



LLANHARAN COMMUNITY COUNCIL

Minutes of the meeting of the Welfare Ground Showerblock Committee held by remote attendance at 7.00pm on Monday 27th April 2026

The meeting was held in accordance with:
The Local Government and Elections (Wales) Act 2021

Present:

Councillors: Cllrs Chris Parker, Robert Smith, Rhys Jenkins.

Clerk to the Council: Leigh Smith

Apologies: Cllr Neil Feist.

Absent: None

Members of the public: 1

WGSB2026/012 Welcome and Apologies.

The Chair welcomed all attendees.

RESOLVED

To accept the reasons proffered with Cllr Neil Feist's apologies as a valid reason for absence.

WGSB2026/013 Disclosures of Interests

None.

WGSB2026/014 Minutes of the Welfare Ground Showerblock Committee meeting 20th January 2026

RESOLVED

To approve the minutes of the Welfare Ground Showerblock Committee meeting held on 20th January 2026 as a true and accurate record of the meeting.



WGSB2026/015 Public speaking

None.

WGSB2026/016 To consider tenders submitted for the refurbishment of the Showerblock and associated.

a) ***RECOMMENDED***

To select as a final specification for the program of works excluding the following items from the full specification:

4.3 Clean roof/Replace roof sheets; 4.14 Heating system; 4.19 Alarm switches; 4.22 Benches.

b) ***RECOMMENDED***

To award the tender based on the specification outlined in WGSB2026/12a), to

NB Construction at a price of £61,095

To authorise the Clerk to issue the tender taking whatever action is necessary to facilitate this and the commencement of works in consultation with LRGT.

WGSB2026/017 Urgent information or to suggest items to the Clerk for a future agenda.

None.

There being no further business the meeting closed at 6.59pm.

Date of next meeting: TBD

Councillor Chris Parker
Chair of the Welfare Ground Showerblock Committee.



LLANHARAN COMMUNITY COUNCIL

Minutes of the meeting of the Welfare Ground Showerblock Committee held by remote attendance at 7.00pm on Tuesday 20th January 2026

The meeting was held in accordance with:
The Local Government and Elections (Wales) Act 2021

Present:

Councillors: Cllrs Chris Parker, Neil Feist, Robert Smith, Rhys Jenkins

Clerk to the Council: Leigh Smith

Apologies: None.

Absent: None

Members of the public: 2 x Representatives of the Trustees of LRGT invited to participate by the Chair.

WGSB2026/001 Welcome and Apologies.

The Chair welcomed all attendees.

WGSB2026/002 Disclosures of Interests

None.

WGSB2026/002a Minutes of the Welfare Ground Showerblock Committee meeting 30th September 2025

RESOLVED

To approve the minutes of the Welfare Ground Showerblock Committee meeting held on 30th September 2025 as a true and accurate record of the meeting.

WGSB2026/003 Terms of reference including delegated authority.



Noted.

WGSB2026/004 Public speaking

The members of the public present spoke throughout the meeting at the invitation of the Chair.

WGSB2026/005 Correspondence

None.

WGSB2026/006 Action plan.

Noted.

WGSB2026/007 Revised specifications to be used to tender for the refurbishment of the Showerblock and arrangements for the issuing of the tender

a) RESOLVED

To approve the revised specification to be used for the tender of the showerblock.

b) RESOLVED

For the Clerk to issue the tender as per the Council's Standing Orders and Financial Regulations, the tender to run for a period of between 4 and 6 weeks. The Clerk to liaise with LRGT regarding site visits and arrangements for storage, access and other operational considerations, these arrangements forming part of the tender conditions and to be added along with standard contractual, payment and other terms as deemed appropriate by the Clerk

WGSB2026/008 Discharge of duty to consult with disabled people on the proposals for disabled access and facilities

Noted

WGSB2026/009 Exclude press and public



RESOLVED

By virtue of the Public Bodies (Admission to Meetings) Act 1960, to exclude the press and public from the next item of business on the basis that disclosure thereof would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted

Press and public left the meeting.

WGSB2026/010 Legal aspects of the transfer of the Showerblock to LRGT

a) RESOLVED

To accept the draft heads of terms for transfer agreement relating to the Llanharan Community Council Shower block sited on land owned by Llanharan Recreation Ground Trust and to consent to the draft being sent to the solicitors.

Press and public returned to the meeting

WGSB2026/011 Urgent information or to suggest items to the Clerk for a future agenda.

None.

There being no further business the meeting closed at 7.50pm.

Date of next meeting: TBD

Councillor Chris Parker
Chair of the Welfare Ground Showerblock Committee.

Item	Description	Include?	TWG.pdf	PJ Saunders.pdf	NB Construction.pdf	Melah.pdf	Stafford.pdf	Belle Submission REV A	Cardo Wales.pdf	V3 Facilities.pdf	Manning Construction Ltd - Completed Tender Price.pdf	RTL.pdf	CNS_Professional_Tender_Pack.pdf
4.1	Fascias/soffits/verge	Yes	£3,949.22	£4,093.00	£2,370.00	£4,200.00	£4,000.00	£2,100.00	£2,599.87	£3,200.00	£2,326.45	£22,500.00	
4.2	Gutters & downpipes	Yes	£1,118.44	£624.00	£745.00	0	£2,100.00	£1,150.00	£1,130.58	£1,065.00	£1,638.75	£6,500.00	
4.3	Clean roof/Replace clear sheets	No	£3,080.93	£3,565.00	£2,764.00	£21,605.00	£3,375.00	£2,100.00	£8,448.00	£2,968.00	£867.10	£10,180.00	
4.4	Replace opaque roof sheets where necessary	Yes	£1,178.01	£661.00	£1,077.00		£3,093.75	£1,700.00	£3,300.00	£2,000.00	£500.00	£2,000.00	
4.5	Roof patch repairs to internal sheets	Yes	£750.00	£1,093.00	£484.00		£2,000.00	£650.00	£1,980.00			£5,000.00	
4.6	Repoint hairline crack in brickwork	Yes	£155.00	£101.00	£90.00	£421.00	£510.00	£200.00	£253.11	£320.00	£287.50	£560.00	
4.7	Replace boiler room doors	Yes	£2,014.49	£4,950.00	£2,969.80	£4,270.00	£1,400.00	£2,050.00	£2,970.00	£3,250.00	£2,472.50	£2,630.00	
4.8	Flooring (Check spec suitable for studs)	Yes	£31,121.92	£11,783.00	£16,578.80	£39,168.00	£14,500.00	£10,950.00	£15,587.00	£11,844.00	£15,851.95	£19,900.00	
4.9	Drainage	Yes	£804.86	£7,475.00	£870.00		£8,000.00	£3,400.00	£440.00	£3,655.00	£4,556.30	£2,247.00	
4.10	Boiler room screed	Yes	£272.00	£611.00	£385.00		£1,350.00	£450.00	£198.00	£1,176.00	£431.83	£700.00	
4.11	Replace showers	Yes	£13,144.63	£2,225.00	£11,985.00	£18,324.00	£20,400.00	£10,000.00	£15,767.40	£10,350.00	£17,581.66	£29,900.00	
4.11.1	Accessible Wetroom (Inc Ramp)	Yes	£4,397.84	£5,175.00	£8,310.00	£3,000.00	£13,000.00	£8,870.00	£17,608.97	£6,518.00	£5,750.00	£15,515.00	
4.12	Sanitaryware	Yes	£5,856.26	£1,346.00	£3,625.00	£10,800.00	£4,260.00	£3,950.00	£3,884.10	£2,178.00	£8,101.13	£5,000.00	
4.13	Door furniture	Yes	£1,565.51	£2,029.00	£480.00	£1,260.00	£1,800.00	£650.00	£451.00	£775.00	£802.13	£2,200.00	
4.14	Heating system	No	£4,318.27	£68,649.00	£2,815.00	£2,460.00	£3,500.00	£2,850.00	£3,960.00	£26,870.00	£4,312.50	£4,235.00	
4.15	Ventilation	Yes	£2,321.63	£955.00	£565.00	£3,612.00	£3,800.00	£1,900.00	£1,320.00	£4,960.00	£862.50	£11,000.00	
4.16	Lighting	Yes	£1,526.19	£8,800.00	£1,185.00	£6,450.00	£6,000.00	£3,575.00	£1,611.50	£2,994.00	£2,070.00		
4.17	External lights	Yes	£404.90	£1,363.00	£345.00		£500.00	£650.00	£247.50	£450.00	£575.00		
4.18	Emergency lights testing points	Yes	£301.60	£7,475.00	£320.00		£1,000.00	£400.00	£649.00		£287.50		
4.19	Alarm switches	No	£136.50	£9,953.00	£385.00	£1,000.00	£400.00	£800.00	£330.00	£1,420.00	£287.50		
4.20	Light switches	Yes	£529.52	£6,325.00	£890.00		£900.00	£310.00	£77.00		£2,466.75		
4.21	Wiring/Trunking	Yes	£350.00	£5,744.00	£720.00		£1,600.00	£900.00	£1,430.00		£2,300.00		
4.22	Benches	No	£7,888.69	£2,725.00	£4,160.00	£1,323.00	£8,000.00	£2,050.00	£4,433.00	£3,600.00	£8,771.63	£11,000.00	
4.23	Decoration	Yes	£8,062.16	£6,239.00	£3,280.00	£4,650.00	£4,750.00	£3,850.00	£3,190.00	£3,372.00	£4,140.00	£8,500.00	
Other	Other costs	Yes	£17,854.80	£24,725.00	£3,820.00	£0.00	£52,000.00	£13,345.00	£550.00	£8,100.00	£9,049.00	£8,000.00	
TOTAL	Quote Total ex VAT		£113,103.38	£188,583.00	£71,218.60	£122,543.00	£162,238.75	£78,850.00	£92,416.03	£101,005.00	£95,289.68	£167,567.00	
TOTAL (Selectable)	Total ex VAT (based on included items)		£97,678.98	£103,792.00	£61,094.60	£96,155.00	£146,963.75	£71,050.00	£75,245.03	£66,207.00	£82,050.95	£142,152.00	0

Tender Ref	Vendor name	Attendance at Mandatory Site Visit	Provision of Insurance Certificates	Price (£)	Availability to Work During Offseason (1-5)	Relevant Experience – Similar Works (1-5)	Price Score (40%)	Availability Score (20%)	Experience Score (40%)	TOTAL SCORE
Tenderer 1	TWG	Pass	Yes	£97,679	5	4	25.02	20	32	77.02
Tenderer 2	PJ Saunders	Pass		£103,792	5	1	0	0	0	0
Tenderer 3	NB Construction	Pass	Yes	£61,095	5	4	40	20	32	92
Tenderer 4	Melah	Pass	Yes	£96,155	5	2	25.42	20	16	61.42
Tenderer 5	Stafford	Pass	Yes	£146,964	5	5	16.63	20	40	76.63
Tenderer 6	Belle	Pass	Yes	£71,050	5	4	34.4	20	32	86.4
Tenderer 7	Cardo	Pass	Yes	£75,245	5	4	32.48	20	32	84.48
Tenderer 8	V3	Pass	Yes	£66,207	5	4	36.91	20	32	88.91
Tenderer 9	Manning	Pass	Yes	£82,051	5	5	29.78	20	40	89.78
Tenderer 10	RTL	Pass	Yes	£142,152	5	4	17.19	20	32	69.19