

Neighbourhood Portion of Community Infrastructure Levy (CIL) for Bath

GRANT APPLICATION FORM

1) Contact Details:

Name:	Caroline Sharpe Shelley Bromley
Organisation:	Weston Community Library Charity registration number 1203252 (registered May 2023) - operating as <u>Love Weston Library</u> (our operating name since 2018)
Address:	Church Street, Weston, Bath BA1 4BU (Library address)

2) Project Details:

2.1 Have you or your organisation previously applied for funding from Neighbourhood Portion of Community Infrastructure Levy (CIL) for Bath

No, we have not.

2.2 Please provide a clear description of your project proposal – including your outcomes and objectives (maximum 300 words)

Love Weston Library (LWL) was set up in 2018, after B&NES withdrew funding from local libraries; a library has been at its present site for approximately fifty years.

The Weston Working Men’s Club (WWMC) own the building, and they received rental income from B&NES for use of the whole of the ground floor; this income ceased when B&NES moved out.

To offset the loss of this income, the ground floor was divided into two rooms allowing 1) a back office to be rented out commercially and 2) LWL to use the front half of the original space rent-free.

This arrangement worked successfully for four years, until the original occupants of the back-office terminated their lease; again, WWMC lost their income.

WWMC found it difficult to attract tenants for just the back-office and considered taking back the front-room, used by LWL, in order to have the whole space available for rent. WWMC eventually did find a tenant for just the back-office but asked LWL to enter into a lease agreement too.

At present LWL has a three-month lease, with a three-month notice period, at £1 p.c.m.; this arrangement is clearly unsustainable for the long-term future of LWL. Whilst WWMC is keen to support a community library, it also needs to ensure it receives sufficient income for maintenance of the whole building.

WWMC has agreed to grant LWL a ten-year lease, at a total cost of £20,000 payable at a fixed rate of £2,000 per annum, which would enable LWL to continue to operate long-term.

The rent LWL would pay would be less than half WWMC's required income and WWMC would top this up with income from the back-office.

Also, LWL is requesting additional financial support of £7,100 for capital expenditure within the library.

2.3 Reasons for supporting this project (maximum 300 words)

CIL funding, to allow LWL to pay £20,000 to WWMC, will ensure: -

- LWL can continue operating as a community library, in the heart of Weston, in the long term**
- property maintenance can be undertaken, by WWMC, to improve toilet and storage facilities for the benefit of volunteers and library users**

£7,100 would be used for: -

- new flooring £1,500**
- IT equipment £1,000**
- office furniture £1,400**
- shelving £3,000**
- learning and play equipment £200**

Unlike other community libraries, for example Moorland Road, Weston library's premises were not council-owned and cannot be given to LWL at a peppercorn rent.

Unless we receive financial help with the rent required by WWMC, LWL is at risk of closure and thus depriving the community of a valuable facility.

LWL has looked at The Hub, on Penn Hill Road, as an alternative site but The Hub's location, which has quite a steep climb from the village, makes it unsuitable for older library users and those who use mobility aids. It is also some distance from the village centre and has no suitable room to display the 3,000 books we currently stock. Also, The Hub does not want LWL to be the sole user of a room as all the rooms are fully utilised.

2.4 Is this a new project or does this project link into an existing project? (Include a breakdown of how you plan to allocate the funding)

LWL tenancy is an existing project.

We have recently become a registered charity and we would use the CIL funding in order to be able to remain open long-term.

**2.5 Target Start Date
October 2023**

**2.6 Target Completion Date
N/A**

2.7 What milestones and targets have you included in the delivery of this project?

WWMC wish for a new long-term tenancy agreement to be completed as soon as possible.

**2.8 If planning permission is required for this project has it been granted?
If Yes - please include the dates and reference numbers for these permissions.**

N/A

2.9 Are there any planned changes that will have an effect on the premises or location where your project is to be located?"

N/A

2.10 Are there any planned changes in circumstances to your organisations operation that we should be aware of?"

We have recently been granted charitable status, as a Charitable Incorporated Organisation (Foundation).

3) Criteria

- 3.1 How does the project address the specific impacts of the new developments from which the funding has been generated? (You may consider this on a ward basis, a locality basis, or a city-wide basis.)**

N/A

- 3.2 How does the project provide links to the locality in the area where development has taken place? (If your project has city wide impact you will need to demonstrate how the broader community in the city will benefit)**

The library is a valuable community facility in the heart of Weston village.

- 3.3 Please provide evidence which shows how the community has been listened to and what support exists for your project?**

LWL has the second highest issuing figures of all the community libraries in B&NES, with an average of 900 issues per calendar month.

We currently have 480 members, who are drawn from the local community, and an average of 5 new members joining every month.

We run a Story Time session for pre-school children every Tuesday during term time and we have regular visits from a local nursery, Noah's Ark; this is in addition to our main function as a lending library.

Local volunteers are responsible for running the library and are dedicated to its continuance.

3.4 The project must show that it either:

- Supports the development of the relevant area by funding the provision, improvement, replacement, operation, or maintenance of infrastructure.
Or
- Anything else that is concerned with addressing the demands that development places on the area.

Important Note:

This section is the key test that must be met for neighbourhood CIL funding to be allocated.

You will need provide an explanation of whether this project relates to infrastructure or to something else that is concerned with addressing the demands arising from development.

An explanation is needed to show of how this project supports development of the area of in planning terms.

This CIL funding is essential for ensuring that the provision of a community library in Weston can be secured for the long-term.

LWL is an essential facility in the village, as it provides access to educational facilities for all ages.

With security of tenure, we could offer our space for other community activities, including book groups and craft groups.

4) Project Contact Details:

Contact details for the project (if different to person completing the form)	N/A
Project Name	Love Weston Library (our operating name)
Project Location	Please see Section 1.
Locality or Ward which will benefit from this project	Weston.

5) Funding:

5.1 Total Cost of Project:	£27,100
5.2 Amount of funding sought from Neighbourhood Portion of CIL Fund:	£27,100

5.3 Does this project benefit from any source of matched funding? (Include below the sources, dates funds agreed/expected and the amounts)	No
5.3.1 Volunteering Hours:	40 hours a week.
5.3.2 Additional Funds which have already been agreed:	N/A
5.3.3 Funds which have been applied for but are awaiting a decision:	N/A

5.4 Please provide and breakdown of the costs for the delivery of this project
£20,000 for the tenancy agreement. £7,100 for future refurbishment and new IT equipment, as detailed in Section 2.2.