

Minutes of the CAPITAL PROJECTS COMMITTEE meeting held in the TOWN COUNCIL OFFICE, 15-17 Temple Street, Keynsham on Wednesday 14th May 2025 commencing at 7.00p.m.

PRESENT: Councillors A Beaumont, M Burton, C Davis, C Fricker, A Halliday, H MacFie, A Wait

IN ATTENDANCE: Alan Jenner- Assistant Town Clerk (for all the meeting)
Dawn Drury- Town Clerk (arrived late due to other work commitments and was present from 6 b onwards on the agenda)

67. APOLOGIES FOR ABSENCE

None received

68. DECLARATIONS OF INTEREST

Cllr A Wait- in respect of the Fox and Hounds Lane Conservation Area (as he is Chair), Cllr A Beaumont for volunteer services with the Fox and Hounds Conservation Area.

69. DISPENSATIONS

In accordance with Standing Order 13, to consider any requests for dispensations (for disclosable pecuniary interests) prior to the item (s) being discussed, that Members may only become aware of during the meeting itself and to receive any disclosures of decisions as per item 7 of Keynsham Town Council's Dispensations Policy and Procedure Guide.

None requested.

70. RECORD OF PREVIOUS MEETINGS

RESOLVED

- (i) That the Minutes of the Capital Projects Committee meeting held on 24th February 2025 (previously circulated) be confirmed as a true record and signed by the Chairman.

71. PUBLIC PARTICIPATION

There was none.



72. UPDATES WITH WRITTEN REPORTS

a) THE PADDOCK

Cllr Halliday expressed disappointment that no progress has yet been made for public use of The Paddock.

There is no expenditure on The Paddock in the budget available for structural assessment of the derelict Barn. It is unsafe for members of the public.

Councillors requested a draft management report for the future of The Paddock for consideration at the next meeting.

RESOLVED:

To receive and note the report and for a draft management report to be prepared for the next meeting.

b) FOX AND HOUNDS LANE

The Assistant Town Clerk and then Cllr Wait explained the circumstances over confusion about authority to use a drawing of a gateway for obtaining tenders for the work. Cllr Wait said he would have a further informal word with the creator of the image to establish if the position remains that we cannot have use of it.

RESOLVED:

To receive and note the report.

c) VAS SIGNAGE

Work now completed.

RESOLVED:

That the above information be noted.

d) 106 AND CIL RESERVES AND BUDGET FOR CAPITAL PROJECTS

All CIL monies for current projects have been allocated by Council within the budget.

The Committee requested that a spreadsheet be available at each meeting showing the amounts budgeted against each project (or part of a project) under consideration.

There was a long discussion about the equipment in the playgrounds. A detailed assessment of the equipment in the playgrounds and projected replacement or renewal of equipment is necessary and the Committee wish this to be a separate agenda item for the next meeting with the identification of a permanent budget to

meet the costs of this equipment and if a Cil reserve for that expenditure is to be used.

RESOLVED:

That the above information be noted and that a spreadsheet be produced for the next and subsequent meetings showing the amounts budgeted against each project or part of a project under consideration in that meeting and especially for equipment in the playground areas maintained by the Council.

73. UPDATE ON CAPITAL PROJECTS WITH WRITTEN REPORTS

a) KEYNSHAM CEMETERY AND CHAPEL

RESOLVED:

- i) *To receive and note the report.*
- ii) *To recommend to Council that the repairs to the Chapel proceed as budgeted and there is to be no delay to consider a repurposing of the East Chapel at this time.*

b) MANOR ROAD PAVILION

In addition to the written report the Assistant Town Clerk reported that an inspection of the roof of the Pavilion showed that in places anti climb wires have been broken down and possibly people are climbing on the roof. There is nothing in the budget for additional anti climb measures onto the roof. The Committee requested investigation of the types of deterrent measures available and a report for the next meeting on what might be achievable with a breakdown of the cost of it.

RESOLVED:

To receive and note the report.

c) UNIT 11 BURNETT LEASE

RESOLVED:

To receive and note the report.

74. DATE OF NEXT MEETING

To be arranged.

75. EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

In accordance with Standing Order 3(d) to RESOLVE that pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the

meeting for the following items of business by reason of the confidential nature of business to be transacted. Items 10-11 of the agenda - to progress sensitive issues.

CONFIDENTIAL ITEMS - WRITTEN REPORTS IN SHAREPOINT

76. OFFICE

RESOLVED:

To receive and note the written report in respect of the Office.

77. SILVANUS PROJECT

RESOLVED:

- i) To receive and note the written report in respect of the above project.*
- ii) To make recommendations to Council as set out in the report.*

The meeting ended at 8.10 pm.

SIGNED.....

(Chairman)

DATED:.....