will be crucial and a bespoke approach has been developed so that a Building Contractor can incrementally construct safe working platforms whilst Smith of Derby can safely dismantle the key components to the bells and the clock mechanism.

Thereafter, the structural timbers that support the bells and the hammer/strikes will be repaired, before timber repairs and a protective cover is provided to protect the clock mechanism at level 4. Improvements will be made to the environmental conditions behind the clock faces to reduce the risk from algal growth and timber decay in the future.

One of the first steps for Smith of Derby will be the removal of the hands from each clock face, therefore whilst access is available, it is proposed that a range of pointing and masonry repairs will be undertaken at high level (to save some costs in the longer-term)

The project will address some pointing repairs at the base where decay and some anti-social behaviour has taken place and the existing 'audio-post' will be overhauled and new content that describes the works will be introduced.

Please attach photographs to show the current condition of the building (up to 5)

Document for reference only

Please attach any relevant documentation e.g. Feasibility Study; Condition Report; Schedule of Works etc (if available)

Please confirm the status of listed building consents and planning permissions or other licences or agreements relevant to the project

It is unlikely at this time that a Listed Building consent application or Licences (other than highways permits from PCC) will be required.

Estimated Cost of Works

Approximately £40k, competitive tenders are to be sought in February 2023 for a main contractor to coordinate the works. A copy of the current Smith of Derby quotation, dated 17.12.2020 is attached.

Grant Sought

Up to 50% of £40,000 exVAT and Professional Fees at 5% of the project value (no VAT chargeable)

Are the proposed works liable to VAT?

Yes/No

If yes, are you able to recover VAT?

Yes/No

If you are successful, do you have the required funds to complete the project?

Yes/No

When is the expected start date of the proposed works?

Summer 2023

What is the expected duration of works? *

Contract Period 20 weeks but site works will require a maximum of 4 weeks but the overhaul and repair of the clock mechanism will take 3-4 months. Completion target December 2023

6. Other Sources of Funding

Previous applications to Cadw: Please confirm if a Cadw grant has been received or applied for this property.

Yes/No – give details

A Cadw Grant contribution was received via the Machynlleth Town Scheme Partnership and the Cadw, Historic Buildings Grant of £10k in 2009-2010. A second phase of external repairs The total project also included HLF grant assistance.

Please confirm if you have secured or applied for any other funding for this project.

Yes/No

If 'Yes', please provide details and indicate when you expect to receive any decisions

Enquiries/Applications have been sent to

The Pilgrim Trust
Garfield Western Foundation
Garthgwynion Charities Trust

We hope to receive confirmation/feedback by May 2023 as competitive tenders for the works will also have been obtained.

7. Priority Criteria

Please explain how your proposed project will deliver against the following priorities (*Please refer to guidance note 7 above and the 'Priority Criteria for Assessing Expressions of Interest' document for further details):

The project will ensure that the listed building is no longer at risk or in a vulnerable condition (max 500 words)

The project consists of the urgent structural repair to timbers that support the bells within the clock tower (Level 3) and the floor timbers that support the clock mechanism behind the clock faces (Level 4). The condition of the internal timbers has prevented safe working access being possible to repair and overhaul the clock mechanism by Smith of Derby therefore the clock has not kept regular time at the centre of the town for 3-4 years.

As part of the works, it will be necessary for the clock hands to be removed. This procedure can only take place from outside, with a MEWP (Mobile Elevating Work Platform), therefore minor pointing repairs and maintenance will be undertaken to the masonry at high level. New content could be developed for the existing 'audio post' interpretation panels to explain and illustrate the repairs undertaken.

Whilst the condition of the clock tower exterior is good (therefore is not on the Listed Buildings at Risk Register following the repair between 2009-12), the condition of the interior is now poor and in urgent need of repair to safeguard the structural integrity of the timbers that support the bells and the clock mechanism at high level. Due to funding constraints and numerous external pressures e.g. Covid-19, Machynlleth Town Council have not been able to allocate funding as they have prioritised/directed their budget towards supporting the people and businesses of the town. This remains a very considerable risk as the current economic crisis is compounding the same issues and a necessity to deliver services for the population of the town.

The project would safeguard the very real prospect of the bells and clock mechanism from being damaged with the accompanying possibility and loss of evidential value. The project would also reinstate a safe working environment for the annual and cyclical maintenance of the bells and clock mechanism. The works would enable some challenging areas of backlog maintenance to be addressed and would return the management/maintenance of the structure from that of reactive maintenance to a more planned approach. The project would ultimately safeguard the heritage values and significance of this iconic structure at the heart of the town for an extended period into the future.

Whilst this is a very modest project in scale, its positive impact on the spirits, perceptions and views of people in Machynlleth would be considerable. The clock has not functioned for some time and its reinstatement as the civic timepiece would be fantastic.

The project will support proposals that secure a long-term use for the building that will also provide one or more of the public benefits set out in guidance note 7 (max 500 words)

The Clock Tower in Machynlleth is a very identifiable public asset to the community and for visitors to Mid-Wales. Its central location (now the junction of the A487 and A489) is significant. It is a landmark and very recognisable point of focus and is a gathering point at the heart of the community. It

continues to exert influence on the life of local residents and visitors alike, galvanises an identity to the town centre and is a well-used icon to promote and publicise the surrounding communities and Mid-Wales as a whole. It is a timepiece, but transcends its function to influence the lives of the community in increasingly diverse and bewilderingly wide-ranging ways!!

The architectural significance of the structure lies in its uniqueness in the high Victorian Gothic style and also being attributed to the architect Henry Kennedy who in addition to the design of the new Town Hall of Machynlleth undertook a considerable catalogue of church and school building work within the Diocese of Bangor (many now very significant in their own right) and to properties such as Glynllifon for the Lords Newborough and Gwrych Castle near Abergele.

The closest equivalent to the clock tower in Machynlleth is The Haymarket Memorial clock tower in the centre of Leicester that was designed by Joseph Goddard and completed in 1868. It is proportionally more slender than the Machynlleth tower but compositionally there are apparent parallels. As a consequence of the above the clock tower should be viewed as being of Regional and possibly National Significance.

The social and cultural significance of the clock tower is considerable at the Local and Regional levels though its influence and hold over Machynlleth reaches significantly beyond these initial heritage asset definitions. It has always been central to and provided a backdrop for the major events that have taken place in the town throughout its existence. These vary from religious revival meetings in 1904, the visit of George V in 1911, political speeches, protests, proclamations, gatherings, celebrations and concerts. The clock is the place where these outward expressions of community participation or disagreement take place. It remains a timepiece for the town, and this is most obvious during each New Year Eve celebrations.

More recently it has become the recognisable symbol for businesses within the town, for tourist publicity both locally and regionally and for advertising purposes generally. Images and references to the clock are to be found across the media, whether for commercial purposes, social media or in paintings by local artists, in photographs, on film or in literature and music. It is a significant contributing factor to the financial well-being of the community and the most memorable feature or point of reference for many visitors to the Town.

The project will support employment in the conservation industry and promote the skills needed to care for traditional and historic buildings (max 500 words)

The scale and scope of this project is challenging for its site logistics and restricted physical access. A large proportion of the work needs to be undertaken by a specialist business such as Smith of Derby. However, arrangements will be made for a presentation to the public and the Town Council about the work undertaken. The event would also be used to impart

information about the future care and repair of the clock mechanism so as to avoid some of the issues that are currently encountered.

Tenders will be sought from Building Contractors with good Building Conservation experience and conditions of tender will necessitate that training/work experience opportunities will be offered to staff/apprentices to expand their knowledge and their breadth of experience.

Where practicable, the Machynlleth Town Clock project would proactively work with other heritage or conservation-led initiatives in the area. Time and resources would be shared to maximise the opportunity and benefit to the construction industry or to interested individuals with the promotion of craft skills and use of traditional materials or building techniques. Examples of such opportunities would be a participation in the 'Grow in Powys' scheme as part of the Transforming Towns Placemaking Grant. Whilst the Machynlleth Clock Tower project is not eligible directly, collaborative working and the sharing of knowledge would be encouraged.

The project will enhance access to heritage for all (max 500 words)

The Town Council intends to coordinate the forging of new initiatives, partnerships and projects that will represent an investment through understanding and knowledge in the future of the Town Clock Structure. This project will help inform and educate people about their heritage and help them understand its significance, not only in relation to their identity or that of the community, but its importance to the future promotion and prosperity of the Town. It is hoped that by understanding their own heritage and its role in shaping people's lives, they may better come to appreciate the importance of understanding the heritage of others. The learning aims will seek to engage with the local schools, societies, organisations, businesses as well as key older members of the community to both collect and collate historical records, written and oral histories and supporting documents that relate to the clock but then to transfer and interpret this knowledge predominantly for the benefit of the younger generation, visitors to the Town. The existing 'audio post' interpretation panel will be refreshed and updated with information that relates to this project and the works undertaken. The website that is managed by the Town Council will also host information and resources about the clock project with other schemes that are being planned in the town.

The project will ensure that through considered repairs, the listed building is more resilient to the effects of climate change (max 500 words)

The proposed repairs will consider the effects of climate change as improved ventilation measures will be provided at Level 4 (behind the clock) faces to reduce the risk of algal growth, rot and decay of the timbers and damage to the

clock mechanism. The protective cover to the clock mechanism will also be reinstated to reduce the risk from condensation damaging the operation of the component parts to the clock. Externally, the patch repointing repairs to the masonry at high level will also improve the durability of the structure to resisting the impacts of climate change and potentially an environment that will be a warmer, with more extreme weather events and periods of rain.

Providing measures to improve the environmental conditions throughout the year for the clock mechanism at Level 4 is a high priority and a measure of the success of this project.

8. **Optional Supporting Documentation** – Please upload any further documentation that supports your application
9. **Declaration** - In all cases the declaration must be completed by a person who has the relevant authority. If the applicant is not the owner, the onus will be on applicant to take all reasonable steps to obtain the owner's permission.

Committee	Facilities Panel
Subject	Maengwyn Car Park Toilets
Date	12/01/23
Author	Town Clerk

2023-24 Budget

The committee needs to consider what recommendations it might make to the Full Council on consequences to the Public Toilets arising from the budget decision at the December Council meeting.

Christmas Closure and Frost Damage

The toilets did not re-open following the Christmas break as the cold weather caused significant damage to the plumbing work. 3 burst pipes and 5 connectors were replaced on Wednesday January 11th and 5 new sets of taps fitted. Subject to an inspection of this work on the 12th of January, the toilets will be re-opened.