

Public Hall External Repairs and Redecoration – The tender documents for the repair and external redecoration of the Public Hall have been prepared by the Town Council’s contractor. The work will address damaged render on the front of the building, repair windows, replace rainwater goods and redecorate externally. The Emily Hobhouse Room, Council Chamber and Mayors Parlour all have water damage and will require plaster repairs and redecoration in due course and will be tendered separately.

The proposed work is deemed high priority given the extent of water ingress into the building, the poor condition of the windows in the Council Chamber and external render, particularly over the main entrance.

An original budget of £28,000 was allocated for repairs and maintenance in 2025/26. Due to the of the unexpected extent of the damage and the repairs that are needed the revised cost estimate is £75,000 (to include any non-recoverable VAT). The proposal is to fund the project as follows:

<u>Public Hall Works</u>		75,000
Repairs & maintenance (current year)	15,000	
Refurbishment (current year budget)	10,000	
Pipewell/Fountain - vired	7,000	
Large Property Reserve	33,000	
General Reserve	10,000	
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	75,000	75,000

Recommendation: Council approve the virement of £7,000 from the Pipewell/Fountain/War Memorial budget line and £10,00 from the general reserve for the urgent repair and redecoration of the Public Hall.

Guildhall External Repairs – The tender documents for cleaning and external repair to the Guildhall (Pike Street elevation) have been prepared. The work will clear gutters of vegetation, repair and redecorate gutters and downpipes as required and decorate joinery on windows. Although not causing any significant issues currently the blocked gutters will allow further water ingress and damage to stonework and joinery. A significant part of the

cost will be scaffolding. The cost estimate for the work is £15,000 (to include non-recoverable VAT). A budget of £5,000 has been allocated in 2025/26. It is proposed that the additional work would be funded from the Guildhall reserve.

Recommendation: Council approve allocating £20,000, (to include £10,000 non-recoverable VAT for 2024/25), from the Guildhall reserve for external repairs to the Guildhall