

**CONGLETON TOWN COUNCIL**

**COMMITTEE REPORTS AND UPDATES**

<b>COMMITTEE:</b>	<b>Town Hall, Assets &amp; Services Committee</b>		
<b>MEETING DATE AND TIME</b>	<b>9<sup>th</sup> April 2026 7 pm</b>	<b>LOCATION</b>	<b>Congleton Town Hall</b>
<b>REPORT FROM</b>	<b>Town Hall Manager – Mark Worthington</b>		
<b>AGENDA ITEM</b>	<b>11</b>		
<b>REPORT TITLE</b>	<b>Town Hall Maintenance Programme</b>		
<b>Background</b>	<p>Whilst the Town Hall is a magnificent building, we recognise that we are the custodians of a Grade 2* listed building, which we have a duty to maintain. As a committee, we need to understand and agree on the priorities for both maintenance and, where possible, development of additional projects. Consideration should also be given to ongoing maintenance and improvements to other CTC assets and responsibilities, including the paddling pool and public toilets. The thoughts of the THAS committee were taken into the overall budget setting, where considerations from the other committees were also discussed and developed. Resolution from Council Budget Setting below:</p> <p><b>CTC/62/2526 resolved to</b> approve Option 1 of the long-term Project and Maintenance plan allocations.</p> <p>1- Option 1: The introduction of £50,000 in 2027-2028, then £80,000 over the next 11 years.</p>		
<b>Update</b>	<p>Appendix 1 presents a draft 12-year programme outlining proposed works and associated costs for the Town Hall and other Council assets. The original estimates were based on an annual budget of £89,250. Under the updated funding plan, £50,000 is allocated for 2027–28, increasing to £80,000 per year thereafter. Projects have been scheduled to allow work to progress while accumulating sufficient funds for higher-cost items. Committee members are invited to work with Officers to agree on the priority order of projects within the available budget.</p>		
<b>Financial</b>	To be in accordance with allocated budgets and financial regulations.		
<b>Environmental</b>	To assess via the procurement process the environmental impact and benefits.		
<b>Equality</b>	Where applicable in the procurement of services, this is taken into consideration.		

<b>Decision Request</b>	For Committee members to assess the projects within the DRAFT Town Hall Maintenance Programme and recommend to Council the order in which these projects should be scheduled.
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First floor office Painting of all walls, ceiling and woodwork. Replace carpets and blinds	No	£ 6,000.00	£ -									£ 6,000.00		
Corridor, stairs up to Second floor offices Painting of all walls, ceiling and woodwork. Replace carpets and blinds	No	£ 4,000.00	£ -										£ 4,000.00	
Second floor offices, Painting of all walls, ceiling and woodwork. Replace carpets and blinds,	No	£ 4,000.00	£ -									£ 4,000.00		
Rear offices Painting of all walls, ceiling and woodwork. Replace carpets and blinds	No	£ 4,000.00	£ -										£ 4,000.00	
Campbell Suite stairwell. Painting of all walls, ceiling and woodwork. Replace carpets/safety flooring and blinds	No	£ 3,000.00	£ -				£ 3,000.00							
Rear corridor Painting of all walls, ceiling and woodwork. Replace safety flooring	No	£ 3,000.00	£ -										£ 3,000.00	
Information Centre, Painting of all walls, ceiling and woodwork. Replace carpet - T&F Group	No	£ 5,000.00	£ -							£ 5,000.00				
Information Centre Full redesign and refurbishment T&F Group	No	£ 25,000.00	£ -							£ 25,000.00				
Brasserie (Bluey's) Painting of all walls, ceiling and woodwork. New furniture depending on use of room. T&F Group	No	£ 6,000.00	£ -	£ 6,000.00										
Brasserie (Bluey's) Full refurb for change of use T&F Group	Possible	£ 30,000.00	£ -										£ 30,000.00	
Museum -Painting of all walls, ceiling and woodwork. Replace carpets/safety flooring and blinds	No	£ 10,000.00	£ -											£ 10,000.00
Museum -Replacement of air conditioning units	No	£ 16,000.00	£ -											£ 16,000.00
Conference microphone system replacement	No	£ 20,000.00	£ -											£ 20,000.00
IT and presentation equipmentscreens / projectors	No	£ 10,000.00	£ -							£ 10,000.00				
Replacement sound systems - Grand Hall	No	£ 20,000.00	£ -											£ 20,000.00
Paddling Pool -new toilet block	Possible	£ 40,000.00	£ -				£ 40,000.00							
Paddling Pool surface repairs	No	£ 30,000.00	£ -				£ 30,000.00							

Padding pool path soft surface		£ 17,000.00	£ -					£ 17,000.00						
Padding Pool Plant room upgrade	No	£ 15,000.00	£ -						£ 15,000.00					
Padding Pool Improvements to seating/benches	No	£ 5,000.00	£ -							£ 5,000.00				
Town Hall CCTV/Alarms/Security improvements	No	£ 10,000.00	£ -											£ 10,000.00
Lift replacements	No	£ 50,000.00	£ -							£ 50,000.00		£ 10,000.00		
Commercial Kitchen and bar equipment commercial ovens, ranges, fridges etc	No	£ 50,000.00	£ -										£ 50,000.00	
Town Hall features -Repair and reinstatement of statues	Yes.	£ -	£ -											
Town Hall features Replacement of flagpoles,lanterns and brackets	Yes	£ 20,000.00	£ -								£ 20,000.00			
Future roof repairs / replacements	No	£ 100,000.00	£ -											
Equality and inclusion infrastructure ie doors lifts	Yes	£ 25,000.00	£ -								£ 25,000.00			
Cenotaph/Eardley Statue/treo - maintenance	No		£ 1,000.00											
Elizabeth statue statue ongoing maintenance			£ 300.00											
Town Hall furniture Replacement of meeting room chairs, tables	No	£ 30,000.00	£ -								£ 30,000.00			
Event lighting -Replacement of event string lights and uplighters	No	£ 4,000.00	£ -											£ 4,000.00
Town Hall clock mechanism Upgrade/replacement of clock mechanism	No	£ 5,000.00	£ -											£ 5,000.00
Grand Hall chandeliers Replacement of chandelier and pulley/winch system	No	£ 25,000.00	£ -				£ 25,000.00							
Bridestones chandeliers Replacement of chandelier and pulley/winch system	No	£ 12,000.00	£ -									£ 12,000.00		

