



Mr Chris Davies
Conservation Officer
Planning Department
Neath Port Talbot County Borough Council
Brunel Way
Neath
SA11 2GG

62253022

11 May 2020

Dear Mr Davies,

**Listed Building Consent application reference P2018/0815:
Cefn Coed Colliery Museum - Repair and Renovation of two Grade II Listed
Headframe structures**

As Agent acting on behalf of the Applicant (Welsh Government) for the above referenced LBC application, we write to vary the completion timescales stipulated in Condition 1 of the Decision Notice dated 26/11/2018.

CURRENT TIMESCALES:

HEADFRAME	COMPLETION
Headframe 2 (south structure)	by 29 May 2020
Headframe 1 (north structure)	by 28 May 2021

REVISED TIMESCALES PROPOSED:

HEADFRAME	COMPLETION
Headframe 2 (south structure)	by 28 August 2020
Headframe 1 (north structure)	by 29 October 2021

REASONS FOR THE DELAY:

PROCUREMENT Welsh Government commenced formal procurement of the works following receipt of the LPA's decision notice in regard to the repair and renovation scheme submitted for approval (ref. P2018/0565). A Pre-Qualification process commenced mid-July 2018 and completed mid-August 2018. Qualifying contractors were then invited to tender for the renovation works in September 2018 (with completion timescales reflecting those stipulated by the LBC), expected to conclude with an award in November 2018. However, despite best endeavours, this exercise proved unsuccessful.

A second tender exercise commenced in November 2018 (maintaining the same completion timescales), expected to conclude with an award in early-February 2019. However, this exercise necessitated additional Welsh Government Ministerial approval. Once approved, the contract was formally awarded in early-May 2019.

The appointed Contractor submitted a revised programme for the renovation works, with completion dates for each Headframe adjusted to reflect the delay to commencement: Headframe 2 by late-August 2020; Headframe 1 by late-August 2021. The works have been progressing in line with this programme.



REPAIR EXTENTS As the works to Headframe 2 have progressed, it has been necessary to carry out additional repairs to the structure. These repairs have adhered to the principles outlined in the information submitted to discharge Condition 3 of the LBC (refs. P2018/0565 and P2019/5329). The Contractor has used his best endeavours to maintain the submitted programme, utilising the 'float' included therein and resequencing works.

Additional works to Headframe 1 have been identified as a consequence of further deterioration of particular elements. Additional LBC applications will be made to address this in the near future, seeking approval to vary the repairs already consented. However, it is considered likely that these additional works will lengthen the time to complete the works to Headframe 1 – by a minimum of four weeks beyond the Contractor's submitted programme.

COVID-19 The coronavirus pandemic has recently affected progress of the works. The need to maintain 2 metre distancing between workers prevents or impedes certain activities and supply chains are also affected. Whilst the Contractor is using his best endeavours to mitigate this, the restrictions – which are likely to remain in force in some form for some considerable time – are anticipated to affect completion of Headframe 2 and, consequently, commencement and completion of Headframe 1.

The works are making good progress. Whilst the further delay identified is unfortunate, we trust the points made above demonstrate the commitment of Welsh Government and all other parties involved in completing these important renovation works as soon as possible.

Please do not hesitate to contact us if you wish to discuss this matter further.

Yours sincerely

A handwritten signature in blue ink that reads 'Andrew Swan'.

Andrew Swan MEng(Hons)
Senior Engineer - Property & Buildings

cc: Sarah-Jane Davies - Welsh Government
Dorian Davies - Welsh Government