

CYNGOR TREF MACHYNLLETH TOWN COUNCIL

ORDINARY MEETING of FULL COUNCIL

You are hereby summoned to attend a meeting
of the Machynlleth Town Council
in the Vane Tempest Room – Y Plas
on **Monday 25th November 2024** at 6:30pm.

or follow on zoom :

<https://us06web.zoom.us/j/83718878664?pwd=L3liK2w2cXVYOXhjU1R6M3Z6THZTZz09>

Meeting ID: 837 1887 8664

Passcode: 035458

AGENDA

1. APOLOGIES :

To receive apologies as reported to the Clerk before the meeting.

2. DECLARATION of INTEREST :

To receive any declaration of interest in the matters to be discussed.

3. PUBLIC PARTICIPATION :

Cllr Ll.Griffith has invited Andrea Blaney of Llais to give us an insight in the work of Llais.

4. MAYOR's REPORT :

To receive a report from Mayor Cllr J.Paige

5. MINUTES to be agreed :

5.1 : Minutes of the Ordinary Full Council meeting held on 28th October 2024

5.2 : Minutes of the Finance meeting held on 11th November 2024

6. MOTIONS :

Cllr J.Paige proposes the following motion :

To agree operating systems, contracts and operational costs for the public conveniences to be able to open on 30th November 2024.

7. COUNTY COUNCILLOR's REPORT :

County Cllr A.Evans to give a report on the meeting held with MTC's councillors and those of neighbouring wards in reference to the potential closure of the Machynlleth leisure centre.

8. PLANNING :

None

9. FINANCE :

9.1 : To approve invoices for payment as per list given.

9.2 : To accept FY2025-26 budget as presented or to discuss at a further committee meeting.
The budget proposed is within Item 5.2 on page 3 & 4 & 5 of 6

10. REPORTS from NOMINATED REPRESENTATIVES on OUTSIDE BODIES :

None

11. CLERK'S REPORT :

11.1 : Draft MoU for Gardd Lledfair project.

11.2 : Xmas lights, PCC and Rotary.

11.3 : Possible funding to come from the "Brilliant Basics" fund held by PCC for projects during 2025-27 to cover solar pannels, paygate and notice board at the Maengwyn carpark loos.

11.4 : Clearing of the back car park. More in Item 12.1 from Cllr R.Hughes.

11.5 : Minutes of the #GYP Plas Allotment project.

12. MEMBERS ITEMS :

12.1 : Cllr R.Hughes on clearing the back car park is asking : To pay for outside contractors to cut back the bee areas as the brambles are overgrown and killing off some of the trees. Even though we do have maintenance staff I feel the workload of cutting everything back is not viable, and the equipment we have are not able to cope with that much overgrowth. Once having contractors to do this once, this should make it easier for our staff to keep it under control In the future.
See info attached.

12.2 : Cllr G.Jones regarding an overgrown hedge at the Tregarth cemetery run by PCC.
See info attached.

12.3 : Car park loo working party with updates. See report attached.

12.4 : Cllr. K.Bryan reference Leisure Centre.

13. CORRESPONDENCE :

13.1 : Various items concerning the location of the proposed Sawna. See info attached.

13.2 : Mails and petition circulated against the location which collected 412 signatures.

13.3 : Email from Rob of Sawna Dyfi answering various concerns raised on the subject of the Sawna.

14. ITEMS for NEXT AGENDA :

14.1 :

15. DATES of the NEXT MEETINGS :

15.1 : Finance meeting to be held on 2nd December at 6.30pm, John Edwards room, Y Plas.

15.2 : Market meeting to be held on 4th December at 10am, John Edwards room, Y Plas.

15.3 : FULL Council meeting to be held on 16th December at 6.30pm, Vane Tempest room, Y Plas.

Y Plas, Heol Aberystwyth Road, Machynlleth, Powys, SY20 8ER

Telephone : 01654 702 571

E-mail : town-clerk@machynlleth-tc.gov.uk

MINUTES OF THE ORDINARY MEETING OF MACHYNLLETH TOWN COUNCIL
on Monday October 28th at 6.30pm in the Vane Tempest room at the Plas

PRESENT :

Cllr J Paige (Chair of the meeting), Cllr A MacGarry (remote), Cllr J Honeybill, Cllr N.McCarten, Cllr K.Bryan, Cllr A.Evans, Cllr G.Jones, Cllr L.I.Griffith, Cllr P.Jones, Cllr R.Hughes, Cllr G.Phillips.

APOLOGIES : Cllr M.Atkins.

ALSO IN ATTENDANCE:

Nicole Beaumont (Town clerk - Minutes taker)

1 member of the press

10 members of the public.

1. ATTENDANCE AND APOLOGIES : See list above.

2. DECLARATION of INTERESTS in the matters to be discussed : None declared

3. Public Participation :

3.1 : Chris Higgins from Gardd Lledfair, gave a presentation on the market garden proposal to be set up on part of the land currently leased Dr N.Fenwick of Llynllloedd Farm. A Memorandum of Understanding is to be set up to circulated at the next meeting.

4. Mayor's report :

Cllr J.Paige, Mayor, was invited by the Library to present awards to children who had achieved reading targets during their summer holidays. Many congratulations to each for this achievement.

5. Minutes of the last meeting :

5.1 : The minutes of the Ordinary Full Council meeting held on 30/9/2024 were agreed as a true record, *with the following being corrected :*

- at item 10.2 of these minutes : Cllr G.Jones proposed that the local library be a branch of PCC for their diverse range of advice they give out to the public on top of the normal duties of a library. *A letter will be sent to PCC requesting that the library be re-designated as a branch of County Council office with signage at the Library to reflect this fact as well as an external display to advise to the town's residents of the services that could be provided under this new status by the library.*

- at item 10.3 of these minutes : ... concerns were expressed regarding the facility for an Occupational Therapist and Physiotherapist to no longer be available in Machynlleth. *A letter is to be sent to Powys Teaching Health Board to have an assurance that is not the case and that they still will be remain available full time at Ysbyty Bro Dyfi.*

- at item 11.7 of these minutes :

Christmas celebrations : MTC's Christmas tree will be lit on 30th November. Facilities Manager has the preparations well in hand. *Advertising to be produce for late night shopping on the day and any other event around the lighting of the tree.*

- at item 11.9 of these minutes :

2 complaints received from MoP with reference to the "Nid yea cymru ar werth" rally held at the Plas on 14/9/2024. Both reported that a member of the crowd at the event pulled down a Royal Welsh Fusiliers

regimental standard in the belief that it was a Union Jack flag. *Also that a comment made by Cllr J.Honeybill was deemed offensive.* A letter of complaint will be sent to the organisers of the event.

- at item 12.1 of these minutes : the matter reported by Cllr G.Jones in Tregarth is now resolved

- at item 12.2 of these minutes : the matter reported by Cllr P.Jones though seen to is still not satisfactorily resolved as only a barrier has been installed around the defective man hole cover.

Unanimous.

5.2 : The minutes of the Finance meeting held on 17/10/2024 were agreed as a true record. Cllr G.Jones gave thanks to the various people involved in clearing the backlog of Audits not done during the years around the Covid pandemic. **Unanimous.**

5.3 : At the Facilities meeting held on 17/10/2024, quote No1 was recommended to service the 'Service Air Handling Unit' (the black floor-standing warm air blowers in the hall). This was accepted and the minutes were agreed as a true record. **Unanimous.**

6. Matters arising :

6.1 : Motion raised by Cllr J.Paige, with regards to the creation of Gardd Lledfair : To formulate Heads of Terms and move forwards drawing up a formal lease to bring to the next meeting. **Unanimous.**

Heads of Terms/Memorandum of Understanding to include suitable livestock proof fencing with extra care taken in its visual aspect alongside the cemetery.

6.2 : The program of tidying up the old Celtica carpark was approved and will be carried out this winter. Details of the signage will be given at the next meeting. **Majority vote.**

7: Report from County Councillor :

Cllr A.Evans reported on his meeting as County Councillor which took place on 17/11/2024 in County Hall, Llandrindod Wells. The meeting discussed the results of a consultation on the Single Transferable Vote. Information is on the website.

8: Planning :

8.1 : Application 24/0710/FUL : Demolition of existing secondary school, construction of a new build, dual stream through school, 3G sports pitches, athletics facilities, outdoor performance space, play areas, plant and M&E, MUGA, pick up and drop off area, construction of a new access, vehicle and cycle parking and associated works at Ysgol Bro Hyddgen, Heol Pentrehedyn, Machynlleth SY20 8DR.

Councillors raised the following points :

8.1.1 : Whilst the works are going on, the area presently used by children for sporting activities will be severely curtailed by the construction of the new build. Cllrs asked where will the children carry out their sporting activities as required by the school curriculum ? Has the school management made provision or engaged with the local sporting facilities such as the Rugby & Football clubs to use their facilities ?

8.1.2 : Councillors want the crossing to be positioned on the North side (Clock Tower side) of the new roundabout to be constructed, referring to site plans with Planning Application 21/0306/FUL reference : YBH-CTF-XX-ZZ-DR-L-10000 dated 15/11/2023, therefore directly opposite the Leisure Centre entrance which is also where the footpath/cycle path envisaged ends (see item 8.1.4 below).

8.1.3 : Councillors want this crossing to be a proper crossing with traffic lights and traffic calming measures for the children's safety.

8.1.4 : At the Full Council meeting held on 27/2/2024, a representative came from 'Transforming Education PCC' showing maps of work to be done in conjunction with the building of the new Bro Hyddgen school complex that will affect Plas Machynlleth and all within its curtilage. Nothing further from that meeting was heard, especially on provisions for a footpath/cycle path through from the Plas

gates on Maengwyn Street up to the junction of this path by the A487 road and the entrance to the Leisure centre and the new pedestrian crossing envisaged.

8.1.5 : Councillors also raised the matter of good nutrition for the pupils and want the new kitchens to provide good freshly cooked locally sourced food at each of the children's meals.

Other than the above points made, Councillors **unanimously** fully **support** this development.

9: Finance :

9.1 : Council received the reports on the various audits carried out by Audit Wales on FY2022-23 and FY2023-24. Cllr G.Jones gave thanks to the Finance Officer, the Clerk and Cllrs for tackling this backlog of audits. **Unanimous.**

9.2 : Council received the report from the Finance Committee (held on 17/10/24) on the last half year of FY2024-25 with recommendations over the forthcoming meeting to discuss the budget for FY2025-26. This meeting to be held on 11/11/2024. **Unanimous.**

9.3 : Council approved the list of invoices to pay as presented. **Unanimous.**

9.4 : Councillors voted on quote No 2 for a new photocopier as and when the present contract ends in February 2025. **Unanimous.**

9.5 : Councillors voted on quote No 1 for lighting upgrade at the Plas concentrating on the communal areas and rooms with excessive lighting and obsolete fittings. **Unanimous.**

10: Reports from nominated representatives on outside bodies :

10.1 : Cllr N.McCarten reported from the Patients Forum. Also gave an invitation for a meeting with Powys Health Teaching Board, Sian Cox cabinet minister, RHS24 care, to re-open the day care centre on Nov.1st 2024 at 1.30pm at the Old Cottage Hospital on Forge Road, Machynlleth. Cllr J.Paige will attend.

11: Clerk's Report :

11.1 : A warm welcome to Cllr Gwenan Phillips who was elected as the new councillor to join Machynlleth Town Council. Hopefully she will find it rewarding and will have plenty to contribute.

11.2 : Mrs Hancock requested that the bench in memory of her husband, be moved out of the Gerddi garden and be placed to the right side of the Plas drive opposite the Rugby Club House overlooking the playing fields and the hills beyond.

11.3 : The Rotary Club has booked again their day in 2025 to start their 'Walk across Wales' event from Machynlleth. It is proposed that it becomes an annual event.

11.4 : Info from Transport for Wales with reference to the closure of the A470 at Talerddig to repair the road that had collapsed.

Since writing this agenda, the events of last week on the railway line in that same area of Talerddig, supersede this. Ken Skates, the cabinet Secretary for Transport and North Wales, has paused the roadworks until January 2025. Lloyds Coaches has advertised widely the new table for buses and school schedules and the traffic lights will remain in operation until further notice.

Council will join me to give a thought to each person involved in this accident, especially to the family of the deceased person.

11.5 : MTC's website needs updating in every way possible, complaints heard range from it being too old fashioned, not user friendly as well as not secure. Quotes are being sought to be available for the next meeting. Consideration towards it, will be given in the next finance meeting to discuss the budget. The Hall will have its new entrance soon. It will need new carpeting in that entrance area, as well as

new chairs and tables. Chairs and tables also need to be replaced in the JE & VT rooms. The Facilities Manager will draw up a list of urgent replacements to be done and this will be discussed at the next Finance meeting discussing the budget.

11.6 : #GYP's Plas allotments project is going well. The minutes from their last meeting are in the pack. The first tranche of funding for the project so far, is due to come mid-November.

11.7 : Rural Housing Action guide Wales given for info.

11.8 : The Sawna project seems to be on hold for the moment. Need to find out from the organisers what do they intend to do. A petition was received raising some concerns which will be passed on to the organisers. Cllrs asked that the text be shown at the next meeting but the names of the signees be redacted.

12: Members items :

12.1 : Cllr LI.Griffith has invited Andrea Blayney from Llais to come in person at our next meeting in November 2024.

12.2 : Cllr LI.Griffith reminded the assembly that Remembrance Sunday will be on 10th November. Councillors warmly invited to a service at 10am at St Peter's Church, then around 10.45am to the ceremony at the War Memorial for the laying of wreaths.

12.3 : Cllr J.Honeybill on the old Travis Perkins site. The site is still not being developed by its owner(s) who had earmarked it for housing much needed in town. The site is in a much abandoned state. Cllr J.Honeybill urge the Council that a letter be sent to ask why is it still not being used, when will the work start ?

12.4 : Car park loos working group reported on the progress for the refurbishment of the carpark loos, various items were discussed to be ready before the opening, with hope towards mid to end of November, certainly before Christmas. A letter was circulated to let local businesses know of progress, to invite them at a meeting to be held on 31/10/2024 in the VT room at 6pm.

Cllr A.Evans raised the issue that this letter had not been made available to the Council before it went out to the local businesses in town.

12.5 : Cllr R.Hughes drew attention to the fact that on social media, was a posting by the contractor advertising for sale the old bathroom items from the carpark loos. Councillors objected to this as nothing should have been for sale without the consent of the council. The post was taken down immediately as the contractor was informed of the objection. The working group explained that it was a genuine mistake made in order to cut down the cost of hiring a skip to dispose of these items.

13: Correspondence :

13.1 :

14: Items for the next agenda :

14.1 : Gardd Lledfair Memorandum of Understanding.

THE NEXT MEETINGS in NOVEMBER :

All meetings will be held at Y Plas :

Finance committee meeting on Monday 11th November 2024 at 6.30pm (John Edwards room).

Climate Change Panel meeting on Thursday 14th November at 6.30pm (John Edwards room).

Full Council meeting on Monday 25th November 2024 at 6.30pm (Vane Tempest room)



CYNGOR TREF MACHYNLLETH TOWN COUNCIL

MINUTES of the FINANCE PANEL MEETING on Monday 11th November 2024 at 6.30pm in the John Edwards room – Y Plas

PRESENT :

Cllr A.MacGarry (Chair of the Committee) Cllr J.Paige, Cllr K.Bryan, Cllr N.McCarten, Cllr G.Phipps, Cllr M.Atkins, Cllr A.Evans, Cllr J.Honeybill.

APOLOGIES : None

ALSO IN ATTENDANCE :

Nicole Beaumont (Town Clerk - Minutes taker)

1/ ATTENDANCE AND APOLOGIES :

See list above.

2 / DECLARATION of INTERESTS :

None declared

3/ To discuss FY2025-26 Budget :

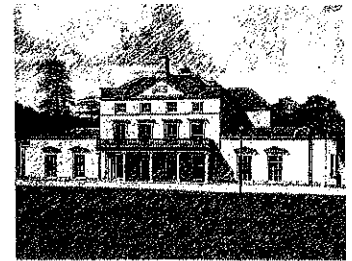
3.1 : Councillors were shown figures for the 2nd Qtr FY2024-25 up to 30th September 2024, to inform provisions for the next budget FY2025-26.

3.2 : The resulting DRAFT budget was drawn to be accepted or improved at the Full Council meeting on 25th November 2025.

3.3 : Notes from the Chair of the meeting Cllr A.MacGarry.

3.4 : On the recommendations of this meeting (25/11/2024) there may be another Finance meeting on 2/12/2024 to set the Final budget to the Full Council at their meeting on 16/12/2024.

**The next FINANCE panel meeting will be on
2nd December 2024
at 6.30pm in the John Edwards room**



CYNGOR TREF MACHYNLLETH TOWN COUNCIL

COFNODION CYFARFOD Y PANEL CYLLID
ar ddydd Iau 17 Hydref 2024
am 6.30pm yn ystafell Vane Tempest – Y Plas

PRESENNOL :

Cllr A.MacGarry (Chair of the Committee) Cllr J.Paige, Cllr K.Bryan, Cllr N.McCarten, Cllr G.Philipps, Cllr M.Atkins, Cllr A.Evans, Cllr J.Honeybill.

YMDDIHEURIADAU : Dim

HEFYD YN BRESENNOL:

Nicole Beaumont (Clerc y Dref - Cymerwr cofnodion)

1/ PRESENOLDEB AC YMDDIHEURIADAU :

Gweler y rhestr uchod.

2 / DATGAN CYSYLLTIAD :

Dim wedi'i ddatgan

3/ ETHOLIAD CADEIRYDD :

3.1 : Dangoswyd ffigurau i'r cynghorwyr ar gyfer 2il Chwarter FY2024-25 hyd at 30ain Medi 2024, er mwyn llywio darpariaethau ar gyfer cyllideb nesaf FY2025-26.

3.2 : Tynnwyd y gyllideb DRAFFT ddilynol i'w derbyn neu ei gwella yng nghyfarfod y Cyngor Llawn ar 25 Tachwedd 2025.

3.3 : Nodiadau gan Gadeirydd y cyfarfod Cyng A.MacGarry.

3.4 : Ar argymhellion y cyfarfod hwn (25/11/2024) efallai y bydd cyfarfod Cyllid arall ar 2/12/2024 i osod y gyllideb derfynol i'r Cyngor Llawn yn eu cyfarfod ar 16/12/2024.

Bydd cyfarfod nesaf y panel CYLLID
Ymlaen 2 Rhagfyr 2024
am 6.30pm yn ystafell John Edwards

BUDGET REVIEW
Plas Machynlleth & Town Council
April 2024 to March 2025

Date of review 11/11/2024

	Budget FY2024-25	ACTUAL April to Sept. 2024	Budget v Actual as revised Sept. 2024	Actual Income % variance v Budget	PROVISIONAL Budget FY2025-26	See NOTES
INCOME						
1 Precept	£ 365,202.00	£ 243,467.00	£ 121,735.00	67%	£ 1,250.00	1
2 Allotment Rents	£ 900.00	£ 1,155.00	£ 255.00	128%	£ 350.00	2
Bank Loyalty Reward + Bank Interest	£ 300.00	£ 230.26	£ 69.74	77%	£ 500.00	
Bar Bookings	£ 400.00	£ 240.00	£ 160.00	60%	£ 95,000.00	
Cafe Sales + Buffets & Teas/Coffees in Hall	£ 80,000.00	£ 64,069.09	£ 15,930.91	80%	£ 1,000.00	
Equipment Hire service	£ 1,000.00	£ 485.00	£ 515.00	49%	£ 4,000.00	
Grounds Hire + Lease	£ 2,400.00	£ 663.00	£ 1,737.00	28%	£ 13,000.00	
Hall Hire	£ 12,000.00	£ 8,250.00	£ 3,750.00	69%	£ 45,000.00	
Office rooms Leasing	£ 45,000.00	£ 21,863.00	£ 23,137.00	49%	£ 15,000.00	
Market Stalls Fees	£ 15,000.00	£ 8,834.00	£ 6,166.00	59%	£ 600.00	
Photocopy + Post Box + Postage service	£ 600.00	£ 427.00	£ 173.00	71%	£ 7,500.00	
Rooms Hire	£ 6,000.00	£ 5,636.05	£ 363.95	94%	£ 18,500.00	
Utilities & Insurance recharges	£ 18,500.00	£ 9,475.99	£ 9,024.01	51%	£ 80,000.00	
Grants RCVD	£ 30,000.00	£ 16,150.00	£ 13,850.00	54%	£ 1,000.00	3
Other Income (grants & donations)	£ 50,000.00	£ 650.00	£ 49,350.00	1%	£ 5,000.00	4
Plas Car Park fees	£ 1,250.00	£ 450.00	£ 800.00	36%	£ 14,000.00	5
6 Main car park loos income	£ -	£ -	£ 800.00	-	£ 301,700.00	6
Total Income	£ 628,552.00	£ 382,045.39	£ 246,506.61	61%		

INCOME Notes

- Precept PROVISION ONLY**
- Allotments exceeded the budgeted income as some plots were too big therefore were divided to be more manageable by each allotment holder, hence more income
- Several Grants applied for, some are still to be rcvd :
 - £55000 carpark loos refurbishment from National Lottery Fund
 - £109200 Plas allotment refurbishment from National Lottery Fund
 - £10000 towards the Plas Entrance Hall from the Garthgwynion Trust
 - £16150 from National Lottery Community Fund towards the Plas Entrance Hall
 - Several funders from various sources towards the Plas Kennels/CIC Hen Stablaau.
- Donations towards the Clock Tower repairs
- Expected income from yearly permit and daily charges in the back carpark
- It is hoped that with the refurbishment of the Public loos income can be generated again to help against costs.

Item 5.2 page 3 of 6

v4 - budget meeting - review 2nd Qtr FY2024-25 actual v budget

See NOTE S		Budget FY2024-25	ACTUAL April to Sept. 2024	Budget v Actual as revised Sept. 2024	Actual Expenditure % variance v Budget	PROVISIONAL Budget FY2025-26	See NOTES
	EXPENDITURE						
	Advertising, Marketing	£ 2,000.00	£ 50.00	£ 1,950.00	3%	£ 2,000.00	
	Website upgrade					£ 3,500.00	
	Bookkeeping/Audit & Accountancy fees	£ 8,200.00	£ 3,129.00	£ 5,071.00	38%	£ 8,000.00	
	Consulting / Other professional fees	£ 5,000.00	£ 17,491.00	£ 12,491.00	350%	£ 15,000.00	7
	Insurance	£ 35,000.00	£ 18,248.57	£ 16,751.43	52%	£ 37,500.00	
	Legal Expenses	£ 3,000.00	£ 750.00	£ 2,250.00	25%	£ 4,000.00	
	Cleaning/Sanitation & Waste Disposal	£ 6,500.00	£ 10,750.15	£ 4,250.15	165%	£ 12,500.00	
	Council Rates	£ 30,000.00	£ 28,725.54	£ 1,274.46	96%	£ 35,000.00	
	Electricity & Utilities	£ 23,000.00	£ 17,988.00	£ 5,012.00	78%	£ 25,000.00	
	Fire Alarm & Security	£ 5,000.00	£ 846.00	£ 4,154.00	17%	£ 5,500.00	
	Flowers/Poppy wreaths/Xmas tree lights	£ 5,000.00	£ 665.80	£ 4,334.20	13%	£ 4,000.00	8
	DEFIBS						
	Licences	£ 350.00	£ 209.28	£ 140.72	60%	£ 400.00	
	Market Expenses (electricity + Licences)	£ 2,000.00	£ 1,855.00	£ 145.00	93%	£ 2,500.00	
	Mayor's and councillors allowances	£ 3,500.00	£ -	£ 3,500.00	0%	£ 3,500.00	
	Misc council expenses (eg. Elections)	£ 2,500.00	£ 51.75	£ 2,448.25	2%	£ 2,500.00	
	Operating Lease Payments (photocopier/franking machine)	£ 5,250.00	£ 3,059.99	£ 2,190.01	58%	£ 5,250.00	
	Printing/Stationery/Postage	£ 500.00	£ 529.31	£ 29.31	106%	£ 750.00	
	Subscriptions to advisory bodies	£ 750.00	£ 462.00	£ 288.00	62%	£ 300.00	
	Petty Cash	£ 150.00	£ -	£ 150.00	0%	£ 100.00	
	Bad Debts Write Off	£ 100.00	£ -	£ 100.00	0%	£ -	
	CAFÉ :						
	Bank Card fees + Interest	£ 1,500.00	£ 1,479.01	£ 20.99	99%	£ 1,750.00	
	Café equipment contingency	£ 1,000.00	£ 1,032.17	£ 32.17	103%	£ 1,100.00	
	Cafe Supplies	£ 30,000.00	£ 27,607.38	£ 2,392.62	92%	£ 35,000.00	
	STAFF costs :						
	Wages/Pensions/NIC/PAYE	£ 267,750.00	£ 111,791.02	£ 155,958.98	42%	£ 270,000.00	9
	Recruiting/Staff Training	£ 1,500.00	£ 300.00	£ 1,200.00	20%	£ 1,500.00	
	MAINTENANCE :						
	IT maintenance /software/consumables	£ 2,000.00	£ 1,389.50	£ 610.50	69%	£ 2,000.00	10
	Grounds & Tree Maintenance (includes allotments)	£ 40,000.00	£ 1,690.00	£ 38,310.00	4%	£ 40,000.00	11
	Lift Maintenance	£ 50,000.00	£ 11,071.50	£ 38,928.50	22%	£ 10,000.00	
	Plas Repairs & Maintenance	£ 40,000.00	£ 6,121.20	£ 40,000.00	15%	£ 50,500.00	12
	Plas parapets/guttering repairs						13
	New tables and chairs for conference rooms						14
	Camera security UPGRADE + LED lighting in public areas	£ 55,000.00	£ -	£ 55,000.00	0%	£ 5,000.00	
	Car park loos maintenance					£ 14,000.00	
	Project: Toilets by Plas Gardens	£ 2,000.00	£ -	£ 2,000.00	0%	£ -	
	Town Clock repairs (ongoing maintenance)	£ 10,000.00	£ 2,191.00	£ 7,809.00	22%	£ 5,000.00	15
	Playground Maintenance	£ -	£ 430.00	£ 7,809.00		£ -	16
	Hen Stablau Project (the Plas Kennels)	£ -	£ 35,692.00	£ 35,692.00		£ -	
	Total Expenditure	£ 628,550.00	£ 305,606.17	£ 375,187.03	49%	£ 677,150.00	
	Gross Surplus / Deficit	£	£ 76,439.22				

EXPENDITURE Notes

- 7 Architects fees for the various projects going on
- 8 Defibs MUST be replaced this year to comply to the new regulations
- 9 Includes the ER NI raise from April 2025 as per latest budget announcement
- 10 To cover costs for tree surveys, tree surgery where needed, upkeep of the allotments
- 11 85% has been paid. Still awaiting for some parts before the job is completed, some should be left for ongoing maintenance.
- 12 Plas Parapets MUST be seen to this FY
- 13 New tables and chairs are sorely needed in the conference rooms (JE & VT rooms)
- 14 The CCTV system around the Plas is severely out of date and MUST be brought UP TO DATE
- 15 All repairs to the Playground are being paid from the Playgroup donation we received in FY2022-23
- 16 This project is grant funded, the expenses shown will be refunded from the grants

v4 - budget meeting - review 2nd Qtr FY2024-25 actual v budget

BUDGET REVIEW
Plas Machynlleth & Town Council
April 2024 to March 2025

Date of review 11/11/2024

To Recap :

	Budget FY2024-25	ACTUAL April to Sept. 2024	Budget v Actual as revised Sept. 2024		Budget FY2024-25	See NOTES
Total Income	£ 628,550	£ 382,045	£ 246,507	61%	£ 301,700	
Total Expenditure	£ 628,550	£ 305,606	£ 375,187	49%	£ 677,150	
Gross Surplus / Deficit	£ -	£ 76,439	£ -£ 128,680		£ -£ 375,450	1
						Precept PROVISION ONLY

In comparison :

£ 316,905	Precept RCVD FY2023-24	
£ 365,202	Precept RCVD FY2024-25	
-£ 48,297		
	13% inflation	
	Band D FY2023-24	
	Band D FY2024-25	
Tax base for Machynlleth FY2023-24	902.28	
Tax base for Machynlleth FY2024-25	908.97	
£ 365,202	Precept FY2024-25	
£ 375,450	PROVISIONAL Precept FY2025-26	
-£ 10,248		
	3% inflation	
Tax base for Machynlleth FY2025-26		Expected Band D FY2025-26

Item 3.3
1 page

Item 5.2
page 6 of 6

Finance meeting 11.11.24 notes

Present Ann, Kim, Norma, Gwenan, Jim, Alwyn, Jeremy, Monica, Nicole.

First we agreed to leave setting the precept to the end, until we could see all the figures.

In 'grants' I mentioned the £30,000 towards the secondary glazing. We haven't yet had the grant offer which is fine as there is so much else going on at the moment.

Toilet income – we were happy with this but later we came back to it and said this should be increased to £14,000 to match the costs. The 14,000 will be a mix of actual payment for using the toilets and fund raising/donations.

There was a query about 'professional fees'. This is mainly architects' fees that are covered by grant income. We need to know how much is going to be going in and out for the work on the Kennels.

We discussed the need to set up some sort of body to manage facilities in the Plas so that we do not pay as much council tax as we do.

We agreed to put in something for conference attendance (I think only £300).

We talked about putting something in for councillors' training but I can't remember a figure.

I asked about bad debts and you said that you had pursued and resolved them.

We agreed that we need a breakdown of the staffing fees. We also need to put in enough to cover the inevitable pay increase that comes in too late for our budget process but has to be implemented in the year.

We discussed the fact that the current clerk and admin hours are considerably less than when we had 2 separate people to do the roles and we agreed to put 14 hours of admin time in the budget. [I'm pretty sure that this was what we took a vote on – I proposed, Kim? Seconded and the vote was unanimous]

We agreed that we need to see a schedule of works for the maintenance staff. A key item on this would be painting the external windows.

Item 14, asked for the camera upgrade and LED lighting to be put in as separate items so that we can see the cost of each.

We agreed to take out the £2000 for the small toilet block work.

We clarified that the toilets are insured through the main council insurance.

We agreed to put £14,000 in expenditure as running costs for the car park toilets.

We noted the figures for the café. The clerk said she would check them as we were not sure how accurate they are. We were pleased to get this first attempt to look at full costing for the café.

List of Invoices For Payment

17th October to 12th November 2024

Correct to end of day on 12th November 2024

Dyddiad Talu /	Enw / Name	Manylion / Particulars	Swm / Amount	Sylwadau / Observations
Paid by Direct Debit				
25/11/2024	Castell Howell Ltd	café supplies	£ 3,523.02	
16/11/2024	Sage	software & technical support	£ 136.20	
11/11/2024	YGP	electricity Plas	£ 183.54	
12/11/2024	Rijo42	coffee/chocolate powders for café	£ 449.04	
16/11/2024	Pozitive Energy	electricity Hen Stablau	£ 120.43	
21/11/2024	BNP Paribas	coffee machine leasing (21/11>20/12/24)	£ 221.83	
21/11/2024	Total Energies	electricity Clock Tower October	£ 282.84	
21/11/2024	Total Energies	electricity Remembrance Garden October	£ 31.71	
21/11/2024	Total Energies	electricity Carpark loos October	£ 214.24	
29/11/2024	SEFE	gas usage Plas - October	£ 2,081.22	
Paid under delegated powers before council meeting				
13/11/2024	Aeon Archeology	archeology report for Plas Hall Entrance project	£ 1,500.00	grant funded
31/10/2024	GT Davies	Plas Hall entrance project (front of building)	£ 26,816.66	grant funded
13/11/2024	Anne Marie Carty	Film documentation Hen Stablau project	£ 553.50	grant funded
18/11/2024	George Tomos	Architects fees Hen Stablau project	£ 4,192.32	grant funded
13/11/2024	Creu-ad	Communication/Admin Hen Stablau project	£ 1,032.90	grant funded
15/11/2024	Davies & Evans Ltd	for work carried out Hen Stablau	£ 41,188.70	grant funded
14/11/2024	Charlie Falzon	project managing Hen Stablau	£ 4,095.80	grant funded
19/11/2024	ME Construction	carpark loos refurbishment project	£ 30,234.60	grant funded
31/10/2024	GT Davies	Plas Hall entrance project (fire exit ramp)	£ 16,079.59	
19/11/2024	BT	phone/internet services	£ 524.95	
19/11/2024	PCC	Playground safety inspection	£ 74.88	
19/11/2024	Initial	janitorial supplies	£ 152.72	
To be authorised for payment				
18/11/2024	Belvidere Lifts	Final invoice for repairs to lift	£ 4,810.80	
01/11/2024	Miliwyn Jenkins	fees (C.A.T. allotment & carpark loos)	£ 600.00	
30/11/2024	Gaskells	waste/refuse collection	£ 393.24	
26/11/2024	Dyfi Plumbing	hot air warmers in hall	£ 1,114.80	
26/11/2024	WR Partners	October payroll processing	£ 175.20	
26/11/2024	Squeaky clean	October cleaning contract	£ 1,125.00	
26/11/2024	Sharp	photocopier	£ 669.80	
c/f total invoices			£ 142,579.53	

b/f total invoices £ 142,579.53

Other statutory authorised payments made			
Cyflogau / Wages			
31/10/2024	October payroll	Staff wages	£ 17,740.39
Cyfraniadau Pensiwn / Pension Contributions			
15/11/2024	October payroll	PCC pensions	£ 5,029.59
Cyfraniadau HMRC / HMRC Contributions			
15/11/2024	October payroll	PAYE Shipley	£ 4,836.98
TOTAL			£ 170,186.49

INCOME / Incwm		
From / Gan Bwy		£ Sum / swm
allotment		£ 35.00
buffets		£ 332.50
Café cash takings		£ 2,141.08
Worldpay & Amex café credcard takings		£ 6,582.13
Hall hires		£ 115.00
Market stall fees		£ 980.00
Office rentals		£ 3,465.00
photocopy & post box service		£ 242.86
recharges to tenants		£ 1,390.09
Room hires		£ 1,803.75
TOTAL		£ 17,087.41

total income	£ 17,087.41
total expenditure	-£ 170,186.49
var +/-	-£ 153,099.08

ITEM 11.1

Page 1 of 4 + map

**LEASE in respect of GARDD LLEDFAIR market gardens
at Y Plas Machynlleth.**

DRAFT HEADS of TERMS / MEMORANDUM of UNDERSTANDING.

Landlord:	Machynlleth Town Council
Landlord's Solicitor:	Milwyn Jenkins Machynlleth / Llanidloes
Tenant:	Gardd Lledfair c/o Eco Dyfi Room 209 Y Plas, Aberystwyth Road, Machynlleth SY20 8ER
Tenant's Solicitor:	To be confirmed
Legal Fees:	Legal cost up to be paid by the Tenant.
Tenure:	<p>10 years with a review every 2 years. On year 9 the Tenant shall give notice in writing to the landlord of an intention to remain for another 10 years with same reviews every 2 years.</p> <p>If not wanting to pursue the tenancy it will give notice to quit in writing and will return the property in as good a state as on day one of occupying the property.</p> <p>NO PART of the site will be sub-let.</p>
Extent of Property:	As per the attached red line plan. All boundaries for the agreed leased area shall be the responsibility of the tenant to maintain.
Rights, Easements and Wayleaves:	The Property is leased subject to all existing rights, quasi easements and wayleaves which will remain with the Landlord.
Trees :	<p>The Tenant shall be responsible for the health & safety of the mature trees within their leased enclosure during the entire tenure of that enclosure.</p> <p>Should the health of those trees be compromised and needed to be felled, the written consent of the Landlord shall be requested which shall not be unreasonably withheld.</p>
Services:	The Tenant shall be responsible for all services and utilities as well as the payment of these services and utilities consumed.

SUBJECT TO CONTRACT

Machynlleth Town Council reserves the right to amend terms until agreement to lease is completed

Drainage : The Tenant shall make sure that ALL drains on the property will not be blocked, to carry out regular checks and keep them in a good functioning order during the entire length of the tenure.

Business & Council Rates:

The Tenant shall be responsible for paying all business & Council rates as applicable.

ANY signage on the Property will be bi-lingual.

Waste material management : The Tenant shall be responsible for the correct disposal of any waste material as per the laws in vigour during the tenure of the Property. A charge will be made if the Tenant needs to use Y Plas facilities for the discharge of this material.

Permitted Use: As a commercial market garden ONLY. Not to construct any permanent structures or alterations on the Property without the Landlord's written consent which shall not be unreasonably withheld.

Rent: The rent will be £1500 per annum paid in 2 yearly instalments. £750 payable on 1st April and £750 payable on 1st October in each year. This will be reviewed every 2 years.

Repairs : The Tenant will keep the Property (including any removable structure erected on the site) in a good tenatable state of repair throughout the term.

The site will be kept clean and tidy at all time.

The tenant shall be responsible for a good livestock proof fence, kept in good order at all time during the entire length of the tenure.

Insurance : The Tenant shall hold and maintain an appropriate level of valid all risks insurance cover at all times in addition to third party public liability and product insurance plus employer liability insurance with an indemnity for both extending to the landlord and shall produce such certificates of insurance on demand to the landlord.

These certificates must be emailed annually to :
town-clerk@machynlleth-tc.gov.uk

Legislative requirements:

The Tenant will be responsible for ensuring that the Property continues to comply with all legislation during the term of the lease, whether that legislation is already in force or enacted in the future.

The Tenant shall seek Planning permissions as applicable to its trade or services.

SUBJECT TO CONTRACT

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The Tenant will become responsible for ensuring that the Property continues to comply with such operational and statutory legislation during the term of the lease, whether that legislation is already in force or enacted in the future.

The Landlord will require evidence that testing is kept up to date, including routine testing, statutory testing and all required remedial work undertaken promptly.

These certificates must be emailed annually to :

town-clerk@machynlleth-tc.gov.uk

Any specific systems which are already on the premises or are required in order for the Tenant to deliver its services from the premises will be the exclusive responsibility of the Tenant to procure, install, maintain, inspect and carry out any resulting remedial work.

The tenant is to be responsible for the Fire safety of the area tenanted as well as Health and Safety requirements of their own staff and other users of the Property. The tenant will have arrangement for First Aid on the property.

An inventory of all materials, equipment stored on site (chemicals & combustibles) will be communicated in writing to the Landlord.

Alterations

The Tenant shall not undertake any alterations to the Property without the Landlord's written consent which shall not be unreasonably withheld.

General

The Tenant shall comply with all covenants and clauses contained within the Landlord's title and indemnify the Landlord to comply with the same.

Consents:

The Tenant is to ensure that all works and activities comply and receive all the required consents e.g. Planning and Building Regulation approval. The Tenant shall seek Planning permission if needed for the delivery of its trade/services.

Assignment:

Assignments shall not be permitted unless with the Landlord's express written consent, upon the Landlord undertaking appropriate diligence as to the appropriateness of any proposed assignee with regards their aims and objectives, financial position to ensure that they are fit for purpose. Any assignment will be governed by an Authorised Guarantee Agreement whereby the Tenant guarantees the performance of the assignee/s.

SUBJECT TO CONTRACT

Machynlleth Town Council reserves the right to amend terms until agreement to lease is completed

Reservations:

The Landlord and/or its agents, reserves the right to enter the Property at any time on the giving of five working days' notice for the purpose of ensuring that the Tenant is complying with the terms of its lease.

The Landlord and/or its agents, also reserves the right to enter the Property at any time in the event of an emergency.

Governing law :

These terms and conditions shall be governed by and construed in accordance with the laws of England and Wales. Any dispute arising under these terms and conditions shall be subject to the exclusive jurisdiction of the courts of England and Wales.

SUBJECT TO CONTRACT

Machynlleth Town Council reserves the right to amend terms until agreement to lease is completed

Item 11.1

Map situating Gardd Lledfair with Memorandum of Understanding / Heads of Terms – Nov. 2024



Item 11.2 Page 573



roger seagrave <roger.seagrave@gmail.com>

Machynlleth Christmas Lights

3 messages

roger seagrave <roger.seagrave@gmail.com>
To: aled.price@powys.gov.uk

Mon, Oct 28, 2024 at 4:00 PM

Good afternoon Aled. I have been advised by Gareth Ashworth that you are the right person to contact regarding the future installation of festive street lights in Machynlleth.

For many years the Rotary Club of Machynlleth have been responsible for obtaining the license from the Highways dept and providing the approved lighting, funded by public street collections.

We endeavour to have the lights installed in time for the town Mayor to 'switch on' the Town Clock Christmas tree, which this year will be on Saturday November 30th.

Can you please advise me asap as to how this can be achieved and the cost implication to the Rotary Club. The Club usually provides a member to assist the installation engineer with both installation and the removal in January.

Regards Roger Seagrave. Machynlleth Rotary

Aled Price <aled.price@powys.gov.uk>
To: roger seagrave <roger.seagrave@gmail.com>

Tue, Oct 29, 2024 at 10:44 AM

Good morning Roger,

Thanks for contacting me regarding your Christmas lights installation. You would need to able for a licence through Trunk Road and have Powys Streetlighting as the contractor for the installation.

I'm happy to send over a quote for the installation and removal of Christmas lights, We would have to have two Powys employees due to are Risk assessment and rescue plan.

Please let me know if you would like me to send a quote over.

Thanks

Aled

From: roger seagrave <roger.seagrave@gmail.com>
Sent: Monday, October 28, 2024 16:00
To: Aled Price <aled.price@powys.gov.uk>
Subject: Machynlleth Christmas Lights

You don't often get email from roger.seagrave@gmail.com. [Learn why this is important](#)

[Quoted text hidden]

Mae'r e bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cyngor Sir Powys ar unwaith. Mae unrhyw gynnwys nad yw'n ymwneud gyda busnes swyddogol Cyngor Sir Powys yn bersonol i'r awdur ac nid yw'n awdurdodedig gan y Cyngor.

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Mae'r e bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cyngor Sir Powys ar unwaith. Mae unrhyw gynnwys nad yw'n ymwneud gyda busnes swyddogol Cyngor Sir Powys yn bersonol i'r awdur ac nid yw'n awdurdodedig gan y Cyngor.

Item 11.2 page 2 of 3

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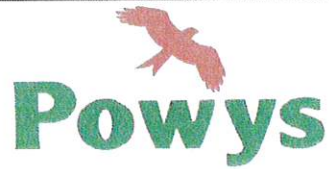
roger seagrave <roger.seagrave@gmail.com>
To: Aled Price <aled.price@powys.gov.uk>

Tue, Oct 29, 2024 at 11:42 AM

Good morning Aled and many thanks for your prompt response. I don't know if you already hold details but it involves installing to our lighting pattern on the already approved lamp posts, a total of 24 frames. Please send a quote and a provisional date as to when you may be able to install. Regards Roger

[Quoted text hidden]

MACHYNLLETH Roman Club Item 11. 2 page 3 of 3
FESTIVE LIGHTS CHRISTMAS 2024



QUOTATION

Date Issued: 29/10/2024

Valid until: 29/11/2024

Our ref: SLQ291024

Contact: Aled Price

Powys County Council

Street Lighting

Penybont Depot

Llandrindod Wells

Powys

LD1 5UA

To:

emailed to roger.seagrave@gmail.com

Quotation for:

Installation & removal of Machynlleth Christmas Lights.

	Amount
Quotation includes all plant, materials and labour	£ 1,553.08

town-clerk@machynlleth-tc.gov.uk

From: kim.bryan@machynlleth-tc.gov.uk
Sent: 19 November 2024 14:27
To: Norma McCarten; town-clerk@machynlleth-tc.gov.uk
Subject: FW: Brilliant Basics - Inclusion in the Powys County Council EOI
Attachments: image001.jpg

We've been approved for the next stages of the brilliant basics funding for solar panels/ payment gates and town maps! which is great news
I'll keep you posted as I develop costing

thanks
kim

-----Original Message-----

From: "Julie Lewis" <julie.a.lewis@powys.gov.uk>
Sent: Tuesday, 19 November, 2024 13:28
To: "kim.bryan@machynlleth-tc.gov.uk" <kim.bryan@machynlleth-tc.gov.uk>
Cc: "Julie Lewis" <julie.a.lewis@powys.gov.uk>, "Faye Carter" <faye.carter@powys.gov.uk>
Subject: Brilliant Basics - Inclusion in the Powys County Council EOI

Dear Kim,

Just a quick email to inform you that following internal Powys County Council approval this morning, your project has been agreed for inclusion in the Powys County Council Expression of Interest for the 2025-27 Brilliant Basics Scheme. This is great news, and I'd like to thank you for the hard work you put into the project idea that you submitted.

However, due to the number of excellent project ideas we received, we have had to slightly reduce the amount we can offer to some projects, and in the case of the Machynlleth Toilets project, we are able to offer £30,000, and not the full £50,000 you requested. I'm happy to discuss this with you, and you can decide if you still wish to proceed on that basis, or if you wish to withdraw your request for support if you do not think it is feasible to proceed with the £30,000 allocation.

I am now busy working on our umbrella EOI submission, which I will submit on behalf of the 16 projects from across Powys that we are supporting on Friday 22nd November.

I must also stress that this is the very first stage of quite a long journey, and there is no guarantee that Powys County Council will receive funding from the Brilliant Basics scheme. We will not know the outcome of our EOI until early December, and then, if that is successful, we will be invited to submit a full and much more detailed application next spring.

I will be in touch again in the coming weeks, hopefully when I receive news about our EOI in December. If we are invited to submit a full application, I will outline what additional information I need from you, but this will definitely include firm costings, so if you can, I'd encourage you to make start on pulling this together now.

Many thanks, congratulations, and once again thank you for submitting your project idea.

Julie

Julie Lewis
Tourism Officer / Swyddog Twristiaeth
Cyngor Sir Powys County Council
Neuadd Brycheiniog
Cambrian Way / Ffordd Cambria
Brecon / Aberhonddu
Powys, LD3 7HR

**MINUTES OF THE MEETING for #GYP PLAS ALLOMENTS, MACHYNLLETH Town Council.
on Monday November 14th at 6pm in the John Edwards room at the Plas**

PRESENT :

Phil & Wendy, Rhian, Chris & Jane, Maritza, James, Jim & Heather.

APOLOGIES : Fiona, Anne, Steve, Julie.

ALSO IN ATTENDANCE:

Nicole (Clerk - Minutes taker)

1. ATTENDANCE AND APOLOGIES : See lists above.

2. Volunteer Risk Assessments : Everyone was reminded of the importance to risk assess any works to be done before starting as concerns had been raised. Risk Assessment sheets are in Steve's greenhouse to be filled in. There too, is a sheet to record the hours that volunteers have worked.

3. Plot 11 :

Plot 11 is now vacant and will be used as a communal area for composting.

Spare slabs are needed if only to raise the ground in times that when the area does flood somewhat, there is an area of firm footing to be had. Some leftover slabs may become available from the project by the new Hall entrance, as the old slabs lifted out in that area are not needed to go back so could be transferred over to the allotment.

Everyone is to liaise with Julie and the builders on site.

Investigation should be carried out to find the cause of the surplus water/flooding in that area.

4. Ramp on Plot 5 :

Jim proposed to build that access out of any surplus and should not attract further costs.

5. Allotment wall :

Vegetation clinging to the wall and coming from the Cartref Dyfi side of the wall is being removed.

Plot holders are getting on with great care, due to the fragility of the wall, to remove the vegetation on the allotment side and have queried if the removed vegetation could be disposed with that of Cartref Dyfi side to minimise on skip ordering. All this removal will be done before end of February 2025.

6. Bio diversity area :

6.1 : Anyone needing rubble is to be remove it to their own plot. Surplus will be taken to the skip.

6.2 : If the ivy can't be removed (see point 5 above) with the ivy from the other side of the wall, it will need to be removed by skip. A skip with door was requested for ease of access with wheelbarrows.

6.3 : Steve's gate design is fine.

6.6 : Number of compost bins is still being debated but their location will be on the old Plot 11. Also an area will be set there for extra tools and wheelbarrows depot for everyone to use.

6.7 : Number of raised beds in the community area will be sorted at some point, Rhian is to arrange a plan.

6.8 : Shelves for seedlings etc ... will be built from surplus material.

6.9 : Bird boxes, it is hoped, will be built in collaboration with school kids. Bug hotel, hedgehog homes will be done by each plot holder on their individual plot.

7: Spend to date : 1st claim was uploaded to the funders and they have paid back MTC £50317.10p this Monday 14th Nov.2024.

2nd claim will be sorted some time in January/February 2025.

The exact total left to spend will be communicated at the next meeting as well as the absolute deadline date by which the next claims need to be in and the date by which the whole project must be finished by.

Plot holders asked if an extension could be accorded to them as they were somewhat delayed in starting the project.

8: A.O.B. :

8.1 : Chris ask on Tammi's behalf that the scaffold boards be removed. Some will be used to make wheelchair access or easier access for wheelbarrows where needed. Surplus to be stored under a tarp on Plot 11. This to be done by the weekend of Sat/Sun 23-24th Nov.

8.2 : Same for gravel to be used as drainage on Plot 11. Any surplus to be used wherever needed.

8.3 : James is to see to the pond area and fill it in.

8.4 : Quartz skip is blocking the emergency exit to the Leisure centre and needs to be removed ASAP.

**The next #GYP Plas allotment meeting will be on 12th December 2024
at 6pm in the JE room, Y Plas.**

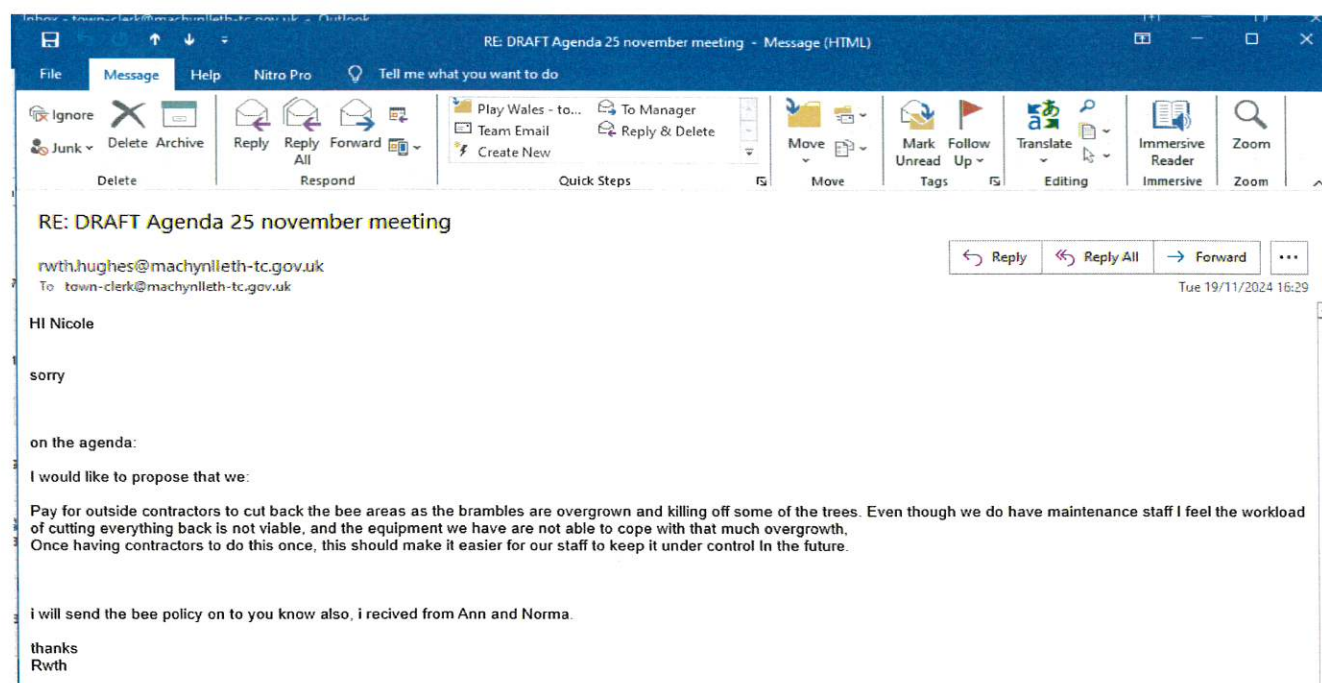
ITEM 12.1

Clearing the back carpark :

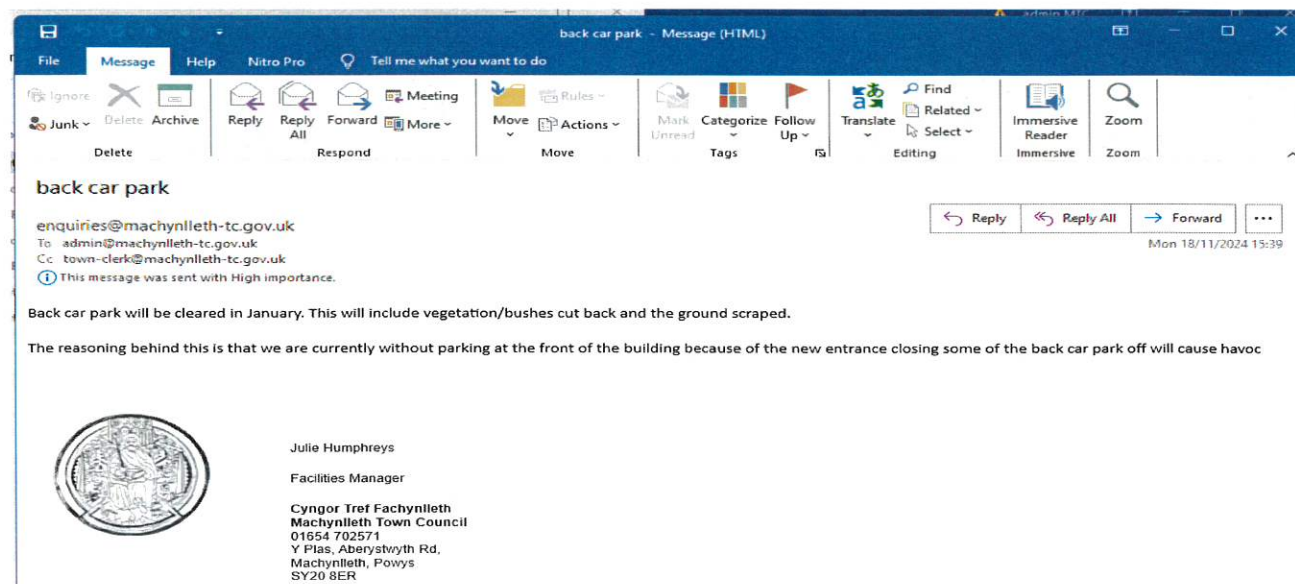
Matter raised by Cllr R.Hughes :

Pay for outside contractors to cut back the bee areas as the brambles are overgrown and killing off some of the trees. Even though we do have maintenance staff I feel the workload of cutting everything back is not viable, and the equipment we have are not able to cope with that much overgrowth,

Once having contractors to do this once, this should make it easier for our staff to keep it under control In the future.



On advice from Facilities Manager the work can only start in January :





RE: grounds

rwth.hughes@machynlleth-tc.gov.uk

To: enquiries@machynlleth-tc.gov.uk

Cc: jeremy.paige@machynlleth-tc.gov.uk; admin@machynlleth-tc.gov.uk; 'Julie Humphries'; 'Julie Humphries'

Reply Reply All Forward ...

Thu 07/11/2024 16:42

From: jeremy.paige@machynlleth-tc.gov.uk <jeremy.paige@machynlleth-tc.gov.uk>

Sent: 07 November 2024 14:56

To: enquiries@machynlleth-tc.gov.uk

Cc: rwth.hughes@machynlleth-tc.gov.uk; admin@machynlleth-tc.gov.uk; 'Julie Humphries' <town-clerk@machynlleth-tc.gov.uk>; 'Julie Humphries' <town-clerk@machynlleth-tc.gov.uk>

Subject: RE: grounds

Thank you for this. As the policy and advice have been to council and accepted I think we can go ahead with the works needed to enact the advice.

Best wishes,

Jeremy

-----Original Message-----

From: enquiries@machynlleth-tc.gov.uk

Sent: Thursday, 7 November, 2024 14:01

To: rwth.hughes@machynlleth-tc.gov.uk; admin@machynlleth-tc.gov.uk; 'Jeremy Paige' <jeremy.paige@machynlleth-tc.gov.uk>

Cc: 'Julie Humphries' <town-clerk@machynlleth-tc.gov.uk>; 'Julie Humphries' <town-clerk@machynlleth-tc.gov.uk>

Subject: grounds

Thank you for your time today having a walk around the grounds.

Attached are the biodiversity and eco systems policy, advice from Ezra Tattersall who was the bio diversity officer of PCC, in his report you can see that it mentions the areas around the stones, however I do note that it does say that we can cut back to avoid encroaching and this can be done out of bird nesting season. We can go ahead with this as we can clearly see that the trees in that area are suffering because of the brambles.

I will take my lead from councillors on how you would like us to move forward regarding these areas.



Julie Humphreys

Facilities Manager

Cyngor Tref Fachynlleth
Machynlleth Town Council
01654 702571
Y Plas, Aberystwyth Rd,
Machynlleth, Powys
SY20 8ER

Ezra Tattershall's (PCC Environment Liaison Officer) advice :

From: enquiries@machynlleth-tc.gov.uk

Sent: Thursday, 7 November, 2024 15:11

To: jeremy.paige@machynlleth-tc.gov.uk

Cc: rwth.hughes@machynlleth-tc.gov.uk; admin@machynlleth-tc.gov.uk; 'Julie Humphries' <town-clerk@machynlleth-tc.gov.uk>; 'Julie Humphries' <town-clerk@machynlleth-tc.gov.uk>

Subject: RE: grounds

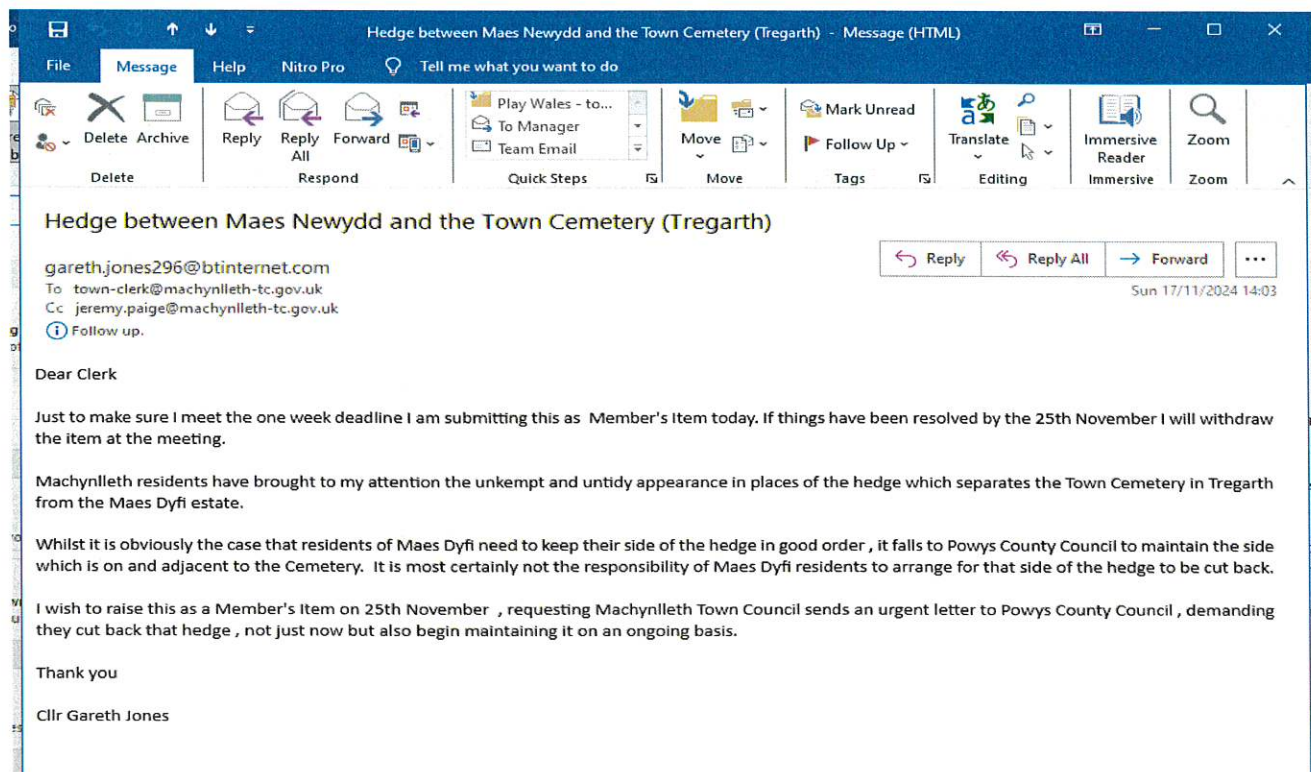
We discussed removing the brambles area completely.

Ezra's advice is to keep them, although as per my email below we can cut back as they are encroaching the trees

This area has lots of wildlife value already. There is some existing bramble and scrub which has a lot of value through flowers and berries. It would be good to maintain these areas but important not to allow the brambles to encroach too far. Brambles around the edge could be cut back each year to avoid spreading too much. It is important to do this out of bird nesting season (March-August) to avoid any potential disturbance to nesting birds.

Item 12.2

12.2 : Cllr G.Jones regarding an overgrown hedge at the Tregarth cemetery run by PCC.



Report to Town Clerk on Public Conveniences Refurbishment For Inclusion in Machynlleth Town Council Report – November 2024

The refurbishment of Machynlleth's public lavatories is nearing completion, with the project on track to meet the required deadline of 30th November 2024. While delays have occurred, such as stainless steel sinks being held at customs due to paperwork, they have now been approved and have arrived.

Key Updates

1. Opening Hours and Management

- The lavatories will operate daily and follow Y Plas opening hours
- Opening times:
 - Wednesdays: 7:00 AM
 - All other days: 7:30 AM
- Closing time: 4:00 PM, with cleaning managed by contractors.
- Cost: No additional cost for opening/closing arrangements.

2. Cleaning and Supplies

- Squeaky Clean Cleaning: Daily cleaning and supply of soap and toilet paper. Quoted cost: £9,850 p.a. (awaiting written confirmation).
- Maid in Machynlleth: Cleaning only, quoted at £10,800 p.a. (awaiting written confirmation).
- Sanitary/Nappy Bins:
 - Existing contractor quoted £840 p.a. + VAT for previous arrangements. A reduced requirement for three sanitary and two nappy bins awaits an updated quote.

3. Utilities

- Electricity supplier comparisons:
 - Total Energies: Day rate 41.27p, night rate 29.52p, standing charge £30.00/day.
 - Octopus Energy: Flat rate 25.25p, standing charge £65.84/day.
 - Ecotricity: Awaiting quote.
- Estimated annual utilities cost (with LED lighting and water-efficient basins): £13,063.68.
- Water supply (Hafren Dyfrdwy): Estimated £2,000 p.a., reduced by efficient fittings.

4. Safety Certificates and Fire Extinguishers

- The Facilities Manager is coordinating with the Town Clerk to retrieve safety certifications.
- Fire extinguishers will be inspected by KP FIRE Ltd, ensuring compliance.
- Estimated inspection cost: <£1,000.

5. Baby Changing Facilities

- Modernized baby-changing units installed; cost covered by grant funding.

6. Disabled WC

- Emergency pull cord refitting to ensure compliance with safety standards. Currently, the cord activates a flashing light at the building's front.

- No costs identified to date.

7. Drainage System

- Fully refurbished as part of the project. Future issues will be addressed by Dyfi Waste Services as required.

8. Safety Lighting

- Automatic LED lighting installed for nighttime safety. Funded by grant.

9. CCTV Installation

- A camera will monitor the lavatory entrance. Central recording system details pending finalization. Funded by grant

10. Coin/Card Payment System

- Investigating options for coin (40p) and card payment systems, alongside a donation card reader.
- Expected income: £7,500+ p.a.
- Branding and logos QR code donations signage and charity boxes planned for reopening

11. Bilingual Signage

- Contractor will install Welsh/English signs, including "Not Drinking Water" notices.

12. Insurance

- Coverage required by July 2025. Quotes received:
- David Vaughan & Co: Annual premium £998.08, excess £250 (£1,000 for vandalism).
- Allocated budget: £1,500 p.a.

13. Future Developments (Phase 2)

- Further upgrades planned, including solar panels, secure doors, and external wall improvements.
- Funding application to Brilliant Basics has been supported.

14- Official Opening

We would like to organise an official opening for the toilets in the first week of December. We have approached the rotary club and there is a potential of a Wednesday 4th of December opening during the market with press

Outstanding Actions

- Written quotes pending for cleaning contracts and utilities.
- Confirmation of CCTV recording setup.
- Opening confirmation
- Logo and branding

This refurbishment supports Machynlleth's commitment to sustainable, accessible, and modern facilities, reflecting the town's pride in its community and visitor services.

With thanks

Cllr McCarten and Cllr Bryan

town-clerk@machynlleth-tc.gov.uk

From: kim.bryan@machynlleth-tc.gov.uk
Sent: 20 November 2024 11:22
To: town-clerk@machynlleth-tc.gov.uk
Subject: Update of save the lesiure centre campaign

Hi there

I would like to include in the agenda;

Cllr Bryan approached the leisure centre and they confirmed that they would like community support as such

- An active WhatsApp group has been set up to coordinate discussion and actions.
- A petition has been set up both online and offline and has nearly 2500 signatures.
- The petition will be handed in either 25th or 26th of November to PCC councillors who will present it to the PCC leader
- A banner has been made by the local youth club
- There will be a demonstration of support for the leisure centre with a banner and members of the local community (all councillors welcome!) press will be invited.
- A short film is being made about leisure centre usage by two local film makers
- Parents are coordinating art work from schools from children

On we go!
Many thanks
Kim

~~CONFIDENTIAL~~

Location of Sauna - Message (Plain Text)

File Message Help Nitro Pro Tell me what you want to do

Ignore X Delete Archive Reply Reply All Forward More Meeting Rules Move Actions Mark Unread Categorize Follow Up Translate Immersive Reader Zoom

Location of Sauna

JULIE PRICE <juliepricec@aol.com>
To Town-clerk@machynlleth-tc.gov.uk
Cc mach.council@plasmachynlleth.co.uk
You replied to this message on 20/11/2024 11:36.

image0.jpeg .jpeg File
image1.jpeg .jpeg File
image2.jpeg .jpeg File
image3.jpeg .jpeg File
image4.jpeg .jpeg File
image6.jpeg .jpeg File
Untitled attachment 00006.txt .txt File

Julie Price
10 Y Dalar
Machynlleth
Powys
SY208HR

Dear Clerk

I write to the town council members in relation to the press release in Cambrian News about the location of a sauna in the Plas grounds. Could I please ask that the Town council take careful consideration to this before agreeing.

I would like to bring attention to other national lottery grant schemes in the past which are now causing a problem in the community. The 'Fruit for All' trees on the Brynagog estate have just been abandoned leaving those areas in a right mess. Also the tree planting on the playing areas, frames are all rotten with PCC have difficulty cutting the grass areas leaving them messy. It is very unsightly indeed.

My point is that once the organisers have run out of funding it is just left to go in a state of disrepair. I fear that this will be the case with the pop up Sauna.

I want to make it clear I am not in anyway opposed to community initiatives at all for the benefit of the whole community, but it does irritate me that some grants pay a wage to the organisers but when those grant funds run out they are forgotten about and then they move on to others. I would like the town council to have more scrutiny around longer term care and plans as to who will then have responsibility for them before when the funds have depleted before they agree to more such schemes.

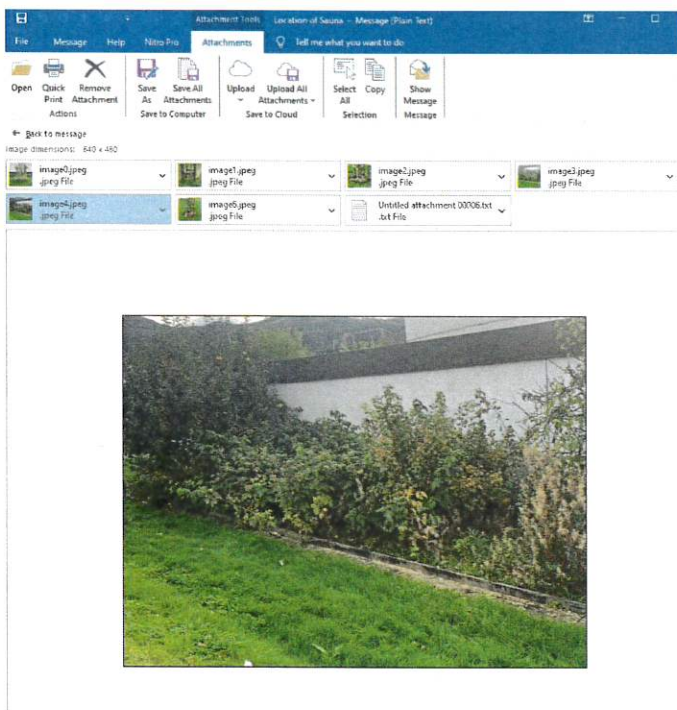
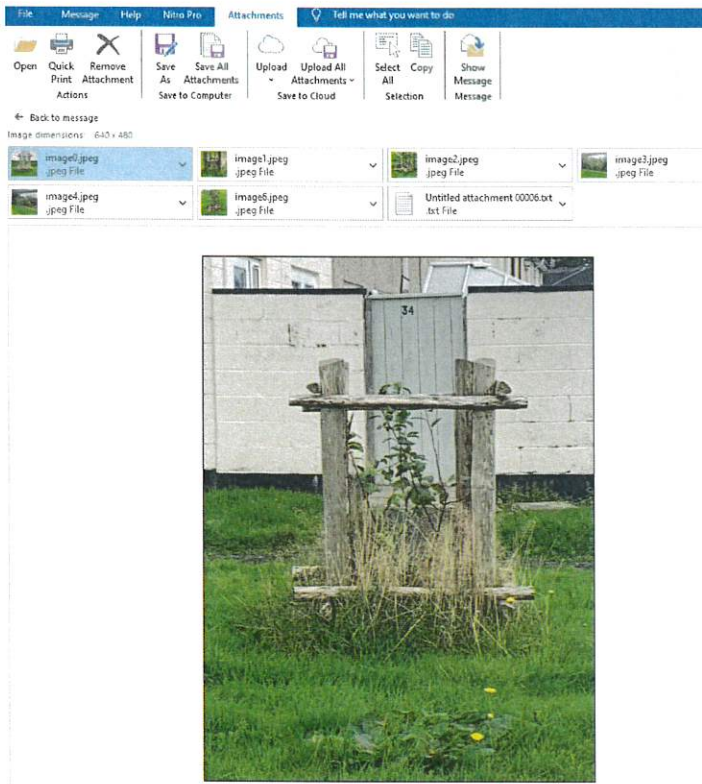
I do not want to highlight to you the potential safeguarding concerns for our children who play in that area, I am sure you will have really considered that as a major factor, along with the security of the Sauna.

Thank-you for taking the time to read my letter.
I've included photos for information to allow councillors to see first hand what I mean about past lottery funded schemes and how they are neglected.

Many thanks
Julie Price

Item 13.1

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Item 13.1

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~~Item 13.1~~ Proposed Sawna

Proposed sauna - Message (HTML)

File Message Help Nitro Pro Tell me what you want to do

Ignore Junk Delete Archive Reply Reply All Forward More Move Actions Mark Unread Categorize Follow Up Translate Immersive Reader Zoom

Proposed sauna

daniel mcneilly <dandaroo23@gmail.com>

To town-clerk@machynlleth-tc.gov.uk

Sun 03/11/2024 19:34

Screenshot_20241103_191441_Chrome.jpg
jpg File

Screenshot_20241103_191435_Chrome.jpg
jpg File

File name:
Screenshot_20241103_191435_Chrome.jpg
File type: .jpg File

Good Evening,

I'm highly concerned about the proposal made by sawna dyfi Ltd, firstly the total lack of any conderation of the general public, as far as I'm aware there has been no public consultation to see even if the locals of machynlleth actually want a project such as this in machynlleth or is it just to please a minority?.

A sauna so closer to a children's play area is highly inappropriate considering very little is warn in a sauna, surely the safe guarding of children is of utmost paramount importance over any scheme as this, especially considering that simply anyone can use the facilities, what's even more alarming is a sitting town councillor is a director of the company behind sawna dyfi - surely a huge conflict of interest.

The whole ethos of a town councillor is to be transparent and not shady, this isn't a great look when it is being played out on social media and people who have opinions that are factual the posts are then removed, it doesn't instil any sort of confidence in our council, nothing but collusion and corruption.

Kind regards

Daniel mcneilly

Attachment Tools Proposed sauna - Message (HTML)

File Message Help Nitro Pro Attachments Tell me what you want to do

Open Quick Print Remove Save Save All Upload Upload All Select Copy Show Back to message
Actions Attachment Actions Save to Computer Save to Cloud All Selection Message

Image dimensions: 1280 x 3340

Screenshot_20241103_191441_Chrome.jpg
jpg File

Screenshot_20241103_191435_Chrome.jpg
jpg File

Project Manager

[BRYAN, Sarah Kim](#)

Correspondence address
Room 204, Y Plas, Pentrethedyn Street,
Machynlleth, Powys, United Kingdom. SY20
8ER

Role **ACTIVE**
Director

Date of birth
October 1976

Appointed on
25 May 2024

Nationality
British

Country of residence
United Kingdom

Occupation
Public Relations

[KEY, Rob Leonard](#)

Attachment Tools Proposed sauna - Message (HTML)

File Message Help Nitro Pro Attachments Tell me what you want to do

Open Quick Print Remove Save Save All Upload Upload All Select Copy Show Back to message
Actions Attachment Actions Save to Computer Save to Cloud All Selection Message

Image dimensions: 1280 x 3340

Screenshot_20241103_191441_Chrome.jpg
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Screenshot_20241103_191435_Chrome.jpg
jpg File

Find and update company information

Companies House does not verify the accuracy of the information filed

Sign in / Register

Search for a company or officer

Advanced company search

SAWNA DYFI LTD

Company number 15740632

Follow this company

File for this company

Overview
Filing history
People
More

Officers

From: Catherine Elliott <Celliott83@outlook.com>
Sent: 29 September 2024 17:11
To: town-clerk@machynlleth-tc.gov.uk
Subject: 'Pop up' Sauna permanent location

To whom it may concern,

It has been brought to my attention that a proposal for a 'pop up' communal Sauna and plunge pool has been awarded £20,000 from the lottery funding and are hoping to take permanent residence on the grounds of the grade 2 listed 'Y Plas' - I am writing to express my numerous concerns regarding the location which is a matter of metres from the children's park. I feel that this is extremely inappropriate in regard to safeguarding not only the towns children, but the children of the many tourists that Machynlleth receive for numerous festivals, and just generally throughout the year.

There is already a collective and growing concern regarding persons who frequent the Plas and are seen to approach children, and behave inappropriately towards members of the public generally. I feel that this location would attract more of the same.

The purpose of a sauna is to be as scantily clad as possible, this is not of course to say that every person who would use this facility is questionable, but it does need to be taken into consideration.

Equally as concerning, if planning is not granted for 'Y Plas' close to the park, it will be sought for the Owain Glyndwr Centre, which holds a Youth Club, again the possibility of exposure to the youth.

There are surely more appropriate locations that could be sought for this project?

It's a concern that there was no public consultation, aside from apparently a 'local WhatsApp group' which obviously is not a true representation of the community's thoughts and feelings, towards not only this project, but I'm sure a plethora of others that have not been put to the wider community accordingly.

Social media is not accessible to everyone, and certainly not to a town with a large aging demographic.

Social media should also not to be considered as an appropriate 'public consultation'.

It was only when articles were in my own (and many others I would imagine) social media feed from outlets such as, The Cambrian News, and The County Times, that towns people became aware of the proposal of location, and judging by the response, there is very little support for this facility.

There is also concerns regarding the location as a high volume of adolescents, not only local, frequent the Plas on weekends, there has been many incidents of vandalism, which has cost a substantial amount of money to repair. Not of course taking into consideration the risk of an accident happening with teens and the consumption of alcohol, attempting to possibly access said plunge pool and drowning. There are a plethora of risks associated with this building being situated where it is suggested.

Comedy Fest, Carnival, El Sueno etc, there are plenty of concerns on those weekends without adding extra ones with the prospect of this build.

Moving on, the issue of wildlife down 'Y Plas', it has been noted that there is a persistent problem with rats, which naturally, is to be expected in an area surrounded by woodlands and bins etc.

Rodents would see this as an ideal candidate building for nesting, it would be perfect, water, shelter, combined with food.

The chances of being in contact with a hantavirus, (which is widespread amongst rats in the UK) are relatively high in this facility through nesting materials, droppings, urine.

A side note. On further inspection and research I have also noted that a councillor is heavily invested in this particular company. Is this not considered a conflict of interest?

Continuing on.

As beneficial as the Scandinavian lifestyle may be - who will be responsible for 'vetting' users? Health/medical history paperwork etc - It is common knowledge that saunas lower blood pressure, would there be a qualified first aider on hand should an incident occur?

A person on my own social media post attempted to compare this facility to the leisure centre - "no different". A secure building, with appropriate changing facilities, CCTV and a manned reception area, with numerous first aiders, and people are appropriately dressed before leaving. There is NO comparison.

I cannot see how this can possibly be effectively managed, effectively maintained or manned effectively.

I am of the opinion that prevention is better than cure, and an alternative location should be sought for this idea.

Sincerely,

Catherine Elliott

Please could this be forwarded to all town councillors.
Many thanks.

town-clerk@machynlleth-tc.gov.uk

From: Catherine Elliott <Celliott83@outlook.com>
Sent: 11 November 2024 12:14
To: town-clerk@machynlleth-tc.gov.uk
Subject: Item for Correspondence

Good afternoon,

The following email is an Item for correspondence (meeting dated 25/11/24)

Hope this finds well.

For the attention of Machynlleth Town Council,

Following attending the council meeting on Monday, 28th October I was left appalled by the conduct of Cllr K.Bryan in regards to the mention of the petition regarding the permanent location proposal of the 'pop up sauna' as reported in the Cambrian News:

'Though the project's eventual home will be on the grounds of Y Plas, gaining planning permission to put the project next to the Grade II listed building has proven tricky.'

It was declared that the "petition had been withdrawn due to inaccuracies" - What inaccuracies? The wider community and their views are not inaccuracies, and to suggest as such is insulting to the electorates who are responsible for electing the Council that have seats to this day.

I digress, if I had not been in attendance that evening, and hadn't looked bewildered at the suggestion that I had withdrawn the petition, knowing that it is frowned upon generally to speak at a council meeting until the public participation time has been granted, and had Cllr G.Jones not asked me if this was accurate, to which I stated it was not - leads me to the question, would this have simply been swept to the side? Taken as truth, and how often has an incident like this happened previously?

Returning to my original point - It is not right for someone to withdraw another persons intellectual property so confidently and with the full intention of misguiding other Councillors with an out right lie.

I'm sure I do not need to remind our first tier of local Government, statutory bodies who are democratically elected by us, the community, about the Nolan Principles, although I'm sure at least five of the seven were not adhered to that night.

As it was stated, in meetings previous to the 28th, an interest has been declared by aforementioned Councillor in the project, but that information was not volunteered on this night, and was necessary for another Cllr to ask the question.

Moving on to the minutes which were recorded - I feel these are not in depth enough regarding the dishonesty. Thankfully no material difference was made to the outcome, but as previously stated - I'm of firm belief that it was due to me being in attendance.

I feel it is important for the sake of transparency to the public that this is mentioned - accountability is vital. No one is expecting a transcript, but there is some information that is necessary. As I'm sure we are all aware that the written word is equally, if not more important than the spoken.

I am still none the wiser as to how/who/why the petition had apparently been withdrawn - but, it certainly was not me. The creator.

Item 13.2 page 4 of 5

If anyone can shed any light on this, it would be gratefully received.

Sincerely,

Catherine Elliott

PETITION

This petition is for the attention of Machynlleth Town Council.

In opposition of the 'pop up' Sauna and Plunge Pool having a **PERMANENT** location at the grounds of the Grade 2 listed Y Plas and the Owain Glyndwr Centre. An alternative more appropriate permanent location should be sought.

We, the undersigned petition against the aforementioned facilities having a **PERMANENT** residence at Y Plas, and Owain Glyndwr Centre.

Location. Meters away from children's play area. Safeguarding.

No public consultation. Whatsapp groups and Social media are not a true representation of the wider community.

Vandalism. Already costing a substantial amount to repair/replace previous projects.

Increased risk of accidents to the adolescents and others that frequent the grounds.

Persistent problem with rats. Ideal nesting area, increasing the problem, cost and possibility of disease (hantaviruses).

Maintenance. Cost of upkeep. Staffing.

Name	Address/Postcode	Phone #	Signature
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412 signatures

From: enquiries@machynlleth-tc.gov.uk
Sent: 04 November 2024 15:55
To: Alwyn Evans; Ann Macgarry; Gareth Jones; Gwenan Phillips; Jeremy Paige; Jim Honeybill; 'Kim Bryan'; Ilinos griffith; Michael Williams; Monica Atkins; Norma McCarten; Peter Jones ; Rwth Hughes
Cc: 'Julie Humphries'; admin@machynlleth-tc.gov.uk
Subject: FW: Sawna Dyfi: Petition

From: Rob <sawna.dyfi@gmail.com>
Sent: 04 November 2024 14:54
To: james.honeybill@machynlleth-tc.gov.uk; enquiries@machynlleth-tc.gov.uk
Subject: Fwd: Sawna Dyfi: Petition

----- Forwarded message -----
From: Rob <sawna.dyfi@gmail.com>
Date: Mon, Nov 4, 2024 at 3:50 PM
Subject: Sawna Dyfi: Petition
To: <town.clerk@machynlleth-tc.gov.uk>

Hi all

We have been made aware that the petition regarding the sawna was brought up in the council meeting Monday 27th. We would welcome the opportunity to speak to any concerns and have tried through various platforms to reach out to the petition creators, however we have not been able to make contact. We would be grateful if you could pass on this letter should the petition have reached the council thus far.

4th November 2024

Response to Concerns Regarding the Community Sauna Project in Machynlleth

Thank you for sharing your concerns about the proposed community sauna. We understand and appreciate the community's interest in ensuring that any new development is both safe and beneficial for everyone. These are some responses to the concerns we have seen in the petition about the sauna. We would also be very happy to have a meeting to address any ongoing issues and to make sure that the project is properly presented and understood.

1. Safeguarding Concerns

Saunas are often found attached to and as a part of leisure centres and provide additional facilities for health and well being. We would like to situate the sauna somewhere where it is accessible for members of the community with particular regards to sporting and gym facilities.

We take safeguarding very seriously. The sauna will be a well-monitored space where everyone will be required to wear appropriate swimming costumes. The sauna will be enclosed with attractive but secure fencing.

Additionally, the sauna area's privacy will be managed carefully, with regular staff oversight. Staff will be fully trained to recognize and respond to any safeguarding issues, and all activities will comply with strict health and safety protocols.

2. Community Consultation

We value the importance of thorough community consultation. We previously conducted a survey distributed through various local platforms to gather community feedback. However, we acknowledge that further outreach could have been carried out. We are open to expanding our consultation efforts and would appreciate recommendations on additional forums to engage with, to date we have used.

- Local community groups on social media platforms like Facebook.
- Physical notice boards in key community hubs

If you have other ideas or forums for distributing future surveys, we are eager to hear them and act on your suggestions. Some ideas we have are

- Outreach through the Machynlleth market.
- Newsletters of town organizations and environmental groups.

3. Concerns About Vandalism and Security

The sauna site's security is a top priority. We will install robust security measures, including CCTV and secure fencing. When the sauna is open it will be constantly staffed. All facilities will be lockable. People visiting the sauna will have lockers in which to lock their possessions. No valuables or cash will be left on site. These measures will deter vandalism and maintain a safe environment for all visitors and residents.

4. Adolescent Safety

The sauna will operate under strict safety guidelines, with trained staff present during all operating hours. In addition to age restrictions, adolescents will have clearly defined access policies, and parental guidance will be essential for younger users. The project is intended to promote wellness and provide a safe, community-oriented environment, with safeguards in place to ensure the wellbeing of all participants.

5. Potential Rodent Issues

We are aware of concerns regarding vermin. The sauna facility will be managed with rigorous hygiene practices and undergo regular pest control inspections. There will be no food, and waste will be handled in compliance with environmental health regulations to prevent any issues with rodents.

6. Compliance and Safety Certifications

Finally, the sauna will adhere to all legislative requirements, including:

- Full insurance coverage for public liability.
- Staff training in first aid, fire safety, and emergency response.
- Health and safety certifications for Legionella and E. coli prevention.

Sawna Dyfi Ltd is a not-for-profit company that has been set up to promote the benefits of Sawna and support health and well-being projects in our area. The popularity of saunas in the UK has increased in recent years and is part of a wider cultural shift towards wellness, community, and nature. The British Sauna Society estimates that at least 50 new saunas have been built or are in the planning stages in the last two years.

We aim to build a community resource that enhances wellness while prioritizing safety, inclusivity, and environmental responsibility. We remain committed to open dialogue and welcome ongoing feedback and further questions.

Thank you for your engagement and input.

Yours sincerely

Rob, Nick, Giulio and Kim