



Community Grant to Yarlington Club and Reading Room Group – Village Hall Kitchen Shelter and Patio Shelter (Executive Decision)

Strategic Director: Kirsty Larkins, Director of Service Deliver
Service Manager: Tim Cook, Locality Manager
Lead Officer: Terena Isaacs, Locality Officer
Contact Details: Terena.isaacs@southsomerset.gov.uk or 01935 462268

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £12,500 towards the village hall kitchen extension and patio shelter.

Public Interest

Awarding grants is a key way that SSDC supports and helps to deliver community projects sponsored by Parishes and voluntary community organisations in the towns and villages across the district.

The Yarlington Club and Reading Room Group has applied to the Area East community grants programme for financial assistance with the costs towards the village hall kitchen extension and patio shelter. The Locality Officer is submitting this report to enable the Area East Committee to make an informed decision about the application and has assessed the application.

Recommendations

It is recommended that Councillors award a grant of £12,500 towards the kitchen extension and patio shelter, the grant to be allocated from the Area East capital programme and subject to SSDC standard conditions for community grants (appendix A)

Application Details

Name of applicant:	Yarlington Club and Reading Room Group
Project:	Kitchen extension and patio shelter
Total project cost:	£82,906
Amount requested from SSDC:	£12,500
% amount requested	15%
Application assessed by:	Terena Isaacs

Community Grants Assessment Score

The table below shows the grant scoring for this application. Applications must meet the minimum score of 22 to be considered for SSDC funding under Community Grants policies.

Category	Max Score available	Officer assessment score
A Supports Council Plan/Area Chapter	1	1
B Supports Equalities & Diversity	1	2
C Supports Environment Strategy	3	1
D Need for Project	10	7
E Capacity of Organisation	15	12
F Financial need	7	7
Total	37	30

Background

The Village hall was renovated to a high standard 9 years ago; at this time it was felt the current kitchen and toilet area would need to be renovated to the same standard at some point in the future. It was minimally renovated twelve years ago by dry lining, but was always viewed as a temporary measure and the group would have to build an adequate structure in the future.

Parish information

Parish*	Yarlington (part of North Cadbury Parish)
Parish Population	950
No. of dwellings	446

*Taken from the 2011 census profile

The project

The Project is to bring the kitchen and outside area up to the same standard as the main hall.

For the new extension, it is simpler to demolish the old kitchen and toilet and start again. Creating a larger more usable kitchen to improve and increase the usage of the hall.

The toilet area is a single brick skin, lean to with a temporary roof (ply and onduline sheet) which has limited lifespan and inadequate insulation. The present toilet dimensions are less than are recommended for a disabled facility and the new structure would meet current recommended standards.



South Somerset District Council

The patio area would be ideal if covered with a timber frame and polycarbonate roof with marquee sides. This would offer users of the hall a more versatile and adaptable space.

Local support / evidence of need

The need has been established at Village Hall meetings, a presentation of proposals at the hall and a survey of local residents. The kitchen was felt to have health and safety concerns if more than one person is using it. Local residents and a chef have wanted to start a supper club for villagers but because of the limitations of the current kitchen have not been able to do so.

The inhabitants of Yarlington and the wider area will benefit. The hall will provide a venue for social, cultural, educational and leisure activities. It will address the problems of an ageing population and living with Covid19 into the future. The redeveloped kitchen will encourage people to get together for social meals, breakfasts etc. and so will address isolation in a rural location. The extra space created by the patio cover will enable better social distancing and thus encourage greater use of the hall by the more vulnerable and elderly residents. It will also give children more space for a party.

Project costs

Project costs	Cost £
Patio cover, sunglaze roofing system, oak frame	11,745
Preferred builder's quote	52,000
Catering kitchen	8,260
Joinery	3,040
Electrician, plumber, tiles, professional services	7,861
Total	82,906

Funding plan

Funding source	Secured or pending	Amount £
Parish	Secured	6,000
Own funds	Secured	28,473
The Newt	Pending	15,000
Garfield Weston	Pending	5,000
Co op local community fund	Pending	5,000
Tesco community grant	Pending	933
Lottery grant	Secured	10,000
SSDC Community Grant	Pending	12,500
Total		82,906

Conclusion and Recommendation

It is recommended that a grant of £12,500 is awarded

Financial Implications

The balance in the Area East Capital programme is £41,804. If the recommended grant of £12,500 is awarded, £29,304 will remain.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a 15% basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

Council Plan Implications

Council Plan themes and Areas of focus for 2020/24

Healthy, self-reliant Communities – Priority 2

- Collaborate with local partners to reduce the impact of social isolation and create a feeling of community
- Work with local partners to support people in improving their physical and mental health and wellbeing and reduce inequalities
- Enable quality and inclusive cultural, leisure and sport activities

Carbon Emissions and Climate Change Implications

The applicant recently attended the CCS webinar on Making Space for Wildlife, hosted by Pippa Rayner of the Somerset Wildlife Trust. The group will consider insect shelters in the eves as well as bat and bird boxes together with planting the margins.

Equality and Diversity Implications

<i>An Equality Impact Relevance Check Form has been completed in respect of the Proposal?</i>	Yes
<i>The Impact Relevance Check indicated that a full EIA was required?</i>	No
<i>If an EIA was not required please attach the Impact Relevance Check Form as an Appendix to this report and provide a brief summary of its findings in the comments box below.</i>	
<i>If an EIA was required please attach the completed EIA form as an Appendix to this report and provide a brief summary of the result of your Equality Impact Assessment in the comment box below.</i>	
Additional Comments	



South Somerset District Council

The project aims to improve the hall facilities for the local community.

Background Papers

None



Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of the grant offer and notify SSDC of any changes to the project or start date as soon as possible.
- Confirm that all other funding sources have been secured before starting the project, if these were not already in place at the time of the application.
Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any permanent acknowledgement (e.g. plaques, signs etc.).
- Work in conjunction with SSDC officers to monitor and share the success of the project and the benefits to the community resulting from SSDC's contribution to the project.
- Provide a project update and/or supply before and after photos if requested
- Supply receipted invoices or receipts which provide evidence of the **full** cost of the project so that the grant can be released.
- Complete an evaluation survey when requested after the completion of the project.
- Note that they cannot apply for another community grant for the same project within a 3 year period of this award.

Standard conditions applying to buildings, facilities and equipment

- Establish and maintain a “sinking fund” to support future replacement of the building / facility / equipment as grant funding is only awarded on a one-off basis.
- Use the SSDC Building Control Service when buildings regulations are required.
- Incorporate disabled access and provide an access statement where relevant.