

**LLANTWIT FARDRE COMMUNITY COUNCIL
CYNGOR CYMUNED LLANILLTUD FAERDREF**



COUNCIL

26th JANUARY 2026

REPORT OF THE CLERK

1. WORK TO FRONT OF THE CARNEGIE PARISH HALL BUILDING

- 1.1 Members are reminded that there is ongoing deterioration to the front toilets at the Carnegie Parish Hall, including persistent damp and internal damage, an external contractor was invited to inspect the affected area and advise on the likely causes and necessary remedial works.
- 1.2 The external contractor identified that the primary cause of the internal damage is water ingress from external sources, particularly from the roof area above the front toilets. The contractor advised that existing leadwork in this area has deteriorated and is no longer providing effective protection against water penetration.
- 1.3 In addition, areas of masonry were found to be in poor condition, with defects to stone copings and sections of the stone face allowing moisture to enter the structure. These issues were identified as contributing factors to ongoing dampness within the building fabric. The contractor confirmed that unless these external defects are addressed, any internal repairs would be at risk of failure due to continued water ingress.
- 1.4 The contractor recommends the following works for an initial phase to stabilise the building and prevent further damage.
- Removal and reinstatement of all leadworks, with particular attention to the roof above the toilets
 - Repointing of defective masonry mainly to stone copings and stone-facing masonry.
 - Improving the overall weather resistance of the external stonework to prevent further water penetration

- 1.5 Completion of these works will allow the building to dry internally and provide suitable conditions for the next step of repairs.
- 1.6 The contractor has supplied a quotation of **£4,000** for the works. Members are reminded that officers have spent time attempting to obtain three quotations; however, this has not been possible due to a lack of responses over the past year. Members are therefore asked to consider the quotation on this basis, noting that it falls outside the Council's Financial Regulations.
- 1.7 Once the external repairs have been complete it is recommended that the affected internal walls are allowed to dry using dehumidifiers. This will enable a further assessment of internal plaster damage, followed by necessary repairs and redecoration of the area.

2. RECOMMENDATIONS

- 2.1** Members are asked to note the report and agree that the works be carried out as a matter of urgency.
- 2.2** Members are asked to approve expenditure of £4,000 to commence the repair works.
- 2.3** Members are asked to agree that progress on the internal works be reported back as soon as practicable.