

Hinton St George Village Hall Community Grant (Executive Decision)

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Purpose of the Report

To request a grant towards improvements at the Village Hall in Hinton St George.

Public Interest

Hinton St George Village Hall requires a grant to carry out various improvement works.

Recommendation

That Members, approve a grant of up to £12,432 to the St George's Hall & Playing Fields Management Committee, subject to the standard terms and conditions and the following additional condition:

- The Committee apply the recommendations set out in the July 2016 Access for All report.

Background

St Georges Hall is located next to the playing fields in Hinton St George and both facilities are managed by the same committee. The Village Hall was built in 1957 and is now nearly 60 years old. Some aspects of the hall, for example the heating system pipe work are part of the original installation, and well past their useful life.

Money has been spent in previous years updating parts of the hall; such as the kitchen, toilets and sound system, however, the hall currently presented is looking dated, shabby & tired. The Village Hall Committee now want to invest a considerable sum of money, to both upgrade and offer the hall a new lease of life for the foreseeable future and the next generation of users

Improvements

The Village Hall committee is proposing a number of improvements, which will bring the building up-to-date and make it more attractive to potential hirers. Although some of the improvements could be carried out in isolation, it makes more sense to carry out all the works at the same time as this will minimise disruption and help keep costs to a minimum. The proposed improvements are:

- a) New Storage Area** – Planning permission has been granted to build a small extension to the rear of the building, which will be used for storage. Currently the conservatory is used as a storage area for tables and chairs, which makes it difficult to use the conservatory as a meeting space.
- b) New Combination Boiler & Pipe Work.** The current old boiler regularly loses pressure and the 60 year old heating system makes a lot of noise. An existing 10 metre wall mounted radiator needs removing to create access into the new storage

facility. Therefore it makes sense to install a new boiler and pipework whilst the storage building is being constructed.

- c) **New Disabled Toilet** – the current disabled toilet door is too narrow and the space within the room needs to be 30% larger to enable manoeuvring a wheelchair. The proposal is to create a new disabled toilet which meets legislation.
- d) **New Gentlemen's Urinals and toilet** – the current facilities are dated so the plan is to refurbish and update the gent's urinals and convert the existing disabled toilet into the gent's toilet.
- e) **Outside toilet** – a current outside loo exists for use by anyone using the playing fields whilst the village hall is open (otherwise the outside toilet is locked). Many parents have requested that a toilet facility should be available at all times during the day for use by children using the playing field. The proposal is to refurbish the existing toilet and fit a new door containing an electronic time lock which will permit access within daylight hours.
- f) **New Front Entrance** – the current main entrance to the building is along a narrow path a few metres away from the car park, which makes it difficult for people with poor mobility to get into the hall. A new entrance will be created through double doors into the conservatory. A 3.6 metre tarmacked path will be constructed up to the new entrance, which will allow cars to drive up to the door to drop people off.
- g) **New Septic Tank Overflow** – problems have recently occurred with the septic tank and the committee have been told that the septic tank overflow is blocked and needs replacing. The excavation works required to replace the overflow will affect part of the car park.
- h) **Improved Car Park** – the current car park serves both the hall and the playing fields and needs resurfacing. There have been a number of complaints relating to the car park surface and trip hazards. As the car park will need to be reinstated once the work on the septic tank and front entrance have taken place, it makes sense to resurface the whole car park and make it safer for all users of both the hall and the playing fields.

Benefit to the community

The above improvements will bring about a number of benefits to both hall and playing field users as well as the committee, these include:

- Improved access to the hall for the disabled and people with limited mobility.
- Safer car park area with no trip hazards and improved lighting
- Access to external toilets for users of the playing field during daylight hours
- New combi boiler should help reduce the energy bills for the committee.
- Additional lettable space as the new storage facility will free up the conservatory area, which could then be used as a small meeting room. This space is very attractive, as it gets the sun and overlooks a small garden area. There is a small tea making area adjacent to the conservatory, which means the space could easily be used for small meetings and social activities, whilst the main hall is in use.

Paul Maxwell, the Ward Member, is supportive of the proposals and has said

"The Village Hall is a much used and essential part of Hinton St George and these proposed improvements will make a real difference to its ongoing success as an important venue in the village for all sorts of activities, modernising the facilities in a sympathetic way. I am, therefore in complete support for this grant application".

Finance

The total cost of the project including all building works, heating and electrics is £62,432. The Village Hall Committee has already secured 80% of the funding required and is looking for the District Council to make up the shortfall. The table below outlines the funds secured.

Funding Source	%	Amount of funding	Status
Parish Council	4%	£2,500	Secured
Committees own funds	24%	£15,000	Secured
Hinton St George Reading Room Trust	52%	£32,500	Secured
SSDC	20%	£12,432	Pending
TOTAL	100%	£62,432	

The Neighbourhood Development Team Leader has assessed and scored the grant application in the following way:

Category	Maximum score	Score
A Eligibility	Y/N	Yes
B Equalities Impact	7	5
C Need for Project	5	4
D Capacity of Organisation	15	9
E Financial need	7	6
F Innovation	3	2
Total	37	26

As the application exceeds the minimum score of 22, it is recommended that the grant should be approved.

Financial Implications

If Members agree to this grant, this would reduce the Area West Capital Reserve from £22,433 to £10,001.

Council Plan Implications

Supporting this project helps address the Health and Communities priority of the SSDC Council Plan and also helps to meet the following action within 2016-17 action plan:

- Support at least 50 community projects

Carbon Emissions and Climate Change Implications

A new combi boiler will be more energy efficient than the current older boiler.

Equality and Diversity Implications

The improvements will ensure that the village hall is accessible to everybody.

Background Papers

- Hinton St George Village Hall planning documents 16/00558/S73