

Report to be tabled at Planning, Infrastructure & Transport Committee 06.01.2025

Committee are invited to note the attached Report from the Chair of Woolstone Church and Community Centre Management Committee in relation to:

4.a. v. **PLN/2024/2680**

Listed Building Consent to drill a 6cm hole in the rear wall of the building to vent the new boiler

At WOOLSTONE CHURCH COMMUNITY CENTRE, MILL LANE, WOOLSTONE, MILTON KEYNES, MK15 0AJ

New consultations

4. Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that will be considered will be published on the day of the meeting on the Campbell Park Community Council website.

a. Planning Applications

ix. PLN/2024/2094

Installation of an air source heat pump

At 62 GURNARDS AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2BL

Deadline: 30 January

Planning Officer: Yu Ling Wong

T Jones - Committee Clerk

6 January 2025

Woolstone Church and Community Centre

Background

The heating in the building has been inadequate for a number of years. The gas boiler produces 23 KW of heat; at least 40KW is needed to heat the building.

MKCC Proposal for Heating

Milton Keynes City Council, as Landlords, contracted a heating survey. The recommendations of this survey were to increase the size of the gas service pipe from its point of entry to the building (Main Entrance) to the Vestry which is diametrically opposite in the building and upgrade the boiler to one of higher output. In addition, to install an airflow source heater outside the building.

The cost, in excess of £50,000 was viewed by the Authority as being outside their budget. The Air Source heating system was deemed unsuitable for this building.

The installation of the new gas service pipe involved significant disruption to the fabric of the building. The recommendations were rejected.

Implications of continued lack of heating

Without heating, the potential use of the building falls dramatically. The tenants have recently turned away a number of weddings, regular bookings and one off bookings being unable to guarantee that the building will be warm. Without an income stream, the building itself is at risk.

Risk to the Building

MKCC Leisure Programme Board recently produced a report on the future of the building. It recommended that the following option be explored: To maintain the facility for the benefit of the community. To close and mothball the facility. To offer the property to the market as a commercial opportunity for development. To offer the property to the current tenants.

It is the absence of effective heating that is putting the long term sustainability of the building at risk. Not only is the use of the building effected but also the fabric itself will quickly deteriorate in a damp atmosphere. The building was derelict in the mid 1970's and there is a very real risk of repetition.

Tenants Proposal for Heating

The proposal is to move the boiler to a site closer to the point of entry of gas to the building This minimises the necessity for disruption. Specifically a 40KW boiler could be sited on the mezzanine.

The cost would be £11000 and would be joint funded between the tenants and the Landlord. **However, a 6 cm hole through the building is required to remove waste gases from the boiler. It is this hole that is the subject of this submission.**

John Howard

Chair of Woolstone Community Association