

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Town Hall, Assets & Services Committee Meeting		
MEETING DATE AND TIME	6th November 2025	LOCATION	Congleton Town Hall
REPORT FROM	Town Hall Manager – Mark Worthington		
AGENDA ITEM	14		
REPORT TITLE	Town Hall Replacement Gas Boiler Specification Report		
Background	To determine the level of work involved in the event of replacing the existing gas boilers with new gas boilers, and to guarantee like-for-like quotes, it was agreed at the meeting of THAS Committee on 11/09/25, THAS/20/2526 resolved to receive updates within the report relating to Town Hall Gas Boiler Replacements and progress to appointing a company to undertake a Detailed Mechanical Design for the boiler room refurbishment and replacement of fan convectors and destratification fans in the main hall – total budget £4700 plus VAT.		
Update	Officers have been working with Omnia-mep https://omnia-mep.co.uk/about-us to develop a specification for replacement gas boilers at the Town Hall for the purpose of generating like-for-like quotes and designs. The specifications will include: • 2D Design Drawing or Schematic • As-fitted Drawings (produced from drawings marked up by the contractor on-site) • Mechanical Calculation Packages View preliminary report. <i>(Due to the size of the documents, this has been sent separately to councillors to view.)</i> The preliminary tender package will include options for the boiler room, including floor and wall-mounted boilers, but due to the restricted headroom, the location of the existing chimney and the falls required on the flues, the layout will be very similar to the existing. The proposal includes Remeha Gas 120 ACE boilers and Grundfos Pumps. Since approving this specification report, unforeseen repairs have been required to the boiler TREND Building Management System. Following the annual service, the TREND IQ3 controller failed, meaning that, although the boilers could still operate, there was no control over the different heating zones of the building. The TREND IQ3 controller was replaced with the latest TREND IQ5 controller, screen and software at a cost of £5,176.15 + VAT.		

Financial	To be in accordance with allocated budgets and financial regulations.
Environmental	To assess via the procurement process the environmental impact and benefits.
Equality	Where applicable in the procurement of services, this is taken into consideration.
Decision Request	To receive the report relating to Town Hall Replacement Gas Boiler Specification Report.