

## **VILLAGE HALL**

### **ENERGY EFFICIENCY/REFURBISHMENT PROJECT 2009**

#### **RE-OPENING CEREMONY**

The Refurbished Village Hall was formally re-opened by the Chairman of South Staffordshire Council, Councillor Mrs. Christine Raven at a ceremony in September 2009. The ceremony was attended by honoured guests and those parishioners whose efforts had contributed towards securing funding. Sandy Gough, Chairman of the Trysull & Seisdon Village Hall Committee gave details of the refurbishment project and the history leading up to it. She thanked all who contributed with their time and donations including:- The Village Hall Action Committee, The Parish Council, Nagle Walton (Parish Council Clerk) and Councillor Brian Edwards. Particular, heart felt thanks went to John Tonkinson who had overseen every step of the process and without whom the refurbishment would not have taken place. All who generously contributed towards the project are recorded on a plaque in the Village Hall.

#### **HISTORY OF THE PROJECT**

By mid 2008 the Village Hall had reached a sorry, dilapidated state both inside and out. Inside it was cold, damp and an environmental nightmare costing a fortune to run. The kitchen was in desperate need of updating. An emergency fund of £3,000 had been allocated to The Village Hall Committee by The Parish Council to meet immediate needs. In September 2008 two Parish Councillors raised the plight of the Village Hall at a Parish Council meeting. As a result an Action Committee was formed to address the matter. The committee comprised of three Parish Councillors and three members of the Village Hall Committee and was chaired by John Tonkinson.

The initial action agreed was for John Tonkinson to arrange for an Energy Audit and involve an Architect and Structural engineers, Mark Dady Associates, to advise the most cost effective route to take. The options being knock down and re-build or major refurbishment. The Parish Council was advised that major refurbishment would be the speediest, less disruptive and most cost effective option. The next stage was to determine how to raise the necessary funding, having only a ball-park projections of total project costs at the time.

A first meeting with The Community Council of Staffordshire and South Staffordshire District Council Officers took place in November 2008. The meeting was chaired by John Tonkinson, representing The Action Committee, with Bob McCardle, District Councillor, and David Southall in supporting roles to The Action Committee. It became very clear at this meeting that due to the grave economic climate the only way to secure grants would be based on energy conservation. In all it was decided to seek grants from five potential sources. Initially of these, E.ON was thought to be the most promising. At this stage Bob McCardle and David Southall both had to stand down from The Support Group due to personal reasons. David Southall and his wife did, however, help with the preparation of one of the grants and Bob McCardle continued to actively support the project in his role as District Councillor.

By now Mark Dady Associates, Structural Engineers had completed the full specifications for submission to South Staffordshire Planning and Building Regulations Departments. These specifications were sent out to three building companies requesting detailed, firm quotations and Wodehouse Construction were eventually chosen to carry out the works.

John Tonkinson pressed ahead with the project keeping the Village Hall Committee updated at all stages with formal meetings minuted by Nagle Walton, Parish Council Clerk and with informal, twice weekly meetings with Joe Harper of the Village Hall Committee. At a meeting in February 2009 it was agreed that work should start on 1<sup>st</sup> August for completion in mid September 2009. At this time no funding had been secured, however, John Tonkinson pressed on relentlessly with the project preparing and submitting grants. The project involved John Tonkinson partaking in numerous, regular meetings with South Staffordshire Council (Codsall) and Stafford Councils architects/builders/accountants plus regular site visits.

The internal portion of the project was completed in time (i.e. first week of September'09) but external refinements/enhancements such as improving security by moving gates to the front and adding security lights/floodlighting extended the project by a further two weeks. As a final measure in order to improve safety it was decided to also have the Village Hall car park re-surfaced. The works were undertaken F. G. Davies and funded by The Parish Council out of an annual fund which they have now pledged to the Village Hall.

In all the project incorporated the following enhancements to the Village Hall:-

**IMPROVEMENT OF ENERGY EFFICIENCY (FUNDED BY GRANTS)**

**(Main Hall and Kitchen only)**

- Installation of new insulated ceiling
- Installation of new insulation to walls
- Replacement of windows
- Upgrading of radiators
- Replacement of lighting
- Upgrading of kitchen
- Plus ancillary works

**OTHER ENHANCEMENTS, NOT ENERGY EFFICIENCY RELATED**

**(Funded by Parish Council, Village Hall Committee and Community Donations)**

- External maintenance of buildings (cleaning gutters/drains/replacing broken glass)
- External painting
- Enhanced security – move gates to front – improve lighting
- Re-surfacing of car park

In summary, after taking into account the additional enhancements, the project was a total success, completed on time and within budget. All objectives being met particularly those of making the Village Hall a desirable, warm, friendly venue for local meetings, events and social occasions.

See: - APPENDIX 1:- GRANTS OBTAINED - SOURCES OF FUNDING  
APPENDIX 2:- BREAKDOWN OF PROJECT COSTS

## VILLAGE HALL ENERGY EFFICIENCY/REFURBISHMENT PROJECT 2009

### BREAKDOWN OF FUNDING RECEIVED

#### FUNDING FOR ENERGY CONSERVATION

##### CAPITAL GRANTS

	<u>£</u>
Community Council of Staffordshire	16,415.00
Staffordshire Environmental Fund	17,392.00
South Staffordshire Council	8,283.00
Local Members Initiation Scheme	<u>1,000.00</u>
Councillor Brian Edwards	<u>1,000.00</u>
Sub Total Capital Grants:	<u>43,090.00</u>

##### COMMUNITY CONTRIBUTIONS

Village Hall Fund (including £3,000 Emergency Fund Donated by Parish Council)	5,000.00
Parish Council (Parish Council Total support £6,500.00)	3,500.00
Donations	<u>1,200.00</u>
Sub Total of Community Input:	<u>9,700.00</u>

Total Funding Related to Energy Conservation: 52,790.00

#### FUNDING FOR ENHANCEMENTS – NON-ENERGY RELATED

Parish Council	}	External Paving	1,919.95	}	
		Move Gates	763.75		5,268.70
		Car Park	2,585.00		
Village Hall Committee - Outside Maintenance			1,996.00		
VAT Reclaimed by Parish Council			(784.70)		

Total Funding Related to Village Hall  
Enhancement - Non-Energy Related: 6,480.00

**Total Funding Received: £ 59,270.00**

**(N.B. All Figures Subject to Audit)**

By mid July all funding was in place for the capital cost of the Energy Efficiency Project £52,790.00 and the majority of funding for the Village Hall Enhancements was also in place. Total funding was completed towards the end of September with the £2,000 contribution from The Village Hall Committee in respect of the external maintenance.

Again, grateful thanks to: -

- Community Council of Staffordshire
- Staffordshire Environmental Fund
- South Staffordshire Council
- Councillor Brian Edwards

Without whose help, support and contributions the project would not have succeeded.

Thanks also to: -

- Richard and Pam Smith for their generous donation of fire doors and frames from C J Smith Doors.
- The Rotary Club of Sedgley & Wombourne for its contribution.

## VILLAGE HALL ENERGY EFFICIENCY/REFURBISHMENT PROJECT 2009

### BREAKDOWN OF PROJECT COSTS

#### ENERGY EFFICIENCY RELATED COSTS

	<u>Cost before tax</u>	<u>VAT</u>	<u>Total</u>	<u>£</u>
Final cost Wodehouse Construction	43,186.26	6,477.94	49,664.20	} 52,802.60
Professional Fees	2,000.00	300.00	2,300.00	
Energy Report	130.00	-	130.00	
Building Control Fees	<u>616.00</u>	<u>92.40</u>	<u>708.40</u>	
	45,932.26	6,870.34	52,802.60	

#### ENHANCEMENTS – NON ENERGY RELATED

Outside maintenance of building - (Village Hall Committee)	1,698.72	297.28	1,996.00	} 7,264.70
External painting - (Parish Council)	1,634.00	285.95	1,919.95	
Move gates - (Parish Council)	650.00	113.75	763.75	
Car Park - (Parish Council)	<u>2,200.00</u>	<u>385.00</u>	<u>2,585.00</u>	
	6,182.72	1,081.98	7,264.70	
Reclaim of VAT by Parish Council				(784.70)

#### TOTAL PROJECT COST

£ 59,282.60

**(N.B. All Figures Subject to Audit)**