

**CONGLETON TOWN COUNCIL**

**THAS**

<b>MEETING DATE AND TIME</b>	6 <sup>th</sup> June 2023 7.00 pm	<b>LOCATION</b>	Town Hall
<b>REPORT FROM</b>	Chief Officer		
<b>AGENDA ITEM REPORT TITLE</b>	<b>11 Town Hall Maintenance programme and report</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. 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>Update</b>	<p>Initial discussions around the Maintenance Programme led to the drone survey of the Town Hall roof and the subsequent ongoing repairs. The drone survey of the Town Hall roof highlighted numerous areas where localised repairs would be required. Initial repair work started on these areas on 14<sup>th</sup> &amp; 15<sup>th</sup> January 2023 where a pavement closure on High Street was put into place to assist with the high-level works at the front of the Town Hall. Repair works carried out on 14<sup>th</sup> &amp; 15<sup>th</sup> January 2023 were carried out using rope access and were concentrated above the following areas:</p> <ul style="list-style-type: none"><li>• Museum (slate replacement. Issue appears resolved)</li><li>• Bridestones Suite entrance (slate and gutter/valley issues. Issue appears resolved)</li><li>• Commercial Kitchen (slate replacement. Issue appears resolved)</li><li>• Top Offices - front of Town Hall. One section of repairs in this area was resolved with replacement tiles. The more serious issue of water ingress in this area could not be repaired at the time due to the scale of work involved. Assessment of the area indicated the issues were being caused by poor/missing and saturated mortar on the clock tower in the area of the leak. The repair work can be carried out using rope access and will involve replacing mortar where the clock tower merges with the roof. A further replacement closure will be required at the front of the Town Hall to complete this work and a report is in progress to clarify works required and costs involved.</li></ul> <p>Roof repairs to the rear of the Town Hall will also require a pavement closure and be carried out using rope and cherry picker access. At the time of writing we are waiting for a date for these repairs. On completion of repair work to the roof and clarity of any costs involved, work will be identified and costed out for improvements to the Grand Hall.</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. 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></ul>		

	<ul style="list-style-type: none"> <li>• Balcony carpets</li> <li>• Wooden floor sanding and polishing (£7000)</li> <li>• Stage replacement (£9323)</li> </ul>
<b>Financial</b>	To be in accordance with allocated budgets and financial regulations
<b>Environmental</b>	To assess via the procurement process environmental impact and benefits
<b>Equality</b>	Where applicable in the procurement of services this is taken into consideration
<b>Proposal</b>	To receive the report relating to Town Hall Maintenance Programme and updated information relating to Town Hall roof repairs.