

	<i>Meeting (No)</i>	Market & Town Hall Committee (3)	
	<i>Date</i>	22nd September 2026	
	<i>Document</i>		<i>Ref No</i>
	Market & Town Hall Manager's Report		MTH3/25

Neston Market

The Summer Pirate Market was delivered under the agreed £800 maximum budget, at £573.61. Partly due to the fact that Sunlight Bees cancelled due to illness, they plan to come to the Harvest & Halloween Market instead.

A new market banner sign has been purchased at a cost of £200 and installed by our caretaker at the back of the building to replace the tatty, faded market banner. This sign will last many years without becoming tatty or weather damaged.

We have recently been informed that one of our longest standing traders, Tinsley's Fruit & Veg, will be retiring on 16th October. We wish them all well for their retirement, but will miss them on the market after so many years. We are now in the process of finding a suitable replacement, but do still have our local organic fruit & veg trader.

Town Hall Hire

Our regular term time hirers have now returned from their summer breaks and to add to these, we have now taken an additional booking for a term time dance class on a Saturday afternoon.

Stage Project

The improvements to the stage area have been completed with the re painting of the stage front. Boom Bars have been fitted at the side of the hall and are currently being used by Little Actors Theatre Company, who have some of their lanterns attached to the bars. The stage area is now vastly improved and is a much-improved offer for any theatre performances etc.

The improvements to the speaker system and the fitting of the hearing loop have begun. I will keep the committee updated with progress.

Town Hall & Market Square maintenance issues

We are still awaiting an update from CWaC/Equans regarding the majority of the outstanding maintenance issues, including the market square bollards.

A contractor was appointed by CWaC/Equans to install a new sump pump in the boiler room on 16th July, without our prior knowledge. This has the added addition of a red alarm/warning light outside the boiler room door; we are informed that this will be activated should the sump fail and cause flooding in the boiler room. However, the new sump has failed twice in the last few weeks and a contractor has been sent out to resolve the issues.

Dyno Rod were appointed by CWaC/Equans to carry out further work to clear the drains at the side of the Town Hall to prevent flooding in the boiler room which in turn has

been seeping through the adjoining wall into the Town Hall basement. Camera footage has been obtained and faults/issues identified. A report, with quote, will be sent through to CWaC/Equans but we have been advised, again, that there are significant issues. Further work is now planned for 21.9.26, I will update the committee at the next scheduled meeting.

Our caretaker is continuing to work through a long list of more time-consuming repairs/improvements, whilst trying to keep on top of the more minor jobs, safety checks and any issues that arise weekly.

I have obtained quotes for the repair to the sink in the ladies' toilets at the back of the building. As this came in within my delegated authority a contractor was appointed and 2 new matching sinks have now been fitted.

We have had a repeat issue with blocked pipes to a urinal in the gents' toilets at the back of the building. I am extremely grateful to Cllr Jones who stepped to help with this issue, by clearing the blockage and fitting new pipes.

We have received a quote from CWaC/Equans for £1020 for remedial actions required following a Fire Risk Assessment arranged by CWaC. This was to arrange some additional signage and to make some minor adjustments to various fire doors. An electrician was required to disconnect a faulty self-closing device on one door, at a cost of £45. However, our caretaker has carried out work to address all of the remaining fire door issues and I have obtained and put up the required signage. The signs and parts required to carry out the work totalled £37.67, making a total overall saving of £937.33.

CWaC/Equans have appointed a contractor to repair the wall at the back of the building, which was recently hit by an unknown vehicle. The repair work took place on 8.9.26, however there are still some issues with the work that was carried out. In the meantime, the wall further down the market square was either hit or vandalised and as a result became very unsafe, that damaged wall and handrail have been removed and work to rebuild this wall will take place shortly, we are advised the work to rectify the issues created by the 'repair' to the wall by the back door will also be arranged.

Washing machine

The washing machine has now been purchased at the approved cost of £320, and was connected by our caretaker & market officer. A programme of washing gazebo sides each week has now begun and is proving to be successful. Our cleaner is also finding the machine useful to wash cloths, cleaning pads and tea towels etc.

Market Powers

I attended the online NAMBA 'Markets & Legal Surgery' on 10th July, at which it was recommended that every market should have a declaration of Market Powers. The details, format and wording for the powers were also advised. As a result, I have put together a market powers declaration document and have included this on the Markets page of our website.

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 1.6.26 to 31.8.26 was £1312.35. This includes the purchase of some items for the hearing loop & Speaker system improvements, a repair to the lights in the UCO toilet, a drain clear by Drain Dr and a new market sign.

Exceptions – There are no exceptions to report.

Delegated Authority

MTH1/11b A washing machine has now been purchased at a cost of £320.

MTH1/10d Items to enhance the current Town Hall Speaker System and fit a hearing loop have been purchased at a total cost of £1285.89 +VAT, so far. The final total will be available for the next scheduled meeting.

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

No donations have been made so far in the 2026/27 council year.

Nicky McMahon
Market & Town Hall Manager