

## **Income Projections**

### **Year 1:**

Income: £62,205

Expenditure: £60,888

Net Profit: £1317

Budget projections based on income and usage figures from 2022-2024 plus assumption of 6 wedding receptions / large private events. Expenditure projections based 2022-2023 costs and assumption of Operations Coordinator becoming full time, reduction in utilities due to energy saving measures.

## **5.2 Breakdown of Capital Costs**

- Roof replacement and insulation - £170,874
- Air conditioning and ventilation - £58,260
- CCTV and Intruder alarm system - £11456

Total: £240,590

Minus £468 already raised = £240,122

Hi Zoe - The Town Council may have been provided with this information prior to my joining but as a new Councillor and resident I would like to know the following:

- 1) The opening sentence in the Press Release refers to the Town Council raising an initial fund of £60000 - does this just mean seed funding for the £120000 or does it imply that NCYC may subsequently come back for more money ?
- 2) Where is the matched £60,000 funding coming from and is this guaranteed ?
- 3) Where are NCYC going to get the remaining £120000 from and over what time period ?
- 4) What revenue do NCYC currently get from the Civic Hall and what are their operating costs ?

If Neston residents are going to have to fund the £60000 I would like to see an NCYC business plan for the Civic Hall that gives me the assurance that the £60000 is a one off precept and that NCYC can operate the Civic Hall thereafter as a going concern, including covering all the additional costs such as the £120,000 refurbishment. Having listened to the news expressed by the public at my first meeting I would imagine that members of the public attending the next meeting will be looking for the same assurances.

Thanks

Geoff

Good morning

I have also wondered how the NCYC funds their charity and its various events.

I have looked at the accounts they have presented in the charities commission website and the companies house website.

It makes interesting reading - all this information is public.

Charities indeed need to be run as businesses , I would also be interested to see a business plan and projections for how they are going to succeed in running this business / charity in the future.

Kind regards

Nikki

I have also wondered how the NCYC funds their charity and its various events.

The charity and services we provide are funded through a combination of revenue through room hire, contracts for delivery, grants and donations.

Charities indeed need to be run as businesses , I would also be interested to see a business plan and projections for how they are going to succeed in running this business / charity in the future.

The business plan and projections for the Charity are confidential to the Trustees.

The opening sentence in the Press Release refers to the Town Council raising an initial fund of £60000 - does this just mean seed funding for the £120000 or does it imply that NCYC may subsequently come back for more money ?

The £60,000 is to be used as cash match funding when applying to capital funders and alongside the justgiving page. We will not be approaching Neston Town Council for more money for the Civic Hall repairs.

Where is the matched £60,000 funding coming from and is this guaranteed ?

The grant of £60,000 will be used to generate match funding. It is not guaranteed but strengthens capital funding applications, for example the Community Ownership Fund application stated cash match funding was required. It also means we can start work as we receive funding. If the grant is approved will be applying to various capital funders including reapplying to the Community Ownership Fund, or its successor as well as other relevant capital funders.

Where are NCYC going to get the remaining £120000 from and over what time period ?

The balance still to raise after the £60,000 grant will be £180,000 and will be raised via just giving and capital funding applications.

What revenue do NCYC currently get from the Civic Hall and what are their operating costs ?

The Civic Hall currently operates at a loss due to the frequent closures caused by the roof leaks. The business plan shows that without the emergency closures the operating costs would be covered.

If Neston residents are going to have to fund the £60000 I would like to see an NCYC business plan for the Civic Hall that gives me the assurance that the £60000 is a one off precept and that NCYC can operate the Civic Hall thereafter as a going concern, including covering all the additional costs such as the £120,000 refurbishment. Having listened to the news expressed by the public at my first meeting I would imagine that members of the public attending the next meeting will be looking for the same assurances.

We enclose the one year projected business plan as submitted to the department for levelling up. For verification, we also enclose the quotes received for the replacement roof, heating and ventilation and security.

We can see no legal reason why the Town Council couldn't raise a precept to cover this expenditure.

The legislation that covers this is the Local Government Finance Act 1992. The section that sets out how a council tax requirement for a town council should be calculated is '*Calculations by local precepting authorities*' which is on page 92 at this link - [Local Government Finance Act 1992](#)

I have pasted the relevant section below –



**[F268] 49A Calculation of council tax requirement by authorities in England**

- (1) In relation to each financial year a local precepting authority in England must make the calculations required by this section.
- (2) The authority must calculate the aggregate of—
  - (a) the expenditure the authority estimates it will incur in the year in performing its functions and will charge to a revenue account for the year in accordance with proper practices,
  - (b) such allowance as the authority estimates will be appropriate for contingencies in relation to amounts to be charged or credited to a revenue account for the year in accordance with proper practices,
  - (c) the financial reserves which the authority estimates it will be appropriate to raise in the year for meeting its estimated future expenditure, and
  - (d) such financial reserves as are sufficient to meet so much of the amount estimated by the authority to be a revenue account deficit for any earlier financial year as has not already been provided for.
- (3) The authority must calculate the aggregate of—
  - (a) the income which it estimates will accrue to it in the year and which it will credit to a revenue account for the year in accordance with proper practices, other than income which it estimates will accrue to it in respect of any precept issued by it, and
  - (b) the amount of the financial reserves which the authority estimates that it will use in order to provide for the items mentioned in paragraphs (a) and (b) of subsection (2) above.
- (4) If the aggregate calculated under subsection (2) above exceeds that calculated under subsection (3) above, the authority must calculate the amount equal to the difference; and the amount so calculated is to be its council tax requirement for the year.
- (5) For the purposes of subsection (2)(c) above an authority's estimated future expenditure is—
  - (a) that which the authority estimates it will incur in the financial year following the year in question, will charge to a revenue account for the year in accordance with proper practices and will have to defray in the year before the following sums are sufficiently available, namely, sums—
    - (i) which will be payable to it for the year, and
    - (ii) in respect of which amounts will be credited to a revenue account for the year in accordance with proper practices, and
  - (b) that which the authority estimates it will incur in the financial year referred to in paragraph (a) above or any subsequent financial year in performing its functions and which will be charged to a revenue account for that or any other year in accordance with proper practices.

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  - (b) that which the authority estimates it will incur in the financial year referred to in paragraph (a) above or any subsequent financial year in performing its functions and which will be charged to a revenue account for that or any other year in accordance with proper practices.

Regards

**Louise Davies** (she/her)

*Corporate Finance Manager – Budget Planning and Treasury Management*

**Cheshire West and Chester Council**

Email: [louise.davies@cheshirewestandchester.gov.uk](mailto:louise.davies@cheshirewestandchester.gov.uk)



# LES PERRY

(ROOFING CONTRACTORS) LTD.



SLATING • TILING • BUILT UP FELT ROOFING

188 Liscard Road, Liscard Wirral CH44 5TN

Tel: 0151 648 1760 • Mobile: 0771 287 0331 • Email: enquiries@les-perry-roofing.co.uk

Neston Civic Hall  
Hinderton Rd  
Neston

Ref: 6075

10<sup>th</sup> October 2023

Dear Mrs Furey

*Thank you for your valuable enquiry, we have pleasure in quoting you as follows:*

Erect scaffolding to safely access all working areas

Strip off the existing roof coverings and cart away (1150m<sup>2</sup>)

Felt and batten using treated timber 50mm x 25mm battens and TLX Gold Breathable insulation

Replace any rotten timbers at cost price if needed

Felt support trays fitted into gutters

Re-tile roof using Redland Mini Stonewold tiles,

With half round ridge tiles mechanically fixed to the ridges and third round ridges mechanically fixed to the hips

Code 5 lead to the valleys and low level box gutters

Code 4 lead to all abutments to the dormer sides

New Hi- capacity plastic gutters

Counter- batten the metal sheeting to the side lean-to and supply and fix lightweight Redland Cambrian slates to this roof

Three layers of Debotec Laser Gold Torch-on felt to the flat roof adjacent to this lean-to, with two new fascia boards in upvc

Clear any waste arising from the work from site

All for the sum of £142,395.00 + vat @ 20%

**Total £170,874.00 inc vat**

Les Perry

Les Perry Roofing Contractors Ltd



Les Perry Roofing Contractors Ltd Registered in England & Wales

Orchard Chambers, 4 Rocky Lane Heswall CH60 0BY | Vat Registration No. 948 4662 77 | Company Registration No. 6604089



Ambient  
Comfort  
Solutions Ltd

Tel:- 07895 386345

[email:-sales@ambientcomfortsolutions.com](mailto:sales@ambientcomfortsolutions.com)

StallyBrass  
Church Lane  
Neston  
Cheshire CH64 9UU

7<sup>th</sup> Jan 2024

Rachael Fury  
NCYC

Q0093

Dear Rachael

**Ventilation.**

We thank you for your valued invitation to tender for the Supply, Installation and Commissioning of the Ventilation systems suitable to serve the areas under consideration on the above project.

Below is our quotation based on your latest emailed requirements and drawings to hand.

**Ventilation Main Hall and Bar area**

We would supply, install and commission 2No Lossnay Mitsubishi Heat recovery units into the above areas with ducting distributing fresh air throughout the space. We have allowed for all spiral ductwork and VCD's, supply air grilles,, extract and ducting to be routed through the side void to the external side of the building.

**Ductwork**

We would supply and install all ductwork, Volume control dampers.

2No Wired Controllers installed as per the clients instructions.

**Install and Commission**

We have included the following work elements, installed and commissioned:

Positioning of Indoor units.

Full documented commissioning and system test.

Ductwork installed IAW DW144



Company number: 12962161

[www.ambientcomfortsolutions.com](http://www.ambientcomfortsolutions.com)

Tel:- 07895 386345

[email:- sales@ambientcomfortsolutions.com](mailto:sales@ambientcomfortsolutions.com)

heat pump heating/cooling condensing unit which would be mounted to the rear of the premises.

**Upstairs mezzanine area**

We would supply, install and commission 1No Mitsubishi cassette mounted type indoor unit into the above area, mounted from the ceiling. This would be matched with 1No 7kw Mitsubishi heat pump heating/cooling condensing unit which would be mounted to the side of the premises.

**Condensate Pipework**

Condensation from the indoor units is to be removed via pump to condensation pipework to a suitable drain.

**Refrigeration Pipework**

The interconnecting pipework between the outdoor unit and the indoor unit shall be in refrigeration quality copper tubing to BS EN 1057. All pipework shall be installed in accordance with recognised good refrigeration practices and in uniform arrangement. Copper lengths must remain capped until being used and open ends of installed systems must be capped when not being worked on.

**Refrigerant Charge**

Upon completion, the systems shall be charged with R32 Refrigerant.

**Control**

We have included for infra-red and wired controllers.

**Electrical supplies**

We have excluded for electrical supplies and would require the following supplies:-

**Main Hall** 1No 3phase 25amp supply to the outdoor unit and 4No 6amp 1phase supplies to each indoor.

**Bar Area** 1No 1phase 20amp supply to the outdoor unit and 2No 6amp 1phase supplies to each indoor.

**Offices and lobby** 1No 1phase 16amp supply to each outdoor unit.

**Upstairs mezzanine** 1No 1phase 20amp supply to the outdoor unit.

**Total Cost for above**

£42,384.00 including vat.



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StallyBrass  
Church Lane  
Neston  
Cheshire CH64 9UU

Rachael Fury  
NCYC

Date 7/01/2024

Dear Rachael

**Air conditioning to Neston Civic Hall**

Further to our site visit please see below our quotation for the air conditioning installation for the above area.

**Air Conditioning**

**Main Hall.**

We would supply, install and commission 4No Mitsubishi cassette mounted type indoor units into the above area, mounted within the existing suspended ceiling. These would be matched with 1No 20kw Mitsubishi heat pump heating/cooling condensing unit which would be mounted to the side of the premises.

**Bar Hall.**

We would supply, install and commission 2No Mitsubishi cassette mounted type indoor units into the above area, mounted within the existing suspended ceiling. These would be matched with 1No 7kw Mitsubishi heat pump heating/cooling condensing unit which would be mounted to the side of the premises.

**Rear Offices and corridor.**

We would supply, install and commission 1No Mitsubishi wall mounted type indoor unit into each of the above offices and corridor into each of the above area, mounted on the wall of each area. These would each be matched with 1No 2kw Mitsubishi heat pump heating/cooling condensing unit which would be mounted to the rear of the premises.

**Front office**

We would supply, install and commission 1No Mitsubishi wall mounted type indoor unit into the above office, mounted on the wall of the area. This would be matched with 1No 2kw Mitsubishi heat pump heating/cooling condensing unit which would be mounted to the rear of the premises.

**Reception area**

We would supply, install and commission 1No Mitsubishi wall mounted type indoor unit into the above area, mounted on the wall of the area. This would be matched with 1No 3kw Mitsubishi



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**Exclusions**

We have excluded for electrical supplies and would require 2No 16amp 1phase supplies to each unit.

**Cost for above**

**Ventilation.**

£15,876.00 Including vat

Yours faithfully

Martin

Martin Barker  
Director



Company number: 12962161

[www.ambientcomfortsolutions.com](http://www.ambientcomfortsolutions.com)



**Quote N°:** Q7983

**Date:** 16/01/2024

**Asset Location:** Neston Civic Hall

**AP Mitchell Building Services Ltd**

19 High Street, Neston, Cheshire  
CH64 9TZ

Tel: 0151 339 1222  
E: [info@apmitchellgroup.com](mailto:info@apmitchellgroup.com)

<https://apmitchellgroup.com>

#### Customer

**Company Name** Neston Civic Hall

**Billing Address** Neston Civic Hall  
Hinderton Rd,  
Neston  
CH64 9PE  
CH64 9PE  
England

**Phone** 0151 336 1077

#### Description

New CCTV system & New Intruder alarm system

#### Line Item

#### Quantity

#### Unit Cost

#### Cost

To design, supply, install and commission a new intruder alarm system and new CCTV system using the following equipment:  
HikVision CCTV - 3x Mini dome cameras 4MP, 1x ColorVu bullet camera 4MP, 1x 8 Channel, 4K, 8 POE, 6TB Network video recorder.

1

9,546.00

9,546.00

Intruder Alarm - 1x Galaxy G3-48 control panel, 3x Keypads, 13x Door contacts, 14x Pyronix Dual tech sensors, 2x PA buttons.

AP Mitchell Building Services Limited | Registered in England and Wales | Company Number 05655787

See terms and conditions.

Payment terms strictly 30 Days unless otherwise agreed in writing with Director of AP Mitchell Build Services Ltd.



<b>Net Cost</b>	9,546.00
<b>VAT</b>	1,909.20
<b>Total Cost</b>	11,455.20

All works have been quoted to be carried out within standard working hours (8am - 4.30pm) unless stipulated otherwise.

AP Mitchell Building Services Limited | Registered in England and Wales | Company Number 05655787

See terms and conditions.

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