

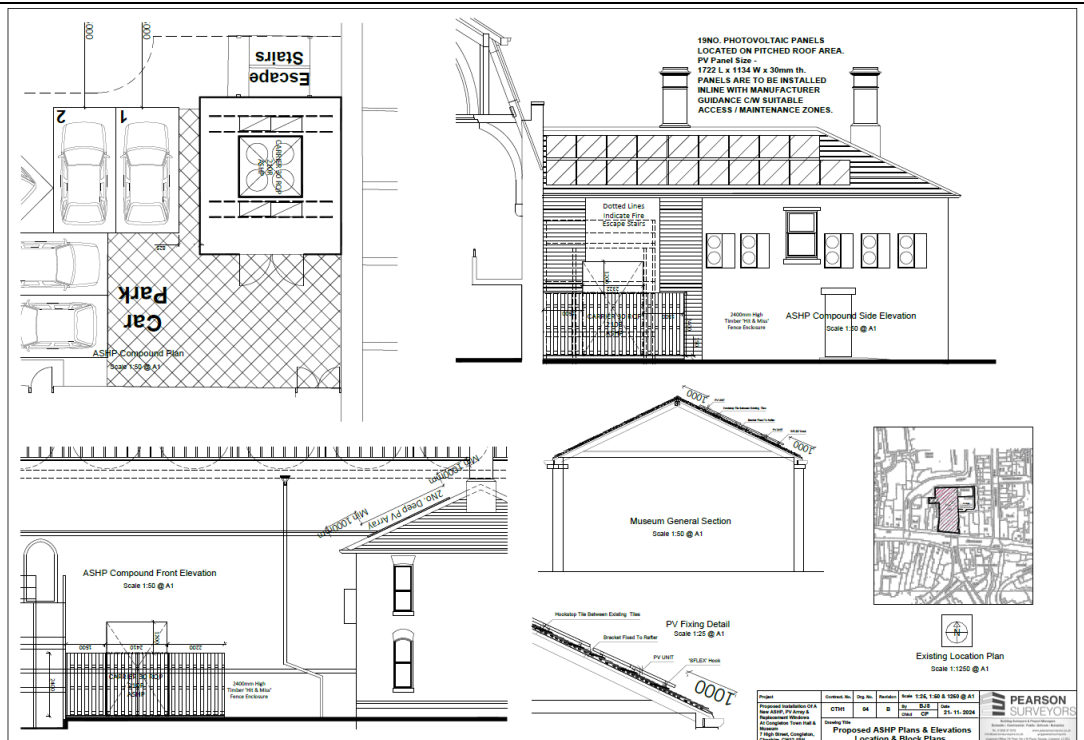
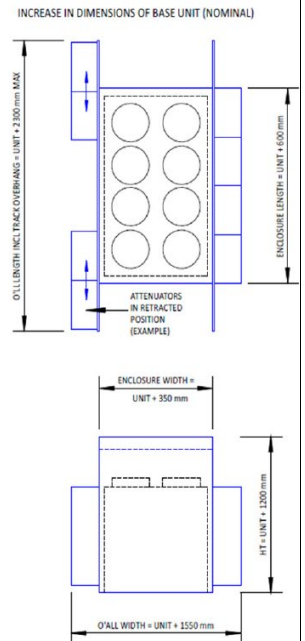
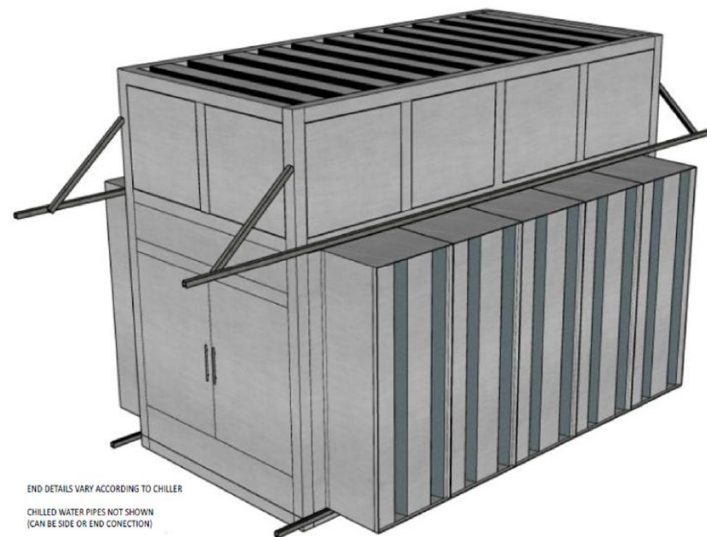
CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Council		
MEETING DATE AND TIME	1 st May 2025 7 pm	LOCATION	Congleton Town Hall
REPORT FROM	Chief Officer		
AGENDA ITEM REPORT TITLE	9.1 Town Hall Decarbonisation Project		
Background Summary	On the 19th of March 2024 we received a grant offer from Salix which was approved by Council on the 5th of April 2024. The key financial information within the grant offer was as follows –		
	Total Project Value £437,374		
	SALIX grant £357,683		
	CTC match funding required £79,691		
	The year 1 grant award from Salix was £57,683 which was to appoint a Company to project manage through to detailed designs and tender.		
	Year 2 Grant – delivery of projects £300,000		
	CTC match funding £79,691		
	In year 1 the Council went out to tender for the design/tender stage phase and had 5 responses. Following interviews the Council agreed that Pearsons would be appointed to undertake this work.		
	Pearsons quoted £49,750		
	leaving a balance of £7,933 for surveys etc.		
	Additional Grant The Cheshire East scheme for Improved, Greener, Community Facilities Fund offered a grant of £15,000 which can also be used for environmental projects, this needed to be spent by March 31st 2025. (75% of projects up to £20k). Cheshire East, are supportive of the need to go beyond 31 st March due to delays with planning applications and Listed Building Consent. This was earmarked as a contribution towards the installation of new glazing to the front of the Town Hall (see report 9.2)		
	This additional grant would take the overall grant for year 2 to £315,000		
	The contribution from CTC would increase by £5,000 to £84,691		
	Total £399,691		
Planning consent	1. Planning Applications and Listed Building Consent were submitted to Cheshire East on 8 th & 9 th of January 2025 with a target date of the 5 th & 6 th of March. The target date was changed to 28 th March 2025 for further surveys regarding the acoustic enclosure required for the ASHP. An overnight acoustic survey was carried out on 15.01.25 to ensure noise emissions from the ASHP remain within acceptable limits and do not		

<p>Tendering</p> <p>Costs to deliver</p>	<p>negatively impact neighbouring properties. Findings from this initial survey suggested operating the ASHP throughout the night increased the potential for disturbance to neighbouring properties. For this reason, a further acoustic survey was carried out on 18.02.25 taking into consideration an acoustic enclosure to suppress noise emissions from the ASHP. Following recommendations in the secondary acoustic survey, the addition of an acoustic enclosure around the ASHP will significantly reduce noise levels to an acceptable level. The additional acoustic survey was submitted to Planning on 03.03.25.</p> <p>At the time of writing (24.4.25)</p> <ul style="list-style-type: none"> • Planning applications have been approved • We are still awaiting listed building consent. <p>2. Advertising of Tenders and receipt of quotes</p> <p>The tender was advertised on 25.02.25 with a closing date of 14.03.25. Several companies visited the Town Hall during this period to quote for works with CTC receiving five Tenders by the closing date. Tenders were opened on 17.03.25 before being submitted to Pearson Surveyors for evaluation. On 28.03.25 the Project Board met for an overall review of Tenders.</p> <p>3. Evaluation of Tenders</p> <p>Following a more detailed review by Pearsons, they undertook a value engineering exercise against the two lowest tenders, following this exercise the final figures were</p> <ul style="list-style-type: none"> • Company A £572,510 • Company B £527,428 <p>4. Cost versus budgets</p> <ul style="list-style-type: none"> • Salix and CEC Grant value £315,000 • CTC Grant commitment £84,691 (including £5k EMR) <p>Noted that this is the approximate value to replace the gas boilers in approximately 2 years</p> <ul style="list-style-type: none"> • Total £399,691 • Variance to Company B (£127,737) • Overall cost to CTC £212,428 <p>5. Gas and electricity usage</p> <p>Current budget Electricity £27,000 Gas £26,000 Total £53,000 pa Estimated with ASHP Electricity £57,000 Gas £4,000 Total £61,000 pa Estimated Increase of £8,000 pa however as we are going back onto the Green Tariff and we do not progress with the project there would still be an increase in electricity costs.</p> <p>6. Annual Maintenance costs, estimated to be not dissimilar to current gas boiler maintenance.</p> <p>7. EMR for replacement air source heat pump needs to be generated. If the project does not progress our £79,691 allocation will need to go into</p>
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	<p>reserves either for replacement gas boilers (approx. 2 years left on our current ones) or the next decarbonisation project that has the requisite amount of match funding</p> <p>8. Income via solar scheme on the museum will generate an income of circa £1500 to £1800 per annum</p>
Financial Impact of additional items	<p>1. Electricity Supply During the early stages of the project a review was undertaken of the current electricity supply within the town hall, taking into consideration the electricity supply required to support an air source heat pump. The outcome of this showed that the expected usage would be very close to the existing electricity supply thus creating a risk at peak times.</p> <p>Another consideration was that our commercial kitchen is predominantly gas which meant that we could not replace gas-supplied catering equipment with electric ones. The only solution would be to increase the electricity supply into the building through the District Network Operator (DNO)</p> <p>The quote that was given for this work is £84,500</p> <p>2. Location and requirements for the air source heat pump.</p> <p>Various options were considered for the location of the air source heat pump which ideally would be as close to the current network that feeds the central heating within the town hall.</p> <p>The only option that was viable was the car park next to the town hall and behind the museum as this was closest to the heating network.</p> <p>One of the main issues with the location was its proximity to the rear of properties on Lawton Street and a residential flat behind a shop on High Street.</p> <p>As previously stated within the planning information there was a requirement for acoustic tests to be undertaken which would advise on the type of enclosure required for the air source heat pump. When we received the guidance I think it is fair to say we were surprised with the scale of the enclosure (see images below) and the fact that the piping from the air source heat pump would run outside of the grand hall</p> <p>The cost of the acoustic enclosure is £27,000</p> <p>Both of these account for £111,500</p>



ASHP and acoustic enclosure measures 6.1m long x 5.3m wide x 3.6m high

Water pipes will be located on the exterior of the Grand Hall wall from ASHP and run above the fire exit door, before dropping into the existing boiler room.

Knowledge gained

As with every project we have gained a lot of knowledge and experience in dealing with environmental funding and the practicalities of delivering this type of project in our Grade 2 listed building. We genuinely feel that this could be of great value to future projects at the town hall. We have:

	<ol style="list-style-type: none"> 1. Engaged with and tested the planning permission/listed building permissions process and now have a much clearer view of what will be possible with regard to solar panels and external changes to the building. 2. Have a much more accurate picture of the full cost of the necessary components of Decarbonising the Town Hall 3. Have a fuller understanding of the influence of external factors such as power supply limitations and acoustics issues. 4. More detailed understanding of the energy usage of the building and the impact of standard and green tariffs for the future. 5. Well placed to segment the project and deliver economically feasible elements 6. Well placed to reapply for SALIX funding in the next round which will have more favourable £/tonne carbon threshold eligibility criteria.
Financial Summary	<ol style="list-style-type: none"> 1. The deficit in the budget of £127,737 takes the total cost of procurement for the Town Council to £212,428 2. Operational costs will increase albeit marginally 3. There will be a need to allocate funding to Ear Marked Reserves through the budget-setting process on an annual basis 4. As a result of the significant increase in the council contribution we have not started to discuss any payment terms with either of the 2 companies. From what we understand we could be in a position of paying suppliers first and then receive payment from Salix which has both an element of risk as well as potential cash flow issues.
Environmental	<p>The objective of the project was to significantly reduce the carbon footprint of the Town Hall and be an exemplary project for Congleton. There still needs to be a focus on finding opportunities, be it additional grants, or what we procure in maintaining the Town Hall to reduce its carbon footprint.</p> <p>A reasonable concern surrounds the scale of the air source heat pump enclosure, should we choose to progress residents who back onto the town hall car park should be made aware of this beforehand</p>
Equality	<p>None of the proposed decarbonisation projects would have created additional equality issues in terms of accessing and using the town hall</p>
Options Subject to Listed Building Consent	<p>Note that the project funding from Salix will need to be accessed and spent by 31.3.2026 with all projects completed</p> <ol style="list-style-type: none"> 1. Seek additional information on costs and Terms and Conditions from Company B 2. Go ahead with the project and source an additional circa £133k from reserves 3. Seek loans via the Public Works Loans Board 4. Search for additional grants (as yet none have been identified) – these will need to be approved and in place by the end of July 2025 leaving 8 months for delivery of the whole scheme 2025 5. Do not go ahead this year but use the experience to reappraise the project and reapply for SALIX funding in the future 6. Carry out some elements of the project that we can fund ourselves (or via alternative grants (see report 9.2) and are economically attractive. 7. A combination of 4 and 5