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Byddwch yn garedig

COWBRIDGE (ANCIENT BOROUGH)
with LLANBLETHIAN TOWN COUNCIL
CYNGOR TREF Y BONT FAEN
(Bwrdeistref Hynafol) gyda
LLANFLEIDDAN

Report on Lesser Hall and Mayor's Parlour Roof Replacement and the condition of the remaining sections of the roof

To: Town Hall Committee

From: Town Clerk, Cathy Kennedy

Date: 6th February 2024

Reason for Report:

This report provides an overview of the roof replacement for the Lesser Hall and Mayor's Parlour that took place in September 2022. It outlines the challenges faced in obtaining the approved grant from CADW, the subsequent negotiations, and the agreed-upon resolution. The report highlights the need for further roof replacement in identified sections and recommends a comprehensive five-year plan for restoration.

Background:

In September 2022, the roofs of the Lesser Hall and Mayor's Parlour were replaced as part of a renovation project. However, complications arose when CADW, the body responsible for heritage conservation in Wales, refused to pay the approved grant.

The disagreement stemmed from a lack of collaboration between the Vale Planning Office and CADW regarding the validity of the listed building consent granted to the Town Council by the former Vale Council Planning Officer.

Resolution:

Following a series of negotiations, an agreement was reached with CADW and the newly appointed Vale Planning Officer. The resolution involves implementing remedial works to address any concerns and discrepancies. A detailed method statement has been agreed upon, and the remedial works are scheduled to take place during the Easter holidays to minimise disruption to town hall hirers. The attached appendix provides more information on the agreed-upon remedial works.

Future Planning:

It has been observed that the remaining five sections of the roof also require replacement.

Recommendations:

- a) Assign an individual or working group to carry out the following tasks;
- b) Develop a comprehensive plan to identify essential sections for replacement based on urgency and severity of deterioration.
- c) Prepare a five-year plan outlining a phased approach to roof replacement.
- d) Prioritise sections based on critical need, with special attention to areas that experienced leaks during the winter, such as the main hall upstairs.
- e) Allocate resources and efforts to address this critical area promptly to prevent further damage.
- f) Work in collaboration with officers to actively research grants to support funding for roof replacement and explore additional avenues for funding.

Conclusion:

The resolution with CADW and the scheduled remedial works mark positive steps towards the completion of the initial Lesser Hall and Mayors Parlour roof replacement project. Implementing a strategic five-year plan for the remaining sections, with an initial focus on the main hall roof, will ensure a comprehensive and systematic restoration process. Ongoing efforts to secure funding are crucial for the successful implementation of the plan.