

**Present:** Sue Hill, Sally Carmac-Bailey, Lavinia Corrick, Robin Moss (for first half), Julian Mellor, Liam Kirby, Dom Tristram, Rob Wicke  
**Apologies:** Janine Woodward-Grant, Marlene Morley, Rebecca Brooks, Angie Seaman Moss, Bev Craney

# Big Local Partnership Meeting 14.03.22

- Celebration of our work in 2021
- What's coming up over the next few years?
- Discussion on the big investment we're looking to make.



# Year 2021 celebration of projects

## Tying Together

- Tidy Tying
- Keeping Tying Connected

## Writhlington Pantry

- Roof and supplies

## Curiositree

- Forest School

## P.E.O.P.L.E

- Brew and Bingo

## School Capital Fund

- Trinity – Climbing frame and gazebo
- Welton – Gazebo and fire pit (The Nest)
- St Marys – Climbing equipment
- Fosseyway – Climbing frame
- St Nics – Yurt and cob oven
- Westfield – Pond rejuvenation

## SWALLOW Charity

- Back Together Party

## Sporting Family Change

- Social prescribing – 1-1 exercise

Reports can be found on our website



## Welton Primary School are ready for winter warmers, thanks to a new addition

Wednesday, 16 December 2021 - Education

by Midsomer Norton & Radstock - Editor

Pupils at Welton Primary School have welcomed a new addition to their playground, in the form of a magical fire pit hut they have named 'The Nest'.

Kindly donated by Radstock and Westfield Big Local, the fire pit will be an educational platform for the children to use all year round.

Debbie Stevens, a teacher at the school and organiser of the school's OPAL award, told The Journal: "We are so grateful to Big Local for enabling us to give the children the opportunity to use this area in their every day education."

"Our aim is to use this space to support the curriculum, as well as giving the children opportunities to be involved in



Photos: Lucy Slade, The Journal Rob Wicke, from Radstock and Westfield Big Local Headteacher, John Smith, and Teacher, Debbie Stevens, with Welton Primary School pupils.

## Local Trust Assessor, Margaret Jackson – Plan 3 Feedback

Thank you to you all for talking to me about your plan. It was good to speak to you all individually and as a group.

You are rightfully proud of your achievements to date. One of your real strengths is your focus on working in partnership with local organisations and indeed your contribution to the health and well-being centre is one of the most effective ways of involving residents in a range of health issues – through forging a long term partnership with local GPs as well as providing a venue for health and wellbeing activities. Your Dragons Den participatory budgeting approach has also proved particularly successful in engaging with the wider community and helping to build their skills through funding individual and organisational projects. Indeed these partnership and community involvement approaches will be a key part of your legacy.

You have also increased visibility and engagement with the community during Covid where you have responded to needs through your access to Hot Square Meal project.

You are clearly sighted on your legacy through considering how you might maintain an income long term to sustain some of your key activities. To this end you have detailed potential projects for a longer term ‘investment project. I enjoyed discussing these with you but as we discussed there will be a need to focus on the most appropriate route within the next year. I would suggest that you undertake an ‘option appraisal’ exercise which considers the objectives you want to achieve and how deliverable and affordable they are – as part of feasibility work. You discussed ‘investing’ or potentially making loans for improvements to community buildings and if this is an option chosen it is worth keeping in touch with Local Trust - although you are not registered with the financial regulator – there are ways of doing this.

You are clearly keen for your CIC to become your LTO shortly and in setting up your CIC you have developed processes and policies to take on the formal role of LTO in the near future. When you are ready to do so, you will need to submit an ‘LTO change’ request on the Local Trust portal and the CIC will need to be assessed and to pass Local Trust’s due diligence. Some key actions to take over the next few months to ensure a seamless process include:

- Adjust your governance arrangements to enable different directors on the BL partnership and CIC.
- Prepare a business plan to take a strategic overview about the role of the CIC in the long term – and how you aim to raise resources to continue activities beyond the BL funding.
- Check all insurances to ensure they are appropriate for added roles and responsibilities.

I also advise you to carefully read Local Trust’s guidance on Big Local partnerships becoming, or setting up, their own locally trusted organisation. Some aspects of their guidance on setting up a new legal body may also be useful.

With regard to your potential ‘Green projects’ – Local Trust has a new offer with the Centre for Sustainable Energy to support Big Locals to green their plans. It may be worth enlisting their help to help you consider the feasibility of some of your potential ‘green investment’ projects.

## Year 1 (2022):

- Feasibility Plan for Investment for Financial Return Project
- Learn To Lead in Norton Hill + expanded to 2 primary schools
- Regular Dragons' Den – Small Fund
- Our C.I.C becomes Locally Trusted Organisation (performing: plan delivery, finance, due diligence)

## Year 3 (2024):

- Regular Dragons' Den
- Learn To Lead continues inc. C&YP DDen
- Investment Project or Contingency Plan roll out
- Upscale of Community Projects (via Dden?)
- Green Spaces project

**Costed Vision**

We have approximately £400,000 remaining to invest before the end of the programme.

We plan to invest the majority in the first three years, with the final year focused on tying up loose ends and spending out in good time.

PRIORITY	2022	2023	2024	2025	TOTAL
HEALTH & WELLBEING	£1,250	£1,250	£5,750	£750	£9,000
CHILDREN & YOUNG PEOPLE	£5,000	£6,000	£7,000	£7,000	£25,000
COMMUNITY RESILIENCE	£15,500	£140,500	£16,000	£1,000	£173,000
DELIVERY & DEVELOPMENT	£45,250	£47,750	£48,250	£51,750	£193,000
					<b>£400,000</b>

## Year 2 (2023):

- Investment Project commences – or – Contingency Plan triggered
- Learn To Lead expanded to 3 more primary schools. inc. C&YP DDen
- Green Dragons' Den
- Feasibility Plan for Green Spaces Investment + Commencement of project

## Year 4 (2025):

- Health & Wellbeing Dragons' Den
- Learn To Lead continues inc. C&YP DDen
- Investment Project or Contingency Plan roll out
- Upscale of Community Projects (via Dden?)
- Green Spaces project
- Plans for CIC continuation

**BIG INVESTMENT** – The funds for the Big Investment Project won't be released until we have a business plan that shows its feasibility.

## **Year 1 (2022):**

- **Feasibility Plan for Big Investment Project – For financial return**

- Partnership to undertake an 'option appraisal' exercise which considers the objectives we want to achieve and how deliverable and affordable they are... this will reveal the project(s) we want to scope (probably using a professional consultant).
  - Write tender document
  - Put scoping project out to tender
  - Consultant chosen and scoping commences
  - Partnership receives results of scoping
  - Partnership decides whether to make investment
- If no investment to be made, then contingency plan is triggered

## **Year 2 (2023):**

- **Project Delivery of Big Investment Project**

- If yes, then write tender document for project delivery
- Put project delivery out to tender
- Delivery partner chosen, legals drawn up
- Project delivery begins

**BIG INVESTMENT** – The funds for this project won't be released until we have a business plan that shows its feasibility.

STEP 1: Partnership to undertake an 'option appraisal' exercise which considers the objectives we want to achieve and how deliverable and affordable they are... this will reveal the project(s) we want to scope (using professional consultant).

## Options:

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graph TD; A[Options:] --- B[Bricks and mortar – e.g. purchase a community building that can make a profit from rent]; A --- C[Energy – e.g. a production method (wind/solar) that can make a profit from selling to grid]; A --- D[Loans – e.g. to a charity to do up or buy a building, that can make a profit from interest];
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Bricks and mortar – e.g. purchase a community building that can make a profit from rent

Energy – e.g. a production method (wind/solar) that can make a profit from selling to grid

Loans – e.g. to a charity to do up or buy a building, that can make a profit from interest

## Outcomes we want to see:

- An investment that brings a financial return which enables us to take the actions we want to do in 2026 onwards – such as bring more funds into the community, help the community to connect and make the most of the community-building opportunities available
- A project that meets a need within the community
- The community will be better able to identify needs, prioritise and take action to make a difference
- The community will have more opportunity to gain skills and confidence
- People will feel it's an even better place to live

Building	Availability	What would be the community benefit? What would be the money maker? Barriers?	Est. Cost	Est. Return	Likelihood
Tynning Inn	Shut. Currently not listed for sale. RTC aim to list as asset of community value.	Community interest. Community shop. Has garden. Market not there to maintain as a pub. Is it listed? [Not on Natural Heritage list]. Needs a lot of work. Space for meeting room (not money maker). Café. Long-term viability? Upstairs –3 bedroom flat... Residential space? Limited benefit for other parts of the Big Local patch (not central). Brewery may be open to a survey but TT have struggled to get info from them.	? Have asked but no response.		Some investment is possible, but ownership is unlikely
Radstock Methodist	Listed as an asset of community value). Likely to be for sale in 2022.	Internet connection is poor. Church is a charity – because the building is closed they have to sell for best possible price... BUT if it's going to another charity then they don't have to accept highest price. Really is a community asset – from community pov would be quite disruptive. Possibility of a consortium approach. Could find grants, funds from elsewhere. Could be a loan.	More than £400k		Some investment is possible, but ownership is unlikely
Radstock “Brunel” shed	Available. NRR want to find a community organisation to take it.	Tall building. Table tennis – minimal cost to fit out. It's weatherproof. Heating problematic. Climbing? Asset could be turned to a use that can generate a return. How robust is it? Mezzanine floor? Youth centre? Has no floor or heating or windows at the moment (what are legal ramifications etc). Can we do a quick feasibility study – what needs to be spent on it? Not plastered inside. Who would manage the space and at what cost? Ask NRR How much money do they have to spend at the moment?	£0 purchase. £? Fit out.		Has potential for ownership. Unknown use and profitability.
Radstock Children's Centre	Currently not for sale, could become available 2022/23 after move to Hhouse Centre.	Potential for community asset transfer? Youth Connect Southwest use the building at the moment, but not full time ... they have an interest in the building. Would be good to keep a building for youth. How can Big Local support something happening for young people every night of the week? Can talk to Sam Plummer, PCSO etc. NOTE: Worker thought Graystones is a grade 2 listed building, but after research, it's not on the Natural Heritage List. How would it be used during the day? Courses, children's centre expansion, work with NEETS? Loan potential.	Unknown		Some investment is possible, but ownership is unlikely.
Hope House Surgery	Soon for sale, commercial price.	Applied for planning permission for flats. Costs too great for us.	Likely to be a very large amount		No potential for ownership or investment
A Westfield Community Centre	WPC once expressed interest in creating a community centre in Westfield.	Is it central and accessible to all? Good if something channels youth energy!	Likely to be a large amount		No potential for ownership. Is investment possible?
Fir Tree Public House	Has been closed for a long time. Currently not listed for sale.	Grade 2 listed building. Big space.			



Loan Type	Benefit to community. Opportunities and Barriers	Ave individual loan	Ave Return APR	Likelihood
Personal – Such as via Credit Union	Unlikley to get a return on investment. High risk.	£450	>67%	None
Microfinance – self employed and v.small businesses	Perhaps potential for roi. High risk. If business can't get a loan from elsewhere then this would be concerning for us. Not really what we are looking to do.	£5,700	6%	None
Small and medium businesses	Perhaps more of a potential for roi. Higher risk. If business can't get a loan from elsewhere then this would be concerning for us. Is there money already available for businesses? Not really what we are looking to do.	£46,900	14%	None
Social enterprise – small charities	This could be an acceptable loan to make if it's for a set project. There are some local projects identified that look like they might benefit from a loan.	£46,000	8%	Has potential.
Social enterprise – large charities	This could be an acceptable loan to make if it's for a set project. Was not discussed in detail or major projects identified.	£609,000	?	Possible.
KEY QUESTIONS	<ul style="list-style-type: none"> <li>• How much will a financial management organisation cost us? JM thought that Local Trust may cover the cost.</li> <li>• How much do we want/need to get back?</li> </ul>			

Energy type	Where	Barriers	Est. Cost	Est. Return	Likelihood
Wind	Surrounding hills	Ownership of land. Scale required. Grid capabilities. Possible local resistance. Time takes to organise.	High		Low
Solar	Scrub land / industrial estate	Ownership of land. Scale required. Grid capabilities. Possible local resistance. Time takes to organise.	High		Low
Gravity+weights	Mines	Technology not commercially available yet. Ownership of land. Accessibility.	High		None
Heat exchange	Mines	Technology not commercially available yet. Ownership of land. Accessibility.	High		None

## AOB

- **South West Network Day - in Exeter on Sat 21 May** - Feedback from partnership was that members might attend a zoom meeting, and that it would be more useful if it was more focused than the previous SWND meeting. Request was for contributors to share their projects/discussion items with the group ahead of the meeting, so that participants can formulate questions and responses ahead of time.

## Next Steps

- Worker to write up meeting and circulate
- Worker to organise Partnership meeting for April