

Avon Dassett Parish Council

Project Business Case

St John's Church Avon Dassett – Electricity Upgrade

Management Summary	<p>St John's Church is an underutilised asset in Avon Dassett and this project is to put in place an enhanced electricity distribution board to enable future projects to improve the church's infrastructure to enable it to be more widely used for the benefit of the local community and businesses.</p> <p>Contact has already been made with the Churches Conservation Trust and the Rev Niki Chatterton who have given approval in principal to the enhancements proposed within this project</p>
Reason why	<p>The present church was built in 1868 on the site of an earlier church dating from the Norman era. The architect was Charles Buckeridge. The church was declared redundant on 11 May 1983 and was vested in the Churches Conservation Trust. It is still used very occasionally for concerts or community events. Between May 2007 and September 2008 work was carried out on the spire at a cost of about £700,000, with the result that the church bells were rung on 21 February 2009, the first time for some decades.</p> <p>The church is still able to be used for religious services and community events but there are a number of limiting factors including the lack of adequate lighting and heating.</p> <p>Within Avon Dassett there is also a lack of facilities where functions can be held, the Reading Room is too small and The Yew Tree lacks a hall of any size.</p> <p>If St John's church is to be more widely used then the first upgrade that is needed it to upgrade the electricity distribution board. This will enable then enable further planned work to be undertaken to provide adequate lighting and possibly some form of heating. It is also possible that security equipment could be installed to increase the level of security in the building. This could be an important enhancement as there was criminal activity in 2020.</p>
Options:	<p>There is the option to do nothing which will mean that St John's church will remain an under-utilised asset.</p> <p>Seek quotations to upgrade the distribution board to a level where it meets perceived needs. A quotation should cover a short term option to meet immediate needs and also to cover all of the perceived needs both in the short and long term.</p>
Results/ benefits	<p>Better use of the facility Responding to demand Income generation for the Churches Conservation Trust and also local businesses</p>
Permissions	<p>Formal permission has been received the Churches Conservation Trust. Contained within this request will be the details of the quote and the work to be carried out and also a cost benefit analysis from their perspective.</p> <p>The project will also need to ensure that Western Power are included in the authorisation requests. Please see Appendix A for letter requesting permission from the Churches Conservation Trust. Please see Appendix C for the Western Power workplan.</p>
Timescale	<p>This was originally scheduled to be complete by 30 April 2021. However, the infrastructure and power upgrades have taken longer to organise and</p>

	to obtain the necessary approval and as a result the upgrades are now scheduled to be completed by 30 September 2021.
Estimated costs	<p>Estimates have been received for the installation of the consumer box are attached in Appendix B but estimates for the upgrade to the meter are awaited.</p> <p>Partial funding for this project can be achieved by the utilisation of ring fenced funds held by the Parish Council which are left over from the steps project.</p> <p>Additional funds will be available from the sale of plaques to be placed on the steps where there is no plaque at present. There are 8 such steps. The original donation was £100 per step so there should be adequate funds from this source. The project has already received tentative enquiries from 6 local residents who have expressed a desire to purchase a plaque.</p> <p>The plaques were made by a local tradesman and it has been confirmed that this tradesman is still in business and is available to make further plaques if required.</p> <p>When the project is presented to a meeting of the Parish Council there should be an agreement to meet any shortfall from reserves in the unlikely event that expected sales of plaques does not materialise.</p>
Risks	<p>Expected additional funding does not materialise.</p> <p>The Churches Conservation Trust does not give the necessary permission.</p>
Overall appraisal	<p>This is a most worthwhile project and if completed will provide considerable benefit to the village for a reasonable cost.</p> <p>The project has been presented for discussion at the December 2020 meeting of Parish Council and again at the March 2021 meeting and the Parish Council will now advertise that there are additional steps for sale in an effort to make the project self-funding.</p>
Status Update – 26 July 2021	<p>As of 26 July 2021, the initial stages of the project have now been completed. Western Power have completed the work contained within their workplan and the meter has been upgraded as required to support a phase 3 supply.</p> <p>It is now necessary to authorise the contractor to upgrade the consumer board and then to invite local residents to donate and purchase a step.</p> <p>At the Parish Council meeting to be held on 26 July 2021 authorisation will be sought to proceed with the upgrade to the consumer unit utilising some of the reserves available. This will enable the upgrade work to be completed at an earlier date.</p>
Status Update – 20 February 2023	<p>The necessary authorisation was given at the Parish Council's meeting held on 26 July 2021.</p> <p>The work to upgrade the consumer board has been completed and the necessary safety checks and certification has been provided and forwarded to the Churches Conservation Trust.</p> <p>During the completion of this work, it was identified that an upgraded meter was required, and this has been installed and the cost for this was covered by a donation from a local resident.</p> <p>The project agreed that funding for this project would in the first instance be provided by the Parish Council and then plaques would be sold at the rate of £100 per plaque in reimbursement. To date 6 plaques have been</p>

	<p>purchased and installed and the Parish Council is still progressing the sale of further plaques. This will be brought to the attention of residents via the minutes of the Parish Council's meeting held on the 6th March 2023.</p> <p>It should be noted that the Parish Council cannot legally contribute to funding of any requirement by churches and therefore we will progress the sale of plaques to cover the shortfall of £300.00.</p> <p>Discussions have now been started with the Churches Conservation Trust in respect further enhancements to the facilities in St John's Church which are needed to make it more usable for village activities. [These include lighting and then provision of toilet facilities. These needs were identified as part of the Parish Plan adopted by Avon Dassett Parish Council in May 2022.</p> <p>It is also relevant to record that during routine inspections, water damage to the woodwork in the bell tower has been found which will require major work and also a high cost for the repairs.</p> <p>This could have an impact on the ability of the Churches Conservation Trust to fund the cost of the additional lighting and toilets. Once the surveys etc have been completed on the repairs further discussions will be held in respect of other projects. Consideration will also be given to attracting other sources of grant funding or fund raising activities within Avon Dassett.</p>
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Avon Dassett Parish Council
The Reading Room
Avon Dassett
Southam
Warwickshire
CV47 2AL

Phone: 07713 892835

Email: avondassett.clerk@googlemail.com

Wednesday, 3 February 2021

Mrs L Beattie
The Churches Conservation Trust
Society Building
8 All Saints Street
London
N1 9RL

St John's Church Avon Dassett

Dear Leigh-Anne

Avon Dassett Parish Council have been concerned for some time about the lack of use St John's Church in our village is having. As you will be aware there was a considerable amount of money spent in the renovation of the fabric of the building and it is of great concern to us that it cannot be more widely used for the benefit of the village and the wider community.

One of the main factors limiting the use of the building is the lack of a useable electricity supply which is something that we would like to address. We have contacted a local electrician who is known to some residents of the village and he has confirmed that the supply to the inside of the building is robust and more than adequate for most if not all of the perceived usage of the building. The area that needs addressing is the consumer unit which will need an upgrade. There is also the possible need to need to replace the existing meter depending which option of upgrade is agreed. We have confirmed with the proposed contractor that the will be no work required to the structure of the building.

Having spoken to Patrick we understand there are two concerns:

- the Churches Conservation Trust have concerns about the possible increase in the ongoing costs for electricity after the work has been completed. We understand this but would suggest that when the church is used for a function a reasonable hire charge is agreed not only to cover this but also any other costs that are appropriate
- the costs for this would be covered by the Parish Council and by a finding raising exercise which would ensure that and costs are fully covered

I attach for your information a copy of the Parish Council business case which provides more detail about the proposed work and the perceived benefits.

Based upon the above it will be appreciated if you will kindly give us your formal approval to progress with the work.

Yours sincerely

H Helen Hide-Wright

Helen Hide-Wright
Clerk / Responsible Financial Officer
Avon Dassett Parish Council

Cc: Lily Hope-Frost: Patrick Joel

Appendix B

The single phase option would keep the meter that you have and we would just replace the distribution board and give you 2 x 32Amp supplies on 4 twin gang switched sockets.(8 x 13amp standard sockets). Both on 30ma RCD's. This in effect will give you 64 amps of usable power (which is 13.8 KW or about 7 kettles all being boiled at once.

This is the cheapest option and we would install the new board (which would still have 8 spare ways to use in future) for £329.60 excluding the vat

The next option is to go 3 phase. The church has 3 phase available but you would need to upgrade the meter to a 3 phase meter. This I believe would be done free of charge by the electricity supplier (you would need to verify that)

The difference in price between a 4 way TPN (three phase and neutral) board and a 6 way is only £20 saving, so I will continue to quote the 6 way.

6 three phase ways is equal to 18 single phases but because you are now using 3 supplies with a 60 amp cut out on each (suppliers main fuse) you in effect now have a total of 41.4KW or about 20 Kettles all on at once. If the cut outs are 100Amp which I think they may well have been then the maximum KW available would be around 70 KW. The chances of the church wanting that much power would only occur if you attempted to heat the church using bar or infrared heaters, which I would strongly advise against due to the silly expense of the running cost.

A 6 way TPN board with a 300ma 100 amp RCCB Incomer, 3 x 32 amp 30 ma RCBO's feeding 6 twin gang switch sockets and a new TT earth system leaving 15 spare ways would cost £968.48 excluding Vat.

All work will be carried out to the latest IET wiring regulations and in both cases we will increase the size of the earth cable to 16mm, we will supply the meter tails and supply a Installation certificate.

PLEASE NOTE: This plan ONLY shows assets owned by Western Power Distribution. Electricity assets owned by IDNO's (Independent Network Operators) MAY be present in this area. Information is given as a guide only and it's accuracy cannot be guaranteed.

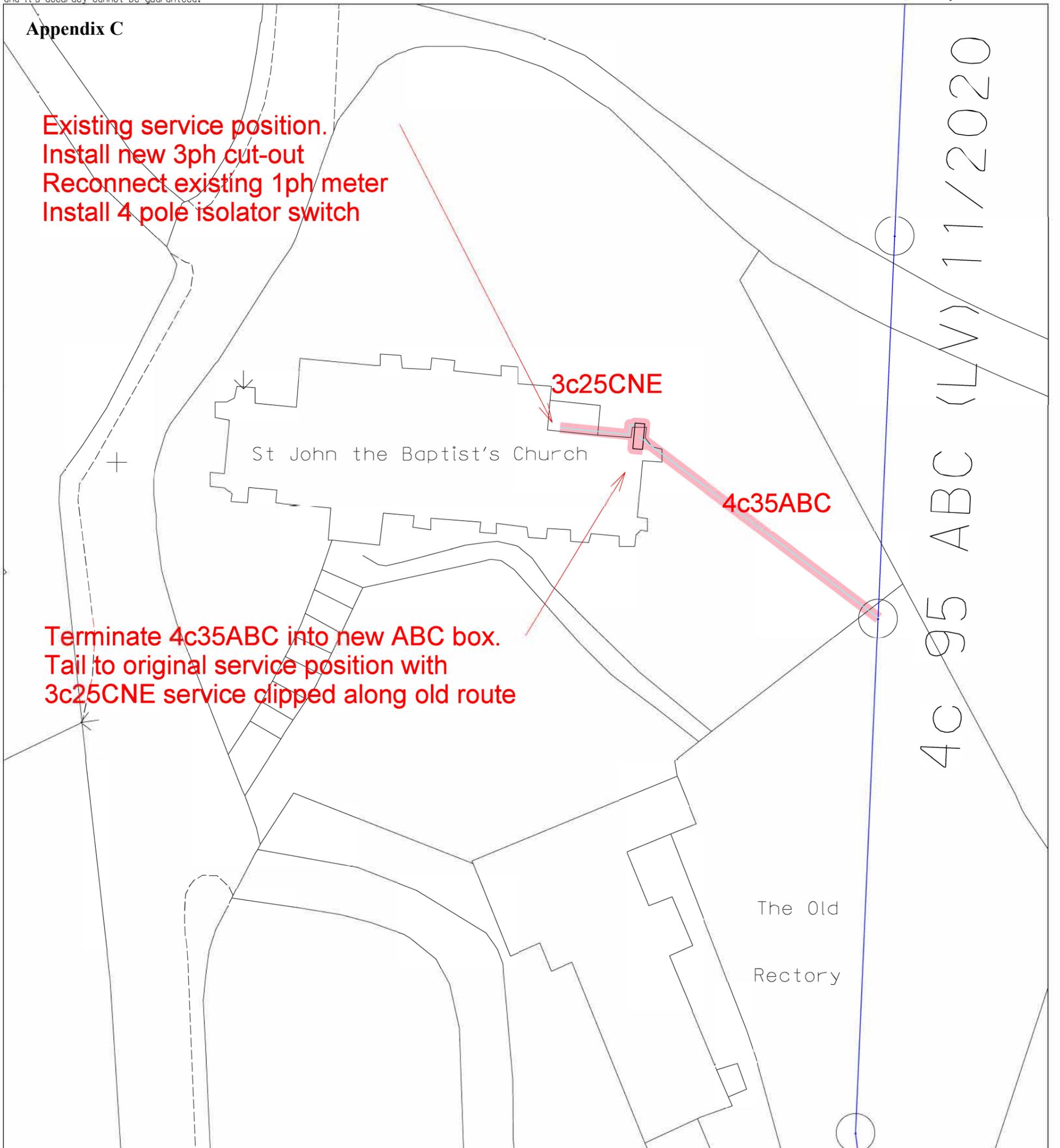
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Appendix C

**Existing service position.
Install new 3ph cut-out
Reconnect existing 1ph meter
Install 4 pole isolator switch**

**Terminate 4c35ABC into new ABC box.
Tail to original service position with
3c25CNE service clipped along old route**



REV.	DATE	SCHEME PROGRESS BLOCK	DRN	CHK'D
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*	*	*	*	*
*	*	*	*	*
*	*	*	*	*



TITLE
 • St. John Baptist Church
 • Avon dassett. CV47 2AH
 • OH service replacement

UNDERGROUND CABLES 132KV L.V ₀ 33KV SERVICE 11KV STREET LTG. HV EARTH LV EARTH EARTH ELECTRODE	OVERHEAD LINES 132KV L.V ₀ 33KV SERVICE 11KV STREET LTG. PYLON ☒ POLE ○ STAY —
DUCT & ALKATHENE TUBE SURF TELECOMS S — S PROPOSALS (pink box) ALTERATIONS (green box) DISMANTLED (blue box)	HOUSE METER POSITIONS - EXTERNAL (black square) INTERNAL (black circle) PILOT CABLES P — P TRAFFIC SENSITIVE AREA YES/NO

DEVELOPER.
 BUILDER.
 ARCHITECT Drg. No.
 O₀S₀ MAP.
 SCALE 1:300 @ **A3**
 PARISH.
 11kv DIAG.
 LV. DIAG.
 PLAN No.

Enq No. 387549JCMR 1 of 2