Banwell Parish Council

MINUTES OF A MEETING OF THE YOUTH & COMMUNITY CENTRE (YCC) COMMITTEE HELD AT THE YCC, WEST STREET, BANWELL AT 7:30pm ON MONDAY 3rd of AUGUST 2026

Present: Cllrs Mike Bailey (Chairman), Andrew Base (Vice Chairman) and Kelly Smith.
In attendance: Liz Shayler (Clerk).

26/26 To elect a Chairman of the Youth & Community Centre (YCC) Committee for 2026/27 (agenda item 1)

Resolved – That Cllr Bailey be elected as Chairman of the YCC Committee for 2026/27

The resolution was correctly proposed and seconded (unanimous).

27/26 To elect a Vice Chairman of the Youth & Community Centre (YCC) Committee for 2026/27 (agenda item 2)

Resolved – That Cllr Base be elected as Vice Chairman of the YCC Committee for 2026/27

The resolution was correctly proposed and seconded (unanimous).

28/26 To receive apologies for absence: (agenda Item 3)

Apologies were received from Cllrs Thomson and Wright.

29/26 To receive members' declarations of interest on any agenda item (agenda Item 4).

There were no declarations of interests.

30/26 To approve, as a correct record, the minutes of the Youth & Community Centre (YCC) Committee from the 12th of May 2026 (agenda Item 5)

Resolved: To approve the minutes of the YCC Committee meeting from the 12th of May 2026.

The resolution was correctly proposed and seconded (unanimous)

The minutes of the meeting were signed by the Chairman as a correct record.

31/26 To note the YMCA Dulverton report on the current Youth Club (agenda Item 6)

The report was noted.

32/26 To complete the YMCA Dulverton appraisal process (agenda Item 7)

Resolved: The appraisal process was completed resulting in a satisfactory outcome (see attached sheet). Cllr Base and Smith to undertake a surprise inspection in the autumn.

The resolution was correctly proposed and seconded (unanimous)

33/26 To receive the Officer's report/Exchange of information (agenda Item 8)

i) **Youth Club summer holiday activities**
The Committee noted that the Youth Club's summer holiday programme had begun with a trip to Brean Theme Park on 24 July. Cllr Smith, who met the group on their return to the Youth & Community Centre, reported that the young people appeared to have thoroughly enjoyed the

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day. A small number of spaces remained available on trips planned for later in August, which were being promoted by the Communications Officer.

ii) **Increase in mentoring bookings for the Summer Holidays**
The Committee noted that North Somerset Council's Social Services Team had booked the Centre for several hours on three days each week during the summer holidays.

iii) **Works to the YCC**
The Committee noted that various health and safety and cosmetic works had been completed, including the installation of the Potigny town-twinning pottery pieces, touch-up painting, replacement toilet seats and updated signage. Water butts had also been installed and had begun collecting water.

iv) **Update on Feasibility Study Investigations**
The Committee noted that Gregor Heating had been contacted regarding the heating, air leakage and building fabric recommendations contained within the feasibility study, and that a site visit was being arranged for August. One quotation had been received for acoustic improvements to the main hall.

A meeting would also be arranged to consider the noise-reduction and heating systems installed at WiNspace in Winscombe and compare their suitability and cost with the systems proposed for the Youth & Community Centre.

34/26 To review the current charging schedule for the YCC and Field (agenda Item 9).

i) **General booking fees**

Resolved: To approve Hire Fees at the current rate of:

- YCC, Monday-Friday: £12.00 per hour.
- YCC, Saturday-Sunday: £14.00 per hour.
- YCC Field, £5.00 per hour.

To continue the community discount - Community groups in Banwell are eligible for a 50% discount on standard rates where the booking directly supports the group's purpose. This concession is limited to one discounted booking per six months per group, at the Youth and Community Centre Committee's discretion. For groups / organisations or charities providing a service directly benefiting Banwell residents, the building may be used at no charge in certain cases. Eligibility for this concession will be determined by the Youth and Community Centre Committee on a case-by-case basis.

The resolution was correctly proposed and seconded (unanimous)

ii) **Forget me Not Cafe**

Resolved: To agree that the YCC will be offered for free for this monthly group and reviewed in May 2027.

The resolution was correctly proposed and seconded (unanimous)

iii) **Toddler Group**

Resolved: To agree that the group offers a service for families and to offer use of the YCC free of charge for the next year.

The resolution was correctly proposed and seconded (unanimous)

iv) **Mentoring / Social Service**

Resolved: To agree that where a mentoring or Social Services booking relates to a Banwell family, use of the building will be offered free of charge.

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The resolution was correctly proposed and seconded (unanimous)

35/26 To note the Youth and Community Centre and Youth Club budgets (agenda Item 10).

The Youth and Community Centre and Youth Club budgets were noted.

36/26 Date of Next Meeting (agenda item 11)

Youth & Community Centre Committee Meeting at Banwell YCC on 2nd November 2026.

The meeting closed at 7:55pm

Chairman……..……..….

Date……...

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YMCA –REVIEW OF PERFORMANCE

Period under review April 2026 to July 2026

1. Are all contracted sessions being held? Yes / No where possible
   Comments...

2. Are the numbers attending increasing? Yes / No / NA
   Comments …

3. Is a comprehensive range of activities being organised? Yes / No / NA
   Comments… Yes, Summer Holiday Activities Planned and October residential camp.

4. Are YMCA demonstrating a degree of flexibility in the activities provided to meet users' needs (e.g. weekend or holiday activities)? Yes / No
   Comments…. Summer Holidays Activities and residential organised for October

5. YMCA arranging activities outside of the village? Yes / No / NA
   Comments… Summer Holidays Activities and residential organised for October.

6. Are YMCA seeking other sources of funding for Youth Club activities? Yes / No / NA
   Comments – N/A.

7. Is any feedback from users/parents positive? Yes / No / NA
   Comments – None received

8. Have any complaints been received about the service? Yes / No
   Comments…

9. Have there been any behavioural issues at the Youth Club including damage? Yes / No / NA
   Comments…. None reported

10. Have any unannounced visits been made by Committee members since the review? Yes/No
    Comments... One planned for Autumn.

11. Any other comments:

12. Conclusion – Satisfactory / Unsatisfactory

13. Action points for YMCA
    - Residential / day trip

14. Action points for Youth Club Management Committee.
    - Cllr Base and Smith to undertake an unannounced visit.

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YMCA
DULVERTON GROUP

Banwell Youth Group
Summer Trips 2026 Report

We had a great time over the summer on the various trips. We have had some amazing feedback from both the young people and their families about how much the trips were enjoyed and that we'd made spaces such as the zoo and theme park accessible.



Our first trip this year was to the much requested Brean theme park, many of the young people who attended last year particularly enjoyed this trip and asked to go again, unsuprisingly it was the one with the most interest again this year and was highly anticipated. They were allowed some freedom on this trip to go to whichever rides they'd like as long as they stayed in groups of 2 or more and came to the agreed checkin point every 2 hours. They thrived with this level of freedom and responsibility and were also keen to go on rides with members of staff giving them a chance to see the staff in a different enviroment and build a more rounded and understanding relationship with them. As this worked so well at the theme park we employed the same strategy at our following trips first at Victoria Park and then We The Curious.

At Victoria Park the young people enjoyed a game of lawn croquet together in front of the royal crescent before moving on to the paly park where they were allowed to roam the park as long as they stayed in groups and checked in with the staffing team at regular intervals. This was a day thoroughly enjoyed by all and blessed with glorious sunshine.

At We The Curious, we stayed together as one group before the 3D Planetarium show and then they were once more allowed to explore the site in small groups, though everyone stayed on the same floor. Throughout the day they were able to see all the exhibits and they particularly enjoyed creating recipies in the robot kitchen which were printed out and we plan to have a go at in youth club over the coming weeks. They also enjoyed the animation section where some of the young people created a fantastic animated clip.





We then took the young people to Exmouth Beach for a day of paddling, sandcastles and ice-creams. This trip was the longest journey on the bus and though the young people found the time on the bus frustrating they were all really pleased when they saw the blue sea. They spent some time building sandcastles and collecting shells before going paddling.

For the final trip we went to Noahs Ark Zoo farm where young people enjoyed a tractor ride and got to see a wide range of animals from sheep and cows through to elephants and giraffes. The highlight of this trip was getting to feed the camels and goats and watching the otters swimming.

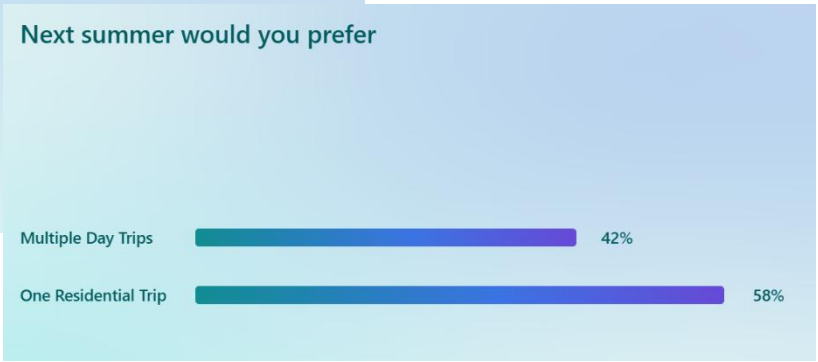




Looking back across the summer we can see that trust has deepened between young people, staff and families. We have seen young people opening up more to the team and parents activley coming to chat to staff at pick-up amdn drop-off. We consider the trips to have been successful in that the young people have experienced new places and have shown a growth in confidence. One young person who attended one trip last year attended two this year and said that she was feeling more ready to try going somewhere new. The trips have opened up new opportunities and created time for the young people to develop thier friendships outside of the usual settings. The longer bus journeys though at times frustrating to young people, particularly if we got caught in traffic, became opportunities for games of alphabet and I spy causing the young people to be further engaged with one anothr and creating lasting memories.

We have asked the young poeple to complete a feedback form regarding the summer activities and below are the results followed by some photos from the trips.

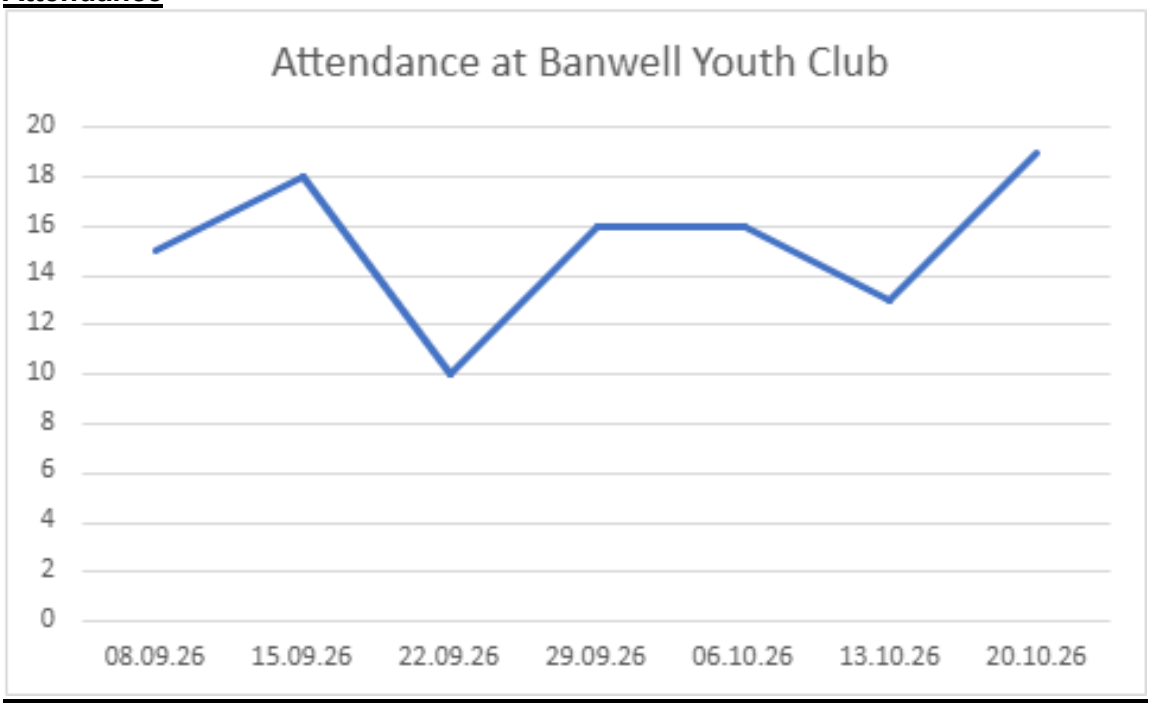






Banwell Youth Group
September-October 2026 Report

Attendance



Following an exciting summer we have seen over 40 young people sign-up for Banwell youth club this term. Although that hasn't translated into weekly high attendance we have seen all of these young people at least once.

As often happens at this time of year many young people are struggling to transition back into school schedules, new years and new settings resulting in sporadic attendance at youth club. As they adjust to the academic year we expect to see a higher attendance each week.

What we have been up to in the last few months?

We've enjoyed a wide variety of activities over the last term including, apple bobbing, rabbits in headlights, making puppets and a session with the baking club. While the weather was fine at the beginning of term we continued to utilise the outside space with young people playing games of football, basketball and tag. We've also used the space for games of rabbits in headlights which has become a favourite for the youth club.

As staff we recently visited Banwell primary school and did an assembly for year 5 and 6, including a youth club taster activity. This was well received and caused an excitement for youth club with many of the young people saying they wanted to join when they were old enough and of those who are already old enough to attend, we have had 3 new sign-ups. These new young people attended for the first time the last week of term and integrated well into the session. We hope that the energy created from this assembly will continue throughout the year and as young people have birthdays, they will join us at youth club.

Behaviour

Whilst behaviour at youth club has been generally good, we have experienced some boundary pushing which is not unusual at the beginning of a new school year. As young people test to see if the boundaries remain in the same place and question if any of the rules have changed, we rebuild expectations from the previous year. This has been done quickly and as past attendees have quickly adjusted back to the expectations of the youth club new members have similarly picked up on the standards expected and are meeting them.

We have also been supporting young people who have experienced issues outside of the club. As some of the young people have reached puberty and are experiencing changes in their bodies and relationships with other people some have struggled to understand the appropriate way to approach this, resulting in

some inappropriate behaviour and comments between genders. Most of this behaviour has been happening outside of youth club but the young people have been approaching staff with their concerns and relaying some of what has gone on. We have therefore worked with Churchill Academy to help support these young people and have also been doing some targeted work with these individuals.

Some of the team have received training from Yunos on supporting young people as they explore sexual and romantic relationships and Zoe the lead has done further training enabling us to be a CDS centre for older young people. This open dialogue has produced not just a reported improvement in these behaviours but also a deeper trust between staff and young people leading to young people feeling safe enough to ask the questions they may not want to ask in other settings. We continue to make space for this more targeted work and maintain a professional curiosity about why certain behaviours are happening and what support might be needed.

Communication

We continue to make sure we are available to the young people if they need to talk to an adult. As we maintain positive relationships with the young people that have gained the confidence to speak to us at youth club to ask for support or advice, occasionally they may ask to be able to contact us outside of youth club and we continue to be available via our social media or they can speak to a lead youth worker direct on the youth team mobile.

We are also increasing the ease for parent communication by ensuring they all have the email address and telephone number of the lead youth worker. This has meant that parents/carers can let us know if there has been an issue in the week or at home/school which gives us greater understanding and enables us to be prepared for what they might need. It is also fostering better relationships with the families and staff.

Future plans for Banwell youth group

We are excited to be working with super cultures nature connection officer to create an art installation which will be at Tyntesfield national trust property and then on the Mendips. They will attend sessions over the coming weeks to create giant willow woven bumble bees which will feature in the exhibition, we will also have the opportunity to take the young people to see these Bee's when installed at Tyntesfield.

We are also looking forward to Christmas and will be enjoying some Christmasy food and drinks in December. As the current group are energetic and active we also plan to have some indoor games such as human hungry hippos and nerf battles as well as making use of the outdoor space whenever possible with games of rabbits in headlights.

Looking further ahead we are in the early planning stages of trips for the spring and summer of 2027.

Youth & Community Centre Committee Report

Date: Tuesday 22 September 2026
Visit type: Unannounced visit to the Banwell Youth Club
Parish Councillors: Kelly Smith and Andrew Base

Visit Overview

On Tuesday 22 September 2026, Banwell Parish Councillors Kelly Smith and Andrew Base completed an unannounced visit to Banwell Youth Club. The purpose of the visit was to observe the YMCA coordinated youth club in operation, speak with staff and young people, and gain an understanding of the activities provided and the experience of those attending.

Observations

The young people attending were well behaved, polite and engaged throughout the visit. The staff were observed to be highly engaged with the young people, encouraging conversation and participation. Staff demonstrated a good understanding of the needs of young people within the local area. The session appeared well organised, with a mixture of activities taking place. Young people were involved in games and baking during the visit. There was a mixture of boys and girls attending. The majority of young people had made their own way to the youth club, with one car bringing three young people to the session.

Feedback from Young People

We asked the young people three key questions about their experience of the youth club.

1. How long have you been coming to Youth Club?

There was a wide range of experience among those attending. The longest-standing attendee had been coming for approximately four years, while the newest attendee had been attending for around two weeks. When asked why they continued to come to the youth club, one young person simply responded: “I like to socialise.” This reflected a recurring theme throughout the conversations, with the opportunity to spend time with friends appearing to be an important part of the youth club experience.

2. What activities do you like?

The responses varied and included playing UNO, board games and going on trips. Board games appeared to be particularly popular. One young person did raise a practical issue with UNO, explaining that they are colour blind and therefore find the game difficult to play. The trip to Brean Theme Park was mentioned positively by those who had attended, with young people expressing an interest in going again.

3. What would you like to see more of?

Most of the young people were happy with the existing range of crafts and board games. Those who had attended the Brean trip said they would like the opportunity to return. The young people were particularly looking forward to the baking activity taking place that evening. They explained that they do not always have the opportunity to do much cooking at home and felt that being able to cook and bake at youth club was important.

One of the strongest themes from the discussion was the importance of the youth club to the young people’s mental health and wellbeing. Young people spoke about the importance of being able to spend time with their friends and socialise in a safe and supportive environment.

Summary

The visit provided a positive insight into the operation of Banwell Youth Club. The young people appeared comfortable, engaged and well supported by staff. The staff demonstrated strong engagement with the young people and an understanding of the needs of the local community. The feedback from the young people highlighted that the youth club provides more than recreational activities. Socialising with friends, having somewhere to belong and supporting their mental health and wellbeing were identified as important reasons for attending.

The range of activities, including board games, crafts, trips and cooking/baking, provides opportunities for young people to develop social and practical skills while spending time with their peers.

YMCA –REVIEW OF PERFORMANCE

Period under review Aug - October 2026

1. Are all contracted sessions being held? Yes / No where possible
   Comments...

2. Are the numbers attending increasing? Yes / No / NA
   Comments …

3. Is a comprehensive range of activities being organised? Yes / No / NA
   Comments… Yes, Summer Holiday Activities.

4. Are YMCA demonstrating a degree of flexibility in the activities provided to meet users' needs (e.g. weekend or holiday activities)? Yes / No
   Comments…. Summer Holidays Activities

5. YMCA arranging activities outside of the village? Yes / No / NA
   Comments… Summer Holidays Activities.

6. Are YMCA seeking other sources of funding for Youth Club activities? Yes / No / NA
   Comments – Clerk has been working with Alliance Homes to provide Baking for KS3.

7. Is any feedback from users/parents positive? Yes / No / NA
   Comments – None received

8. Have any complaints been received about the service? Yes / No
   Comments…

9. Have there been any behavioural issues at the Youth Club including damage? Yes / No / NA
   Comments…. See report

10. Have any unannounced visits been made by Committee members since the review? Yes/No
    Comments. See separate report.

11. Any other comments:
    ….

12. Conclusion – Satisfactory / Unsatisfactory

13. Action points for YMCA
    - Residential / day trip in the Spring

14. Action points for Youth Club Management Committee.

6. To agree the following youth club expenditure (page 16)

i) £44.99 for Dual Tip Markers (300 set).

The Youth Club is running low on colouring pens, which are regularly used for arts and craft activities. The young people have indicated that they prefer markers to pencil crayons. A set of 300 dual-tip markers would provide a good range of colours and replenish the existing supplies.

ii) £339.96 for 4 sets of laser tag.

The Youth Club currently uses Nerf guns; however, these are becoming worn and are beginning to jam. There can also be disagreements between young people over whether someone has been hit during games. Laser tag has therefore been suggested as an alternative. The equipment registers when a player has been hit, removes the use of foam darts and may also make the activity more accessible to young people with sensory issues, particularly around touch. The proposed set has also been recommended by another youth club. Four sets are required to provide sufficient equipment for group activities.

iii) £141.52 for four sets of dodgeball.

Dodgeball and bench ball are popular indoor activities at the Youth Club. However, there are currently insufficient suitable balls for the size of the group, and the existing foam balls have deteriorated after relatively limited use. Four sets are therefore proposed to provide sufficient equipment for group sessions and replace the poorer-quality balls currently being used.

7. To receive the Clerk's report/Exchange of information: Please note that the Council is unable to make any formal decisions under this item.

i) Update on Feasibility Study Investigations

Background

As part of its pro bono Community Engagement Programme, ARUP undertook a feasibility study of Banwell Youth & Community Centre considering heating, acoustics and potential external works.

In relation to heating, ARUP's modelling concluded that the existing LPG system is broadly capable of meeting the building's heating demand, with potential capacity issues principally during peak winter conditions. However, ARUP identified poor fabric performance, air leakage and draughts as potentially significant contributors to the discomfort experienced by users.

ARUP considered three principal heating options:

1. Retaining the LPG boiler and increasing radiator provision.
2. Air source heat pump with ceiling-mounted radiant panels.
3. Air source heat pump with underfloor heating.

ARUP favoured the third option because a low-temperature heat pump operating with underfloor heating would provide good system efficiency. However, it acknowledged that this would involve significant and intrusive works to the existing floor and would have relatively slow heating and cooling times.

The report also acknowledged previous advice received by the Council that an air source heat pump may not be appropriate because of the irregular use of the Centre. ARUP's view was that this argument becomes less significant if use of the Centre increases and becomes more constant.

ARUP also highlighted the importance of considering the building fabric before significant investment was made in a replacement heating system.

Follow-up Assessment by Gregor Heating

Following receipt of the ARUP report, the Clerk contacted Gregor Heating to obtain further specialist advice on the heating options. Gregor Heating subsequently visited the YCC and considered the ARUP report alongside the existing building and, importantly, its actual pattern of use.

The YCC is not occupied continuously. Different areas are used at different times and, in some cases, only for relatively short periods. Gregor therefore considered that a heating system capable of responding quickly and allowing individual parts of the building to be controlled independently would be more appropriate than a system intended to maintain a relatively constant background temperature.

Following the visit, Gregor Heating did not recommend pursuing underfloor heating, a conventional air-to-water heat pump system or infrared heating. Their initial recommendation was that an air-to-air heat pump system would appear to be the most appropriate solution for the YCC.

ii) Options Considered

Underfloor Heating

Gregor Heating considered underfloor heating inappropriate for the Centre. Installation would be expensive and disruptive because the existing floor would need to be altered or raised to accommodate the system. More importantly, underfloor heating has a relatively slow response time and is best suited to buildings requiring relatively consistent temperatures over longer periods. This reflects a disadvantage already identified by ARUP and does not fit particularly well with the YCC's current pattern of use, where individual areas may only be occupied for particular bookings or activities.

Water-based Air Source Heat Pump

A conventional air-to-water heat pump was also considered less suitable. Such systems operate most efficiently at lower water temperatures and are generally better suited to maintaining a relatively stable background temperature rather than repeatedly heating individual spaces quickly from cold. This could potentially require the Centre to maintain temperatures for considerably longer periods than its current usage requires.

Infrared Heating

Infrared heating was discussed because it can provide rapid localised warmth by heating people and surfaces rather than principally heating the surrounding air. Gregor Heating did not favour this solution for the YCC. In particular, concerns were raised about its suitability for the building and the potential for moisture or condensation issues if the surrounding building fabric remains cold.

Air-to-Air Heat Pump

Gregor Heating's preferred option was an air-to-air heat pump system, similar in principle to the system used at the Scout building. Rather than heating water and distributing it through radiators or underfloor pipework, an air-to-air system uses indoor units to provide warm air directly into individual rooms. A significant advantage for the YCC is that the building could be zoned, potentially providing separate heating control for:

- Main Hall
- Upper Area/Small Hall
- Book & Puzzle Room
- Parish Council Office

Only the areas being used would therefore need to be heated. Air-to-air systems also provide considerably faster warm-up than underfloor heating or low-temperature wet systems, making them potentially better suited to a community building where rooms are occupied intermittently rather than continuously.
An additional benefit is that the system can provide both heating and cooling. This is particularly relevant following the very hot weather experienced during summer 2026, when parts of the YCC became uncomfortably warm.

The upper area of the building is particularly susceptible to overheating due to the large amount of glazing within the entrance porch, which results in significant solar gain during hot and sunny weather.
During the summer, the temperature in this area became sufficiently uncomfortable that Public Living Room users chose to relocate their sessions to the cooler Main Hall. Providing cooling within individually controlled zones could therefore address an existing summer overheating issue as well as improving the Centre's heating provision.

Gregor Heating also advised that the proposed system would provide dehumidification. The units discussed would also incorporate air filtration/air-cleaning technology, although the precise specification will be confirmed once the manufacturer has completed the detailed design

Further Building Fabric Investigations

ARUP identified air leakage, draughts and inconsistent insulation as possible contributors to user discomfort and recommended that the building fabric be considered alongside any significant investment in a new heating system.

Gregor Heating subsequently advised that fabric improvements would not necessarily need to be completed before an air-to-air system could be installed. However, understanding the current performance of the building would still assist the Council in deciding whether there are practical improvements which could reduce heat loss, improve comfort and support the efficiency of any future heating system.
The Clerk has therefore investigated further options for assessing the building.

A quotation of £395 plus VAT was obtained for a formal air-tightness test. In addition, Retrofitters has offered to undertake a broader assessment of the building fabric, including an initial investigation of potential air-leakage areas, for £250.

It is possible that Cllr Tristam could be approached to undertake thermal-camera investigations as part of his role with the Centre of Sustainable Energy (CSE). Thermal imaging is most effective when there is a sufficient temperature difference between the inside and outside of the building. It is therefore anticipated that this work will be undertaken during colder weather, likely towards the end of November.

The Clerk considers that the £250 assessment, supplemented by the thermal imaging, is the most appropriate next step. The findings should help identify any obvious areas of heat loss, draughts or weaknesses in the building fabric and establish whether further specialist testing, including a formal air-tightness test, would subsequently be beneficial
.

Acoustic Works

ARUP also identified significant reverberation within the Main Hall and considered acoustic treatment as part of its feasibility work. There is an important interaction between the proposed heating and acoustic improvements. ARUP's ceiling-mounted radiant heating option would have required coordination with acoustic panels or rafts, lighting and other ceiling services within the Main Hall.

Gregor Heating's proposed air-to-air solution would instead principally use wall-mounted internal units. Following their site visit, their initial suggestion was for approximately:

- Main Hall – 4 wall-mounted units
- Upper Area/Small Hall – 2 wall-mounted units
- Book Room – 1 wall-mounted unit
- Parish Council Office – 1 wall-mounted unit

The units would provide separate heating and cooling zones across the building.

Within the Main Hall, the proposed units would be positioned consistently at high level on the walls, at approximately 9–10ft above floor level, with the vents directing air downwards into the occupied space. The final number, size and position of the units will be determined through the manufacturer's detailed design. Using wall-mounted heating units should significantly reduce the potential conflict with the ceiling space required for acoustic treatment.

However, the Clerk considers that it would be sensible not to progress the acoustic installation at this stage. The heating proposal is still being developed and there are also potential costs associated with the building fabric, electrical supply and possible three-phase upgrade. Deferring the acoustic works will allow the Committee to understand the likely overall expenditure required at the YCC before deciding how the various improvements should be prioritised and budgeted.

This does not change the identified need for acoustic improvement within the Main Hall but allows that work to be considered as part of the wider programme of improvements once the heating and associated infrastructure requirements are clearer.

Main Hall and Vaulted Ceiling

The height and vaulted ceiling of the Main Hall remain important considerations. Warm air naturally rises and there is therefore a risk of heat accumulating at high level rather than remaining within the occupied part of the hall. Gregor Heating suggested that ceiling fans could be considered in the future to assist with destratification, circulating warm air accumulated at high level back towards the occupied area. This could improve comfort and potentially reduce the energy required to maintain the desired temperature. Any ceiling fans would need to be considered alongside the proposed acoustic treatment, lighting and other ceiling services.

Electrical supply and three-phase power
The proposed air-to-air system may require the Centre's electrical supply to be upgraded from single phase to three phase. This is an issue the Council was already aware of in relation to the increasing electrical requirements of the building, and provision for a potential future upgrade has previously been identified for consideration within future budgets.

The Clerk is therefore obtaining further information on the likely electrical implications and costs of a three-phase upgrade. The existing solar PV and battery installation is currently connected to the single-phase supply. If the building is converted to three phase, further work may therefore be required to ensure that the existing solar and battery system continues to operate effectively across the new supply arrangement.

This could potentially involve alterations to the battery connections or replacement/upgrading of the existing inverter with a three-phase compatible solution. The precise electrical requirements cannot be confirmed until the proposed air-to-air system has been designed and its total electrical load established.

Hot water and retention of LPG
An air-to-air system would provide space heating and cooling but would not provide domestic hot water. In the short term, the existing LPG boiler could therefore continue to provide hot water while it remains serviceable.

However, the boiler is now approximately 18 years old and its eventual replacement needs to form part of the Council's longer-term planning. This is broadly consistent with the direction identified by ARUP, whose heat-pump options also considered alternative electric provision for domestic hot water.

Following the site visit, Gregor Heating has provided a separate quotation for a Sunamp electric hot-water solution, which could replace the existing LPG boiler and enable the Centre ultimately to remove its remaining fossil-fuelled appliance. This does not need to be undertaken at the same time as the proposed heating and cooling installation and could therefore be considered as a separate phase.

Separating the two elements would give the Council flexibility to retain the existing boiler while it remains serviceable and make future budget provision for its replacement. Alternatively, the heating/cooling and hot-water works could potentially be brought together as a wider project should a suitable grant-funding opportunity become available.

Planning considerations and external units
The indicative proposal may require approximately six external units, potentially arranged as three units on each side of the building. The precise number, positioning and arrangement will be confirmed through the manufacturer's design. The Clerk will seek initial planning advice to establish whether planning permission would be required for this number of external units.

The existing bat and swift boxes are principally located at the ends of the building, whereas the external heat pump units are proposed for the side elevations. On the basis of the indicative arrangement discussed, there is therefore not expected to be a direct conflict, although this will be checked once the proposed locations have been confirmed.

Noise, appearance and air movement
Noise and air movement from the internal units were discussed during the site visit. Gregor Heating advised that, at their lowest operating setting, the proposed internal units operate at approximately a "library whisper" level. The existing installation at the Scout building provides a useful local example of both the appearance and noise associated with this type of system. The Main Hall units would be positioned at approximately 9–10ft above floor level with the vents directed downwards, helping distribute the warm air into the occupied part of the room.

External noise is considered less likely to present a significant constraint given the location of the Centre and the limited number of immediately neighbouring buildings. Nevertheless, the noise output of the selected external units will need to be confirmed as part of the final specification and any planning considerations.

Energy consumption and running costs
The running costs of an air-to-air system will need to be assessed once the manufacturer has confirmed the proposed system design and anticipated electrical demand. A comparison based solely on the Centre's current LPG expenditure would not necessarily reflect the wider objectives of the project, particularly as existing comfort levels can discourage use of parts of the building.

The ability to heat or cool individual zones only when they are occupied should assist in managing energy consumption and is particularly relevant to the intermittent way in which the Centre is used.

The Centre also benefits from an existing solar PV and battery installation. This could be particularly beneficial during the summer, when demand for cooling is likely to coincide with periods of higher solar generation, allowing some of the electricity required for air conditioning to be generated on site. Surplus generation may also be stored within the battery for later use.

The extent of any benefit will depend upon the final system design, usage patterns and the capacity and configuration of the existing solar and battery installation. The manufacturer's design should therefore provide sufficient information on anticipated electrical demand and energy consumption to enable the Council to assess indicative running costs before making any investment decision.

Next Steps
The investigations arising from the ARUP feasibility study are continuing and the intention is to bring the different strands of work together before asking the Council to make a substantive decision on the future heating system and wider programme of improvements.

The next stage will include:

- consideration of Gregor Heating’s detailed air-to-air design and quotation;
- the £250 building-fabric and initial air-leakage assessment by Retrofitters;
- thermal-camera investigation during suitable colder weather;
- consideration of any practical building-fabric improvements identified;
- confirmation of the electrical requirements and likely cost of any three-phase upgrade;
- consideration of the implications for the existing solar PV and battery system;
- assessment of anticipated energy consumption and running costs;
- consideration of the separate options for future domestic hot-water provision; and
- confirmation of planning and external-unit requirements.

Once this information is available, the Committee will be in a better position to understand the likely overall cost of the heating, electrical and building-fabric works. The acoustic improvements can then be reconsidered alongside these costs so that the Council can determine how the various improvements should be prioritised, phased and provided for within future budgets.

7. To agree the following expenditure (page 16)
i) £180 for the annual TV Licence
Provision has been made within the Youth & Community Centre maintenance budget

ii) £195 + £40 per additional hour for the annual Sewage Pump Maintenance
Provision has been made within the Youth & Community Centre maintenance budget

iii) £250 for an initial building fabric assessment and air-leakage investigation by Retrofitters.
See Clerks report above.

8. To consider replacing paper hand towels in the YCC toilet areas with low-energy hand dryers.
The Youth & Community Centre currently has three separate toilet areas where paper hand towels are provided. There is also a separate hand-washing point within the main hall and hand-washing facilities within the kitchen. As part of reviewing the facilities at the Centre, consideration has been given to whether modern low-energy hand dryers would provide a more sustainable and cost-effective alternative to paper towels.

Environmental Considerations
Modern high-speed hand dryers are considerably more energy efficient than traditional warm-air dryers. The Government-backed Energy Technology List states that lifecycle analysis shows that high-speed hand dryers can provide significant financial and CO_2 savings compared with paper towels. Current Energy Technology List criteria require qualifying dryers to use no more than 4.5 kWh per 1,000 drying cycles and to have a drying time of no more than approximately 15 seconds.

The YCC also has solar panels. Where a dryer is being used while the building is generating its own electricity, some or all of the electricity required could therefore be provided by the Centre's solar generation.

Low-energy models are available which use ambient high-speed air rather than relying on a high-powered heating element. Some models also provide the option of switching the heating element on or off. Replacing paper towels in the toilet areas would additionally:

- reduce the quantity of paper products purchased and delivered;
- reduce waste generated by the Centre;
- reduce the frequency of replenishing towel dispensers;
- reduce the likelihood of overflowing paper-towel bins; and
- reduce the ongoing cost of consumables.

The Government's Energy Technology List advises that high-speed dryers can offer significant lifecycle CO_2 and cost savings compared with paper towels. (etl.energysecurity.gov.uk)

Hygiene
Paper towels are frequently regarded as the preferred option in clinical and some food-handling settings. However, the toilet areas at the YCC are general community washrooms rather than clinical facilities. Research comparing paper towels with modern high-speed hand dryers indicates that both can provide an appropriate method of drying properly washed hands in general washroom settings. On balance, a good-quality commercial hand dryer is considered a reasonable and hygienic option for the YCC toilet facilities.

Hall Hand-Washing Point
The hand-washing point within the main hall is located within the principal activity space. It is considered preferable to retain paper hand towels at this location rather than install a dryer because:

- operation of a dryer would introduce additional noise directly into the hall;
- the unit would be visually prominent within the main community space;
- the hand-washing point is likely to be used during activities such as crafts and children's sessions where paper towels are convenient; and
- usage is likely to be considerably lower than within the toilet areas.

The existing paper hand-towel arrangement should therefore be retained at this location.

Kitchen
The YCC kitchen currently uses tea towels, which are changed daily, and the Centre also has a dishwasher for crockery and utensils. Given the current arrangements and the different nature of the kitchen compared

with the public toilet areas, there is not considered to be a need to install a hand dryer in the kitchen as part of this proposal. The kitchen arrangements can therefore remain unchanged at this stage.

Number of Dryers Required
On this basis, three hand dryers would be required, with one installed in each of the three toilet areas.

Options Considered
Research has been undertaken into a range of commercial low-energy hand dryers suitable for use within a community building.

Model	Approx. price each	Power	Dry time	Noise
Dryflow Viska	£212–£280	120W heater off / 1,000W heater on	~10–15 sec	<65dB @ 1m
Warner Howard EL Eco EL600	£155–£200	600W	16.5 sec	—
Airflow ecoDRY 550	£230–£340	550W	10–15 sec	68dB @ 2m
Mitsubishi Jet Towel Wave u02	£373–£485	490–1,240W	9–16 sec	59–62dB

The models vary considerably in purchase price, power consumption and noise.

The Dryflow Viska offers a particularly low-energy operating mode of approximately 120W when the heating element is switched off, while still providing a drying time of approximately 10–15 seconds. The heater can be enabled if required during colder periods, increasing the total power consumption to approximately 1,000W.

At less than 65dB at one metre, it also provides a relatively quiet option, which is considered beneficial within a community building used by children, community groups and a wide variety of activities. Although cheaper models are available, the Viska provides a good balance between purchase cost, low-energy operation, drying performance and noise levels. Based on current prices, three units would cost approximately £636–£840, excluding installation. Electrical installation costs will need to be established separately.

Financial Considerations
There would be an initial capital cost associated with purchasing and installing three dryers. This would be offset over time by:

- reduced purchasing of paper hand towels;
- reduced waste-disposal requirements;
- reduced staff/cleaning time associated with replenishment and waste; and
- very low electricity consumption from modern low-energy dryers.

The YCC's existing solar generation may further reduce the effective electricity cost when dryers are used during generating periods.

Recommendation
It is recommended that the Committee:

- agrees to replace the paper hand-towel provision within the three YCC toilet areas with three commercial hand dryers;
- agrees that three Dryflow Viska hand dryers are the preferred option, based on their low-energy operation, drying time, relatively low noise level and overall cost;
- retains paper hand towels at the hand-washing point within the main hall;
- makes no change to the existing kitchen arrangements; and

To consider a concern raised by a neighbouring resident regarding the YCC external floodlight and determine whether any further action is required.

Purpose of Report
To advise the Committee of a concern raised by a resident of Taylors Fields regarding the external floodlight at the Youth & Community Centre (YCC) and to determine whether any further action is required.

Background
An external floodlight is installed at the YCC to illuminate the basketball court and grassed area beyond the building. The floodlight has been in its current position for approximately 18 years and provides lighting to enable the outside areas to be used safely during the hours of darkness.

Its principal regular use is in connection with Youth Club, which operates on Tuesday evenings from approximately 6.30pm to 8.30pm. The floodlight may be required for a reasonable period before and after the session to allow for setting up and closing down activities. An approximate operational window of 6.00pm to 9.00pm is therefore considered reasonable when the light is required.

This does not mean that the floodlight is used throughout this period every week. Its use depends upon the outside areas actually being used and is affected by the time of year, weather conditions and activities taking place. Use of the outside areas is generally more limited during cold or wet weather.

The floodlight may also occasionally be required by other hirers of the YCC.

Resident Concern
In March 2026, a resident of Taylors Fields contacted the Clerk on a Saturday to report that the floodlight had remained on following Youth Club earlier that week. Once notified, arrangements were made for the light to be switched off and the Youth Club team was reminded that it should be turned off at the end of the session.

In responding, the Clerk specifically asked the resident to report any further issues as soon as they arose so that they could be addressed promptly. In September 2026, the Council was contacted again on a Saturday to report that the floodlight had remained on following Youth Club earlier that week. The Youth Club team was again reminded that the light should be switched off when no longer required.

During the subsequent correspondence, the resident raised a separate concern regarding the floodlight when it is legitimately in use. The resident advises that the light shines towards their property and into bedroom windows and has described the light as dazzling.

The resident has requested that this separate concern be considered further and has been advised that it will be referred to the YCC Committee.

Considerations
There are two separate matters for the Committee to note:

Light inadvertently left on
The floodlight should not remain illuminated when it is no longer required. Users of the YCC should ensure that it is switched off when they have finished using the external areas.

Light spill during legitimate use
The floodlight has been in its current position for approximately 18 years and provides necessary lighting for the safe use of the basketball court and grassed area after dark. Its use is intermittent and dependent upon the external areas being used. Its principal regular use is associated with Youth Club, with occasional use by other YCC hirers where required. A resident has raised a concern regarding the effect of the floodlight on their property when it is in use. The Committee is asked to note the concern raised and consider whether any further action is required.

Financial Implications
Should the Committee determine that further action is required, any associated costs can be established and reported back to the Committee before expenditure is committed.

Budget heading / costcode	Actual 2024 / 25	Actual 2025/26	Budget 2026 / 27	Spend 01.04.26 - 30.09.26	Anticipated Spend 2026 - 27	Comments	Budget 2027 / 28	Precept	Reserves
YCC									
YCC upgrade	£ 8,706.18	£ 353.50	£ 2,000.00	£ -	£ 1,000.00		£ 2,000.00	£ 2,000.00	£ -
Repairs & Maintenance	£ 4,345.25	£ 3,622.52	£ 3,000.00	£ 1,219.69	£ 2,500.00	ECIR 2024 due 29,	£ 3,000.00	£ 3,000.00	£ -
CCTV & Alarms	£ 675.00	£ 145.00	£ 800.00	£ 375.00	£ 1,500.00	New Contract CCTV & alarm	£ 1,400.00	£ 1,400.00	£ -
Electricity	£ 647.00	£ 457.34	£ 200.00	£ 39.01	£ 400.00	inc Solar panels payment	£ 250.00	£ 250.00	£ -
Solar payment	£ -	-£ 154.22	£ -	£ -	£ -	no longer exists as part of invoice	£ -	£ -	£ -
Gas	£ 1,285.71	£ 705.45	£ 1,000.00	£ 461.14	£ 1,000.00		£ 1,000.00	£ 1,000.00	£ -
Water	£ 345.81	£ 361.20	£ 800.00	£ 186.06	£ 400.00	Poss hedge watering	£ 800.00	£ 800.00	£ -
Waste Collection	£ 130.61	£ 165.94	£ 350.00	£ 191.52	£ 300.00		£ 350.00	£ 350.00	£ -
Cleaning & supplies	£ 3,059.12	£ 3,107.00	£ 3,000.00	£ 1,678.25	£ 3,000.00	New contract April	£ 3,500.00	£ 3,500.00	£ -
Phone internet	£ 585.15	£ 586.11	£ 600.00	£ 286.59	£ 600.00	3rd year of 3yr	£ 600.00	£ 600.00	£ -
Grass cutting	£ 1,125.00	£ 1,125.00	£ 1,125.00	£ 562.50	£ 1,125.00	New contract April	£ 1,500.00	£ 1,500.00	£ -
fence / hedge	£ 490.00	£ 250.00	£ 1,000.00	£ 280.00	£ 500.00		£ 1,000.00	£ 1,000.00	£ -
Booking software	£ 417.60	£ 417.60	£ 430.00	£ 417.60	£ 417.60		£ 430.00	£ 430.00	£ -
Music & TV Licence	£ 736.13	£ 764.33	£ 600.00	£ 611.74	£ 786.24		£ 800.00	£ 800.00	£ -
YCC events refreshments	£ 79.71	£ 50.95	£ 150.00	£ 33.36	£ 120.00	Part paid for by fund raising	£ 150.00	£ 150.00	£ -
Grants & Donations	-£ 1,500.00	-£ 1,500.00	-£ 1,500.00	-£ 1,500.00	-£ 1,500.00	Grant from Winscombe for YCC if awarded	-£ 1,500.00	-£ 1,500.00	£ -
Income	-£ 881.50	-£ 515.50	-£ 500.00	-£ 806.00	-£ 1,500.00		-£ 1,000.00	-£ 1,000.00	£ -
TOTAL	**£ 20,246.77**	**£ 9,942.22**	**£ 13,055.00**	**£ 4,036.46**	**£ 10,648.84**		**£ 14,280.00**	**£ 14,280.00**	**£ -**
Youth									
Youth Club sessions	£ 5,130.00	£ 4,603.32	£ 8,000.00	£ 2,295.00	£ 5,000.00	Currently 1 day poss increase	£ 8,000.00	£ 8,000.00	£ -
Youth Club tuck	-£ 64.69	-£ 56.63	£ -	-£ 94.07	£ -	Payments - receipts	£ -	£ -	£ -
Extraordinary activities inc Residential	£ -	£ 863.57	£ 5,000.00	£ 1,906.80	£ 1,906.80	Summer Holiays & spring residential	£ 3,000.00	£ 3,000.00	£ -
Subs	-£ 615.55	-£ 801.00	-£ 550.00	-£ 399.00	-£ 600.00	£1 per person inc summer contribution	-£ 550.00	-£ 550.00	£ -
Youth Council / forum	£ -	£ -	£ 200.00	£ -	£ -	carried budgeted '2021'	£ 200.00	£ -	£ 200.00
TOTAL	**£ 4,449.76**	**£ 4,609.26**	**£ 12,650.00**	**£ 3,708.73**	**£ 6,306.80**		**£ 10,650.00**	**£ 10,450.00**	**£ 200.00**
Grand Total	**£ 24,696.53**	**£ 14,551.48**	**£ 25,705.00**	**£ 7,745.19**	**£ 16,955.64**		**£ 24,930.00**	**£ 24,730.00**	**£ 200.00**

Banwell Parish Council

Net Position by Cost Centre and Code - Cost Centre Group - YCC Committee

Cost Centre Name

Youth & Community Centre			Receipts		Payments		Current Balance
Code	Title	Bal. B/Fwd.	Budget	Actual	Budget	Actual	Budget
701	YCC upgrade				2,000.00		2,000.00
702	YCC repairs & maintenanc				3,000.00	1,219.69	1,780.31
703	YCC CCTV & Alarms				800.00	375.00	425.00
704	YCC Electricity			146.56	200.00	39.01	307.55
705	YCC Gas				1,000.00	461.14	538.86
706	YCC water				800.00	186.06	613.94
707	YCC waste				350.00	191.52	158.48
708	YCC cleaning & supplies				3,000.00	1,678.25	1,321.75
710	YCC phone & wifi				600.00	286.59	313.41
711	YCC Grass cutting				1,125.00	562.50	562.50
712	YCC hedge, fence & tree \				1,000.00	280.00	720.00
713	YCC grants & donations		1,500.00	1,500.00			
714	YCC income		500.00	806.00			306.00
715	YCC Booking software				430.00	417.60	12.40
716	YCC Music & TV Licence				600.00	611.74	-11.74
717	YCC events refreshments				150.00	33.36	116.64
			2,000.00	**£2,452.56**	**15,055.00**	**£6,342.46**	**9,165.10**

Youth Club			Receipts		Payments		Current Balance
Code	Title	Bal. B/Fwd.	Budget	Actual	Budget	Actual	Budget
801	YC sessions			115.00	8,000.00	2,295.00	5,820.00
803	YC extraordinary activities				5,000.00	1,906.80	3,093.20
805	YC subscriptions		550.00	399.00			-151.00
806	Tuck Shop			146.50		52.43	94.07
807	Youth Forum				200.00		200.00
			550.00	**£660.50**	**13,200.00**	**£4,254.23**	**9,056.27**
NET TOTAL			**2,550.00**	**£3,113.06**	**28,255.00**	**£10,596.69**	**18,221.37**

Current Balance = Balance B/Fwd - (Receipt Budget - Actual Receipt) + (Payment Budget - Actual Payments)