
**Minutes of the CAPITAL PROJECTS COMMITTEE meeting held in the TOWN COUNCIL
OFFICE, 15-17 Temple Street, Keynsham on Monday 23rd February 2026
commencing at 7.00 p.m.**

PRESENT: Councillors M Burton, D Cooper, C Davis, C Fricker, H Mac Fie and A Wait.

IN ATTENDANCE: Alan Jenner- Assistant Town Clerk
Dawn Drury- Town Clerk

46. APOLOGIES FOR ABSENCE

There were none.

47. DECLARATIONS OF INTEREST

Cllr A Wait declared an interest in item 12 on the agenda as Chairman of FAHWG.

48. 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.

There were none.

49. RECORD OF PREVIOUS MEETINGS

RESOLVED

That the Minutes of the Capital Projects Committee meeting held on 1st December 2025 (previously circulated) be confirmed as a true record and signed by the Chairman of the Committee.

50. PUBLIC PARTICIPATION

There was none.

51. CEMETERY WORKS UPDATE

The Committee discussed a small triangular piece of red glass within one of the Chapel stained glass windows that is cracked. Officers will seek quotes for repair of the same.

RESOLVED:

- (i) To receive and note the update on the Cemetery works.*
- (ii) To recommend to Council that Contractor quote A is accepted for the main project with Contractor quote B be accepted for the steel bracing work part of the Project.*
- (iii) To note that the project will be managed by the Council's Quinquennial Architect.*

52. ASSESSMENT OF THE CEMETERY DRIVEWAY

RESOLVED:

To receive and note the update on the Cemetery driveway.

53. CEMETERY RAILINGS UPDATE

Tenders have been sent out for this project.

RESOLVED:

To receive and note the update on the Cemetery railings.

54. MANOR ROAD UPDATE

RESOLVED:

To receive and note the update in respect of Manor Road parking area.

55. THE PADDOCK - UPDATE

RESOLVED:

- (i) To receive and note the update on The Paddock.*
- (ii) That Officers work with Cllrs Cooper and Burton on a Heritage Lottery grant funding bid for a feasibility study on The Paddock.*

56. PLAY AREA ASSESSMENTS

RESOLVED:

- (i) To receive and note the play area assessments.*
- (ii) That the table of play area assessments be used to prioritise the order of play areas for refurbishment/upgrades.*
- (iii) That the Clerk put some estimated budget costs to refurbishment/upgrade of each play area before a recommendation is submitted to Council to adopt the prioritisation table.*

57. FOX AND HOUNDS LANE NATURE RESERVE UPDATE

RESOLVED:

- (i) To receive and note the update on the priorities for the Fox and Hounds Lane Nature Reserve.
- (ii) The Clerk puts some estimated costings to the draft of Schedule of Construction Projects for consideration by Council.
- (iii) That Officers undertake dialogue with B&NES Council Officers in respect of a pre-app for the construction of the entrance way to the site.

58. BURNETT LOCKUP

RESOLVED:

To receive and note the update on Burnett Lockup.

59. TIMEOUT LEASE

RESOLVED:

To note that there has been no update on the TimeOut Lease despite chasing the same.

60. DATE OF NEXT MEETING

To be arranged by doodle early/mid-April 2026.

61. 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 17 on the agenda.

CONFIDENTIAL ITEMS

62. SILVANUS UPDATE

RESOLVED:

To receive and note the verbal information. A full report will be presented to Council at a future meeting.

The meeting ended at 8.15 pm.

Signed: (CHAIR) Date: