

	Meeting (No)	Market & Town Hall Committee (4)	
	Date	10th February 2026	
	Document		
		Market & Town Hall Manager's Report	MTH4/50

Neston Market

Market attendance has been sporadic over the past few months due to the adverse weather. However, when all traders attend, the market only has a few spare pitches which are usually occupied by casual traders. January and February are always quiet months on the market as many traders choose to take leave during these quieter months.

The additional market on Tuesday 23rd December was well received, and planning has begun for the Easter Market on Good Friday, 3.4.26.

Town Hall Hire

Town Hall hire continues to be good; we have bookings for a weekly Pilates class and a monthly Food & Craft Fair.

I have also been approached by Brio Leisure regarding the possibility of holding some exercise classes in the hall.

Town Hall & Market Square maintenance issues

We are still awaiting an update from Equans/CWaC regarding the maintenance issues highlighted at the last committee meeting.

The Chief Officer and myself have been contacting CWaC officers, in particular, regarding the faulty bollards. This is following several issues we have experienced with a delivery driver on the market square. We have stressed the fact that it is imperative that they are fixed as soon as possible for safety reasons.

During the 6 monthly jetting of the grid at the bottom of the basement ramp, the contractors found several major issues which have been reported to CWaC as further work, above the Town Council's payment limit, is recommended. We await an update on this.

Since the last meeting our caretaker has carried out several significant jobs on top of the day-to-day regular smaller tasks that crop up every week, including:

- Jetting the drain by the back door to try to prevent flooding into the back door, while we await the professional completion of the jetting by Equans/CWaC.
- Fixed loose flooring on the top of the steps onto the stage.
- Repairs in the lower community office
- Fixed a device to prevent unauthorised usage of the tap on the top area of the market square, following inflated water bills. This has since been forced off taking the tap with it so can no longer be used at all.
- Started work on fitting a hand rail on the stairs by the back door.

He has also begun a complete reorganisation of the basement storage area, which was becoming cluttered and untidy.

Reception area

Following the successful Christmas Tree Festival, the reception area has now been decluttered and reconfigured to provide a seating area and we have a new compact leaflet stand. Although the area is still available to both the public and hirers, I have removed it from the online 'warm welcome space' list for the time being.

Market Staff

One of our casual Market Assistants is no longer able to provide cover due to a change in his employment. However, we have sourced 2 new additional casual members of market staff through a Facebook post. They will be employed via our usual recruitment agency. They will cover holidays and sickness of our Market Officer and regular Market Assistant. I plan to invite both to attend a 2-hour induction before their first working week.

Town Hall Roof Works

I have now been advised that the roof works will be completed, and the scaffolding removed, by the end of March.

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)

A 25% discount applied for traders who attended the market on 14.11.25, with approval from the chair, due to the exceptionally heavy rain and high wind gusts.

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 1.11.25 to 31.1.26 was £622.40 This includes emergency work to repair the automatic doors at the front of the building in time for the Christmas event at a cost of £288.

Exceptions – There are no exceptions to report.

Delegated Authority – The trader of the year award was presented, by The Mayor, to 'Traditional Farmhouse Meat' at the market on 19.12.25.

Donations (Minute 24b M&TH 23.9.25)

Delegated authority has been given to the Market & Town Hall Manager to make up to 3 donations of £50 per year, should the need arise. Only 1 donation has been made so far in the 2025/26 council year.

Nicky McMahon

Market & Town Hall Manager