

LYNEHAM AND BRADENSTOKE PARISH COUNCIL

Application for Grant for Clubs/Organisations Local Government Act 1972, Section 137

Lyneham and Bradenstoke Parish Council is empowered to give grants to local clubs and organisations under S137 of the Local Government Act 1972.

There are a number of limitations placed on the Council's power the most notable of which is that any grant must demonstrate benefit to some or all of its community. The size of the grant must also relate to the benefit achieved. You are therefore, encouraged to demonstrate in your application the number of people that will benefit in Lyneham and Bradenstoke from the grant aid requested.

Please note that this application will not be considered unless it is accompanied by a copy of the latest set of annual accounts showing the organisations income, expenditure and level of balances. If the organisation does not prepare annual accounts, copies of the bank statements covering the previous six months must be enclosed.

1.	Name of Organisation	Lyneham Village hall
2.	Name, Address and Status of Contact	The Green Lyneham Wiltshire SN15 4PD
3.	Telephone Number of Contact	01249891780
4.	Email address of Contact	frank-jane_ball@tiscali.co.uk
5.	Is the Organisation a Registered Charity? If so please give your Charity Registration No.	Yes 305544
6.	Amount of grant requested (Quotes and detailed breakdown of how the money is to be spent must accompany the application)	£7,554 to complete phase I (roof) £27,903 to complete all works Total - £35,457
7.	For what purpose or project is the grant requested?	Refurbishment of the village hall – this includes replacing tiles on the roof, insulation, fire risk assessment, electrical work and upgrading the kitchen
8.	What will be the total cost of the above project?	£58, 540 for roof replacement (2020price) £86,457 for completion of all works (2020 price)

9.	If the total cost of the project is more than the grant, how will the residue be financed?	From Grant funding – see section 11
10	What monies is the organisation/club contributing to the project?	None – but will fund raise when Covid rules allow
11	Have you applied for grant for the same project to another organisation? If so, which organisation and how much?	Bradenstoke Solar Fund - £10,000 secured Hills Waste - £10,000 secured LBPC - £5000 (to cover 10% 3 rd party contribution.) Secured Crapper & Sons - £30,000 applied for. Total £55,000 - which includes £4000 3 rd party contribution
12	Who will benefit from the project?	Lyneham and Bradenstoke parishioners plus other users from neighbouring areas
13	Approximately how many of those who will benefit are residents?	1,000 or so annually
14	What financial information have you included?	Bank statement (inc Sept 20) will send updated one Gaiger construction Quote Yearly account 19/20

You may use a separate sheet of paper to submit any other information which you feel will support this application.

Signed: *J Ball*

Date: 26.1.21

Position: *Secretary of Lyneham Village Hall*

Contact details Tel: 01249 897780 Address: *Flagstones - 46 Calne Road Lyneham*

If you are successful and a grant is awarded, following the event/purchase you will be required to submit receipted invoice/s for the total amount of the award granted. If monies are not spent as specified in the application they will need to be returned to the Parish Council.

Please return the completed application form together with your statement of accounts to:

Clerk to Lyneham and Bradenstoke Parish Council
Elizabeth Martch-Harry
84 Brickley Lane
Devizes
Wiltshire SN10 3BW

OFFICE USE ONLY	
Date considered	
Grant Award YES/NO	
Amount Granted.	

Supporting Notes for Grant Application

Context

I am writing to you again on behalf of Lyneham Village Hall for a grant – to see if there is any chance of securing more funding.

The Parish very kindly gave us the money (£5000) to cover the 10% contributing 3rd party payment CTP for community first grants we were applying for.

The Total cost of roof repairs is £58,540 which was quoted last January.

We have so far secured £20000 of promised grant funding –
£10000 Hills
£10000 Bradenstoke Solar Farm –

We are awaiting a decision from Crapper and Sons at the end of January where we were advised to ask for £30000

The CTP payment will be £4000 – (£3000 to Crapper & £1000 to Hills) which means we will have £1000 available from the parish grant towards our costs.

Providing Crapper & Sons grant application is successful we will have secured £51,000
Thus - this leaves us a short fall of £7,554 at original costings.

We had originally planned to upgrade the Village Hall kitchen and stage facilities but then the problem with the roof (tiles delaminating) came to our notice and this has superseded any other work. We then had a full survey carried out as part of the grant application process. This highlighted electrical work, fire risk assessment , issues with the suspended ceiling and lighting and requirement to upgrade the kitchen.

Quotes were obtained to cover all work at a cost of between £86,457 to £102,000. We then decided and agreed to use Gaiger construction to carry out phase 1 which is replacing the roof at a cost of £58,540.

We would still like to carry out all other work as stated in the full surveyors report , so that Lyneham Village hall is fit for purpose.

The Village hall is an important asset and is well used by the community.

Any help you can give us will be very gratefully received.

Unpaid invoices

£321.50

DL/JG

29th June 2020

Wilma Goodfellow
Lyneham Village Hall Management Committee

BY E-MAIL: wilmagoodfellow@aol.com

Dear Wilma

Re: **Remedial Works as Dolmans Recommendations**

We thank you for your valued enquiry and have pleasure in submitting our quotations for works as detailed below.

Phase 1

- 1.1 To erect necessary scaffold to access the works area. Provide all specialist tools, labour and equipment to carry out the works. Carefully strip existing main roof and front porch (rear extension excluded). Store only the sound concrete tiles on the scaffolding for re-use. All the old clay tiles, felt and battens to be disposed into builders' on-site skips. De-nail timbers and prepare for recovering. Apply a coating of water based timber treatment solution to all exposed timbers. Relay all sound concrete plain tiles (30%) and supply new matching tiles to make up for shortfalls (70%). Tiles fitted to new 25 x 38mm battens and Roofshield breather membrane underlay, including felt support trays and a double course of tiles at eaves. Set verges on new undercloaks, mortar bedded. Provide and fix new concrete ridge cappings, dry-fixed. Provide and fix new concrete valley tiles and purpose-made bonnet hip cappings. Provide and fix new lead soakers and flashings to associated abutments, including chimney stacks. On completion to clear all arising debris and leave area clean and tidy.

For the sum of £36,562.50 (Thirty six thousand five hundred and sixty two pounds fifty pence) (Excluding VAT).

Please note :-

- i) This quotation excludes upgrading/renewal of roof insulation
- ii) This quotation excludes supply of water, electric and welfare facilities
- iii) We have allowed a Provisional Sum of £750.00 + VAT for structural timber repairs

Extra Over

The additional cost to supply all new concrete plain tiles (smooth finish) with no existing tiles to be salvaged would be £5,892.00 (Five thousand eight hundred and ninety two pounds) (Excluding VAT).

- 1.2 To strip off all existing PVC fascia, soffit, gutters and timber fascia and clear from site. Supply and fit new black half round plastic gutter and downpipe on white UPVC fascia and soffit.

For the sum of £7,125.00 (Seven thousand one hundred and eighty five pounds) (Excluding VAT).

- 2.1 We have allowed a Provisional Sum of £3,200.00 +VAT to re-flaunch chimneys, re-point brickwork, & brick cills and tiles eaves corbels as required, repairs to brick arches and replacement of concrete
2.2 lintel over rear window.

- 4.1 To carefully break up concrete paths and clear from site. Dig out hardcore to a depth of 100mm. Level and compact. Supply and lay 100mm tamped concrete path (approximately 60m²). Remove timber posts to Northern face and replace.

For the sum of £4,750.00 (Four thousand seven hundred and fifty pounds)(Excluding VAT).

- 5.3 Apply timber treatment to stage floor structure

Included in Item 1.1

- 6.6 To provide lagging to pipework - we were unable to survey all pipework works, we would allow a Provisional Sum of £525.00 + VAT to carry out these works,

Phase 2

- 6.1 To carry out electrical test and issue certification

For the sum of £325.0 (Three hundred and twenty five pounds) (Excluding VAT).

- 3.2 To replace fire escape doors (pairs) - 2 No.

For the budget sum of £4,350.00 (Four thousand three hundred and fifty pounds) (Excluding VAT).

- 6.3a To carry out Fire Risk Assessment

For the budget sum of £525.00 (Five hundred and twenty five pounds) (Excluding VAT).

- 6.3b To carry out remedial works following Fire Risk Assessment

For the budget sum of £2,500.00 (Two thousand five hundred pounds) (Excluding VAT).

- 6.5 To carry out Water Hygiene Assessment and cold water supply isolation point.

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- 6.7 For the budget sum of £485.00 (Four hundred and eighty five pounds) (Excluding VAT).

Phase 3

- 1.3a To replace suspended ceiling in main room and 2 No. side lobbies

For the budget sum of £4,750.00 (Four thousand seven hundred and fifty pounds) (Excluding VAT).

1.3b To introduce 200mm quill insulation above suspended ceiling.

For the budget sum of £1,150.00 (One thousand one hundred and fifty pounds) (Excluding VAT).

5.1 To replace lights for LED lights in suspended ceiling - 8 No. 600 x 600

For the sum of £885.00 (Eight hundred and eighty five pounds) (Excluding VAT).

6.2 To replace lights in Kitchen, Lobbies, Toilets and Store Room

For the sum of £675.00 (Six hundred and seventy five pounds) (Excluding VAT).

Phase 4

3.1 To rake out and re-point mastic seals to window frame and re-seal.

For the budget sum of £1,250.00 (One thousand two hundred and fifty pounds) (Excluding VAT).

Phase 5

5.5 To strip out existing kitchen including units and flooring and clear from site. Supply and fit new Howdens kitchen to similar layout. Supply and fit new worktop, sink and tap. Tile splashback. Allow a Provisional Sum of £650.00 + VAT to carry out any electrical works. Prepare, seal and supply and lay flooring. Decorate room

For the budget sum of £16,750.00 (Sixteen thousand seven hundred and fifty pounds) (Excluding VAT).

Phase 6 - Solar Panels (extra as requested)

A sensible size here is 8.16kw. That is 24 x 340w panels arranged in 3 rows of 8 in the large gap on the south side of the building. This system will generate 7650kw hours per year for use within the building.

The budget cost for this work would be £10,540.00 (Ten thousand five hundred and forty pounds) (Excluding VAT).

We trust our quotations are acceptable and assure you of our best attention at all times.

Yours sincerely



D LLOYD
CONTRACTS MANAGER

Lyneham Village Hall

		quantity	unit	rate	£	p
1	Client: Lyneham Village Hall Management Committee					
2	Architect: Dolman 01380 729456 info@dolmansurveyors.co.uk					
3	Description of works: Re-roofing, repointing brickwork, fire escape doors					
4	Drawings & Specification: Dolman Building Survey Report dated February 2020					
1.0	<u>Roofs</u>					
1.1	The roof coverings are considered to be in poor condition particularly to the south elevation. The entire roof should be recovered in new plain tiles, battens and a breathable membrane. The chimneys should be repointed, lead flashings / soakers replaced and verges reformed at the same time. The ridge and hip tiles are trues and straight. The area of roof structure that was exposed did not indicate any decay to the rafters. It is anticipated that timber repairs will be limited, however, the full extent cannot be determined until the roof coverings have been removed. The roof timbers should be sprayed with a timber treatment product to kill off any wood boring beetle and fungus.					
1.1.1	<i>Strip off existing roof coverings and remove from site</i>	286	m ²	10.50	3003.00	
1.1.2	<i>Concrete Plain tile roof coverings, softwood battens and Tyvek or similar roofing felt</i>	286	m ²	88.12	25202.32	
1.1.3	<i>Rake out existing mortar and re-point chimneys</i>	11	m ²	30.00	330.00	
1.1.4	<i>Lead flashings</i>	7	m	120.00	840.00	
1.1.5	<i>Timber treatment</i>	1	item	3360.00	3360.00	
1.1.6	<i>Replacement roof timbers: Provisional Sum</i>	1	PS	1000.00	1000.00	

Lyneham Village Hall

		quantity	unit	rate	£	p
1.2	Whilst the roofing works are carried out the existing fascia boards, soffit and rainwater goods should be removed including any remaining timber fascias. New good quality upvc products should be provided					
1.2.1	<i>Take down existing rainwater goods</i>	60	m	6.00	360.00	
1.2.2	<i>Take off existing fascias, barge boards and soffits</i>	60	m	9.00	540.00	
1.2.3	<i>Pvc fascia</i>	60	m	24.26	1455.60	
1.2.4	<i>PVC soffits</i>	60	m	18.41	1104.60	
1.2.5	<i>100mm half round guttering</i>	60	m	14.89	893.40	
1.2.6	<i>63mm diameter rainwater pipe</i>	35	m	18.63	652.05	
1.2.7	<i>Fittings, bends swan necks etc</i>	1	item	300.00	300.00	
1.3	Consideration should be given to insulating the roof space over the suspended ceiling with fibreglass quilt. Advice should be taken from a specialist company regarding the strengthening of the suspended ceiling grid to carry the additional load.					
1.3.1	<i>Take down existing suspended ceiling tiles and set aside for re-fixing</i>	220	m ²	12.00	2640.00	
1.3.2	<i>Galvanised chicken wire laid as support over existing suspended ceiling grid</i>	220	m ²	18.96	4171.20	
1.3.3	<i>150mm fibre glass insulation quilt laid through suspended ceiling grid</i>	220	m ²	9.47	2083.40	
1.3.4	<i>Replace existing ceiling tiles</i>	220	m ²	12.00	2640.00	
1.3.5	<i>Allow for replacement tiles: Provisional Sum</i>	1	PS	750.00	750.00	
2.0	<u>External walls</u>					
2.1	Allow to repoint brickwork, brick cills and tiled eaves corbels as required					
2.1.1	<i>Rake out existing mortar and re-point: Provisional Quantity</i>	75	m ²	30.00	2250.00	
2.2	Repairs to the brick arches should be carried out at the same time as the roofing works. It is anticipated that the brick lintels are not load bearing with roof loads being carried by the concrete lintel internally. Repair spalling concrete lintel at the rear of the building.	1	PS	500.00	500.00	
3.0	<u>Windows and door frames</u>					
3.1	Allow to rake dry and cracked mastic seals to window frame and provide new.					
3.2	Consideration should be given to replacing the two fire escape doors (pairs) It may be possible to carry out remedial work top improve fitting / security however the doors are nearing the end of their serviceable life and replacement is probably the best option.					

Lyneham Village Hall

quantity unit rate £ p

	quantity	unit	rate	£	p
4.0 <u>External paving and fencing</u>					
4.1 The concrete paths are in poor condition and should be broken out and replaced. This could be carried out at the same time as any drainage repairs. Replace fence posts to northern boundary.					
5.0 <u>Internal</u>					
5.1 During the medium term it is anticipated that the suspended ceiling will need to be replaced. New LED lighting should be provided at this time.					
5.2 Carry out minor repair to tiled floor in the entrance lobby					
5.3 Apply timber treatment to stage floor structure at the same time as the roof					see roofing
5.4 Provide contrasting nosing to stairs servicing the stage					
5.5 The kitchen generally is dated and nearing the end of its economic life. Refurbishment works should be considered in the short - medium term including new floor covering, suspended ceiling system, units, worktops, new internal door etc.					
6.0 <u>Services</u>					
6.1 A full test of the electrical system should be carried out as soon as possible and any remedial works carried out accordingly	1	PS	750.00	750.00	
6.2 A programme of replacing light fittings with LED type fittings should be considered					T/F
6.3 In the near future a fire risk assessment should be carried out by a suitably qualified Consultant. This will amongst other things review the provision of emergency lighting, fire detection, fire compartmentation and means of escape. With regards to means of escape I note that the main entrance doors open inwards which <u>may not</u> be appropriate for the number of people using the hall at any one time	1	PS	1000.00	1000.00	
6.4 If not done already, ensure the boiler is serviced at least annually. The heating engineer will be best positioned to advise upon the condition of the boiler / associated equipment and advise upon likely date for replacement					
6.5 You may wish to have a water hygiene report carried out which will assess amongst other things Legionella risks, safe storage of hot and cold water, scalding etc.					
6.6 Provide lagging to pipework within roof voids to improve efficiency of heating and hot water systems and protect from frost	1	PS	1000.00	1000.00	
6.7 Clearly identify cold water supply isolation points including main supply into the building					
6.8 I understand that a CCTV drainage survey has recently been carried out. Repair works should be carried out accordingly					

Lyneham Village Hall

		quantity	unit	rate	£	p
7	<u>PV Panels</u>					
7.1	<p><i>For the system we would propose an array of 18 panels on the south facing pitched roof. Using 310Wp modules, the array rated power would be 5.58kWp.</i></p> <p><i>As the building is due to be re-roofed, we have included for an integrated array using the GSE mounting system. Also included all black panels, giving a better aesthetic appearance.</i></p> <p><i>Because of the shading caused by the nearby tree, we have included for a system with panel level optimisation, this combines an inverter with power optimisers fitted to each panel. The benefit of the system is that the panels work independently of each other to increase the generation, unlike a standard system where shading or a power reduction of one panel would affect the generation of all of those connected in series.</i></p> <p><i>Also included the necessary electrical requirements, The predicted generation for the system would be 4,335kWh per year. This takes into consideration a level of shading from the nearby tree.</i></p>	1	item	10668.00	10668.00	
7.2	<i>Builders works in connection with</i>	1	item	533.40	533.40	
A	Preliminaries					
B	Supervision	1	item	6720.00	6720.00	
C	Waste skips	1	item	1200.00	1200.00	
D	Scaffolding: Fully encapsulated	1	item	24060.00	24060.00	
E	Accommodation / temporary toilets	1	item	1440.00	1440.00	
F	Cleaning	1	item	600.00	600.00	
H	Road cleaning	1	item			N/A
J	Make good disturbed works	1	item	300.00	300.00	
K	Compliance with CDM regulations, notifications to HSE, preparation of construction phase plans, method statements and risk assessments	1	item	300.00	300.00	
	Total (excluding VAT)				£	102646.97

Lyneham Village Hall

quantity unit rate £ p

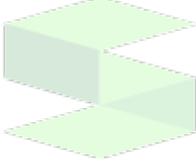
L	<p>Provisional sums</p> <p>Where building components/items cannot be measured and described they are given as a 'provisional sum'. A provisional sum is a sum provided for work that is not completely designed. Where provisional sums are given the Contractor will be deemed to have made due allowance in his or her programming, planning and pricing preliminaries. However, Provisional sums shall be exclusive of overheads and profit. When submitting the final costs for works under Provisional Sums provision is to be made for overheads and profit at an additional rate of 15%.</p>				
M	<p>Prime Cost or PC sums</p> <p>Means a sum of money included in a unit rate to be expended on materials or goods from suppliers (e.g. ceramic wall tiles at £36.00/m² or door furniture at £75.00/door). It is a 'supply only' rate for materials or goods where the precise quality of those materials and goods are unknown.</p> <p>PC Sums exclude: -</p> <ul style="list-style-type: none"> • all costs associated with fixing or installation, • all ancillary and sundry materials and goods required for the fixing • installation and or unloading of the materials or goods • collection or delivery of goods • subcontractor's design fees • subcontractor's preliminaries • subcontractor's overheads and profit • Main Contractor's design fees • Main Contractor's preliminaries and Main Contractor's overheads and profit. <p>To cover all of these costs a percentage of 15% will be added to the actual costs</p>				
N	<p>Value Engineering</p> <p>Our main contractors head office overheads and profits are included within the above items, with the exception of Provisional Sums. If any reductions or omissions are taken on the schedule of works, we reserve the right to allow for loss of profit of 10% of the value of omissions.</p>				
P	<p>Asbestos Surveys</p> <ul style="list-style-type: none"> • No asbestos present, asbestos surveys will be at additional cost • Works carried out in normal weekday hours • Subject to receipt of approved Planning and Building Regulation drawings • Excludes VAT • Excludes Architects, Engineers, Planning & Building Control fees • Excludes any utility connection or infrastructure charges • Foundations taken as maximum 1 metre deep below existing ground level • No Radon protection • Assumes spoil arising from excavations is inert and contamination free • Excludes any fees or works in connection with the Party Wall Act • Excludes NHBC registration • Tender remain open for consideration for thirty days. 				
Q	<p>Payment terms</p> <ul style="list-style-type: none"> • Fortnightly valuations, payment on receipt of invoice • Deposits or payment for bespoke goods, specialist contractors, and goods manufactured off-site will be added to our valuations and invoiced accordingly 				

Estimate No 6004	Date of Estimate September 17, 2020	
Client: Wilma Goodfellow Address: Lyneham Village Hall The Green Chippenham Postcode: SN15 4PD	Expiry Date of Quote October 18, 2020	

Description	Unit Price	Total
Carry out works as per attached collection sheet and breakdown.		
Prelims:	£3,780.00	£3,780.00
Schedule Of Works:	£56,079.27	£56,079.27
Total (Ex VAT)		£59,859.27
VAT		£11,971.85
E&OE	Total (Inc. VAT)	£71,831.12

Estimate Acceptance		
If you wish to accept this estimate please sign the form below and return by post or email	Estimate No	6004
By accepting this quotation you are agreeing to enter into a suitable form of contract and to pay stage payments as the work progresses. We are happy to provide you with a draft copy of the contract for your information if you so wish.		
Customer	<i>Signed</i>	<i>Date</i>
Customer	<i>Signed</i>	<i>Date</i>

PRELIMS 1

	Description	Amount
	Welfare facilities for the duration of the works Use of facilities on site permitted. Allow to cover floor internally for the duration of the works.	£280.00
	Scaffolding for the duration of the works	£3,150.00
	Allow to deep clean any areas used at end of contract	£350.00
	 SANDYMOUNT CONSTRUCTION	

 To Collection: £3,780.00

S.O.W. 1

Description	Amount
<p>The roof coverings are considered to be in poor condition particularly to the south elevation. The entire roof should be recovered in new plain tiles, battens and a breathable membrane. The chimneys should be repointed, lead flashings / soakers replaced and verges reformed at the same time. The ridge and hip lines are true and straight. The area of roof structure that was exposed did not indicate any decay to the rafters. It is anticipated that timber repairs will be limited, however, the full extent cannot be determined until the roof coverings have been removed. The roof timbers should be sprayed with a timber treatment product to kill off any wood boring beetle and fungus.</p>	
Strip roof tiles/battens and sarking felt and dispose off site	£4,522.00
Allow to supply breather membrane (Proctor roofshield) or equivalent with battens gauged to suit new plain tiles (100mm)	£4,903.92
Allow to supply and fit plain tiles	£19,051.20
Extra over for forming valleys with Redland Concrete Plain Universal Roof Valley Tile - Brown	£2,016.00
Under cloak and bedding up verges	£661.50
Ridge tiles supply and fit dry ridge system screwed to ridge baton (Manthorpe Smart Ridge or equivalent)	£1,552.77
Extra Over for forming Hips with Hip Bonnets	£1,134.00
Repoint Chimneys	£1,400.00
Lead Flashings	£3,291.69
Timber protection	£2,730.00
<p>Whilst the roofing works are carried out the existing fascia boards, soffit and rainwater goods should be removed including any remaining timber fascia's. New good quality upvc products should be provided.</p>	
Supply and fit uPVC capping fascia in white	£2,436.00
Supply and fit Rainwater goods to entire roof	£2,638.19
<p>External walls</p>	
Allow to repoint brickwork, brick cills and tiled eaves corbels as required.	£1,442.00
<p>Repairs to the brick arches should be carried out at the same time as the roofing works. It is anticipated that the brick lintels are not load bearing with roof loads being carried by the concrete lintel internally. Repair spalling concrete lintel at the rear of the building.</p>	
Arch Repairs	£1,064.00
External paving and fencing	
<p>The concrete paths are in poor condition and should be broken out and replaced. This could be carried out at the same time as any drainage repairs. Replace fence posts to northern boundary.</p>	
Renew Paths	£5,936.00
<p><u>Internal</u></p>	
Apply timber treatment to stage floor structure (at the same time as the roof) (Provisional Sum)	£800.00
<p><u>Services</u></p>	
Provide lagging to pipework within roof voids to improve efficiency of heating and hot water systems and protect from frost. (Provisional Sum)	£500.00

 To Collection: £56,079.27