

HALLS, CEMETERIES AND ALLOTMENTS



Agenda Item: Langdale Hall Renovation & Madley Park Hall Partition

Meeting Date: 16th September 2024

Contact Officer: Project Officer

Langdale Hall Renovation:

Background

Built in 1927 as a Drill-Hall for the Oxfordshire Light Infantry regiment, this building has a rich history, which needs to be preserved.

The building is looking tired and Witney Town Council are undertaking an energy efficient project.



Current Situation

The project scope consists of 3 areas:

1. Flat roof repair
2. Replace windows with UPVC energy efficient units (in keeping with building style)
3. Repair and upgrade outside render

Officers initially evaluated this project as one large major project, but upon engagement with local builders they confirmed the estimated cost would be in excess of £150,000.

The Councils available budget for this building is £10,000, which means it would be reliant on significant third-party funding and contribution from the tenants.

Therefore, officers advise that the work is separated into 3 smaller projects and prioritised in the following order:

1. Roof
2. Windows
3. Render

Officers have engaged with the tenants Inclusive Care & Education Ltd (ICE) and have agreed a fund-raising strategy to explore funding options and joint applications to raise money to cover the costs of each smaller project.

WTC and ICE in partnership are currently working together on the strategy and officers will provide updates.

Environmental impact

The Town Council has a duty to consider the effects of its decisions, functions and activities on equality, biodiversity, and crime & disorder. Consideration should also be given to effects on the environment, given the Council's Climate Emergency declaration in 2019.

- a) Equality – The current tenant provides support to provide inclusive, sociable learning and leisure to people aged 18+ all year round these repairs will support this service provision.
- b) Biodiversity - None
- c) Crime & Disorder – The repairs to the windows will improve the security of the building
- d) Environment & Climate Emergency - All 3 smaller projects aim to improve the thermal efficiency of the building which will reduce energy consumption and improve energy bills

Risk

In decision making Councillors should consider any risks to the Council and any action it can take to limit or negate its liability.

- The roof repair will stop current water leakages ensuring a safer, more comfortable environment for users
- Replacing windows will also improve building security
- Roof repair will prevent long term damage to building interior, thus avoiding potentially larger bills in the future.
- Maintain the good relationship with the current tenants and reduce risk of them leaving and potentially displacing local users.

Social Value

- Restoration of a historic building will instil a sense of community pride
- Ensure a longer-term future for a valued tenant who provides a valuable community service.

Financial implications

- WTC do not have the budget available, but officers are working with the current tenant to explore funding options to cover the cost of the smaller projects.

Recommendations

- This report is for update purposes however officers welcome any questions councillors may have.

Madley Park Hall – Folding Door Replacement Project

Background

Madley Park Hall was built in 2011 as a modern community hall, which offered a versatile interior with folding doors to transform the interior into 1 large hall, or 3 smaller halls. Unfortunately, one set of doors has become problematic and created a public safety issue. Despite best efforts to repair, the folding doors continue to be a drain on the trustee's finances. As Landlords, WTC have agreed to support them with a solution.



Current Situation

- Approval to replace the problematic doors was agreed by this Committee ([H378](#) Refers) on 8 July 2024. As a result, officers have instructed the work which will commence on 9 September 2024, with a proposed completion by the 13 September 2024.

Environmental impact

The Town Council has a duty to consider the effects of its decisions, functions and activities on equality, biodiversity, and crime & disorder. Consideration should also be given to effects on the environment, given the Council's Climate Emergency declaration in 2019.

- a) Equality - None
- b) Biodiversity - None
- c) Crime & Disorder - None
- d) Environment & Climate Emergency – The chosen design will help reduce the transfer of heat loss to and from the main hall thus reducing energy bills.

Risk

In decision making Councillors should consider any risks to the Council and any action it can take to limit or negate its liability.

- A partition wall improves user safety and reduces risk of damage to hall interior

Social Value

- Hall will become a safer environment for sports and social activities for the community

Financial implications

- The chosen contractor was H&BO, who are highly reputable builders who have previously completed work for Witney Town Council in the Corn Exchange to a high standard. Their quote was £9,140.41 (inc VAT).

Recommendations

- This report is for update purposes however officers welcome any questions councillors may have.