

## **CONGLETON TOWN COUNCIL**

### **COMMITTEE REPORTS AND UPDATES**

<b>COMMITTEE:</b>	<b>Town Hall, Assets and Services Committee Meeting</b>		
<b>MEETING DATE AND TIME</b>	<b>12<sup>th</sup> January 2023</b>	<b>LOCATION</b>	<b>Congleton Town Hall</b>
<b>REPORT FROM</b>	<b>Town Hall Manager – Mark Worthington</b>		
<b>AGENDA ITEM REPORT TITLE</b>	<b>Agenda Item 10: Town Hall Maintenance Programme</b>		
<b>Background</b>	<p>During 2021 a Maintenance and Asset Programme was developed by Officers to detail ongoing maintenance projects required around the Town Hall and other assets. The purpose of the programme was to highlight short, medium and long term projects and to ensure adequate budgets would be in place when these projects were to be funded. Initial discussions around the programme led to the drone survey of the Town Hall roof and the subsequent repairs.</p>		
<b>Update</b>	<p>As part of the process to make the Town Hall more energy efficient, options for heating the building have been researched. The current gas boilers were installed in 2009, the annual maintenance of these boilers is increasing year on year. Quotes to replace the boilers with similar gas boilers are in the region of X. To replace the existing gas boilers with a hybrid system of air source heating and backup gas boiler would be in the region of Y.</p> <p>The Grand Hall has received only selective decoration to the lower areas in the last five years. It is believed the ceiling and higher walls have not been decorated since possibly 1996. Roof repairs are scheduled for January 2023 which will resolve the issues in the Grand Hall with water ingress. The Grand Hall is the main internal feature of the building and, due to the scale of the room, would require a substantial budget to undertake the complete package of work listed below to improve the Grand Hall and implement low energy heating systems.</p> <ul style="list-style-type: none"><li>• Scaffold</li><li>• Decoration to ceilings and walls and woodwork</li><li>• Installation of new destratification units</li><li>• Installation of new convector fans</li><li>• Energy efficient lighting</li><li>• Balcony carpets</li><li>• Wooden floor sanding and polishing (£7000)</li><li>• Stage replacement (£9323)</li></ul> <p>The Maintenance Programme was a useful exercise to identify and prioritise areas of work required. Short term work, at the less expensive end of the range, can be completed throughout the year within the agreed maintenance budget. Longer term, more expensive projects such as replacement boilers, Grand Hall decoration etc, will require advanced budgeting and clear direction as to which areas of the Maintenance Programme are a priority.</p>		

<b>Decision Request</b>	To receive the Town Hall Maintenance Programme report and agree prioritisation of work and budgeting for works.