

	Meeting (No)	Market & Town Hall Committee (3)	
	Date	18th November 2025	
	Document	Ref No	
	Market & Town Hall Manager's Report	MTH3/35	

Neston Market

The Halloween Market was delivered within budget for £597.97, this was lower than expected as Sainsbury's Neston kindly donated this year's pumpkins. It was a busy day with footfall higher than normal. There were lots of children, and a number of adults, in fancy dress too, which was great to see. However, very few traders were involved in the decorated pumpkin competition this year which was disappointing, despite our best efforts to encourage involvement. The apple press was a new and popular attraction, with visitors being able to take away freshly pressed apple juice too. The regular free activities were also popular, as usual. On the whole the market went well and was well-received by members of the community.

Town Hall Hire

Town Hall hire continues to be good; we continue to have additional party bookings on top of the regular weekly bookings. We also have a group who are potentially looking to run a weekend craft fair every month starting next year. I will meet up with them again in January and keep the committee updated.

Community Notice Board

The new Community Notice Board has now been installed at the front of the Town Hall.

Town Hall & Market Square maintenance issues

We are still awaiting an update from Equans/CWaC regarding several maintenance issues including:

- The repair to the damaged walls on the market square
- The overdue deep clean of the market square
- The market square trip hazards
- The replacement of the platform lift with a more suitable lift
- The repair to the pump in the boiler room
- The repair to the leaking boiler (following a service) of the undercroft boiler
- The jetting of the rusted grids on the market square
- Repair to the bollards

I am requesting updates for these issues on a regular basis and will keep the committee updated with any progress.

Our caretaker has now completed the jet-washing and general tidy up of the area at the front of the Town Hall, which is much improved. During this work the jet-washer stopped working and Karcher refused to honour the warranty due to the company's perception of commercial use; I have argued the point but to no avail. Fortunately, our caretaker managed to rectify the fault and replace the required parts. It is now working, with the repair costing a fraction of the cost that Karcher had quoted.

Market Square Bollards

The faulty middle bollard was taken away for repair at a then cost of £900 to The Council. However, when it was replaced in situ the contractor found that a further repair was required. I have now spoken to a member of the Equans team at CWaC and they have recommended that this issue and all relating costs are now passed back to CWaC as the total charge will now be over our limit. I await further information from CWaC.

Town Hall Roof Works

I have been in contact with the contractor who was in charge of the roof works to see if there was any update on the completion of the work and the removal of the remaining scaffolding. I have been informed that they have now had the engineer's confirmation that the skylights can be installed and that the roof has sufficient integrity to support them. He is going to chase on the order of the skylights, but apparently the Heritage skylight will be 8-10 weeks in manufacturing as this is a traditional skylight design and construction. It is therefore going to be early next year before the work is completed.

General Risk Assessment & Fire Risk Assessment

The GRA & FRA were carried out by Terrain Health and Safety, who met in person at the Town Hall with myself and the Locum Chief Officer on 10.11.25. Both reviews were successful and no major issue were found. The reports are included on the agenda. The Chief Officer conducted the site inspection tour following the meeting.

Free room hire (Minute 10b M&TH 27.6.23)

No free room hire has been provided since the last scheduled meeting.

Reduced Pitch Fees (Minute 10a M&TH 27.6.23)

The maximum agreed figure of £200 per quarter for free or reduced pitch fees, to community or charitable organisations where there is community benefit, has not been exceeded.

Equals card expenditure

The total expenditure for the Equals card from 1.9.25 to 31.10.25 was £362.90 This includes the purchase of a new toilet cistern and parts to repair the jet washer.

Exceptions – There are no exceptions to report.

Delegated Authority – There are no delegated authority actions to report.

Donations (Minute 24b M&TH 23.9.25)

A donation of £50 has been made to Wirral Pomona Community Cider Making Group for providing an apple press demonstration and activity and the Halloween & Harvest Market.

Delegated authority has been given to the Market & Town Hall Manager to make a further 2 donations of £50 before the end of the council year, should the need arise.

Nicky McMahon

Market & Town Hall Manager