

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE	Town Hall, Assets and Services Committee Meeting		
MEETING DATE AND TIME	28th September 2023 7:00pm	LOCATION	Congleton Town Hall
REPORT FROM	Town Hall Manager – Mark Worthington		
AGENDA ITEM REPORT TITLE	Agenda Item 11: Town Hall Maintenance programme and report		
Background	<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 14th & 15th 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 14th & 15th January 2023 were carried out using rope access and were concentrated above the following areas:</p> <ul style="list-style-type: none">• Museum (slate replacement. Issue appears resolved)• Bridestones Suite entrance (slate and gutter/valley issues. Issue appears resolved)• Commercial Kitchen (slate replacement. Issue appears resolved)• 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. <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. These repairs have initially been scheduled for the weekend of 7th & 8th October, we are waiting confirmation of this with the relevant pavement closures permits. On completion of repair work to the roof and clarity of any further costs involved, work will be identified and costed out for improvements to the Grand Hall.</p>		
Update	<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 to improve the Grand Hall and implement low energy heating systems. Commercial decorators contacted so far have advised to research quotes for the scaffolding of the Grand Hall separately, as this will form a considerable part of the total costs. Scaffolding companies have been contacted to arrange quotes for the work. Other considerations would be chandelier winch systems, wooden floor sanding and lacquering (£7-12k) and carpeting. Consideration would also needed to be given to possible closure of the Grand Hall while work was taking place.</p>		
Financial	To be in accordance with allocated budgets and financial regulations		
Environmental	To assess via the procurement process environmental impact and benefits		

Equality	Where applicable in the procurement of services this is taken into consideration
Proposal	To receive the report relating to Town Hall Maintenance Programme and updated information relating to Town Hall roof repairs.