

# Community Capital Grant Request to the Parochial Church Council of All Saints Church, Isle Brewers

*Executive Portfolio Holder:* Adam Dance, Chairman of Area North  
*Director:* Martin Woods, Director of Service Delivery  
*Manager / Lead Specialist:* Tim Cook, Locality Manager  
*Lead Officer:* Adrian Moore, Locality Officer  
*Contact Details:* [adrian.moore@southsomerset.gov.uk](mailto:adrian.moore@southsomerset.gov.uk) or 01935 462409

## Purpose of the Report

1. Councillors are asked to consider the awarding of a capital grant of £35,000 towards creating a community space within the recently restored historical building of All Saints Church, Isle Brewers for the use of the Village of Isle Brewers and surrounding communities that currently lack a suitable facility.

## Public Interest

2. 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.
3. The Parochial Church Council of All Saints Church, Isle Brewers has applied to the Area North community grants programme for financial assistance with the costs of creating a multifunctional usable community space within the restored church building of All Saints Church, Isle Brewers TA3 6QN. The application has been assessed by the Locality Officer who is submitting this report to enable the Area North Committee to make an informed decision about the application.

## Recommendation

4. That Area North Committee endorse the awarding of a grant, and recommend to District Executive that a grant of £35,000 be awarded to The Parochial Church Council of All Saints Church towards an ambitious £169,000 project to create a multifunctional usable community space within the restored All Saints Church building. The grant to be allocated from the Area North capital programme and subject to SSDC standard conditions for community grants (Appendix A).

*Note - Within the District Council's scheme of delegation, capital projects seeking up to £12,500 are considered by Area Committees but District Executive is the decision making body for amounts over £12,500.*

## Application Details

Name of applicant:	Parochial Church Council of All Saints Church, Isle Brewers
Project:	Create a multifunctional usable community space within the restored church building of All Saints Church, Isle Brewers TA3 6QN
Total project cost:	£169,000 plus VAT
Amount requested from SSDC:	£35,000
Application assessed by:	Adrian Moore, Locality Officer

## Capital Grant Assessment Score

5. The table below shows the grant scoring for this application. When assessed, projects which score above 22 points are eligible for SSDC support under the current Districtwide policy.

Category	Actual score	Maximum score possible
A Eligibility	Yes	Y/N
B Equalities Impact	5	7
C Need for project	5	5
D Capacity of organisation	13	15
E Financial need	6	7
F Innovation	3	3
<b>Total</b>	<b>32</b>	<b>37</b>

## Background

6. Isle Brewers is a small village on the edge of the Somerset levels. There is no parish council but a very active village committee. The parish church of All Saints in Isle Brewers was built in 1861. The original Church of All Saints stood near the Domesday Mill. Four years ago a meeting was held in Hambridge Village Hall to discuss the future of the Church building due to its structural deterioration and subsequent danger to all users. A recommendation to close the church and let it deteriorate to the mercy of the elements was made. As the only public building left in the village of Isle Brewers, a dedicated band of villagers did not accept the recommendation and set about planning for its restoration with the ambition, if funding could be found, of including a community space within the design.
7. The church has a small congregation and the village badly needs a usable community space with modern facilities for the whole community to be able to use all year round. The idea is to combine both user groups and capture the operational synergies all under one roof.
8. The structural building restoration part of the project is already well underway with the whole church currently covered in scaffolding with a false roof and entirely wrapped to keep out the elements. When complete this will remove Isle Brewers Church from the 'At Risk Register'.

## Parish information

Parish*	Isle Brewers
Parish Population	150
No. of dwellings	100

\*Taken from the 2011 census profile

## The project

9. The combined cost of restoration of the church building and the community space, inc VAT, stands at a total of **£627,624**.

The community space element of the overall project is **£169,000**.

Heritage Lottery Funding of **£69,000** is already secured for the community space project.

The current shortfall in funding the community space element of the project is **£99,836**.

10. An application has recently been submitted to the Lottery Community Fund for **£65,000** and Isle Brewers have been informed that they are already through to the last 20% of applicants and should find out if they are successful by the end of September 2019.
11. The request to SSDC is to consider providing a grant to cover the **£35,000** shortfall to enable this project to be successfully completed.
12. The community space project will include: Supervising architect design fees, structural engineering fees, preliminary costs, contingency, a new water supply, drainage, wood treatment, new ventilation, a mezzanine intermediate floor and associated staircase, secondary double glazing, accessible toilet, kitchen goods, fitted servery, engineered insulated oak flooring, heat exchangers heating system, light emitting diode (LED) lighting, decoration, audio visual equipment and a disabled access ramp.

#### **Local support / evidence of need**

13. There is a real need for a community space in Isle Brewers. Whilst the Village history can be traced back to the Domesday Book, the only public building is the church. Since the public house closed over 50 years ago, it has never had a place for villagers to gather for social occasions. It is two miles to the nearest bus stop and there has not been a shop in the village since the post office closed 24 years ago. As the South Somerset census details reveal, the average age of the population is much higher than the national average as 46% of the population are 60 years plus. Tackling rural loneliness amongst the elderly, particularly in the winter months, is a primary objective of this community space project.
14. A very similar project has already been delivered in South Somerset at The Anglican Church of St Peter in the village South Barrow in Area East. The Isle Brewers committee have undertaken extensive research investigating the restoration of their church and developing their community space project and were greatly inspired by the project at South Barrow. It led Isle Brewers to employ the architect South Barrow used so that they can enjoy the same expertise, attention to detail and outcomes. SSDC Area East Committee financially supported the South Barrow church community space project through a Community Grant.
15. Two years ago, with a purpose built community centre in mind, a rare opportunity arose for the Parish to buy a 1.9 acre field opposite the Church from the Duchy. This was funded by the Village Trust, local donations and the Duchy accepting the Parish's under bid as a higher bid had been lodged with them. The field will now provide car parking for the new community space within the restored church as well as additional space for young people in the village and Summer Fetes and fairs, etc.

#### **Project Costs**

<b>Project Costs</b>
Supervising Architect Design Fees
Structural Engineering Fees
Preliminary Costs
Contingency
Water Supply
Drainage
Wood Treatment
Ventilation
Mezzanine Intermediate Floor and Associated Staircase
Secondary Double Glazing
Accessible Toilet
Kitchen Goods
Fitted Servery
Engineered Insulated Oak Flooring
Heat Exchangers Heating System
LED lighting
Decoration
Audio Visual Equipment
Disabled Access Ramp
<b>Total £169,000</b>

## **Funding plan**

<b>Funding Source</b>	<b>Secured or Pending</b>	<b>Amount £</b>
National Lottery Community Fund	Pending	£65,000
South Somerset District Council	Pending	£35,000
Heritage Lottery Funding	Secured	£69,000
<b>Total</b>		<b>£169,000</b>

## **Conclusion and Recommendation**

16. It is recommended that a grant of £35,000 is awarded

## **Financial implications**

17. Within the District Council's scheme of delegation, capital projects seeking up to £12,500 are considered by Area Committees but District Executive is the decision making body for amounts over £12,500.

18. Area North Committee is being asked to endorse this funding request for £35,000 ahead of it being referred to District Executive for a decision.

19. There is an unallocated balance of £154,102 in the Area North Capital Reserve. If the recommended grant of £35,000 is awarded it will leave an unallocated balance of £119,102 remaining.

20. 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**

**Health and Communities - To build healthy, self-reliant, active communities by:**

- Supporting communities so that they can identify their needs and develop local solutions
- Target support to areas of need
- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities

### **Carbon Emissions and Climate Change Implications**

21. The selection of efficient low energy items and effective insulation techniques will collectively help increase energy efficiency and ultimately reduce the carbon footprint related to the running of this community space and building. Modern items and construction techniques include: Heat Exchangers, LED lighting, Insulated wood flooring, Secondary double-glazing, Modern kitchen appliances.

### **Equality and Diversity Implications**

22. 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.

#### **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.