
Community Grant - Heating Upgrade at the Ridgway Hall Langport (Executive Decision)

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Purpose of the Report

Councillors are asked to consider the awarding of a grant of £3,050 towards a Heating Upgrade at the Ridgway Hall Langport

Public Interest

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

Landmark Langport has applied to the Area North community grants programme for financial assistance with the costs of a Heating Upgrade at the Ridgway Hall Langport. The Locality Officer is submitting this report to enable the Area North Committee to make an informed decision about the application and has assessed the application.

Recommendation

That Area North Committee recommend to the Chief Executive that a grant of £3,050 be awarded to Landmark Langport, towards a heating upgrade at the Ridgway Hall in Langport, the grant to be allocated from the Area North capital programme and subject to SSSDC standard conditions for community grants (appendix A).

Application Details

Name of applicant:	Landmark Langport
Project:	Heating Upgrade Ridgway Hall
Total project cost:	£8,550
Amount requested from SSSDC:	£3,050
% amount requested	36%
Application assessed by:	Adrian Moore

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	1
C Supports Environment Strategy	3	2
D Need for Project	10	7
E Capacity of Organisation	15	12
F Financial need	7	4
Total	37	27

Background

Landmark Langport is the website and 'brand' of the Langport Charitable Incorporated Organisation set up to take on management of Langport's historic buildings, previously managed by the Langport Town Trust. They are a charitable organisation conserving and promoting the town's historic and public buildings:

- Town Hall
- Walter Bagehot Gardens
- Hanging Chapel and Medieval Archway
- The Ridgway Hall

The Ridgway Hall, in Stacey's Court, Bow Street is owned by Landmark Langport Charitable Incorporated Organisation and is available for hire by the public, community groups and businesses. Ridgway Hall has a main hall, open plan reception and kitchen area and a smaller lounge room which is mainly used by the youth club.

The main hall is suitable for larger gatherings of up to approximately 80 people, fitness classes, community events and private parties and will happily accommodate more vigorous activities such as children's sports and discos (with lighting) or bouncy castles with various large entrance doors for ease of access of large equipment.

The second large room incorporates an open plan kitchen which can equally be used for meetings, parties and public events. The fully fitted kitchen has an oven, fridge and freezer, microwave and numerous crockery and utensils.

Landmark Langport aims to benefit the residents of the Langport area and its surrounding communities through collaborative engagement so as to aid in the preservation of some of its key heritage buildings and other facilities. These are for use by the community, and in the interests of diversity and social welfare, with the objective of enhancing the quality of life for the residents and users of the town.

The recent period of lockdown has demonstrated clearly that the heating system in the Ridgway Hall is no longer adequate. Old gas heaters have been serviced recently and at least two have been proven to be so unsatisfactory that they should not be used. The use of these old gas heaters has resulted in condensation on the walls and ceiling, and the development of mould spores. To rectify this, heating engineers have been commissioned to provide estimates for a new system. This new heating system is using a gas fired boiler and will involve integration of existing solar panels which would be both energy efficient and enable the heating to be timed, so that the rooms in use by the public are warm at the right time for their activities – also important as a Covid safety measure. The new system would be far more environmentally friendly, Covid safe, and provide adequate heating for all users, especially during the winter months.

Parish information

Parishes*	Langport and Huish Episcopi
Parish Population	3,400
No. of dwellings	1,600

*Estimates based on 2011 census and subsequent new homes built to date

The project

The new heating system and conversion would install a wet centralised heating system using a gas fired boiler to provide heat to 3 zones within the premises giving flexible time and temperature control over the zones.

- Zone 1 hall only
- Zone 2 reception area and toilets
- Zone 3 office and recreation room

There would be a lower usage of gas as the boiler is a lot more efficient than the wall mounted heaters and only the zones required would be heated.

The work is aimed to be completed by May 2022.

Local support / evidence of need

The various activities in Ridgway Hall attract people of all ages. The users are not only from Langport, but also from Huish Episcopi and from neighbouring villages and parishes. Ridgway Hall is home to Langport youth club, and used by other groups including Age UK, watercolour painters, upholstery classes and the Bridge club.

As well as the support of Langport Town Council, messages of support have been received from councillors at Huish Episcopi Parish Council and Curry Rivel Parish Council.

Ridgway Hall is well known to the community and can be contacted by email/website/phone. Local residents can hire the building for events. These range from fitness classes, lip reading classes, youth club and parties.

Project costs

Project costs	Cost £
New boiler, flue, valves, thermostats, 13 radiators , all required pipe and fittings, labour , wiring, commission and registration	6,600
Buffer tank to utilise warm water from solar panels	1,200
Electrician to install an inverter, from the solar to the immersion	750
Total	8,550

Funding plan

Funding source	Secured or pending	Amount £
Town Council	Secured	500
Opening Up Safely and Reconnecting Communities Fund	Secured	5,000
SSDC Community Grant	Pending	3,050
Total		8,550

Conclusion and Recommendation

It is recommended that a grant of £3,050 is awarded

Financial Implications

The balance in the Area North Capital programme is £38,388. If the recommended grant of £3,050 is awarded, £35,338 will remain.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a % 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 2021/22

Focus 3 – Environment

To keep South Somerset clean, green and attractive and respond to the climate and ecological emergency, we will work in partnership to:



- Continue the delivery of the Environment Strategy action plan, reducing our carbon emissions by 10% every year, to reach carbon neutrality by 2030
- Adopt and commence delivery of an Open Spaces Strategy promoting green infrastructure across the district
- Enhance the quality of the environment and its resilience and ability to adapt to climate change in partnership with our communities and businesses
- To protect South Somerset's landscape to seek to increase tree cover within our communities and the wider environment
- Support the delivery of the County wide Climate Change Emergency Strategy
- Initiate and support actions and infrastructure to encourage a shift to low carbon transport options including walking, cycling and electric mobility
- Promote and improve recycling and minimise waste through the roll out of 'Recycle More' across South Somerset from June 2021 through the Somerset Waste Partnership
- Support the development of environmental and ecological aspects within local, parish and neighbourhood plans
- Promote Nature Recovery Networks across the district, with a focus on delivery via the Ham Hill project
- Work with external partners to benefit the wider national cause in developing and generating clean energy storage to reduce renewable energy wastage in turn reducing use of fossil fuels in UK energy production.

Focus 4 – Places where we live

To enable housing and communities to meet the existing and future needs of residents and employers, we will work to:

- Enable the delivery of good quality housing in appropriate places across all tenures, to meet community needs
- Maximise the provision of affordable housing
- Support rural communities and economies through delivery of affordable housing
- Prevent people losing their home and supporting people who are homeless to have a place they can call home
- Support communities to identify any housing need in their parish and support them to meet this demand, including supporting Community Land Trusts
- Support provision of housing for Life long independent living
- To deliver sustainable communities where people want to live and thrive
- Proactively identify adaptable housing and community solutions responding to the consequences of the Covid-19 pandemic
- Promote and encourage environmentally sustainable housing, including to protect the Somerset Levels and Moors when determining planning submissions following advice from Natural England.

Carbon Emissions and Climate Change Implications

Helps to reduce carbon emissions.



South Somerset
District Council

Equality and Diversity Implications

The project aims to provide for people across all age and interest groups in 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.

Special conditions

None