



St Margaret's Hall – Carbon Reduction Study

Purpose of the report

To seek members approval to appoint a contractor to undertake a study of St Margaret's Hall to produce a road map for carbon reduction, energy efficiency, climate resilience and highlighting possible funding opportunities.

Background

Following the offer of funding support from Climate Friendly Bradford on Avon (CFBoA) and initial enquires and costing collated by CFBoA. The town council produced a specification and have undertaken a quotation exercise.

I have attached the brief, appendix 1 and an assessment of the returns for the project in St Margaret's Hall, appendix 2.

Four of the five bids have met the brief for the identified deliverables. Bid1 has provided a time based quote i.e. they have not fixed their price, which puts the risk of delivery with the Council rather than the supplier and bid 5 has overestimated [in relation to the other bids] the time to undertake the work.

This process then leaves bids 2 and 3 on the attached response sheet who are compliant with the briefs deliverables and bid 3 being the lower cost.

Recommendation:

It is recommended that the Town Council appoint,

- 1) Contractor 3

Ian S Brown
Chief Executive & Town Clerk
6th October 2026



Appendix 1



St Margaret's Hall

Carbon Project May 2026

St Margaret's Hall was built around the turn of the 18th and 19th centuries. It was originally built as a factory for dyeing wool and cloth. In 1917 the building was converted into a cinema, at which point a foyer was added to the front of the building.

In 1959, the ownership changed to Bradford Urban District Council, when it was refurbished and re-opened as a public hall. The building then remained in public ownership, although it has been transferred [West Wiltshire District Council, Wiltshire Council and then Bradford on Avon Town Council].

The Town Council, in 2013, refurbished the hall, re-roofing, installing collapsible raked seating, along with internal alterations to create offices and storage areas.

The Town Council undertook a 'Energy Survey and Ventilation' with a report produced in 2012.

The Town Council commenced a project to the installation of 78 x Q-Cell PV system on the roof of St Margaret's Hall, in 2019.

The Town Council commissioned a carbon report across its estate in 2025, with the report being published in February 2026, based on figures from 2024/25 outputs. **The Town Council has the aim of being carbon neutral by 2030.**

The report calculates that St Margaret's Hall has a total market based emissions of 19.5 tCO₂e (with a location based emissions of 11.51 tCO₂e). The main recommendation from the report, for reducing emissions, was to investigate energy supplier for each site with the idea of switching to an 100% renewable electricity supplier.

In November 2024, St Margaret's Hall suffered a catastrophic flooding event, causing an immense amount of damage, including decommissioning of the gas



boiler, therefore the existing boiler [Kidd 270 77kw, installed in 2009] has been replaced with a new Vaillant eco Tec plus 80 boiler with a Vaillant VCP1120-70 heat exchanger.

The front office of St Margarets Hall, which will become the TIC, is serviced by an underfloor heating system.

Project Requirement

The Town Council is seeking advice/project to;

- i) Reduce the carbon footprint of the building
- ii) Ensure that the building is energy efficient [as possible]
- iii) Reducing the energy consumption and costs [where possible]
- iv) Consider Climate/flood resilience in future projects
- v) Identify grant funding for any identified projects

Appendix 2

Responses

Bid	1	2	3	4	5
Reduce the carbon footprint of the building	✓	✓	✓	✓	✓
Ensure that the building is energy efficient [as possible]	✓	✓	✓	✓	✓
Reducing the energy consumption and costs [where possible]	✓	✓	✓	✓	✓
Consider Climate/flood	✓	✓	✓	✗	✓



resilience in future projects					
Identify grant funding for any identified projects	✓	✓	✓	✓	✓
Bid £'s	£4,639	£3,975	£1,540	£2,950	£6,500
	47 hrs	?	3.5 days	?	6 Weeks
	Not fixed price, time based			Not compliant	40% higher than next
Cost diff	+£3,099	+£2,435	£0	+£1,410	+£4,960
Cost position	4	3	1	2	5
Previously worked with	Y	N	N	Y	N
Established	2009	2023	2018	2004	N/A