

**DRAFT MINUTES FROM THE MEETING OF LAND MANAGEMENT COMMITTEE
HELD ON THE 21st SEPT 2026 AT 8.03 PM**

Present: Cllr Susan Rodaway SER (Chair), Cllr Rebecca Donnachie RD, Cllr Cari Jones, Cllr Lynda James LJ, Cllr Will Smith WS, Cllr Jack Allum JA, Cllr Jon Dickson JD (as a member of the Working Group), Clerk

Apologies for absence: Cllr Adam O'Brien

Absent : Cllr Jason Thomas

Declarations of interest: None

All votes will be named votes

Questions from the Public relating to items on this agenda (limited to 10 minutes)

None

1. To receive feedback from the Pavilion Structure Working Group

The Working Group had consisted of Cllrs Smith, Dickson and Jones along with the Park Caretaker and a member of the Community.

Cllr Smith began by reporting that the working group had met and discussed the Structure report, they felt the main and priority recommendations to be relevant ie
Repair or change the soffits and fascia

Remove the metal grills from windows

Repair and freshen up exterior paintwork

He went on to discuss the water system and fire risk assessment which were outside the remit and dealt with later in the agenda.

Cllr Dickson went on to say that it was important that the works be carried out by qualified contractors, which, based on the report would cost around £20k.

He also mentioned the suggestion of a mural for the Gable End and an extension providing a multi purposed space. As these points were also outside the report it was noted for future discussion. Cllr Jones raised the point that the windows really needed to be changed to ones which opened, thus reducing the damp and the mold, at present the pavilion was not a healthy building

Cllr Rodaway thanked them for the report and asked if future Land working groups could be held in the evenings so she could attend.

2. To note recommendations which will be discussed at the next land management meeting and form part of the discussions regarding the future building.

The working group recommendations were noted. The Clerk explained that the 6 months had now passed, and the future of the Pavilion could be discussed at the next Land Meeting.

As a new Councillor Cllr Allum asked the Chair for some background, the Cllr Rodaway answered his question and moved on with the meeting.

Cllr Smith asked also to respond to Cllr Allum's question, but the Chair stated this had been done and the meeting was moving on.

3. To receive legionella risk assessment report and test results for the pavilion

The Legionella Risk Assessment had been made available along with the test results. The Clerk explained what steps had been taken between the assessment and the water test results to enable the Carnival to use the Pavilion, she went on to report that the water test results had stated no legionella had been found, but a high level of bacteria was present in the shower heads.

4. To note actions from water test results

The recommendation was that the shower heads and pipes be disinfected, and a retest of the hot water be done, this would cost £316.13.

She had also made enquiries about removing the tank and fitting a single main fed electric shower along with 4 small mains fed hot water boilers in the toilets and kitchen area the estimated cost was between £1300 and £1800. Cllr Smith had made similar enquiries and suggested two showers could run off a 50litre storage tank. Cllr Rodaway advised that only the Clerk should be dealing with contractors.

The Clerk went on to report that some of the Football League referees could refuse to allow a match if there were no showers. To allow matches to proceed the Chair asked the Clerk to arrange for the showers to be disinfected in the meantime.

5. To receive the fire risk assessment for the pavilion

The Fire Risk Assessment report had been made available prior to the meeting.

6. To note recommendations which will be discussed at the next land management meeting and form part of the discussions regarding the future building.

The high-priority items to address before December 2026 included:
replacing or modifying the final exit door lock to allow free egress from the inside,
installing fixed emergency escape lighting,
erecting compliant escape route and exit signage, and
relocating external bins away from the building.

The Clerk was asked to obtain quotes and bring them to the next meeting.

7. To discuss the formation of a Community Shed and agree a way forward

This was discussed and it was suggested that this should really be a Full Council Decision and should be taken to the next Full Council meeting. The siting of the container which had not yet been purchased was agreed in principle pending the decision.

Cllr Allum volunteered to work with Cllr Jones to put together a plan and gather opinions ready for that.

Proposed by SER seconded by WS agreed by all

8. To discuss siting of a storage container near to the pavilion.

This was dealt with in point 7.

The meeting closed at 9.03pm