



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

MARGAM JOINT CREMATORIUM COMMITTEE

REPORT OF THE TECHNICAL OFFICER TO MARGAM CREMATORIUM JOINT COMMITTEE

11th November 2024

Matter for Decision

Update on Capital work programme.

Purpose of the Report:

Following the Committee's site visit to discuss and agree the capital schemes along with a priority of delivery.

Background:

A list of capital works has previously been agreed upon, namely

- External decoration of the Crematorium and external toilet block.

There are various options available on the decoration, these include the areas to be decorated, the product to be used and the requirement to undertake concrete repairs prior to any decoration works.

- Concrete repairs as per estimate received - £125,000 to £150,000 excluding access.
- Concrete repairs and application of Sika decorative coating as per estimate received - £300,000 to £350,000 excluding access.
- Redecoration in masonry paint internal estimate £80,000 excluding access.

- Refurbishment of the external toilet block.

Various options were discussed on site, these ranged from:-

- A full refurbishment of the existing toilets as they are currently laid out fitting waterproof wall panels, resin flooring and improving the ceiling insulation.
- Turning the existing Gents and Ladies in to unisex accessible toilets thus allowing the existing accessible toilet to be converted in to a fit for purpose grounds operative accommodation.

The estimates for the above works are similar for both options at between £40,000 to £50,000

In order for the Committee to get an appreciation of the usage on the toilets and therefore aid in the above decision making counters were installed the results of which are shown below.

Margam Crematorium Toilets - Data Logger Summary Sheet - September - October 2024					
Note: Toilet opening and closing / cleaning visits have not been omitted from results					
Day	Date	R1 - Male Toilet	R2 - Female Toilet	R4 - Disabled Toilet	Daily Total
1	25 September 2024	69	69	7	145
2	26 September 2024	60	56	7	123
3	27 September 2024	92	61	6	159
4	28 September 2024	31	24	0	55
5	29 September 2024	5	3	4	12
6	30 September 2024	65	52	4	121
7	01 October 2024	53	30	9	92
8	02 October 2024	57	51	4	112
9	03 October 2024	58	38	9	105
10	04 October 2024	70	53	6	129
11	05 October 2024	10	23	1	34
12	06 October 2024	5	2	1	8
13	07 October 2024	47	42	5	94
14	08 October 2024	23	17	7	47
15	09 October 2024	47	40	3	90
16	10 October 2024	71	37	5	113
17	11 October 2024	105	77	8	190
18	12 October 2024	14	15	1	30
19	13 October 2024	3	1	1	5
20	14 October 2024	87	108	8	203
21	15 October 2024	78	60	6	144
22	16 October 2024	54	32	4	90
23	17 October 2024	53	48	7	108
24	18 October 2024	58	30	5	93
25	19 October 2024	2	12	0	14
26	20 October 2024	8	4	1	13
27	21 October 2024	59	44	4	107
TOTAL		1284	904	109	2168

Depending on the decision taken on the toilet block there may be a requirement to purchase and install a separate welfare container for the grounds operative, with this being located at the rear of the Crematorium next to the existing storage unit. Depending on the chosen welfare and storage provision, connection to services and possibly the need to clad the units to make them more aesthetically pleasing and estimate of £30,000 should be used for this.

- Redevelopment of the internal courtyard, remembrance garden and installation of exit canopy.

The 3D graphic illustration has been developed in to scale drawings to enable the scheme to be accurately costed. Due to the current workload in the Architects section this has yet to be done. However it is felt that a high-level estimate of circa £200,000 be attributed to this scheme.

- Highway resurfacing.

Please see appendices 1 for the highways asset condition report with associated costings.

- External cleaning

Members will recall that when we undertook the site visit they were informed that external power washing of the building façade had been ordered but yet to be completed. This has now been completed and below are some pictures showing the building before and after.



Financial Impacts:

The capital schemes will be considered in line with the agreed budget.

Integrated Impact Assessment:

There is no requirement for an integrated impact assessment as this report is for information purposes only

Valleys Communities Impacts:

There are no impacts associated with this report.

Workforce Impacts:

There are no impacts associated with this report.

Legal Impacts:

There are no impacts associated with this report.

Consultation:

There are no impacts associated with this report.

Recommendations:

That the Committee suggests the course of action to be taken, and confirm the priority of the above schemes.

Appendices:

None

List of Background Papers:

None

Officer Contact:

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Technical Officer of the Joint Committee of Margam Crematorium

Mr. Richard Jenkins
Corporate Facilities Manager