

Area Committee North – 23 March 2011

11. Area North Community Grant – Isle Abbots Village Hall – Phase 1 Refurbishment (Executive Decision)

Portfolio Holder: Cllr. Patrick Palmer, Area North
Strategic Director: Rina Singh, Place and Performance
Assistant Director: Helen Rutter, Communities
Service Manager: Charlotte Jones Area Development Manager (North)
Lead Officer: Les Collett, Community Development Officer (North)
Contact Details: leslie.collett@south.somerset.gov.uk or (01935) 462249

Purpose of the Report

For members to consider an application for financial assistance to Isle Abbots Village Hall refurbishment (Phase 1).

Public Interest

Isle Abbots Village Hall Committee has applied for financial assistance from SSDC. The application has been assessed by the Community Development Officer who has submitted this report to allow the Area North Committee to make an informed decision on the application.

Recommendation

Approve the award of £5,000 to Isle Abbots village hall committee towards the refurbishment of the village hall (phase 1), allocated from the District-wide Village Halls budget subject to the SSDC standard conditions for Community Grants and the following special condition:

- a) Applicants must make provision for the future maintenance and replacement of the facilities. SSDC recommends the applicant set up a sinking fund to achieve this condition.

Application Details

Name of Applicant	Isle Abbots Village Hall Committee
Project	Refurbishment of Isle Abbots Village Hall (phase 1)
Project description	<ul style="list-style-type: none"> - Refurbishment of the roof to include insulation to the required standard - Overhaul of the electrical insulation - Replace old inefficient heaters - Installation of a hearing loop - Secondary double glazing to 2 large windows
Total project cost	£38,375
Amount requested from SSDC	£5,000
Special condition	Applicants must make provision for the future maintenance and replacement of the facilities. SSDC recommends the applicant set up a sinking fund to achieve this condition.
Application assessed by:	Les Collett, Community Development Officer (North)
Contact details:	leslie.collett@south.somerset.gov.uk or (01935) 462249

Background Information

Isle Abbots is a small rural community consisting of around 80 homes. As a small community the village hall is the main focus of the village - acting as the social, learning and development centre as well as community meeting place. The only other facility that Isle Abbots has is the Church, neither is there a transport service, therefore the hall is important particularly to the old and the young. The village hall was built in 1861, since that time regular maintenance and general updating has taken place, however, there is now a need to carry out structural repairs.

Project development

This project has been developed from a need to sustain the only community facility in the village. Initially funding was to be applied for to the joint District and County village hall grants scheme but unfortunately this scheme is no longer available. The hall committee have achieved the Hallmark standard 1 & 2 and have now looked at alternative funding for the project, which they hope to be completed by the summer 2011.

Project description

The roof is leaking. A survey has shown that the roof requires replacement and the kitchen extension roof is made of asbestos and also needs replacing. This project will also allow the committee to insulate the roof, as at present there is no insulation as there is no internal access to the roof void.

A further element of the project is the electrical wiring systems and heating and the addition of a hearing loop. Although checked annually the existing system is old and uneconomical to operate, the addition of double-glazing will also assist to reduce energy costs. The aim of this project is to make the building water tight, safe and reduce our overall heating and energy costs as well as improve the environment.

Phase one is to make the building watertight and up grade the insulation system. Phase two will be to install a disabled toilet facility, refurbish and insulate the floor.

Anticipated benefits and outcomes

One of the highlights of the year was achieving Hallmark status, which has generated a tremendous amount of pride within the whole community.

Events held at the hall are wide ranging with the aim of attracting all from within the small community boundaries. It is important to the community that they support young people and are able to maintain a balanced and vibrant community.

They also have a number of elderly and disabled residents, for many the social and community events offer the opportunity to interact with others and have a social life that they may not otherwise achieve.

This project will allow this community to continue to access this well used facility.

Management and ownership

The village hall is a registered charity operating under the governance of a model charitable document. The committee also has Hallmark 1&2 standard.

The project will be managed by the refurbishment sub group who are also members of the hall committee.

Consents and permissions

The project does not need planning permission but will require building regulation consent.

Annual running costs

Income from hall hire, fund raising events and marquee hire on previous years have covered running costs and contributed to a reserve which recently funded refurbishment of the kitchen. Further reserves are being used to part fund this project.

Project Costs

The table below shows the breakdown of the project costs.

Item	Cost £
Replacement of main, porch and extension roof, insulation, removal of asbestos waste and general rubbish, make good main hall ceiling	£22,832
Electrical rewiring, replacement of electrical heaters, fitting hearing loop	£9,894
Secondary double glazing to 2 large lead pane windows	£1,452
Building Regulations	£1,200
Contingency	£3,000
Total	£38,378

Match funding

Funding Source	Amount £	Status
Parish Council	1,000	Confirmed
Own Funds	3,000	Confirmed
Biffa Award	29,000	Pending
SDDC	5,000	Pending
Total	£38,000	

Parish Information

Parish	Isle Abbots
Parish population	224
No. of Households	86
Precept 11-12	£1,500
Band D Charge 11-12	£16.56
Parish Council Contribution	£1,000

Evidence of support for the project / consultation

The parish council have increased the precept and have agreed to support the hall with a £1,000 a year for the next three years.

Surveys of the village have been carried out by the hall committee and support for the hall is strong with a full programme of fundraising events.

Community Grants Assessment Score

The table below shows the grant scoring for this application. In order to be considered, applications need to meet the minimum score of 22, for SSDC funding under the Community Grants policies.

Category	Score (Minimum 22)	Maximum
A Eligibility	Y	
B Target Groups	6	7
C Project	5	5
D Capacity of Organisation	13	15
E Financial need	6	7
F Innovation	1	3
Total	31	37

Summary and Recommendation

Isle Abbots is one of the smallest communities in Area North with no other community facilities and the need to sustain the hall is vital.

The project has been well planned and is achievable, if current applications are successful. Securing match funding is a required part of the applications under consideration, so the support of SSDC may assist in a successful outcome.

Recommendation:

To support the application for the full £5,000 requested.

Financial Implications

The SSDC Capital Programme includes the District-Wide Village Halls budget set up to support village hall projects applying to the Joint County & District Village halls grants programme. In 2008, there was an under spend in this budget of £25,958, and it was agreed at Corporate Grants Committee in October 2008 that these funds could be awarded by Area Committees to village hall projects addressing energy efficiency and disabled access.

There is currently £17,713 left in this budget. If this application is supported, £12,713 will remain in this budget for future projects. Members may wish to note that the Joint County & District Village Halls grants programme no longer operates.

Corporate Priority Implications

- 3.14 Increase the satisfaction of people over 65 with both home and neighbourhood.
- 3.31 Increase engagement in the Arts
- 4.17 Increase % of people who believe people from different backgrounds get on well together.
- 4.22 (Outcome) Sustainable local communities

Other Implications:

Area North priorities:

Increase and improve community facilities and activities for all ages.

Increase local action towards carbon reduction and enhanced local environment

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The renovations of the roof with the associated insulation to the current standard and the replacement of old inefficient heaters will reduce the carbon emissions at the village hall.

Equality and Diversity Implications

This facility is open to all without distinction of political, religious or other opinions. The village hall particularly serves the needs of older and younger people. The provision of a toilet for disabled people will be provided as part of the next phase of refurbishment.

Background papers: *Grant application file AN10/46*