

**EXTRAORDINARY MEETING OF THE FULL COUNCIL OF ABERTILLERY AND
LLANHILLETH COMMUNITY COUNCIL (ALCC) HELD ON 7 October 2026 at 7.07
pm in the Council Chamber at Council Offices, Mitre street, Abertillery.**

PRESENT

Councillors: Lucy Harmer (Chair), Josh Rawcliffe, Peter Adamson, Steve Bard, Ivor Beynon, Richard Catlin, Ben Davies, Bruno Góes Maciel, Ralph Henderson MBE, Chris Hill, Mark Lewis (via video link) Ben Owen-Jones (via video link) Barrie Page, Rob Phillips, Nick Simmons and Mike Whatley

Absent: Frankie Baker, Tracey Dyson, Riley Overton (Youth Rep) and Jackson Powell (Youth Rep)

Officers: Steve Edwards (Clerk), Erika Davies (Deputy Clerk), Molly Jones (Deputy Clerk)

Public:

110. Apologies for Absence

Tracey Dyson

111. Declarations of Interest and Dispensations

None

112. Public Questions

There were no public questions.

113. Resolution to Exclude the Press and Public

Council **RESOLVED** that, by virtue of The Public Bodies (Admission to Meetings) Act 1960, the press and public are excluded from discussions on the following items 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.

114. The Future of Mitre Street Offices.

The Chair explained that for this meeting Council were only having to make a decision to go ahead with looking at taking over the building from Blaenau Gwent County Borough Council (BGCBC), and that any discussions on what would happen if Council did not take over the building, the future location of the Council or any agreement with BGCBC would take place at a future meeting.

Rob Phillips gave a brief history of the Councils previous accommodation. That the Council was housed in the old Leisure Centre which was eventually deemed unsafe and there had been negotiations for the Council to return back to the Mitre Street Offices. The Council had returned in 2010

There was a wide ranging discussion and the various points, for and against, that were raised are highlighted below.

- There is currently no wheelchair access to the Councils Offices and Meeting Chamber, so we are not compliant with current legislation. (Note: the Equality Act 2010).
- It is clear that BGCBC want to divest themselves of the building
- The building is less than 40 years old so it should have plenty of life left in it
- With no heating we do not comply with Employment Law

- There were concerns about the damp in the basement and the actual cause of the leaks.
- We would need to confirm that all wiring, lighting, and fire system were up to date and comply with current legislation.
- If the Council did take on the building it would require the full freehold to the site
- It was important that Council understood the cost implications over the next 5 years.
- Would it be possible to get allocated Car parking Spaces for the building.
- Adopting the building was not fair on the Council area residents who would foot the bill.
- Should the Council be looking at legal advice to its current position, the Council should also seek advice from One Voice Wales – The Clerk stated that we should wait for a formal response back from BGCBC who were holding a meeting on 12 October, before we seek any further advice.
- Concern at the actual valuation of the building – The Clerk stated that if we want to take over the building the Council would have to do some due diligence work on the valuation of the building and its own survey.
- The Council did not want another empty building within Abertillery Town Centre
- The financial risks to Council are huge.
- Is there some scope to work in partnership with BGCBC as part of “The Deal” to bring the building back up to a usable space.
- The cost of the lift refurbishment is £45,000 not £110,000 as previously stated.

Council **RESOLVED** that they agreed to the principle of the Council taking over Mitre Street if the building was in a usable condition but we retain the right to withdraw.

Any proposals from BGCBC would need to be brought back to Council for their agreement.

115. Date of Next Meeting

28 October 2026

The meeting ended at 7:59 pm.

Minutes produced by Steve Edwards, Clerk

Signed as a correct record by the Chair.....

Date.....