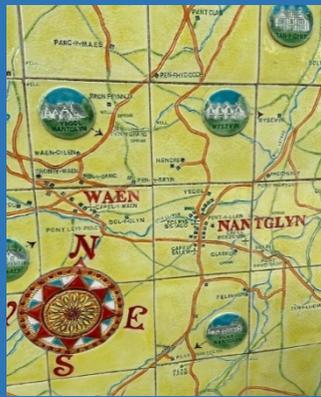


NANTGLYN COMMUNITY FACILITIES PHASE II FEASIBILITY STUDY

FINAL REPORT FOR:
CADWYN CLWYD & NANTGLYN COMMUNITY COUNCIL
12/10/2021



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This project has received funding through the Welsh Government Rural Communities - Rural Development Programme 2014-2020, which is funded by the European Agricultural Fund for Rural Development and the Welsh Government.

EXECUTIVE SUMMARY

Nantglyn's community identified the need for a modern and appropriate community facility, and in 2019 the Community Council and Cadwyn Clwyd commissioned an initial report to identify the most suitable option for such a facility. This report was undertaken by Gweriniaeth Cyf and identified two primary options; the Showground site at the edge of Nantglyn, and the Church House, situated within the village.

In 2020 Cadwyn Clwyd and Nantglyn Community Council commissioned Cynlas Cyf and Dewis Architecture to undertake a "second phase" feasibility study, building upon the work undertaken in 2019. This work was commissioned to further consider the two options and offer the most appropriate and feasible route forward for the community.

The second phase work included reviewing the community consultation that was done in phase one and considering the most appropriate plan for moving the project forward. The work also involved the development of architectural plans and estimated capital costs.

Nantglyn is a relatively small rural community, some 4.5 miles from the town of Denbigh. At the 2011 census the population was 323, and this is not expected to have changed by any substantial figure by the time the data from the 2021 census is released.

The 2019 Welsh Index of Multiple Deprivation (WIMD) shows that the ward is one of the least deprived in the county. However, in terms of housing it's the 4th most deprived ward in Denbighshire, and 58th most deprived across nearly 200 communities across Wales, and in terms of "Access to Services" the ward Llanrhaedr-yng-Nghinmerch is ranked as the most deprived in Denbighshire, and the 53rd most deprived in Wales.

Despite the lack of amenities, the residents of Nantglyn have made the best of their resources and there is strong community cohesion. take it upon themselves to deliver core services within their community, and despite issues of services and amenities, the village is a good place to live, with definite "quality of life" and "sense of place" attributes.

There is evidently much to laud about Nantglyn; and the residents are passionate about its tranquillity, its natural beauty and evident community spirit. This positiveness is reflected in the responses received in the surveys undertaken as part of this report. However the survey, and our own research also demonstrated a fundamental need for an improved, efficient, and modern community facility.

Questionnaires were sent out to 140 homes with a facsimile version also available online. A Total of 101 responses were received; 51 online through Survey Monkey, and a further 50 through the post.

The site options for the development for a new Community Facility were the Church House within the centre of the village, and a parcel of land on the Showground Field on the edge the village.

7Based on the evidence gathered and presented in this report, our considered recommendation is to pursue the Church House site as the preferred option. This is predicated on a number of

considerations and salient factors:

- The unlikely prospect of an agreement being reached on part of the showground site (either freehold or leasehold).
- The lack of existing resources or available grant funding to support the purchase of the Showground field site.
- A number of regulatory issues relating to developing on the Showground site, including being outside designated development land, and floodplain concerns.
- Feedback from Denbighshire County Council indicating that it would be generally supportive of improving the Church House site, but in policy terms not supportive of a development on the Showground field.
- An expressed willingness to work with the community by the Church in Wales and the local committee responsible for the Church House. Existing management and operational capacity (Church House Committee) which can be enhanced and supported through this work.

However, we note the concerns raised during the community consultations over the last two years relating to the Church House, as well as the comments from the Diocese and DEWIS's survey of the existing building.

We would therefore recommend that the community pursue the redevelopment of the Church House, with the objective of developing new build on the site, but with full consideration be given to retaining the front façade as part of the overall redevelopment.

This has the following benefits and opportunities:

- An existing committee with whom the Community Council can work and collaborate with.
- Likely support from the Diocese and Church in Wales to pursue this option; providing additional impetus and strategic support.
- New environmentally efficient facilities, more appropriate for 21st century usage.
- An increased footprint which will allow for a wider range of uses and activities
- Retention of the facility within the village itself.
- Will future proof the site for an extended longer-term period (as compared to attempting to refurbish a site with a range of incumbent problems).
- A new facility that in capacity and facility terms is proportionate to the size of the community, and the likely demand for services and activities.

- Relatively modest overhead costs
- A capital cost that is “grant eligible”, and within current programme limits.

We believe that Option 2 presents the only viable and feasible route to deliver a new and appropriate community facility within Nantglyn that will be “future-proofed” for the next generation and beyond

1. INTRODUCTION & BACKGROUND.

- 1.1 The 2020 COVID-19 Pandemic served to highlight the importance of community facilities, and especially in rural areas of Wales, where access to services was a major issue.

However, community facilities in the shape of village halls stem back into the Victorian era and before. However, it was in the aftermath of the First World War that saw community facilities emerge as a key social amenity. In response to the social and economic devastation of 1914-1918, there was a national drive to develop social and educational provision in rural areas, led by the newly created National Council of Social Service, and building or improving a village hall was quickly seen to be the most effective way of bringing all interests in a village together. Such was the importance attached to village halls, that a Village Halls Department was set up, providing model charity governing documents and guidance and support on the most appropriate building solutions.

In more recent times a 2004 Charity Commission report ¹noted:

“The Government (UK) recognises that village halls, community centres and other charities that provide space and facilities for community services and activities can make an enormous difference to the wellbeing of their communities”

- 1.2 Nantglyn’s community had identified the need for a modern and appropriate community facility, and in 2019 the Community Council and Cadwyn Clwyd commissioned an initial report to identify the most suitable option for such a facility. This report was undertaken by Gweriniaeth Cyf, and identified two primary options; the Showground site at the edge of Nantglyn, and the Church House, situated within the village.

In 2020 Cadwyn Clwyd and Nantglyn Community Council commissioned Cynlas Cyf and Dewis Architecture to undertake a “second phase” feasibility study, building upon the work undertaken in 2019. This work was commissioned to further consider the two options, and offer the most appropriate and feasible route forward for the community.

The second phase work included reviewing the community consultation that was done in phase one and considering the most appropriate plan for moving the project forward.

This second phase report also included the requirement to include outline architectural plans and estimated capital costs.

- 1.3 The initial report completed by Gweriniaeth Cyf included community consultation and an options appraisal on improving community facilities in the village. The work also involved considering existing facilities and provision, identifying the needs of the local community, assessing the potential for a new development and gauging support for the proposed development.

This initial report In 2019 offered the following conclusion:

¹ S 9a-Village Halls and Community Centres. Charity Commission December 2004.

“We believe there is merit in considering a new build on the Showground field as the most popular option. However, although in its present state, Church House building (and land) is not an option because of the Church in Wales’ eagerness to try and maintain the building for future community use and their willingness to consider selling the property/ land that this option should be considered in greater detail”.

To provide the Council and the community with a robust and empirically sound basis for taking the project further, this second phase study was considered essential. Most particular, there was a need to fully review and assess the viability and feasibility of both the Show Ground and Church House sites.

- 1.4 Our approach to the work fully considered the brief issued, the conclusions of the previous reports, other relevant and salient documents, and reports, including policies and strategies of key stakeholders such as Denbighshire County Council and Welsh Government, and guidance and advice on community facilities.
- 1.5 The work was commissioned at a time when COVID-19 restrictions impacted severely on communities, and the delivery of this report was undertaken in full alignment with Welsh law and guidelines.

We had to fully consider the most effective and engaging method of delivering the project, balancing the need to ensure that the work was undertaken safely and compliantly, whilst also putting in place procedures that would deliver a sound and coherent conclusion to our work from the outset.

- 1.6 The specific requirements of the brief required us to consider the two sites previously considered more fully, namely the Show Field Site, and the Church House.

The detailed work involved:

- Community demand, i.e. assessing the amount of space and the level of capacity required. This assessment was based on the previous study, the subsequent community consultation undertaken in late 2020/early 2021, similar developments elsewhere, and other provision within the locality.
- Consultation with the community. Due to the issues relating to COVID-19, public meetings and face to face meetings were considered inappropriate. However, due to the size of the village and its community, it was considered feasible to deliver both a bilingual postal survey and online version.
- Engagement with the owners of both sites to discuss options for sale and/or lease.
- Planning and other regulatory considerations.
- Governance on the powers of the Community Council to take the project forward, as well as the most appropriate governance vehicle to manage the project pre and post

development.

- 1.7 This work was originally advertised in July 2020, but due to COVID the work was not commissioned until late October 2020. The original date for completion was February 2021, but due to the ongoing issues relating to the Pandemic, the timeline was extended significantly.
- 1.8 We have been supported in our work by a committee brought together by Nantglyn Community Council, which has included members of the Council itself, the Denbighshire County Council member for the ward, and other representatives of the community. This committee formed a steering group that provided the oversight and management of the process.
- 1.9 This report presents the findings of our work, full consideration of the options available to the community, and clear recommendations on the most appropriate way forward for the Community Council, its stakeholders, and the wider community.

2. NANTGLYN

2.1 Nantglyn is a relatively small rural community in Denbighshire, some 4.5 miles from the town of Denbigh. At the 2011 census the population was 323, and this is not expected to have changed by any substantial figure by the time the data from the 2021 census is released, primarily as there have been no new housing developments of note over the last decade.

The village is picturesque, and is located on the river Lliwen, and Nantglyn literally means “the ‘stream in the valley” It lies within the heart of rural Denbighshire, and typifies the type smaller towns and villages of the county; one of a network of attractive villages and towns, nestled within a “high-quality” landscape.



Figure 1 - Nantglyn

2.2 Nantglyn is part of the much larger ward of Llanrhaedr-yng-Nghinmeirch, which also includes the communities of Llanrhaedr, Saron and Cyffylliog and Prion.

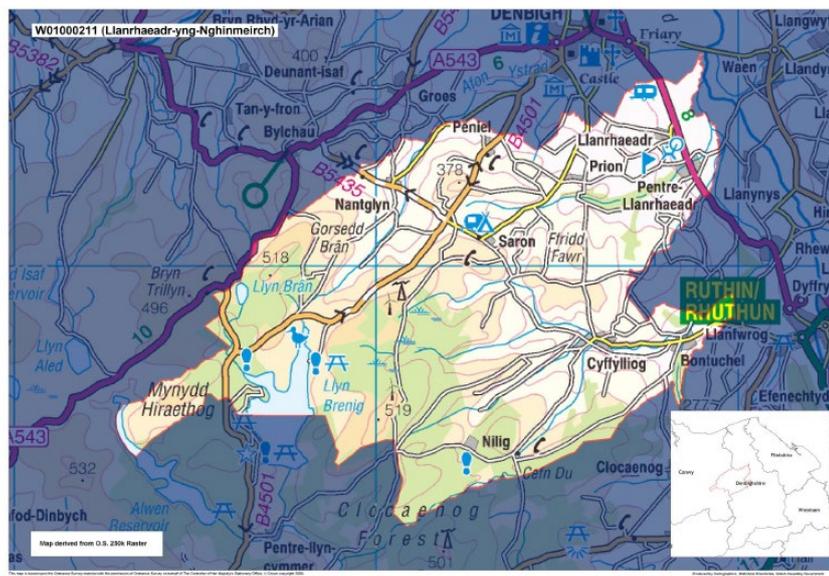


Figure 2 - Llanrhaedr-yng-Nghinmeirch

2.3 The most recent ward data for Llanrhaedr-yng-Nghinmeirch shows the following:

Table 1 - Household Profile - Llanrhaedr-yng-Nghinmeirch

All Residents:	1,856
Number of households:	749
Average household size:	2.4
Residents in households:	1,832
Residents in communal living:	24

This data, and other data to hand suggests a relatively high degree of home ownership in both the village and the wider ward. There is also a similar pattern in household density, with some 140 households and 313 people in Nantglyn, equating to an average household size of 2.2 people.

- 2.4 The 2019 Welsh Index of Multiple Deprivation (WIMD) shows that the ward is one of the least deprived in the county. The overall WIMD ranking, and the indices relating to income, employment, health and education, community safety and physical environment all show Nantglyn ranking amongst the 50% least deprived at both a county and All Wales level.

However, in terms of housing it's the 4th most deprived ward in Denbighshire, and 58th most deprived across nearly 200 communities across Wales. This is, perhaps, a reflection of the limited number of new housing developments over the last decade.

But it is the "Access to Services" ranking in the WIMD which is of most note. Llanrhaedr-yng-Nghinmerch is ranked as the most deprived in Denbighshire in relation to this category, and the 53rd most deprived in Wales (placing it among the 3% most deprived across the country).

This is not surprising. As Gweriniaeth's earlier report noted, Nantglyn has no shops or permanent facilities serving the village, whereas just a few years ago there were a range of amenities and services, including a post office, public house, and primary school.

- 2.5 Despite the lack of community amenities, it is evident that the residents of Nantglyn have made the best of their resources, and this report is a manifestation of the community's desire to respond to the challenge and take it upon themselves to deliver core services within their community.

As we noted in our submission for this work:

"We... appreciate how important viable and vibrant community facilities are in rural areas of Wales. Covid 19 has only reinforced this appreciation; with many such facilities acting as an essential lifeline for people during this torrid and difficult time."

- 2.6 Despite issues of services and amenities, Nantglyn, can be considered a good place to live, with definite "quality of life" and "sense of place" attributes, and evident community cohesion.

A very interesting and informative website created in 2009 by James McKenna - <http://nantglyn.synthasite.com> - notes the following:

"The small junior school closed down in the late 1990s owing to declining pupil numbers. Despite this closure there remains a strong sense of community within the village. There remains in the village a park, which was refurbished at the end of 2005 with a climbing frame and other small equipment as well as football goals. The village also has its own football team who have had marked success as champions of local competitions in recent years. The team plays on their own pitch, which outside of the football season is used for sheep grazing"

What was true in 2009, remains true in 2021, and despite the demise in amenities, which has afflicted so many communities across rural Wales, Nantglyn remains resilient and vibrant in relative terms. Certainly, from our experience in other communities, for such a small community, it is “punching above its weight”.

2.7 The village is also steeped in history and has a rich vein of noteworthy former residents.

According to Clwyd Powys Archaeological Trust Nantglyn is first recorded in 1245, and noted as Nantlym in the Norwich Taxation of that year; subsequently in the Lincoln Taxation of 1291 it was referred to as Nantclyn. According to the history of the village, the Lliwen, and its parent, the Afon Ystrad, provided the water to power several corn and fulling mills in the parish.

The church occupies a natural terrace above the stream, with the original core of the village stretching up the hill behind. However, as the Clwyd Powys Archaeological Trust also note

“... the emergence of settlement and its later development at Nantglyn are obscure, with virtually no known documentary evidence to throw any light on its earlier history. The first reliable statement comes from Edward Lhuyd’s respondent at the very end of the 17th century who stated that there were six houses by the church. And it was little different two hundred years later when the Ordnance Survey produced their first large-scale mapping.”

According to tradition, a monastery was founded here by Mordeyrn, grandson of Cunedda Wledig, or Cunedda ap Edern (c. 386–c. 460 AD; reigned from the 440s or 450s). Cunedda was an important early Welsh leader and established the royal dynasty of Gwynedd.

2.8 The parish church is dedicated to St James. It was extensively renovated in 1777 and again in Victorian times. A notable feature of its churchyard is the "pulpit in a tree" built into an ancient yew, which is reputed to have been used by the preacher John Wesley. It is thought that the already ancient yew was hollowed out in the 18th century, and it remains a noteworthy feature of the parish to this day.



Figure 3 - Pulpit in the Yew Tree

2.9 According to several websites and reference books, the village has had some notable residents, including David Samwell (1751–98), the ship's surgeon aboard the Discovery during Captain Cook's final voyage of exploration. The British Medical Journal carries an interesting biography, noting the following:

“David Samwell was born on 15 October 1751. He was the son of William Samwell the vicar of Nantglyn in Denbighshire, and the grandson of the Rev Edward Samuel, a distinguished Welsh author and translator, of Llangar near Corwen in North Wales”

Dr. William Owen Pughe (1759–1835) was a well-known literary figure who compiled a Welsh-English dictionary and a Welsh grammar, among other works. According to the biography Wales website he was born in Meirionydd, moved to London as an adult and spent thirty years there, before being bequeathed estates in Nantglyn and Meirionydd by a

relative, the Reverend Rice Pughe, and moving to the village.

One of his children, Aneurin Owen was also a renowned scholar. Again according to the Wales Biography website, on reaching adulthood Owen made his home at Tan-y-gyrt, Nantglyn, and in 1820 married Jane Lloyd, also of Nantglyn.

Twm o'r Nant (Edward Thomas) was an extremely well-renowned 18th Century dramatist and poet. He was born in Llanefydd but grew up in Nantglyn, and likely took his bardic name from the village where he grew up.

Other noteworthy figures include:

Robert Davies an early 19th century poet and author, who took the bardic name Bardd Nantglyn.

Tom Pryce, the Formula 1 racing driver, who was tragically killed in a racing accident in 1977, was born in Ruthin, but attended Nantglyn Primary School.

2.10 Today, the community is administered at the local level of government by Nantglyn Community Council. The Council is also the sole trustee of the King Georges playing Field Charity (registered charity No. 524067) which is adjacent to the showground field.

2.11 Two onshore wind farm operations in the vicinity of the village have recently been developed.

Brenig Wind Limited became operational in March 2019 and has 16 turbines each of 2.35MW, giving a total installed capacity of 37.6MW. A windfarm community grant fund of almost £4 million over 25 years is now available for communities surrounding the Brenig Wind Ltd site.

Clocaenog Forest Wind Farm is an onshore wind farm project owned by RWE. The 96MW project has 27 wind turbines in the forest and as part of the project there will be an investment of £19 million over 25 years for communities within the area of benefit.

Nantglyn falls within the priority area for both schemes, and this is a major funding option for the community in developing a community facility.

2.12 There is evidently much to laud about Nantglyn; and the residents are passionate about its tranquillity, its natural beauty and evident community spirit. This positiveness is reflected in the responses we received in both the online and offline survey and is a solid base upon which to build a community facility.

However, as we have also garnered from the survey, our consultation, visits to the village and desk research, there is a fundamental need for an improved, efficient, and modern community facility.

The survey is addressed in more detail in the next section.

3. CONSULTATION AND SURVEY

3.1 Part of the process of undertaking this second stage review was to reengage with the community. Primarily, the purpose was to build upon the findings of the previous work, and to seek more qualitative information on the requirements of the community in relation to community facilities, and to match those requirements against the two sites in question.

The survey was therefore focused on seeking opinions and views on the specific facilities and activities that the people of the community felt were needed and could bring additional benefit to Nantglyn and its environs.

Utilising the findings of this survey, coupled with Cynlas' own knowledge and experience of other community facility developments across Wales, and measured against Dewis' professional considerations as to what would be feasible at both sites, would allow us to present a more definite picture of the options available to the community.

The questionnaires were sent out to 140 homes, with a total of 269 individual forms enclosed, reflecting the number in the household on the electoral roll. It should be emphasised that we were only provided with the actual number of residents on the electoral roll in each household, and were not the specific names of residents in each domicile.

3.2 A Total of 101 responses were received; 51 online through Survey Monkey, and a further 50 through the post.

This equated to the following response rates:

Category	Total	Response	%
population	323	101	31%
domiciles	140	101	72%
forms issued	269	101	38%

Table 2 - Survey Response Rates

However, it should be emphasised that the above figures only offer a general guide, particularly as the population figure is based on the 2011 census (10 years old), and the response rate per household is somewhat misleading, as some households returned multiple forms.

Nevertheless, in comparison terms, online survey tool company "FluidSurveys" reported that their average response rate for email surveys was 24.8%. "SurveyGizmo", another survey software company reported that external surveys elicited an average response rate of some 15%.

More locally, a relatively recent town centre study commissioned by a Town Council in North Wales generated just over 140 responses to its community engagement survey. The outcomes of this survey was used to support the development of the final town centre

study. The town in question has a population of approximately 10,000 people.

We therefore consider the level of response from the community in Nantglyn to be sufficiently robust to support our conclusions. We would also emphasise that the quality of the responses was of a high standard, with many people going to great lengths to provide detailed and considered responses.

3.3 The age distribution of respondents shown below perhaps illustrates the different preferences of different age groups. The number of respondents using the paper version sent to homesteads being much more prevalent amongst the older age group.

Age Distribution of Respondents			
	Online	Paper	Total
0-24	7	3	10
25-44	14	5	19
45-64	19	17	36
65+	6	19	25
Total	46	44	90

Note, 11 respondents did not specify their age.

3.4 The following questions were asked in the survey:

- What is the best thing about living in Nantglyn?
- What if any, existing activities, or events related to Nantglyn, or the surrounding area are you involved in? If you have a specific role in delivering these activities e.g. secretary, treasurer, chair, committee member, please also state.
- If you are involved in any activities or events, where do you go to attend these activities?
- What other type of activities would you like to see delivered in Nantglyn and the surrounding community?
- What are the biggest current problems in Nantglyn and the surrounding community?
- What type of Facilities would you like to see in a new Community Facility? (Please rank in order of importance by ticking the appropriate box, with 1 being the highest and 9 being the lowest).
- Any other suggestions regarding facilities at a new centre?
What is your age group?

3.5 The survey was structured to elicit qualitative responses from the community, primarily based on four areas:

- The positives of living in the Nantglyn community
- Current community activity and interest in supporting a community hub
- Perceived problems or issues in the community
- Ideas about what a community facility could offer.

3.6 The main responses demonstrated a general contentment with the way of life in Nantglyn. The word cloud on the next page, created by the online survey, offers a visual confirmation

of the community’s general satisfaction with village life in Nantglyn.



Figure 4 - Community Positives Word Cloud

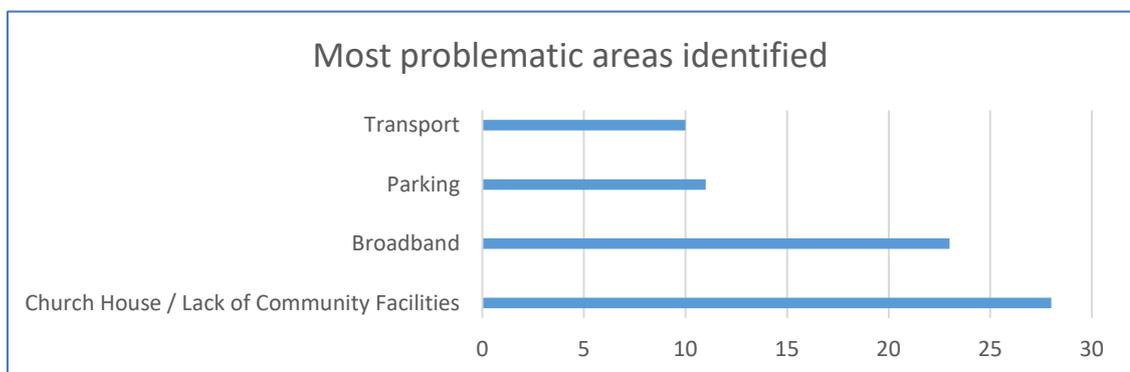
The responses also suggested that there is a relatively buoyant and active community, with a variety of social activities being undertaken. This, despite no central community facility such as pub, shop or post office, and a population of fewer than 350 people. The detailed responses are shown in Appendix I and offer an insight into the social life of the village. Many of the respondents are involved in football and other sports, and there were a number of people involved in agriculture related social activities, most especially the Young Farmers Club.

These two positive factors need to be built upon, and any proposals for funding put forward should accentuate these two very positive factors.

3.7 We also received a variety of responses as to the locations at which community activities take place. The survey demonstrates that there are a range of facilities in the wider community that are used by residents, and this needs to be fully borne in mind when developing the business case for a new community facility in Nantglyn.

3.8 Residents’ perspective on the most significant problems afflicting the community were also sought. The four key areas are highlighted below:

Table 3 - Key Issues for the community



The main problem identified was the lack of an “appropriate” community facility. As noted in in Figure 5 on the next page, , a number of respondents specifically mentioned the “inadequacy” of the current facilities provided by the Church House. Twenty-eight (28)

noted their concerns that the Church House, as it was, was not sufficient for the community's needs.

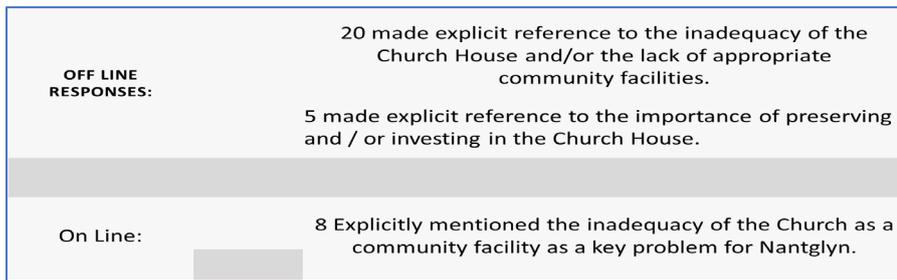


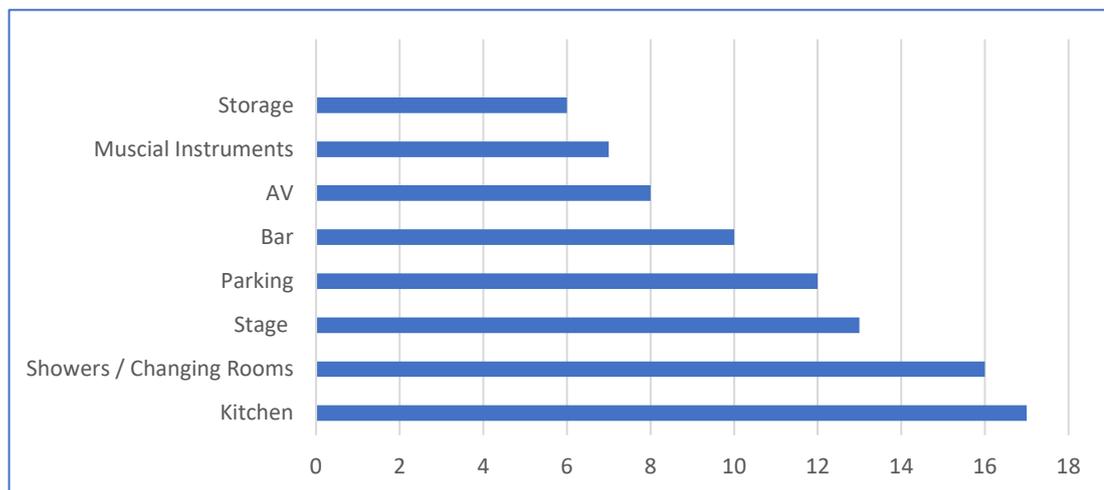
Figure 5 - Views on the Church House

However, as we can be seen from the graphic above, five (5) respondents emphasised the importance of the Church House and felt that it could likely fulfil most if not all the needs of the community with the correct investment.

3.9 We also secured information on people's thoughts on the facilities and what types of activities they would like to see provided in a new community facility.

The responses were clear, and decisive, reflected some of the prevailing issues in the community. The drive to developing a new facility on the show ground also intimated the possibility of using some of the greenfield for recreational facilities and to serve the adjacent football fields. Hence, as we anticipated, a number of respondents suggested showers and changing rooms.

Table 4 - Community Facilities Identified as needed by the community.



Arguably, the most interesting and informative responses related to Question 4 and the types of activities the residents would like to see delivered in the village. We had a wide variety of responses, but clustered the responses into the categories in Table 5 on the next page.

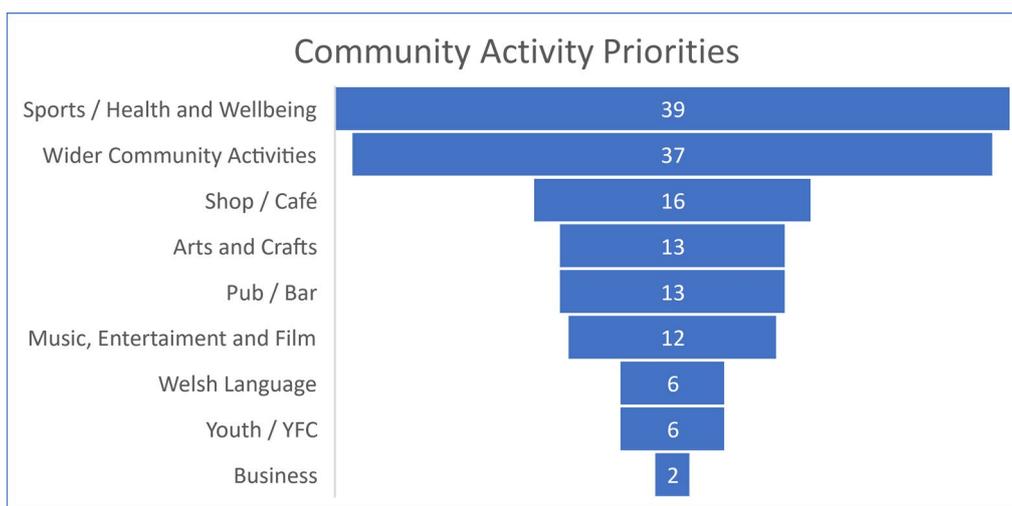


Table 5 - Community Activity Priorities

Reflecting the number of respondents who stated that they were involved in sporting activities, it is perhaps to be expected that the largest cluster of categories relates to Sports, Health and Wellbeing. The activities listed are set out in more detail in Table 6 below.

Table 6 - Detailed list of community activity ideas

Sports / Health and Wellbeing	39	Pub / Bar	13
Sports and Recreation	14	Bar	6
Health and Wellbeing	11	Pub	7
Football	9		
Indoor Sports	3	Music, Entertainment and Film	12
Cycling	2	Film Club	4
		Concerts	6
Wider Community Activities	37	Line Dancing	1
Community Activities	25	Music Club	1
Coffee Morning	8		
Easter	1	Welsh Language	6
Flower Show	1	Welsh language activities	4
Private Function Rooms	1	Welsh Classes	2
Street Party	1		
		Youth / YFC	6
Shop / Café	16	Youth / Young People	4
Shop	12	YFC	2
Café	4		
		Business	2
Arts and Crafts	13		
Arts	5		
Craft	8		
Pub / Bar	13		
Bar	6		
Pub	7		

3.10 The level and quality of the responses from the community offer some very helpful and insightful information that can be subsequently used to further develop the business case for the community facility.

3.11 We also consulted a number of key stakeholders and individual residents within the community. This helped elicit further insights into the issues prevailing in Nantglyn, and helped us identify the issues, and articulate some of the ideas, aspirations and long term ambitions of the people of the village, as well as those of stakeholders such as Denbighshire County Council.

The survey and the consultation have also helped us greatly in determining the scope, capacity and facilities required in Nantglyn, and to the extent to which a community facility can be properly developed, sufficiently resourced and sustainably managed in the long term.

4. STRATEGIC CONTEXT

4.1 This report is set against a backdrop of relevant policies and strategies, operating at four levels of administration:

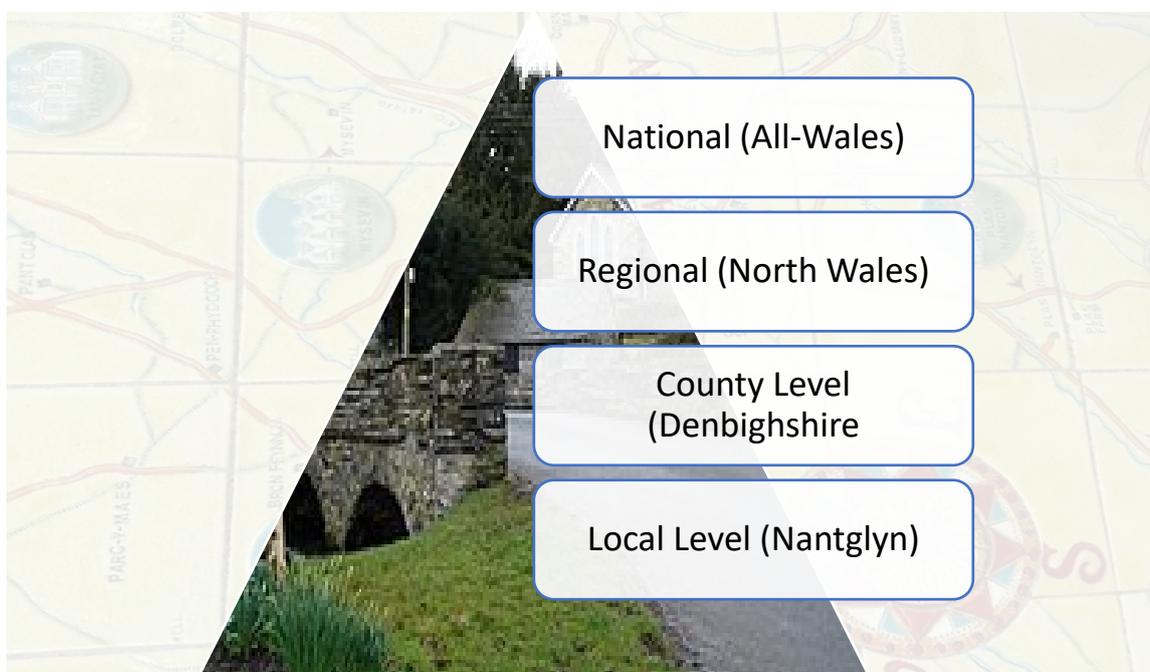


Table 7 - Policy Hierarchy Considerations

4.2 National Level Policies are underpinned by a key piece of Welsh Government legislation – **the Wellbeing of Future Generations (Wales) Act 2015.**

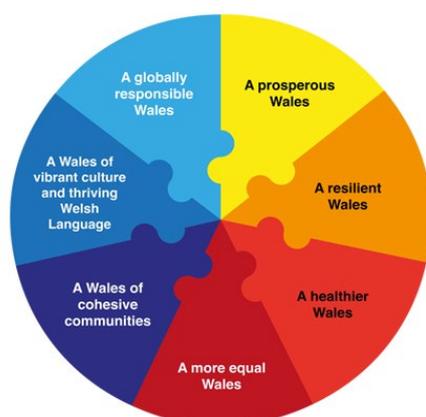


Figure 6 - Wellbeing of Future Generations (Wales) Act 2015.

The aspirations of the Well-being of Future Generations Act 2015 aim to redefine the public sector's approach to all aspects of its work.

This core policy of Welsh Government sets out 7 Wellbeing Objectives and governs how public bodies should work in future.

Whilst the Act governs the public sector only, the underpinning ethos extends out to the work that third sector and private bodies undertake in partnership or on behalf of Government. Further, much of the

funding now emanating from public bodies requires tangible evidence of alignment and commitment towards the Act by beneficiaries.

Prosperity for All, 2017.

The Welsh Government’s Economic Action plan was published in 2017. This sets the tone for its work in developing the prosperity of its communities.



Figure 7 - Wellbeing of Future Generations Act - Five Ways of Working

Of particular relevance to this project are the five ways of working proposed.

In the foreword, the Plan notes:

“We want a strong, resilient and diverse economy that delivers for the people of Wales - enabling individuals to realise their ambitions, businesses to prosper and communities to thrive.”

Our Economic Resilience and Reconstruction mission, February 2021

The Welsh Government published this document with a view to taking forward the discussion presented in the Covid reconstruction document which itself built upon the economic development priorities outlined in “Prosperity for All”.

It saw its reconstruction mission building on the early progress it had made in raising the profile and challenges in the Foundational Economy, recognising that there was more to be done to spread and scale the approach.

The document emphasises that the drive for a well-being approach is no longer a fringe

report.

Cognisance and appreciation of these priorities will provide a foundation for the project's strategic aims as it develops as a community facility and amenity for the people Nantglyn.

4.3 The Regional Approach.

The regional perspective is encompassed within the work of the Economic Ambition Board.

The North Wales Economic Ambition Board (NWEAB) is a partnership comprising of the 6 Local Authorities in the region, along with representatives from the private sector, Bangor University, Glyndwr University, Coleg Cambria and Grŵp Llandrillo Menai. The Board was established in 2012 to develop a regional approach to economic growth and to address the challenges and barriers facing the North Wales economy.

The Board has developed a vision for growth, encapsulated in its Growth Deal which was signed with UK Government in December 2020. The Growth Plan has three core principles:

- Connected North Wales
- Smart North Wales
- Resilient North Wales

It should be noted that this is a high level, strategic programme of intervention designed to focus efforts on tangible growth opportunities for the region. Nevertheless, there are areas of relevance. The emphasis on resilience and the aim of ensuring that the region retains its young people, raises employment levels, and improves skills, clearly resonates with the aims of this project, and is something that should be emphasised in any business case put forward.

4.4 Denbighshire level policies offer the most immediate relevance and resonance for Nantglyn, and in turn for the future development of any community facility.

As a county it has a number of policies and programmes of key significance and relevance.

Of most relevance, perhaps is the focus within the current corporate plan on "resilient communities".

Within the corporate plan is the following:

"The Council works with people and communities to build independence and resilience In Denbighshire we aim to promote people's health and well-being and encourage them to remain as independent as possible. In order to do this, we need to work with everyone in the community, to ensure that there are strong support networks in place and ensure people

have more involvement in decisions affecting their future well-being. At the same time, we will continue to make sure that people at risk of abuse or exploitation are safeguarded.

“To achieve this we will:

- ***Support people to plan and shape their communities.***
- *Provide easily accessible information that supports people’s independence and resilience.*
- *Ensure people are involved in shaping and improving services.*
- *Act to reduce Domestic Abuse*
- *Ensure all carers in Denbighshire are well supported.*
- *Ensure adults and older people who need health and social care in Denbighshire will experience a seamless service.”*

4.5 We can see from the above, that there are a number of relevant strategies and policies that need to be considered in taking this project further. The feasibility study offers the first step to realising a new community vision for Nantglyn; but as the project develops, evidence of not only alignment but a positive contribution to the agendas of stakeholders such as Welsh Government and Denbighshire County Council will be critical.

4.6 The response from both Welsh and UK government to the challenges presented by COVID could present communities such as Nantglyn with opportunities to secure funding and support for a new, enhanced community facility. UK Government has recently rolled out funding initiatives such as the Levelling Up Fund and Community Ownership Fund, designed to support communities out of COVID, and we may well see similar initiatives and programmes rolled out by Welsh Government in the near future.

The Pandemic has introduced an additional layer of strategic consideration for community projects. Those that can demonstrate a clear positive response to the transformational impact of COVID-19 are likely to secure better support and leverage. For Nantglyn, that response should focus on showing how this project will ensure that the community remains cohesive, and can also introduce services and activities that help protect the wellbeing, prosperity and fortune of the community for the long term.

Undoubtedly, there will be further developments in the offing, and it is incumbent on the team in Nantglyn to remain vigilant and ensure that any opportunities that may arise are responded to with both alacrity and strategic clarity.

4.7 One other key factor that needs to be considered is the relationship between relevant stakeholders. In this report we have outlined some of the key strategic relationships, but there is a plethora of other relationships with stakeholders, particularly at community and county level that will also need to be considered.

4.8 Now we have fully considered the community’s needs and the wider strategic context, we are now better able to consider the options for a new community facility. These options are addressed in detail in the next section.

5. THE OPTIONS

5.1 As set out in Section 1, the options on the table at the beginning of this work were:

- Church House
- Showground Field

DEWIS Architecture was responsible for reviewing both sites, and considering how, in response to the community needs identified in both studies, either option could serve to provide a solution for the community. This review also took into consideration DEWIS' experience elsewhere in developing community facilities, as well as CYNLAS's work with community groups across rural Wales.

DEWIS drew up site plans for both options for consideration by the steering group. However, as the discussions developed it became clear that there was a third option, namely the demolition of the Church House (with perhaps the exception of the front façade). Plans are presented in Appendix II based on these three options.

5.2 The Church House.



Figure 8 - Nantglyn Church House

The Church House is the only permanent facility within the village at present. Although Capel y Waen is also used for some activities.

Owned by the by the Church in Wales, the Church House has a dedicated and hard-working committee which has ensured that the amenity is financially stable, and during normal pre COVID days, offered a focal point for the residents for a variety of activities.

It is centrally located, offering a convenient meeting point for most of the community. However, parking is an issue, and despite the relative tranquillity of the village, the main thoroughfare can be busy at times, and could offer some safety hazards for people visiting.

However, the 2019 report from Gweriniaeth noted a number of issues with the Church House in its present guise.

“Many residents felt that building was dated, too small, has no disabled toilets, has a basic kitchen and has no car parking facility. Furthermore the electricity wiring is dated, and lighting is by and large poor.”

Our further review of the building also involved further dialogue with the Church in Wales. A response from the Diocese noted the following:

“The existing building is a concrete framed pre-fab essentially with zero insulation and

limited life”

However, as emphasised in the initial report, the Church in Wales is favourable to the consideration of offering a long-term lease to the community, as long as the uses proposed are for the said community.

The discussions, which are in the form of email correspondence, also confirm that due to the nature of the existing building, the Church in Wales recognise it only has a limited lifespan. The Church would therefore consider redeveloping the site to create a more suitable and convivial facility for the community. This is in principle and would obviously need further exploration with the Diocese and Church in Wales.

5.3 The Showground Field.

Gweriniaeth identified the Showground field as the preferred option in the 2019 report. The proposed solution would be to utilise part of the land to design and construct a new community building with associated facilities. Following an initial approach by the Community Council at the time, the owner acknowledged the need for a new community facility in the village, and, as noted in the report had:

“... not discounted selling land to develop such a proposal”.



Figure 10 - Nantglyn Show

The showground field is on the curtilage of the village, and as indicated by the nomenclature, is the location for the annual Nantglyn show. This is a key event in village calendar and brings together the wider community. It is well-regarded and popular and has a variety of events taking place during the show.

As such, the community has a strong affinity with the field, and its wider use by the community is something that garnered significant support during the initial review by Gweriniaeth.



Figure 9 - Showground Field Location

Our review of the site was underpinned by further discussions with the landowner regarding a possible sale or long-term lease.

Initial site plans were drawn up, based on utilising part of the land nearest to the village. This initial plan is shown below and provides a guide as to the possible location of the facility, if it

were to be developed.



Figure 11 - Site of possible Community Facility

Our initial discussions with the landowners were positive and suggested that they would be willing to further consider a proposal for the parcel of land shown above. They subsequently appointed a land agent to represent them in negotiations.

To ensure that the Community Council's role in negotiating any transfer was financially compliant, and to protect the interests of the community in pursuing such matters, Nantglyn Parish Council also appointed an Agent to represent them.

Despite initial positive discussions, it became clear that the expectations of the land owners and their Agent in relation to the value of the land was not in line with what the Council was able or willing to consider, and as such the Steering Group came to the conclusion that purchasing the site was neither viable or feasible. It is important to note that the discussions held were "commercial in confidence" and it is not therefore appropriate to provide any specific discussions relating to values in this report.

5.4 As required, we were also required to consult with Denbighshire as the Planning Authority to establish their position in relation to the two options. The response is set out below:

"Thanks for your enquiry regarding the erection of a new community building at Nantglyn. I would firstly direct you to the Policy in the LDP which relates to Community Facilities-BSC12.

<https://www.denbighshire.gov.uk/en/planning-and-building-regulations/local-development-plan/adopted-local-development-plan.aspx>

It states that 'Proposals for the provision of community facilities will be supported provided:

i) they are located within existing development boundaries; or

ii) outside of development boundaries, but within settlement clusters, the proposal will provide an essential facility to support the community.

From the details you have provided, the site does not fall within the development boundary of Nantglyn and in my informal opinion, I am not sure we could consider it to be within a settlement cluster as it falls to the south of the road where there is no other existing development.

Our mapping system has brought up a flooding constraint at the site- C2 flood zone. I know ... that this has been looked into, but I have cross referenced this to the NRW Development Advice Maps and it does fall within this high risk zone (see extract below)

<https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en>

Welsh Government Technical Advice Note 15: Development and Flood risk (<https://gov.wales/technical-advice-notes>) advises that a C2 flood zone poses the most risk and development should be directed away from those areas. As the community facility would likely fall within the highly vulnerable development category I would strongly advise that you consider alternative options for the facility as it would be unlikely to be supported in this location.

You mention the existing Church House and the possible renovation of this building. I would encourage you to explore this option further and consider bringing this building back into use for the local community. I have checked the constraints at the Church House, and it is located within the development boundary so LDP Policy RD1 would apply, and it is also within the Nantglyn Conservation Area so Policy VOE1 would also need to be considered. I would encourage that as much of the external appearance is maintained where possible.

5.5 As can be clearly seen from the above, is that there are, in reality three options on the table.

The three options are considered in summary form below:

Option 1 - Renovate Existing Building

Pros

- *Favoured option of the planners and planning policy*
- *Located within Development Boundary of the Local Development Plan*
- *All services present*
- *Church in Wales is supportive and expressed interest in working with the community.*

Cons

- *Significant cost associated with refurbishment, but with no gain in area or flexibility to expand*
- *Accessibility compromised*
- *The current building is a concrete-framed building not unlike a prefab garage, but larger and is both impractical and aesthetically unappealing.*
- *It is not energy efficient and, as confirmed by the Church in Wales, only has a very limited lifespan remaining.*

Option 2 - Demolish existing building – New build on existing site.

Pros

- *All services present*
- *Known footprint – existing building on the site – In planning terms replacing like with like*
- *Located within Development Boundary – Planning officer*
- *More efficient use of space*
- *Will offer improved accessibility*
- *Will provide a more energy efficient and sustainable building*
- *Church in Wales is, in principle, supportive, but further, more detailed discussions would be required on the specifics of any proposed demolition.*

Cons

- *No opportunities to expand*
- *No new parking provision*
- *There will be a need to demolish existing building due to limited lifespan remaining*

Option 3 - New Build on Show Ground Field

Pros

- *Greater opportunities to expand, flexibility*
- *Parking provision*
- *More efficient use of space*
- *Accessible*
- *Offers opportunities to link with and support other activities, most especially the Nantglyn show.*
- *Sustainable building*

Cons

- *Outside the Development Boundary*
- *Not considered to be within a settlement cluster as it falls to the south of the road*
- *Located in a High Risk 'flood plain' area - C2 flood zone. NRW Development Advice Maps shows the land does fall within this high-risk zone.*
- *Planning Officer advice suggests that they would not support a proposal on the site.*

5.6 Other issues to consider.

Gweriniaeth's initial report highlighted on key issue that concerned some members of the community, that of the sale of alcohol and covenants associated with the site that restricted such activities.

During our consultation with the Church in Wales we asked for clarification on this issue; but despite several requests for clarification, at the time of writing, we still haven't received a definitive answer.

Another concern was the impression amongst some that the Church House is used

exclusively by the Church for two weeks in the Summer. However, we understand that there could be opportunities to review this as part of any discussions with Church in Wales.

5.7 Costs.

The following estimated costs are based on DEWIS' work on similar projects and should only be considered as initial estimates. The preferred option should be subject to much more rigorous and detailed appraisal as the project develops.

NANT GLYN BASIC COST ESTIMATE			
Comparable Costs			
	Area	Total Cost	£ Per M2
New Build, timber frame, community centre			£1200
Grade II Listed Building Town Hall, Llangefni	1300m2	£2.2 million	£1700
Office Refurbishment, Holyhead	270m2	£400,000	£1500
Glynllifon Grade II Listed Building, Education	800m2	£1.1 million	£1400

Table 8 - Cost Comparisons for new Community Facility.

Basic Cost Estimate; based on the comparable costs above,

Option 1 - Refurb	116m2	156,600	£1350
Option 2 – New Build (Church House)	158m2	268,600	£1700
Option 3a – New Build (Show Ground)	326m2	554,200	£1700

Table 9 - Estimated Costs of the Three Options.

The above costs need to:

Allow 10% increase to allow for Inflation/Covid/Brexit impact materials and
Allow 10% for Professional Fees Notes:

The above figures do not include:

- VAT
- Reports
- Costs for Hardscaping and soft scaping
- Statutory fees – Building Regs, Planning, Utilities etc.
- Land Acquisition

Competitive tenders will be required to determine actual costs.

5.8 As can be seen from the assessment of the three options, none are without their problems, and each presents different challenges for the community.

However, there is one other crucial consideration that needs to be incorporated into any final assessment of the most feasible and viable option. That being the capacity of the organisation to take the project forward. This is discussed in the next section.

6. FUTURE GOVERNANCE, MANAGEMENT & OPERATIONS

6.1 A key aspect of this work was to consider the governance arrangements required for taking the project forward. As specified in the brief, we were required to offer advice on:

“Governance and Legal advice on the powers of the community council in relation to developing / owning / operating a community building”.

In general terms it is accepted that community, parish and town councils have the legal authority to undertake all of the above under section 19 of the Local Government (Miscellaneous Provisions) Act 1976. This section states:

“A local authority may provide, inside or outside its area, such recreational facilities as it thinks fit and, without prejudice to the generality of the powers conferred by the preceding provisions of this subsection, those powers include in particular powers to provide—

(a) indoor facilities consisting of sports centres, swimming pools, skating rinks, tennis, squash and badminton courts, bowling centres, dance studios and riding schools;

(b) outdoor facilities consisting of pitches for team games, athletics grounds, swimming pools, tennis courts, cycle tracks, golf courses, bowling greens, riding schools, camp sites and facilities for gliding;

(c) facilities for boating and water skiing on inland and coastal waters and for fishing in such waters;

(d) premises for the use of clubs or societies having athletic, social or recreational objects;

(e) staff, including instructors, in connection with any such facilities or premises as are mentioned in the preceding paragraphs and in connection with any other recreational facilities provided by the authority;

(f) such facilities in connection with any other recreational facilities as the authority considers it appropriate to provide including, without prejudice to the generality of the preceding provisions of this paragraph, facilities by way of parking spaces and places at which food, drink and tobacco may be bought from the authority or another person”

Under the 1972 Local Government Act, community councils are also empowered to provide public buildings and village halls, and to provide buildings for public meetings and assemblies.

Councils also have the authority to acquire land, and invest, as well as a range of other powers which ultimately serve the community’s wider interests. A list of powers is attached as Appendix III.

6.2 However, it is one thing to have the legal authority, it is another matter entirely to have the capacity to be able to develop, operate and manage such a facility.

Nantglyn’s precept is one of the smallest in the county, for the last two years this has been

at a static £5,500. The Asset Register for the Council also shows a limited number of assets, and most of little or no quantifiable value (with some notable exceptions).

The latest audit published showed a financial balance of 12,774, and a total fixed asset value of just under £20,000.

The Council therefore has limited financial capability to take such a project forward by itself.

6.3 To take on the task of developing the project further, we recommend that the Council consider a number of options or scenarios:

- Formalise the arrangements put in place for delivering this study i.e. an amalgam of Community Council members and other representatives of the community in the form of a new subsidiary company.
- To develop the project as a direct specific function and service of the Community Council (although as we will show later in this report, this will severely restrict funding options)
- In partnership with another organisation or organisations already established in the community or wider vicinity.
- Commissioning or offering an opportunity for another organisation to take the project forward.

6.4 One critical issue identified at the outset of this study was the need to have, not just clarity on the where the facility should be located, but also, perhaps more importantly, the method by which the new community facility would operate, post development. This related to both the governance of the facility, and the type of services and community activities that would likely be delivered once the new centre was operational.

In taking the project forward, significant emphasis must continue to be placed on both the specific nature of the governance, the proposed management arrangements, and the detail of the types of community activities that will be appropriate for delivery in Nantglyn.

During the process of developing this report, with the support of Social Business Wales (see also page, 36) we were also able to offer some initial guidance to the steering group on the governance models, and appropriate objects to be included in a governing document i.e. the social objectives of the company, should a new social enterprise or third sector organisation be established.

The detail we have gathered as part of this study, set out in section 3, should also offer some indication as to the types of services and activities that could be appropriate. In our view, there is sufficient testimony within this report, and the information during the previous study, to develop a business model for a new community facility.

Tables 5 & 6 suggested a number of areas of community services, amenities and activities that could be considered.

The table below (Table 10) offers a further menu of ideas that could be considered further as the project develops.

Table 10 – Menu of Potential Community Services and Activities.

Theme	Activity
Help and Advice	MPs / Councillor Surgeries
	Credit Union / Savings Club
	Back to work support
Family Support	Fraud Awareness
	Budgeting
	DIY for beginners
	Cooking lessons
Community Facilities	Drop in Space
	Café
	Repair / Upcycling Cafe
	Meeting Room
	Offices and space for small businesses
	Local and Tourist Information
	Fresh food and vegetable delivery
	Book Swap
Community Activities	Photography Club
	Pensioners' Cuppa, Cake, and a Chat
	Concerts, shows and entertainment (Welsh and English)
	Lunch Club
	Community Choir
	Men in Sheds
	Arts and Craft Classes
	Music Lessons
	Book Club
	Local History Club
	Creative Writing Course
	Welsh Language for beginners
	Christmas Party
	Genealogy
Gardening Workshops	

Health and Wellbeing	Yoga
	Slimming Classes
	Sumba/Aerobics
Indoor Sports and Activities	Table Tennis
	Pool
	Martial Arts

The ideas offered in Table are indicative only, and serve to provide some suggestions based on:

- Existing activities
- Community Survey feedback
- The size of the catchment population
- The size and capacity of the three proposed options available to the community
- The type of community activities delivered elsewhere in rural North Wales.

6.5 Identifying the correct option for moving the project is now critical. We now have a wealth of empirical and qualitative data upon which to make a recommendation on the most feasible and viable way forward.

This is set out in detail in the next section.

7. THE RECOMMENDED OPTION

7.1 Based on the evidence gathered and presented in this report, our considered recommendation is to pursue the Church House site as the preferred option.

7.2 This is based on a number of considerations and salient factors:

7.2.1 The unlikely prospect of an agreement being reached on part of the showground site (either freehold or leasehold).

7.2.2 The lack of existing resources or available grant funding to support the purchase of the Showground field site.

7.2.3 A number of regulatory issues relating to developing on the Showground site, including being outside designated development land, and floodplain concerns.

7.2.4 Feedback from Denbighshire County Council indicating its likely opposition (at officer level) to any proposed development on Showground site; suggesting a possible and protracted process in seeking to secure planning permission, with no guarantee of a “positive” outcome.

7.2.5 Feedback from Denbighshire County Council indicating that it would be generally supportive of improving the Church House site. To repeat the comment noted in 5.4:

“I would encourage you to explore this option further and consider bringing this building back into use for the local community. I have checked the constraints at the Church House, and it is located within the development boundary so LDP Policy RD1 would apply, and it is also within the Nantglyn Conservation Area so Policy VOE1 would also need to be considered. I would encourage that as much of the external appearance is maintained where possible.”

7.2.6 An expressed willingness to work with the community by the Church in Wales and the local committee responsible for the Church House.

7.2.7 Existing management and operational capacity (Church House Committee) which can be enhanced and supported through this work.

7.3 However, we note the concerns raised during the community consultations over the last two years relating to the Church House, as well as the comments from the Diocese and DEWIS’s survey of the existing building.

7.4 We would therefore recommend that the community pursue Option 2 - Demolish existing building – New build on existing site, but with the caveat, that full consideration be given to retaining the front façade as part of the overall redevelopment.

Option 2 will provide the following benefits:

- An existing committee with whom the Community Council can work and collaborate with.
- Likely support from the Diocese and Church in Wales to pursue this option; providing additional impetus and strategic support.
- New environmentally efficient facilities, more appropriate for 21st century usage.
- An increased footprint which will allow for a wider range of uses and activities
- Retains the facility within the village itself.
- Will future proof the site for an extended longer-term period (as compared to attempting to refurbish a site with a range of incumbent problems).
- A new facility that in capacity and facility terms is proportionate to the size of the community, and the likely demand for services and activities.
- Relatively modest overhead costs
- A capital cost that is “grant eligible”, and within current programme limits.

7.5 Capacity

The initial drawings prepared for Option 2 by DEWIS show an increase in capacity and better facilities and amenities, as compared to retaining and refurbishing the existing building.

Below is the existing building plan.

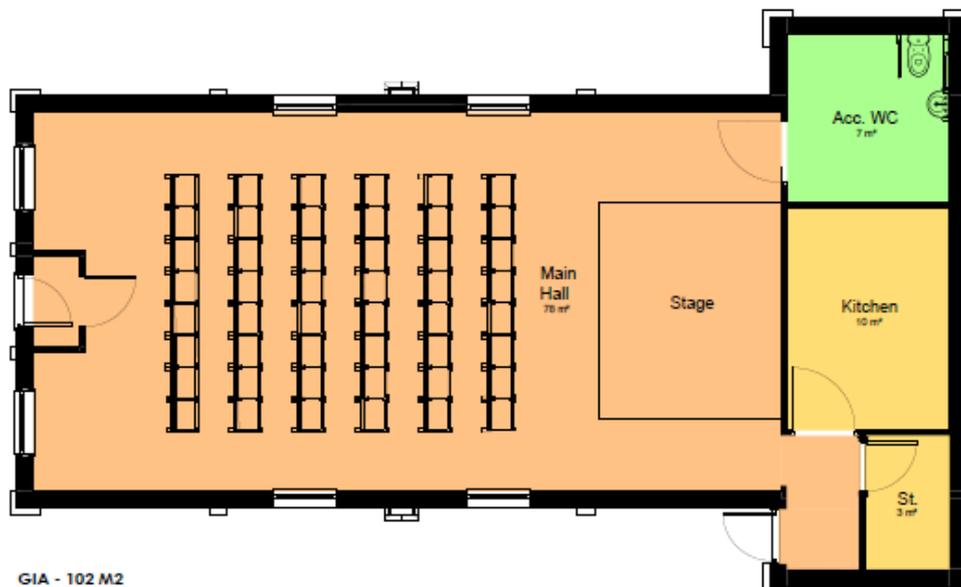


Figure 12 - Option 1 layout plan

This shows an indicative capacity of some 50 people for an event on a theatre style basis.

Option 2, below, offers a new, more convivial layout, and additional space:

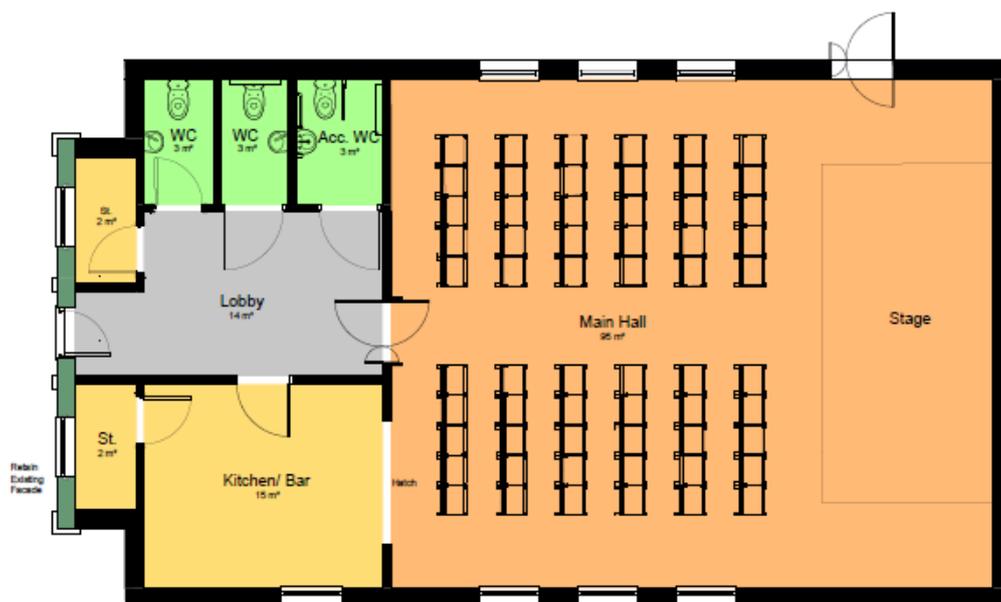


Figure 13 - Option 2 Layout

Option 2 allows for a 20% increase in seating capacity (subject to Fire Officer confirmation) but also offers a larger more conveniently located kitchen/bar area, as well as a lobby and storage / cloakroom facilities.

The lobby area is particularly useful for managing ingress and egress into events and activities, and this arrangement also means that there is no conflict between the stage/performance area and kitchen/bar.

This option also offers more appropriate and DDA compliant WC facilities.

The increased floor space from 78m² to 95m² also offers opportunities for activities which would previously have been difficult to provide in the Church House.

A Sports England Design Guidance Note for Village and Community Halls² (we have not been able to source a similar Welsh guide) offers a useful guide into the type of sports and recreational facilities that can be feasibly played in the facility approximately the size of the

² [Village and community halls - design and guidance notes \(sportengland-production-files.s3.eu-west-2.amazonaws.com\)](https://sportengland-production-files.s3.eu-west-2.amazonaws.com)

Option 2 scenario.

The Sports England guide offers the following in relation to “Small Halls”, and the types of activities appropriate for such facilities:

“For sports, 9 x 9m or preferably 10 x 10 x 3.5m high is recommended and will accommodate the following activities:

Aerobics

Keep fit

Martial arts

Boxing

Table tennis (2)

Darts matches

.Other activities suitable for smaller halls include

Drama workshops

Clinics

Club meetings

Luncheon clubs

Playgroups

Craft shows

Whist drives.”

Option 2 appears to align with the Guide’s recommended space allocation. However, this option will continue to require a “removable” stage option, and a system where chairs can be kept safely and efficiently. (There should be sufficient storage space to accommodate 60 chairs as shown in the plans).

7.6 For the above reasons, we believe that Option 2 presents the only viable and feasible route to deliver a new and appropriate community facility within Nantglyn that will be “future-proofed” for the next generation and beyond.

8. FINANCE.

8.1 Table 9 (page 23)) indicated a net capital cost estimate of £268,000 for Option 2. This, however, excludes VAT and likely professional fees; we have therefore estimated that the total cost of Option 2 could be some £350,000 to £360,000, based on 10% fees and 20% VAT.

This compares to an initial refurbishment estimate of £156,000 for Church House (58%) of the new build option, equating to some £205,000 total costs.

Option 3 was estimated at a net cost of £554,000. Based on the same assumptions we have therefore calculated that the total cost to the community would be £720,000. However, this does not take into account potential protracted regulatory issues, which could significantly increase professional fees and extend the length of time before the project was approved (if at all). Therefore, this cost could increase still further.

8.2 In our view Option 2 also represents the most value for money. Option 1 may present a less onerous challenge in fund raising terms, but in our view would not be the most financially prudent option. Firstly, the investment would only serve to maintain the life of the building for a relatively short period; and secondly the investment would be unlikely to increase usage and income by a degree which would allow it to prosper and be self-sustaining in the long term. Further, environmentally friendly solutions for a new build would likely bring down some current overhead costs.

Option 3 has a much less clear outcome, with a number of significant logistical hurdles to consider. At a cost of approximately twice the amount of Option 2, there is a significant fund-raising issue that will need to be addressed, and a questionable return on investment i.e. would investing twice the amount bring in twice the number of benefits in social and economic returns (events, activities, services, income generated etc).

Irrespective of environmental eco-friendly solutions introduced, Option 3 would also likely have more significant overhead and maintenance costs, placing an additional financial consideration into the equation.

8.3 Grant Funding

The location, the nature of the proposed project, the community support behind the idea, and the current lack of amenities within the ward, offer a number of potential funding routes:

8.3.1 In funding terms, Nantglyn is located within both existing Wind Farm grant programmes³, and initial investigations suggest that the introduction of a new or

³ <https://cadwynclwyd.co.uk/other-projects/brenig-wind-farm/>

<https://cvsc.org.uk/en/funding/clocaenog>

enhanced community facility could be eligible.

- 8.3.2 Welsh Government's Community Facilities Programme⁴ is another potential route for funding. This long-term community funding programme offers two levels of funding:

Up to £25k for smaller projects.

Up to £250k for larger scale more significant projects.

The current guidelines set out the following:

"Grants can be used to improve community facilities which are useful to, and well used by, people in the community.

The Programme is open to community and voluntary sector organisations, including social enterprises. The focus of the programme is on increasing opportunity, creating prosperity for all and developing resilient communities where people are engaged and empowered. All applicants are expected to work with partners which can come from the public, private or the third sectors."

However, this programme excludes applications from community councils (although the guidelines do stipulate that *"they can be partners in any project where the application is led by a community or voluntary sector organisation or social enterprise"*

Section 2.4 in this report highlights Nantglyn and the wider ward's current lack of amenities and services, ranking it the most deprived community in Denbighshire in that context (and amongst the 3% most deprived across Wales). This issue should be strongly emphasised in any application submitted for the Community Facilities Programme (and indeed for any other grant aiding bodies).

- 8.3.3 UK Government recently launched the UK wide Community Ownership Fund⁵. This fund (capital only) is part of a package of support being rolled out partly to respond to societal impact of COVID-19 and partly to replace European Structural Funds.

At the time of the launch, the following initial guidance was offered:

From summer 2021 community groups will be able to bid for up to £250,000 matched-funding to help them buy or take over local community assets at risk of being lost, to run as community-owned businesses.

⁴ <https://gov.wales/sites/default/files/publications/2019-05/guidance-for-community-and-voluntary-organisations.pdf#:~:text=The%20Community%20Facilities%20Programme%20is%20a%20capital%20grant,and%20well%20used%20by%2C%20people%20in%20the%20community.>

⁵ <https://www.gov.uk/government/publications/community-ownership-fund-prospectus/community-ownership-fund-prospectus>

The Community Ownership Fund will help ensure that important parts of the social fabric, can continue to play a central role in towns and villages across the UK. This will form part of the UK government's levelling up agenda, helping support recovery and building opportunity, with funding weighted towards places where community assets can make the most difference"

"Projects should be focused on place-based assets or amenities, which are important to the local community, build connections between people and foster a sense of pride in the local area – but are at risk of being lost without community intervention. There will be an emphasis on ensuring the asset or amenity can be sustainable in community ownership."

We believe that an argument could be put forward for the Church House as an eligible project, particularly if the façade is retained and the footprint remains largely as is. Without intervention, the Church House will certainly be at risk, but without the appropriate level of investment, i.e. Option 2, that risk will remain, and become more evident as years pass.

The fund will provide pound for pound match funding for eligible projects, and therefore could only be considered as part of a package of funding where at least 50% of the cost had been identified/secured from other sources.

The prospectus for the fund has now been published (see Footnote 5 on the bottom of the previous page), which gives a significant amount of detail on the fund.

There have been some questions asked as to whether Welsh Government funding e.g. Community Facilities Fund, could be used as match, particularly as both are ostensibly Government funds. Most indications thus far suggest that Welsh Government funding can be included. The guidance from UK Government states that the following match funding sources are eligible:

- *Public bodies*
- *Charitable trusts*
- *National lottery funders*
- *Community shares*
- *Social investors*
- *Other lenders.*

The following 'in-kind' match funding (otherwise known as 'non-cash' match funding) will also count as an eligible source of match funding:

- *Donations of goods*
- *Buildings or professional services, including from:*
 - *individuals*
 - *community groups*
 - *funders*

- 8.3.4 Wales Council for Voluntary Action (WCVA) administers a number of funding programmes which supports the community and voluntary sector, including, it's Social Investment Wales⁶ (SIC) programme.

The aim of the programme is to Social Investment Cymru (SIC) is to financially support social enterprises in Wales with a range of grants and loans. The focus is on investing in organisations that want to generate more income or expand their range of services, and organisations that have previously struggled to attract grant funding for new projects.

Within this programme, there are several strands; and perhaps of most relevance is the Community Asset Development Fund (CADF). This fund supports social businesses that are aiming to bring an asset into community ownership – either by:

- Purchasing the asset
- Purchasing and renovating the asset
- Renovating an existing asset that is not in full use
- Equipping an asset
- The type of asset can vary from social/sports clubs, community halls, community hubs, community pubs etc.

The guidelines state:

“Successful applicants will need to demonstrate how the funded activity will create a positive shift in social impact as well as a positive shift in income generation.

CADF is part funded by the European Regional Development Fund and Welsh Government and is the next strand of investments administered by Social Investment Cymru.

Please note due to high levels of interest we are now only able to accept applications from West Wales and the Valleys.”

- 8.3.5 The above list is not exhaustive, and a range of other funding options are potentially available, including a number of Trusts and Foundations. Both WCVA and Community Foundation Wales⁷ provide guidance on other funding options, some less obvious and obscure, that could be of relevance.

Community Foundation Wales has been established since 1999 and administers and awards grants to community groups on behalf of a number of Trusts and Foundations.

Social Business Wales⁸ is the Business Wales arm focused on supporting social

⁶ <https://wcva.cymru/funding/social-investment-cymru/>

⁷ <https://communityfoundationwales.org.uk/>

⁸ <https://businesswales.gov.wales/socialbusinesswales/>

businesses of all types across the country, offering a range of services, advice, and help. This also includes funding and is another extremely important resource that should be considered further when bringing the funding package together.

8.4 Funding Scenario

We would offer the following as one possible funding scenario. It serves only to illustrate that a funding package could be put together for Option 2. Further discussion with the relevant organisations will be necessary to fully determine the most appropriate and likely funding option.

Table 11 - Capital Funding Scenario for Option 2

Funding Source	Amount £
Clocaenog Wind Farm Community Fund	£50,000
Brenig Wind Farm Community Fund	£10,000
Community Facilities Programme (WG)	£100,000
WCVA CADF	£50,000
In Kind Donations	£5000
Community Ownership Fund (UK)	£145,000
Total	£360,000

We would also emphasise that the current grant funding landscape is in a state of “flux”, and there are likely going to be changes in the range and type of funding opportunities available over the next few years. It is therefore vital to engage fully with organisations such as Business Wales, WCVA and Community Foundation Wales to ensure that the understanding of the funding position is always current.

8.5 Financial Forecasts

Appendix IV provides the full 5-year forecasts for the new facility (Option 2). It should be emphasised that this a preliminary forecast, and further, more detailed costs will be needed as the project develops.

The forecasts are premised on an assumption of modest income generation. This consideration is based on the capacity of the community, the facilities available and the catchment area of people potentially using the services.

At this stage, we have not included specific income lines for either a café or shop, both of which could be feasible in some guise. This is something that we would suggest evolves as the community facility finds its focus and develops its capacity.

The overheads (operating expenditure) are also relatively modest and should not present a significant challenge to the community once up and running in its new guise. We have included a sum for marketing, as we believe that continued promotion of the facilities, both offline and online will be an important factor in encouraging usage. Nevertheless, the forecasts indicate a preliminary healthy financial picture.

Table 12 - Five Year Financial Forecasts

Nantglyn Community Facility - Five Year Financial Forecast						
	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Operating Income						
Room Hire	£ 4,992.00	£ 5,091.84	£ 5,193.68	£ 5,297.55	£ 5,403.50	£ 25,978.57
Community Activities Income	£ 1,600.00	£ 1,632.00	£ 1,664.64	£ 1,697.93	£ 1,731.89	£ 8,326.46
Fund Raising	£ 1,000.00	£ 1,020.00	£ 1,040.40	£ 1,061.21	£ 1,082.43	£ 5,204.04
Events	£ 2,400.00	£ 2,448.00	£ 2,496.96	£ 2,546.90	£ 2,597.84	£ 12,489.70
Service Delivery	£ 2,000.00	£ 2,040.00	£ 2,080.80	£ 2,122.42	£ 2,164.86	£ 10,408.08
Total Operating Income (OI)	£11,992	£12,232	£12,476	£12,726	£12,981	£62,407
	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Operating Expenses						
Salaries	£ 3,744.00	£ 3,818.88	£ 3,895.26	£ 3,973.16	£ 4,052.63	£ 19,483.93
Maintenance	£ 500.00	£ 510.00	£ 520.20	£ 530.60	£ 541.22	£ 2,602.02
Administration	£ 1,000.00	£ 1,020.00	£ 1,040.40	£ 1,061.21	£ 1,082.43	£ 5,204.04
Marketing	£ 400.00	£ 408.00	£ 416.16	£ 424.48	£ 432.97	£ 2,081.62
Telephone & ICT	£ 400.00	£ 408.00	£ 416.16	£ 424.48	£ 432.97	£ 2,081.62
TV License	£ 159.00	£ 162.18	£ 165.42	£ 168.73	£ 172.11	£ 827.44
Utilities	£ 1,000.00	£ 1,020.00	£ 1,040.40	£ 1,061.21	£ 1,082.43	£ 5,204.04
Insurances	£ 800.00	£ 816.00	£ 832.32	£ 848.97	£ 865.95	£ 4,163.23
Total Operating Expenses (OE)	8,003.00	8,163.06	8,326.32	8,492.85	8,662.70	41,647.93
Net Profit/Loss Before Taxes	£3,989	£4,069	£4,150	£4,233	£4,318	£20,759

Appendix IV includes assumptions on the costs and income streams set out on the previous page.

8.6 In the next and final section we set out our conclusions and recommendations for next steps.

9. CONCLUSIONS AND NEXT STEPS

9.1 A redeveloped Community Facility at the Church House is the most logical and feasible option for Nantglyn if it is to ensure that the community is served appropriately for the decades to come.

9.2 It is not necessarily the “perfect” solution, and we recognise that there are some aspects of community need that will not be fully addressed by pursuing this option. This is especially true of outdoor recreational and sporting facilities, which came top of the list of residents “wants” during our consultation. Nevertheless, it offers a solution that will, if managed effectively, provide a modern, convivial facility with the capacity and amenities appropriate to a community of Nantglyn’s size and demographic.

There is also a hard-working and dedicated committee in place, which has a strong appreciation of what the community needs and how the Church House facility currently works. It is not suggested to impose the additional burden of this work on this committee, but rather to take positive advantage of the members knowledge, capability, and commitment, and to seek to work collaboratively and holistically to deliver a mutually beneficial solution for all concerned.

9.3 We do, however, acknowledge that there are some key issues that need to be further addressed by the community should this option be pursued further. These include:

9.3.1 Agreement on the management structure / governance for operating the facility in the future. In particular:

- the relationship with the Church in Wales and the existing Church House committee
- the legal status of and membership of any new organisation formed
- a clear set of objectives and aims for the project that can be incorporated into a new governance model or constitution.

9.3.2 The development of a detailed business plan, owned by the community, and reflecting its needs and aspirations in relation to a community facility. This business plan will serve, not just a guide for the future delivery, but also the primary document upon which to support any funding applications to grant aiding bodies.

9.3.3 In addition to a potential collaborative approach, clarity with the Church in Wales on specific issues including:

- Covenant agreements, and in particular the sale of alcohol
- Exclusivity of use of the Church House by the Church for specific parts of the year
- The prospect of demolishing a major part of the existing building but retaining the front façade.

9.4 In taking the project forward we would recommend the following steps:

- 9.4.1 Immediate detailed discussion with the Church in Wales, and preliminary more detailed discussions with the local Church House Committee and Diocese.
- 9.4.2 Further dialogue with Denbighshire County Council Planning Department to progress Option 2
- 9.4.3 Work with Social Business Wales to develop a business plan, building up the work brought together in this, and the previous study by Gweriniaeth.
- 9.4.4 The development of a funding strategy to complement the business plan, commencing discussions with potential funders, including Cadwyn Clwyd (Brenig Wind Farm Grant), Denbighshire County Council (preliminary advice on the Community Ownership Fund), Welsh Government (Community Facilities Programme), Conwy CVSC (Clocaenog Wind Farm Grant), and WCVA (Community Assets Development Fund).

9.5 As we have stated previously, Nantglyn is a community that “punches above its weight”; and there is substantial reason to be optimistic that if the above steps are taken, the project will be success, and will offer the community a renewed and reinvigorated facility, that will serve the residents of the village and beyond for decades to become.

End. RMR/19.09.2021

Q1 What is the best thing about living in Nantglyn/Beth yw'r peth gorau am fyw yn Nantglyn?

people Summer league Cymuned friendly **beautiful** football
community cycling **good** community spirit rural yn

Q1 What is the best thing about living in Nantglyn/Beth yw'r peth gorau am fyw yn Nantglyn?

Answered: 49 Skipped: 2

#	RESPONSES	DATE
1	Pentre hardd gyda ambell I gymdeithas yn Cael ei gynnal. ymlaen	1/27/2021 8:17 PM
2	Cymuned clos.	1/27/2021 8:07 PM
3	Summer league	1/27/2021 7:43 PM
4	Summer league football and the farm show. Also the young farmers.	1/27/2021 7:32 PM
5	Community spirit and events	1/19/2021 10:29 AM
6	Open spaces, good community	1/16/2021 2:14 PM
7	Pentre bychan	1/9/2021 7:42 PM
8	Summer League	1/7/2021 7:23 PM
9	The community	1/7/2021 5:06 PM
10	Beautiful , peace and quiet and fresh air	1/7/2021 3:10 PM
11	Tranquillity.	1/7/2021 9:53 AM
12	Y gymuned a'r bobol ynddi, diwylliant Cymreig, ardal gwledig.	1/6/2021 10:08 PM
13	Bywyd cymunedol da ac agos	1/6/2021 9:55 PM
14	Teimlad o berthyn, Cyfeillgar	12/17/2020 1:56 PM
15	Cymuned	12/17/2020 6:21 AM
16	Tranquility.	12/14/2020 9:45 PM
17	Cymuned,	12/10/2020 9:12 PM
18	Summer Football League!	12/9/2020 6:46 PM
19	Its set in beautiful unspoilt welsh countryside with an ancient church , chapel, a caring community who support each other and look after the village. Nantglyn show and football are an important part of the rural village life .	12/9/2020 12:21 PM
20	Llonyddwch cefn gwlad	12/9/2020 8:33 AM
21	Beautiful countryside, good community	12/7/2020 9:26 AM
22	The location, away from traffic and other pollution	12/6/2020 12:00 PM
23	Rural & friendly	12/4/2020 9:25 PM
24	Picturesque Countryside	12/4/2020 6:35 PM
25	Comunity	12/4/2020 6:34 PM
26	Golygfeydd a tawelwch	12/4/2020 6:04 PM
27	Pobl y gymuned	12/4/2020 3:31 PM
28	The local environment is relatively unspoilt and hence, biodiversity and visual amenity are quite good. However this is fragile and our community needs to be vigilant so good communications are essential. Generally, people living locally get on well and support each other.	12/4/2020 3:06 PM
29	Good neighbours, a beautiful rural setting.	12/4/2020 2:11 PM

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30	The community.	12/4/2020 8:54 AM
31	The community spirit The people	12/4/2020 8:01 AM
32	Community, social clubs, sports clubs	12/2/2020 9:56 PM
33	Friendly community	12/2/2020 8:51 PM
34	Harddwch yr ardal	12/2/2020 8:47 PM
35	Beautiful countryside and a good spirited people. 7	12/1/2020 9:48 PM
36	the park	12/1/2020 9:14 PM
37	bod dwi yn byw yn y cefngwlad	12/1/2020 9:07 PM
38	the community around us	12/1/2020 9:01 PM
39	Tranquility, feeling safe, beautiful landscape.	12/1/2020 8:49 PM
40	The community, the footpaths for walking and cycling	12/1/2020 8:43 PM
41	There's some nice folk, a relaxed community spirit, clean air, pleasant views and countryside, good walks, challenging cycling and the potential for it to become a better location	12/1/2020 8:33 PM
42	Peaceful relaxing out in the country beautiful scenery	12/1/2020 8:30 PM
43	The sense of community - people are generally friendly	12/1/2020 7:34 PM
44	Pretty, rural community, yet only 5 mikes from town	12/1/2020 7:03 PM
45	The strong sense of community and the beautiful surroubdings	12/1/2020 6:54 PM
46	Cymuned	12/1/2020 6:37 PM
47	The beautiful countryside, places to cycle etc.	12/1/2020 6:12 PM
48	The peace and quiet.	12/1/2020 6:02 PM
49	Harddwch a thawelwch cefn gwlad	12/1/2020 6:01 PM

Q2 What if any, existing activities, or events related to Nantglyn or the surrounding area are you involved in? If you have a specific role in delivering these activities e.g. secretary, treasurer, chair, committee member, please also state. Pa weithgareddau, neu ddigwyddiadau sy'n bodoli eisoes, os o gwbl, sy'n gysylltiedig â Nantglyn neu'r cyffiniau ydych chi'n ymwneud â nhw? Os oes gennych rôl benodol yn y gwaith o gyflawni'r gweithgareddau hyn e.e. ysgrifennydd, trysorydd, cadeirydd, aelod o'r pwyllgor, nodwch hefyd.

Trysorydd merched y wawr pel droed Summer League local Nantglyn show RAG group
None committee events yn Nantglyn community
Sioe Nantglyn member clwb social events attend drama group organise
Rural Activities Group

Q2 What if any, existing activities, or events related to Nantglyn or the surrounding area are you involved in? If you have a specific role in delivering these activities e.g. secretary, treasurer, chair, committee member, please also state. Pa weithgareddau, neu ddigwyddiadau sy'n bodoli eisoes, os o gwbl, sy'n gysylltiedig â Nantglyn neu'r cyffiniau ydych chi'n ymwneud â nhw? Os oes gennych rôl benodol yn y gwaith o gyflawni'r gweithgareddau hyn e.e. ysgrifennydd, trysorydd, cadeirydd, aelod o'r pwyllgor, nodwch hefyd.

Answered: 45 Skipped: 6

#	RESPONSES	DATE
1	Gemau pel droed, sioe, quiz, merched y wawr , drama	1/27/2021 8:17 PM
2	Trysorydd Sioe Nantglyn	1/27/2021 8:07 PM
3	Cystadlu yn sioe nantglyn a chware pep droed	1/27/2021 7:43 PM
4	Play football for Nantglyn	1/27/2021 7:32 PM
5	Play for the football team and have been watching the games for as long as I can rememebr	1/7/2021 7:23 PM
6	Football / Young Farmers / Nantglyn Show / Merched Y Wawr / Chapel	1/7/2021 5:06 PM
7	None	1/7/2021 3:10 PM
8	Litter/dog waste picking in my local area.	1/7/2021 9:53 AM
9	Llywodraethwr ysgol gynradd, cynrychiolydd rhieni clwb pel droed ieuenctid. Digwyddiadau y Capel , mabolgampau y gymuned, clwb Crefft y gymuned.	1/6/2021 10:08 PM
10	Cadeirydd clwb pêl droed ieuenctid lleol	1/6/2021 9:55 PM
11	none	12/22/2020 2:19 PM
12	Cyd lywyddion o Glwb Ffermwyr ifanc Nantglyn, Aelod o bwyllgor Sioe Nantglyn	12/17/2020 1:56 PM
13	Young farmers a Sioe Nantglyn	12/17/2020 6:21 AM
14	None at present.	12/14/2020 9:45 PM
15	Pel droed (aelod), sioe, cwis blyneddol	12/10/2020 9:12 PM
16	Nantglyn Football Club.	12/9/2020 6:46 PM
17	Am on Church committee, Church House committee and bookings secretary.	12/9/2020 12:21 PM
18	Communal walks, social get-togethers, being the audience to shows	12/7/2020 9:26 AM
19	Art and craft, Nantglyn show, Rag events, the over 60s social events.	12/6/2020 12:00 PM
20	None	12/4/2020 9:25 PM
21	Church - on the Church Committee, attend most activities in the Village .	12/4/2020 6:35 PM
22	Trysorydd Nantglyn yfc	12/4/2020 6:34 PM
23	Summer League, Ffermwyr Ufanx	12/4/2020 6:04 PM
24	CFFI	12/4/2020 3:31 PM
25	I attend many community events when it is possible, unfortunately Covid restrictions had mad	12/4/2020 3:06 PM

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this impossible. In the past I have been on the community council and obtained grants from the wind farm trust for environment improvement. I participate in many Church House based events such as Quiz nights, social evenings etc. I attend and occasionally compete in our local agricultural show.

26	Retired so happy to take a back seat on the village activities front. Will always lend a hand.	12/4/2020 2:11 PM
27	Participant, audience to events.	12/4/2020 8:54 AM
28	Secretary of the Arian Gwynt community fund; rural activities group	12/4/2020 8:01 AM
29	Summer League Football Club, Sioe Nantglyn	12/2/2020 9:56 PM
30	Player for CPD Nantglyn	12/2/2020 8:51 PM
31	Ffermwur ifanc nantglyn. Tim pel droed summer league	12/2/2020 8:47 PM
32	Member of the Drama group, I help with grant applications for the arts and crafts group and I attend Rural activities group events.	12/1/2020 9:48 PM
33	santa's grotto, tric or treat,	12/1/2020 9:07 PM
34	member of the rag drama group and the wind farm committee	12/1/2020 9:01 PM
35	Rural,activity group social events, organiser and chair of committee. RAG theatre group, director of drama group. Volunteers group, co-ordinator.	12/1/2020 8:49 PM
36	Football coaching in Henllan. Nantglyn Real Ale soc- minibus out every month or so pre covid to a local pub. Santas grotto. Summer league. BBQ in the park.	12/1/2020 8:43 PM
37	Attend RAG events, go to Nantglyn show, member of Nantglyn Community Council, help organise the minibus pub trips for locals	12/1/2020 8:33 PM
38	Involved with Nantglyn children's social events	12/1/2020 8:30 PM
39	I have organised events with and for the Rural Activities Group. I'd be willing to organise events independently too.	12/1/2020 7:34 PM
40	Mae ein plant yn aelodau o Glwb Ffermwyr Ifanc Nantglyn ac yn chwarae peldroed hefo Clwb Peldroed Nantglyn.	12/1/2020 7:03 PM
41	Art and craft group. Nantglyn Rural Activities Group	12/1/2020 6:54 PM
42	Merched y Wawr Trysorydd	12/1/2020 6:37 PM
43	None as unsure what activities are available.	12/1/2020 6:12 PM
44	Join in all the community activities organised by the Nantglyn RAG. .	12/1/2020 6:02 PM
45	Clwb Ffermwyr Ifanc ac Ysgrifennydd Pwyllgor Sioe Nantglyn	12/1/2020 6:01 PM

Q3 If you are involved in any activities or events, where do you go to attend these activities. Os ydych yn cymryd rhan mewn unrhyw weithgareddau neu ddigwyddiadau, ble ydych chi'n mynd i fynychu'r gweithgareddau hyn.

cae pel droed football field Groes Henllan Nantglyn sioe field
Neuadd yr Eglwys Church house show village walking
Neuadd church hall yn Football pitch

Q3 If you are involved in any activities or events, where do you go to attend these activities. Os ydych yn cymryd rhan mewn unrhyw weithgareddau neu ddigwyddiadau, ble ydych chi'n mynd i fynychu'r gweithgareddau hyn.

Answered: 43 Skipped: 8

#	RESPONSES	DATE
1	Cae pel droed, Neuadd yr Eglwys, capel y waun,	1/27/2021 8:17 PM
2	Church House, Capel y Waen, Cae Pel Droed, Cae Sioe	1/27/2021 8:07 PM
3	Car sioe cae pel droed	1/27/2021 7:43 PM
4	The football field and show field.	1/27/2021 7:32 PM
5	Football pitch on the way into the village by the bridge, more of a hill than a field	1/7/2021 7:23 PM
6	Henllan, Nantglyn & Saron	1/7/2021 5:06 PM
7	Often the church hall	1/7/2021 3:10 PM
8	N/A	1/7/2021 9:53 AM
9	Prion, Dinbych, Henllan, Saron, Nantglyn.	1/6/2021 10:08 PM
10	Capel, tafarndai lleol, gemau ac hyfforddi clwb pêl droed	1/6/2021 9:55 PM
11	none	12/22/2020 2:19 PM
12	Neuadd yr Eglwys, Festri Capel y Waen, Neuadd Plwyf Bylchau	12/17/2020 1:56 PM
13	Church house	12/17/2020 6:21 AM
14	Attend events in Church House.	12/14/2020 9:45 PM
15	cae pel droed, cae'r sioe, church house	12/10/2020 9:12 PM
16	Football field.	12/9/2020 6:46 PM
17	walking group walk around Nantglyn, Ladies guild meet regularly at Church house, history talks at church house, Spring and harvest supper, pantomine at church house	12/9/2020 12:21 PM
18	Church house, private houses	12/7/2020 9:26 AM
19	Church house /glasmor field /Nantglyn school field	12/6/2020 12:00 PM
20	open air in the village, Village Rural Agricultural Show , Church House, Church	12/4/2020 6:35 PM
21	I neuadd Groes	12/4/2020 6:34 PM
22	Neuadd groes/ capel Nantglyn a cae pel droed	12/4/2020 6:04 PM
23	Groes/Neuadd yr Eglwys	12/4/2020 3:31 PM
24	The three principal venues locally are Church house, the field sed for the agricultural show and the park. I have attended events in all of these locations.	12/4/2020 3:06 PM
25	Generally church house or using the community bus to local pubs. Also the children's playground	12/4/2020 2:11 PM
26	Denbigh, or other towns.	12/4/2020 8:54 AM
27	Village hall or people's houses or in/around the village	12/4/2020 8:01 AM
28	Church House, show field, football field	12/2/2020 9:56 PM

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29	The football pitch	12/2/2020 8:51 PM
30	Church house nantglyn.	12/2/2020 8:47 PM
31	The church house	12/1/2020 9:48 PM
32	fel arfer yn y neuadd yn canol y pentref	12/1/2020 9:07 PM
33	cold church hall	12/1/2020 9:01 PM
34	The only building available is church house. Some activities are held outdoors For example in playground	12/1/2020 8:49 PM
35	Henllan Football pitch, trefnant football pitch, church house, local pubs	12/1/2020 8:43 PM
36	Church house or wherever RAG events are, showground for annual show, pubs in vicinity for our minibus trips	12/1/2020 8:33 PM
37	Church house and the village park	12/1/2020 8:30 PM
38	In Church House (usually) but also in the surrounding areas	12/1/2020 7:34 PM
39	Mae rhan fwyaf o weithgareddau byddwn yn mynychu yn digwydd yn Ninbych, Groes neu Llansannan	12/1/2020 7:03 PM
40	Church House	12/1/2020 6:54 PM
41	Neuadd yr Eglwys	12/1/2020 6:37 PM
42	Community events are held in the Church Hall, or outside, in local fields, or walking round the village (Treasure Hunt, Scarecrow Competition to name a couple)	12/1/2020 6:02 PM
43	Neuadd y Groes gan amlaf, ac ambell waith y church house neu festri Capel y Waun	12/1/2020 6:01 PM

Q4 What other type of activities would you like to see delivered in Nantglyn and the surrounding community? Pa fath arall o weithgareddau yr hoffech eu gweld yn cael eu darparu yn Nantglyn a'r gymuned gyfagos?

village o yn quite **people** space **activities** facilities
community meet **shop** events social events
group

Q4 What other type of activities would you like to see delivered in Nantglyn and the surrounding community? Pa fath arall o weithgareddau yr hoffech eu gweld yn cael eu darparu yn Nantglyn a'r gymuned gyfagos?

Answered: 42 Skipped: 9

#	RESPONSES	DATE
1	Gweithgareddau crefft, bore coffi, digwyddiadau cymdeithasu	1/27/2021 8:17 PM
2	Buasai cael ystafelloedd newid anstorfeydd o fodd i ambell un o'r grwpiau sydd yn defnyddio'r adeilad yn barod ac i ambell un arall hefyd.	1/27/2021 8:07 PM
3	More community activities for everyone	1/27/2021 7:32 PM
4	Music club! (stringed Instruments). Sports club (running, walking, etc)	1/16/2021 2:14 PM
5	Mwy o weithgareddau i fobol ifanc ee clwb ieuencid	1/9/2021 7:42 PM
6	Local business, pub, more football	1/7/2021 7:23 PM
7	Shop	1/7/2021 5:06 PM
8	Film club, craft group	1/7/2021 3:10 PM
9	N/A	1/7/2021 9:53 AM
10	Chwaraeon yn enwedig pêl droed, gweithgareddau celfyddydau, gweithdai, unrhyw weithgaredd I roi adloniant i'r plant a chyfleoedd i oedolion gymdeithasu hefyd.	1/6/2021 10:08 PM
11	Cae Pêldroed addas, cyfleuterau newid, pafiliwn/neuadd aml ddefnydd/multiuse, caffi	1/6/2021 9:55 PM
12	none	12/22/2020 2:19 PM
13	Mey o wethgareddau chwaraeon i bobl ifanc	12/17/2020 1:56 PM
14	Welsh learner coffee meet-ups.	12/14/2020 9:45 PM
15	Table tennis, Pool / Snooker table.	12/9/2020 6:46 PM
16	There is already a lot of stuff happening in the village and notices are put up on the church house notice board announcing them. It would be nice to see more music concerts, film screenings, a community run village shop , flower festival, pop up bar. Another street party we had a memorable one for one of the Queen's jubilee celebrations.	12/9/2020 12:21 PM
17	Pilates, yoga etc.	12/9/2020 8:33 AM
18	Sports facilities, convivial space to.meet	12/7/2020 9:26 AM
19	Keep fit /yoga, art classes, concerts	12/6/2020 12:00 PM
20	Activities where you could meet people living in the local community .	12/4/2020 6:35 PM
21	Yfc meeting place	12/4/2020 6:34 PM
22	Tafarn clwb pel droed parhaol	12/4/2020 6:04 PM
23	Grwpiau crefft. Cyngherddau ayb. Y gallu i gynnwys digwyddiadau preifat e.e parti pen-blwydd, priodasau ayb	12/4/2020 3:31 PM
24	I feel the main need locally with many older residents is for a social space where people can sit and chat over a hot drink. This needs to be open in the daytime regularly. It could be quite modest but needs to be comfortable, accessible, appropriately equipped and warm.	12/4/2020 3:06 PM
25	Quite happy with what goes on we are quite a small village.	12/4/2020 2:11 PM
26	Vastly improved internet to a quite dispersed community.	12/4/2020 8:54 AM

Cyfleuster Cymunedol Nantglyn Community Facility

27	An outdoor circuit/assault course	12/4/2020 8:01 AM
28	Exercise classes if there's a venue capable	12/2/2020 9:56 PM
29	More social events	12/2/2020 8:51 PM
30	More arts and crafts activities for all age groups.	12/1/2020 9:48 PM
31	rhywbeth i dathlu pasg ac rhyw cystadleaeth i neud hefo pasg neu rhywbeth i wneud gyda table tennis.	12/1/2020 9:07 PM
32	social events when aloud community centre for the annual show and a central hub for all village activities	12/1/2020 9:01 PM
33	Facilities for a bar to enable the sale of alcohol at events. (restrictive covenants on church house means we can't raise funds through alcohol sales at present. A community shop/ cafe facility	12/1/2020 8:49 PM
34	football training/matches . Bar/Cafe. community shop. stopping point for cyclists.	12/1/2020 8:43 PM
35	Pop up pubs, live entertainment bands etc Wide range of social events to encourage folk to meet up	12/1/2020 8:33 PM
36	None	12/1/2020 8:30 PM
37	A regular coffee morning/afternoon tea that might appeal to people who wouldn't go to events at at night, maybe with a pop-up shop. A walking group; relaxed social events for people to meet and chat maybe a little more often. A range of activities organised by different people - ie one or two people taking responsibility for an event, rather than just a few doing all social events - with easy access to a realistic budget.	12/1/2020 7:34 PM
38	Mwy o writhgareddau Cymraeg i blant, teuluoedd a pobl hŷn	12/1/2020 7:03 PM
39	Better facilities would make it easier to do a variety of events which are bigger. The current space restricts numbers and physical activities are not really possible. It would be good to have space for exercise groups and community meals cooked on site.	12/1/2020 6:54 PM
40	Gweithgareddau fydd yn hyrwuddo'r Gymraeg.	12/1/2020 6:37 PM
41	It would be nice to have a small community farm shop, as going to Denbigh is sometimes an inconvenience.	12/1/2020 6:12 PM
42	Welsh lessons, line dancing.	12/1/2020 6:02 PM

Q5 What are the biggest current problems in Nantglyn and the surrounding community? Beth yw'r problemau mwyaf ar hyn o bryd yn Nantglyn a'r gymuned gyfagos?

meet_{poor} shops_{Internet} Lack_{sports} facilities_{village}
yn Church House community_{people} Diffyg
need Dim_{Poor broadband} Broadband_{village shop} activities

Q5 What are the biggest current problems in Nantglyn and the surrounding community? Beth yw'r problemau mwyaf ar hyn o bryd yn Nantglyn a'r gymuned gyfagos?

Answered: 47 Skipped: 4

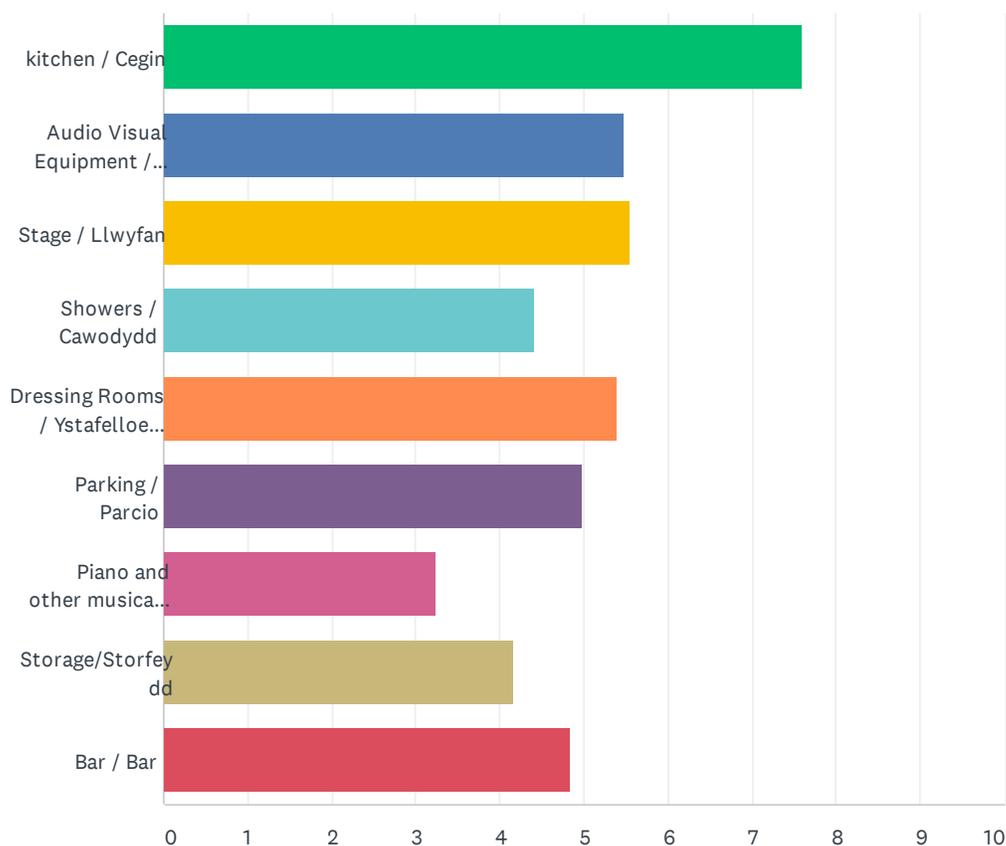
#	RESPONSES	DATE
1	Neuadd yr eglwys a capel yn hen ac yn oer	1/27/2021 8:17 PM
2	Mae'r neuadd bresennol yn rhy fach i gynnal rhai gweithgareddau, a ddim efo cyfleusterau i rhai grwpiau medry ei defnyddio	1/27/2021 8:07 PM
3	Newid yn y car yn summer league	1/27/2021 7:43 PM
4	Nothing there	1/27/2021 7:32 PM
5	Broadband	1/19/2021 10:29 AM
6	Poor broadband. Poor Mobile phone signal	1/16/2021 2:14 PM
7	Dim modd i fobol ifanc allu prynu/rhenttu tai gorfod symyd ir trefi	1/9/2021 7:42 PM
8	N/A	1/7/2021 7:23 PM
9	When the school closed the community lost a huge central point.	1/7/2021 5:06 PM
10	Lack of village shop/ cafe	1/7/2021 3:10 PM
11	Litter/dog waste from tourists around the Brenig area. Crime, we have had our vehicle broken into and items stolen amongst other criminal activity.	1/7/2021 9:53 AM
12	Diffyg lleoliad addas i gynnal gweithgareddau. Dim cael pêl droed/chwaraeon, dim adeilad o faint sydd gyda'r cyfleusterau angenrheidiol.	1/6/2021 10:08 PM
13	Diffyg cyfleusterau chwaraeon (e.e. Cae) addas i'r gymuned...Diffyg caffi cymunedol a lle i pobl ymgynyll	1/6/2021 9:55 PM
14	lack of affordable housing creating enclaves for the wealthy agricultural pollution from farmers burning waste rather than dispose of it safely, lack of policing, speeding motorists	12/22/2020 2:19 PM
15	Church House ddim cweit digon mawr i lot o ddigwyddiadau!	12/17/2020 6:21 AM
16	Don't really regard Nantglyn as having 'problems'? It's a lovely rural village. I chose to live here to be away from the hustle & bustle of a town setting. Perhaps a small village shop.. even if not open daily.. could be a welcome addition. Somewhere that would feel like a community hub, and allow those less able to travel out of Nantglyn for shopping to have a sense of independence in being able to pop to the shop.	12/14/2020 9:45 PM
17	Dim tafarn er mwyn cymdeithasu	12/10/2020 9:12 PM
18	The pandemic, slow broadband, lack of public transport, no village shop, no police around. It is becoming increasingly difficult to recruit volunteers perhaps people are not able to commit due to grand parent duties , work comittments or fear of the volunteering role being too time consuming.	12/9/2020 12:21 PM
19	The present facilities i.e. the church house is not conducive to social meetings or sports activities	12/7/2020 9:26 AM
20	Broadband Internet connection poor at the moment. Modern facilities for people to meet in this area especially for those who are new to the area it is quiet isolated.	12/6/2020 12:00 PM
21	Lack of Broadband strength and waiting for fibre	12/4/2020 9:25 PM
22	Communication seems to be haphazard regarding any activities which may happen . Difficult to meet people living in the community . Broadband is very poor .	12/4/2020 6:35 PM

Cyfleuster Cymunedol Nantglyn Community Facility

23	Nunlle digon mawr ag addas gyda cyfleusterau i gynnal gweithgareddau	12/4/2020 6:34 PM
24	Diffyg cyflysterau i ddod a cymuned at eu gilydd	12/4/2020 6:04 PM
25	Covid wedi amharu ar yr ychydig weithgareddau presennol yn y pentref	12/4/2020 3:31 PM
26	The ownership of Church House by the Church of Wales prevents applications for grants for activities using this venue. I experiences this when applying for a Grant for the audio-visual equipment for a Film Club to be run in this venue. The lottery fund would not even consider this grant application as the venue was not owned by the community. Additionally Church House is constructed with solid concrete blocks with no insulation. It needs replacing with a modern carbon neutral building equipped with solar panels.	12/4/2020 3:06 PM
27	Lack of any transport to local town, lack of good broadband	12/4/2020 2:11 PM
28	Lack of community social facilities like bar, meeting rooms, pavilion for local sports and agricultural shows.	12/4/2020 8:54 AM
29	Poor broadband connectivity. Inadequate meeting/ activity place;	12/4/2020 8:01 AM
30	No shops or community services etc. Poor Internet. Parking. No dedicated playing field/football pitch	12/2/2020 9:56 PM
31	No sports facilities and changing rooms for sporting events	12/2/2020 8:51 PM
32	Diffyg gweithgareddau a cyflysterau	12/2/2020 8:47 PM
33	Transport is a real issue, if you don't, or can't, drive then there's no way to get to work, shops or hospital appointments. There's no affordable housing available for young people starting out which means there's few young families and an aging and increasingly cut off population. There's no changing or refreshments spaces for sports. There's no community spaces that are warm enough for the elderly to undertake activists in winter. There are no local shops. There's no large indoor spaces for the whole community to use comfortably.	12/1/2020 9:48 PM
34	no siop	12/1/2020 9:14 PM
35	does dim byd yn problem dwi'n meddwl	12/1/2020 9:07 PM
36	no where to meet up no facilities other than the church house which is in need of modernisation	12/1/2020 9:01 PM
37	1. Very Poor broadband connection. 2. No public transport/ bus service. 3. No facilities such as shop/cafe/pub which create the heart of a village community. 4. Many of the homes are used as holiday homes so not permanent residents year round. 5. Unsightly derelict buildings in middle of village need demolition/ removal or renovation as it Has a negative impact on the feel of the village. 6. A significant proportion of locals are elderly and/or on low income. .	12/1/2020 8:49 PM
38	Very spread out. Lack of affordable housing for young families. No pub. No shop. poor community facilities	12/1/2020 8:43 PM
39	Need a community centre and high speed internet	12/1/2020 8:33 PM
40	None that I am aware of Beautiful peaceful village out of the towns and cities	12/1/2020 8:30 PM
41	Hard to say without knowing in what context 'problems' is meant. In terms of community activities, the biggest is probably how to enable a wider range of people to feel they are/can be/wish to be involved, both in attending and offering to run events.	12/1/2020 7:34 PM
42	Dim canolbwynt cymdeithasol gan nad oes ysgol na siop	12/1/2020 7:03 PM
43	Church House is cold, in need of redecorating and we are not allowed to hire it at all throughout August. It would also be helpful to have parking spaces for the hall users.	12/1/2020 6:54 PM
44	Community Facilities Diffyg cyflymder band eang. Trafnidiaeth cyhoeddus	12/1/2020 6:37 PM
45	Poor broadband, no facilities, shop etc, poor road clearing/gritting when it snows.	12/1/2020 6:12 PM
46	Apart from poor mobile signal, and slow internet, Nantglyn is wonderful, we really wouldn't change it	12/1/2020 6:02 PM
47	Dim neuadd ddigon mawr i gynnal digwyddiad cyhoeddus e.e. Cyngerdd neu noson o ddramau	12/1/2020 6:01 PM

Q6 What type of Facilities would you like to see in a new Community Facility? (Please rank in order of importance by ticking the appropriate box, with 1 being the highest and 9 being the lowest). Pa fath o gyfleusterau hoffwch ei weld yn mewn cymuned newydd? (Nodwch yn nhrefn pwysigrwydd drwy dicio'r blwch priodol, gydag 1 yr uchaf a 9 yw'r isaf).

Answered: 50 Skipped: 1



Cyfleuster Cymunedol Nantglyn Community Facility

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
kitchen / Cegin	44.00% 22	18.00% 9	10.00% 5	14.00% 7	10.00% 5	4.00% 2	0.00% 0	0.00% 0	0.00% 0	50	7.60
Audio Visual Equipment / Offer weledol & Sain	10.87% 5	17.39% 8	8.70% 4	17.39% 8	2.17% 1	13.04% 6	21.74% 10	8.70% 4	0.00% 0	46	5.48
Stage / Llwyfan	2.08% 1	16.67% 8	29.17% 14	6.25% 3	18.75% 9	6.25% 3	6.25% 3	8.33% 4	6.25% 3	48	5.54
Showers / Cawodydd	4.35% 2	15.22% 7	10.87% 5	2.17% 1	6.52% 3	19.57% 9	10.87% 5	17.39% 8	13.04% 6	46	4.41
Dressing Rooms / Ystafelloedd Newis	12.77% 6	10.64% 5	6.38% 3	14.89% 7	19.15% 9	12.77% 6	12.77% 6	10.64% 5	0.00% 0	47	5.40
Parking / Parcio	12.24% 6	8.16% 4	12.24% 6	12.24% 6	4.08% 2	20.41% 10	10.20% 5	10.20% 5	10.20% 5	49	4.98
Piano and other musical instruments / Piano ac offerynnau cerddorol	2.08% 1	6.25% 3	4.17% 2	8.33% 4	10.42% 5	2.08% 1	14.58% 7	20.83% 10	31.25% 15	48	3.25
Storage/Storfeydd	0.00% 0	4.17% 2	8.33% 4	18.75% 9	14.58% 7	10.42% 5	16.67% 8	20.83% 10	6.25% 3	48	4.17
Bar / Bar	14.89% 7	8.51% 4	12.77% 6	6.38% 3	14.89% 7	8.51% 4	4.26% 2	2.13% 1	27.66% 13	47	4.83

Q7 Any other suggestions regarding facilities at a new centre? / Unrhyw sylwadau eraill am gyfleusterau mewn canolfan newydd?

space Toilets great shop **Church House** facilities
events activities village well community church

Q7 Any other suggestions regarding facilities at a new centre? / Unrhyw sylwadau eraill am gyfleusterau mewn canolfan newydd?

Answered: 32 Skipped: 19

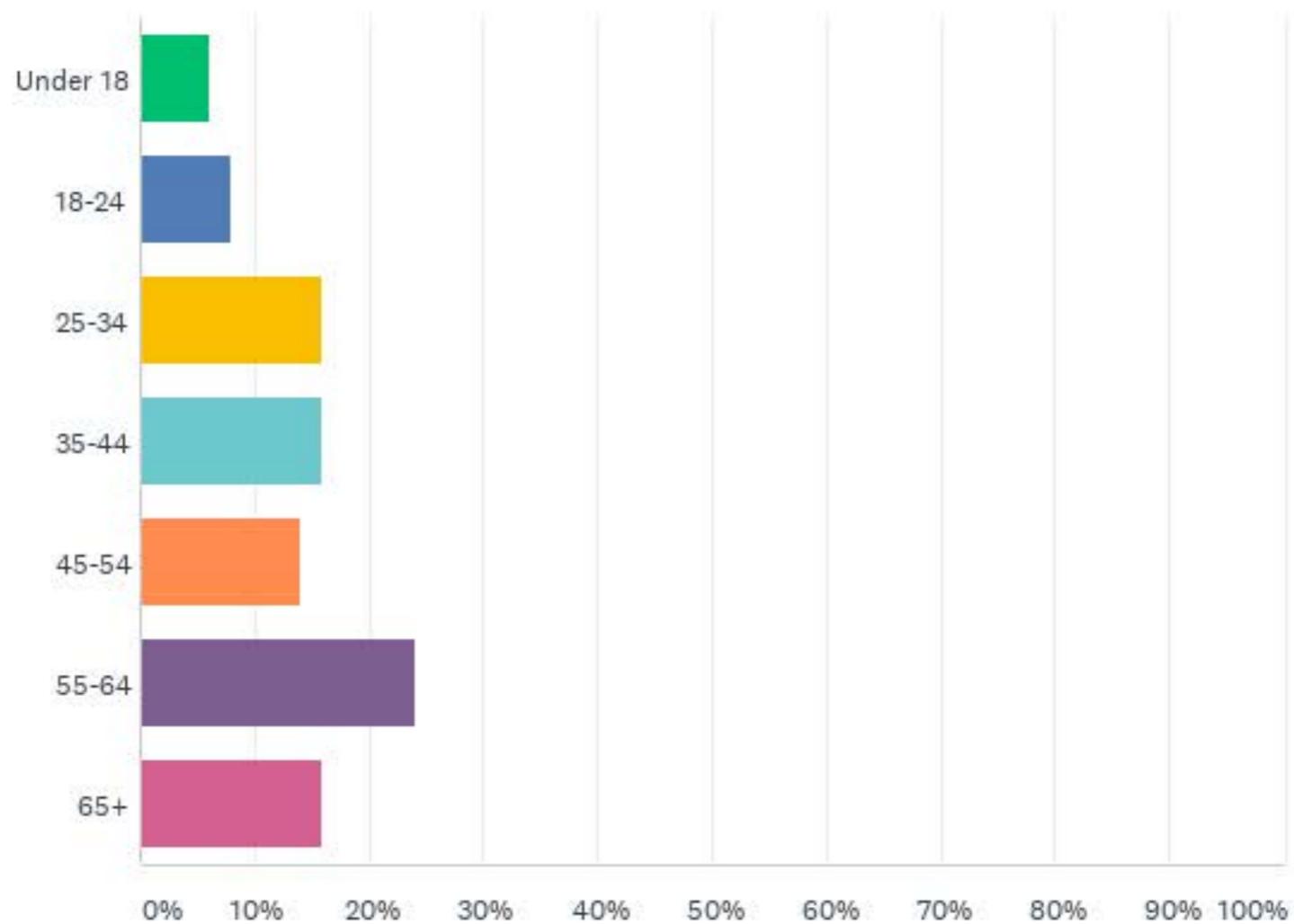
#	RESPONSES	DATE
1	Toliedau,	1/27/2021 8:17 PM
2	No	1/27/2021 7:32 PM
3	Indoor sports facilities	1/16/2021 2:14 PM
4	Eitemau fel bwrdd snoccer. Tennis bwrdd ayb	1/9/2021 7:42 PM
5	Football pitch with better facilities	1/7/2021 7:23 PM
6	A village shop with a cafe would be lovely. We wondered if an unmanned store would work.	1/7/2021 3:10 PM
7	Dart Board, Snooker tables. Bowling green. All great community activities.	1/7/2021 9:53 AM
8	Ystafelloedd i'w llogi ar gyfer gwerthu cynnyrch lleol/stiwidio/arddangosfeydd ayyb.	1/6/2021 10:08 PM
9	Cae addas ar gyfer chwaraeon fel pêldroed...Byddai'n syniad cael caffi cymunedol er mwyn creu incwm i helpu cynnal y safle.	1/6/2021 9:55 PM
10	spend money on renewables and share profits dont create a social club for the middle classes	12/22/2020 2:19 PM
11	It feels like the above list has been written to reflect somebody's desire for a performance venue which does exactly what the Church House currently does (minus the bar?) I'd add the following, higher up the rank than some of the above! - Toilets, including disabled provision. - Small community cafe area (tables / seating) - Outdoor seating area (Places to sit with dogs / energetic children) - Bi-fold doors to allow the venue to open up in better weather - Cycle racks (encourage less cars to site) - Community garden (herbs / edible plants) - Renewable energy sources, and tangible reference to these within the building (i.e. displays showing how much energy is being generated / used) - Outdoor fitness equipment?	12/14/2020 9:45 PM
12	A new football pitch near the new centre.	12/9/2020 6:46 PM
13	I would like to see Church House modernised or rebuilt on the same site. Its worked well for 98 years and is convenient for villagers to walk to and is in the centre of the village. We are a small village with mainly an elderly population with no growth. Wifi would be a great addition to aid presentations then more people can have meetings in the village hall . Regarding a bar i have been to music gigs in St Giles Church in Wrexham and purchased alcoholic drinks with cash. At the moment church house is not allowed to sell alcohol we either bring our own or its included in a ticket price. I think a conversation is needed with the church of wales on this matter. The church can be used in conjunction with the village hall for events. In August a popular event which works well is the church opening for visitors at weekends with tea served in church house .	12/9/2020 12:21 PM
14	PV panels, Solar heating, better insulation, smoother floor	12/7/2020 9:26 AM
15	Pleasant / warm Meeting Room Toilets - which are modern Wi Fi - with fast Broadband	12/4/2020 6:35 PM
16	Table and chairs	12/4/2020 6:34 PM
17	Toiledau!! Lle i ehangu/newid deunydd i'r dyfodol. Wi Fi	12/4/2020 3:31 PM
18	My ranking of facilities reflects my age. I do not wish to engage in sports or other physical activities - hence no need to showers or changing rooms. Additionally I think these are reasonably well catered for at other venues such as the sports centre in Denbigh. Similarly I have no interest in performing and the space taken up by a permanent stage would seem a luxury in a small community. Hence, To reiterate I feel the greatest need is for a modern well insulated building primarily for social use. Ideally it would have bar as there is no pub in reasonable walking distance of Nantglyn. A kitchen for preparing hot drinks and simple food is	12/4/2020 3:06 PM

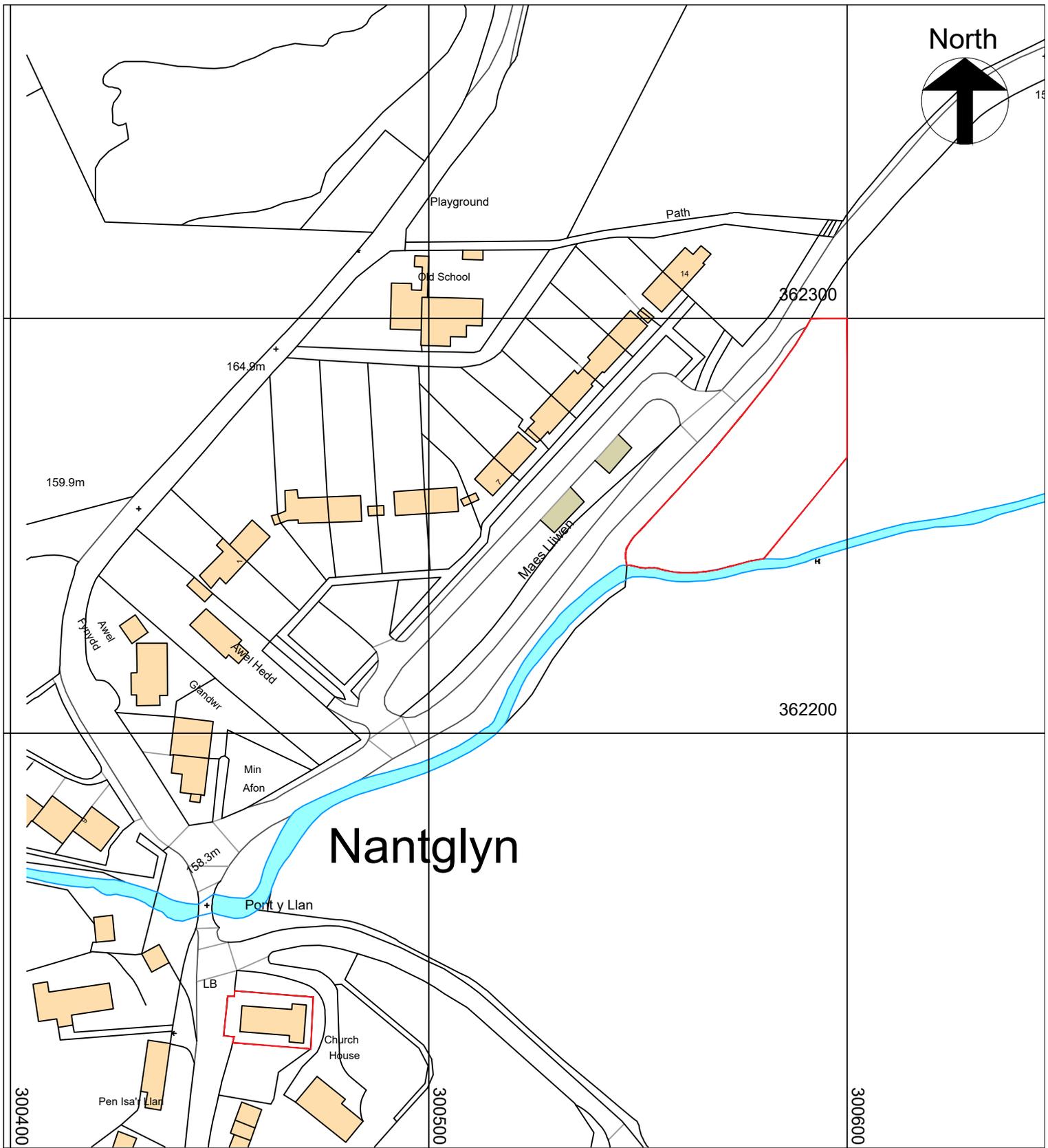
Cyfleuster Cymunedol Nantglyn Community Facility

also essential as are modern disabled toilet facilities and disabled access. Many local people are aged, some live alone and they enjoy socialising together anything that can be done to facilitate this would be a great help. Whilst Church House has served the community well it now needs replacing with a building owned and run by the community, from this will emerge many more social activities.

19	Outside activity space connected to the village hall - FLAT football pitch etc	12/4/2020 8:01 AM
20	Small office/desk space. Dedicated playing field/football pitch, as future improvements to league rules/regulations will limit future of summer league team (currently on farmers field, which isn't up to standard)	12/2/2020 9:56 PM
21	It would be good to have a space for a community shop. Enough room for fitness, drama and art classes.	12/1/2020 9:48 PM
22	na	12/1/2020 9:07 PM
23	shop would be great	12/1/2020 9:01 PM
24	Heating. Sectioned lighting system. Brackets fixed to ceiling for light rig in front of stage for events/drama. Sound system / PA system fixed brackets on walls to enable temporary fixings during performances without causing damage to walls.	12/1/2020 8:49 PM
25	Bike Wash station. Outdoor seating.	12/1/2020 8:43 PM
26	Why a new centre ?? Why not renovate the church house always been adequate for over my last 50 years Don't want more attractions in village that's why we live where we do love no pub no shop	12/1/2020 8:30 PM
27	The list above does not mention adequate size and what that might be, which I'd have made a high priority. I'd suggest a hire fee and easy booking system that makes using it accessible to all; design and decor that gives some sort of atmosphere (so it doesn't look like a school canteen); a space which is attractive and versatile	12/1/2020 7:34 PM
28	Wi-fi	12/1/2020 7:03 PM
29	Access to toilets from outside through an additional door and the ability to hire just the toilet facilities for outdoor events such as guided walks and events in the playground	12/1/2020 6:54 PM
30	Dim angen canolfan newydd yn enwedig os fydd tir y Sioe flynyddol yn cael ei ddefnyddio	12/1/2020 6:37 PM
31	Not to be somewhere that would be noisy for any local residents that might not want to partake in things. Not a full time bar, just occasional for events - we don't want an increase in traffic into the village.	12/1/2020 6:02 PM
32	Toiledau / Mynediad i'r anabl	12/1/2020 6:01 PM

Q8 Beth yw eich oedran? What is your age group?





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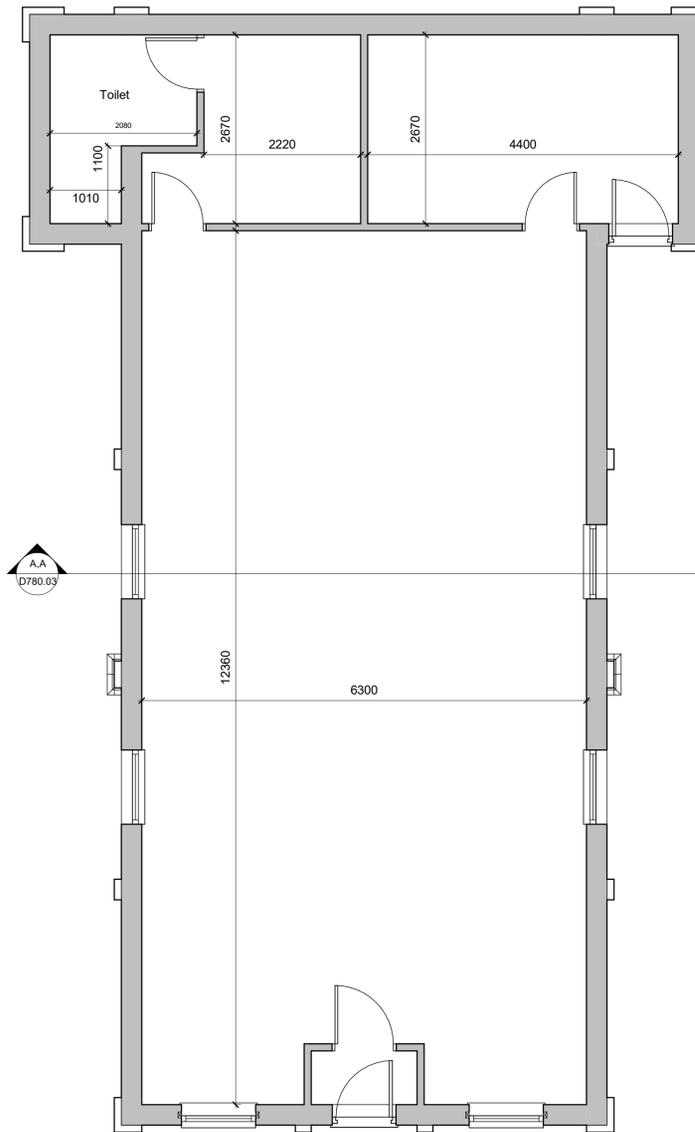
 <p><small>Penseiri Siorhedig Sylwvry Siorhedig Adeiladu Technolegywyr Pensoerioli Siorhedig Bweolwyr Proiect Ymgynghorwyr Adeiladu Hanesyddol</small></p> <p><small>Chartered Architects Chartered Building Surveyors Chartered Architectural Technologists Project Managers Historic Building Consultants</small></p>	<p>Menai House Holyhead Road Llanfairpwll Anglesey LL61 5UJ</p>	<p>Job Church House, Nant Glyn, Denbigh</p>			
	<p> (01248) 715006</p>	<p>Client Nant Glyn Community Council</p>			
	<p>www.dewis.uk.com info@dewis.uk.com</p>	<p>Drawing Location Plan</p>			
		<p>Drwg.No. D780.01</p>	<p>Rev. -</p>	<p>Scale 1:1250</p>	<p>Drawn by LW</p>
<p>This drawing must be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancies. Only figured dimensions are to be worked to. This drawing is copyright and remains the property of DEWIS.</p>		<p>Plot Date 20/02/21</p>	<p>Size A4</p>	<p>Issue Status -</p>	<p>Approved by -</p>



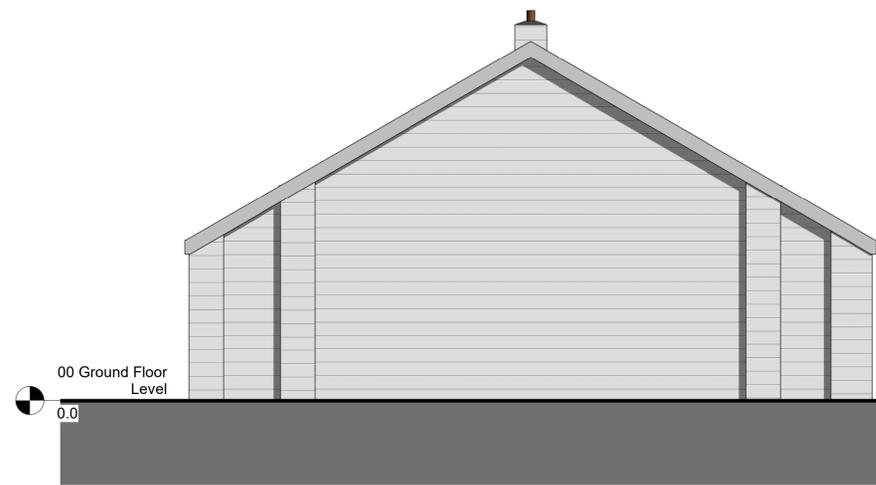
Existing Eastern Elevation
1 : 50



Existing Western Elevation
1 : 50



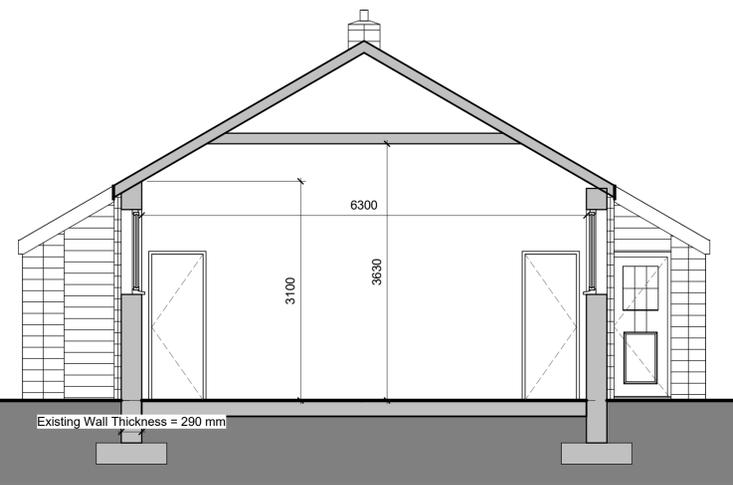
Existing Floor Plan
1 : 50



Existing Northern Elevation
1 : 50



Existing Southern Elevation
1 : 50



Section A,A
1 : 50

Rev	Description	Date	Dr. by	App. by

dewis ARCHITECTURE

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01248 715006
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www.dewis.uk.com

Syrfewyr Siartredig Adeiladu
Penseiri Sirartedig
Rheolwyr Prosiect
Ymgynghorwyr Pensaeriol
Ymgynghorwyr Adeiladau Hanesyddol

Chartered Building Surveyors
Chartered Architects
Project Managers
Architectural Consultants
Chartered Architectural Technologists
Historic Building Consultants

Client
Nantglyn Community Council /
Cadwyn Clwyd

Project
Bridge Street,
Corwen,
LL21 0AH

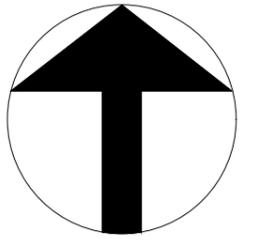
Drawing
Existing Floor Plan, Elevations and Section

Drwg. No. D780.03	Rev.	Scale 1 : 50	Drawn by BOD
Plot Date 20/11/20	Size A1	Issue Status EXISTING	Approved by DW

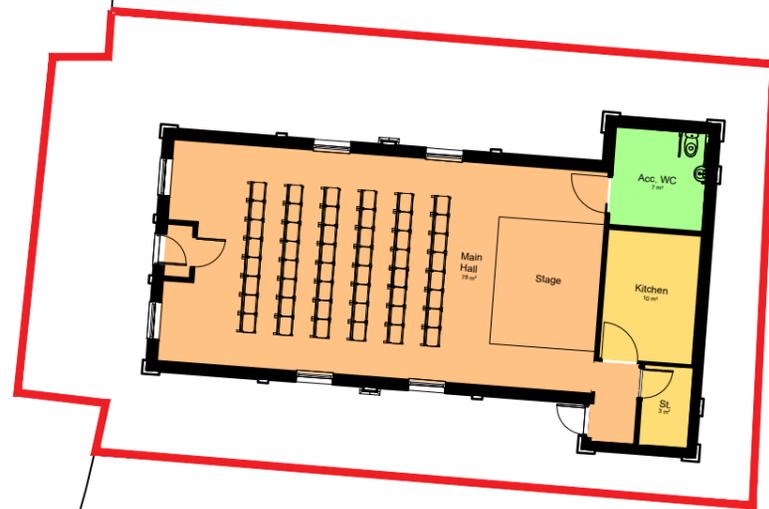
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Pont y Llan

North



LB



Church House

n Isa'r Llan

Rev	Description	Date	Dr. by

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Hanesyddol Adellodau Hanesyddol	Historic Building Consultants	

Client
Nant Glyn Community Council

Project
Church House, Nant Glyn, Denbigh

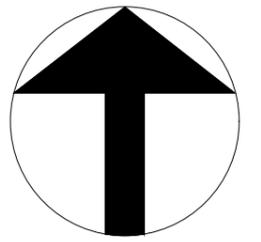
Drawing
Proposed Site Plan - Option 1

Dwg No. D780.04-1	Rev. -	Scale 1:200	Drawn By LW
Plot Date 20/02/2021	Size A3	Issue Status Preliminary	Approved By -

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Pont y Llan

North



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Client
Nant Glyn Community Council

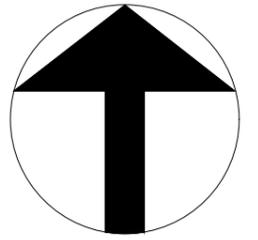
Project
Church House, Nant Glyn, Denbigh

Drawing
Proposed Site Plan - Option 2

Dwg No. D780.04-2	Rev. -	Scale 1:200	Drawn By LW
Plot Date 20/02/2021	Size A3	Issue Status Preliminary	Approved By -

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North



CAR PARK
18 Spaces

Rev	Description	Date	Dr. by

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Pensiell Siartedig Sylfeirwy Siartedig Adalldodau Technolegydd Fensiornol Siartedig Blaclwyd Proiect Ymgynghorwy Adalldodau Hanesyddol	Chartered Architects Chartered Building Surveyors Chartered Architectural Technologists Project Managers Historic Building Consultants	
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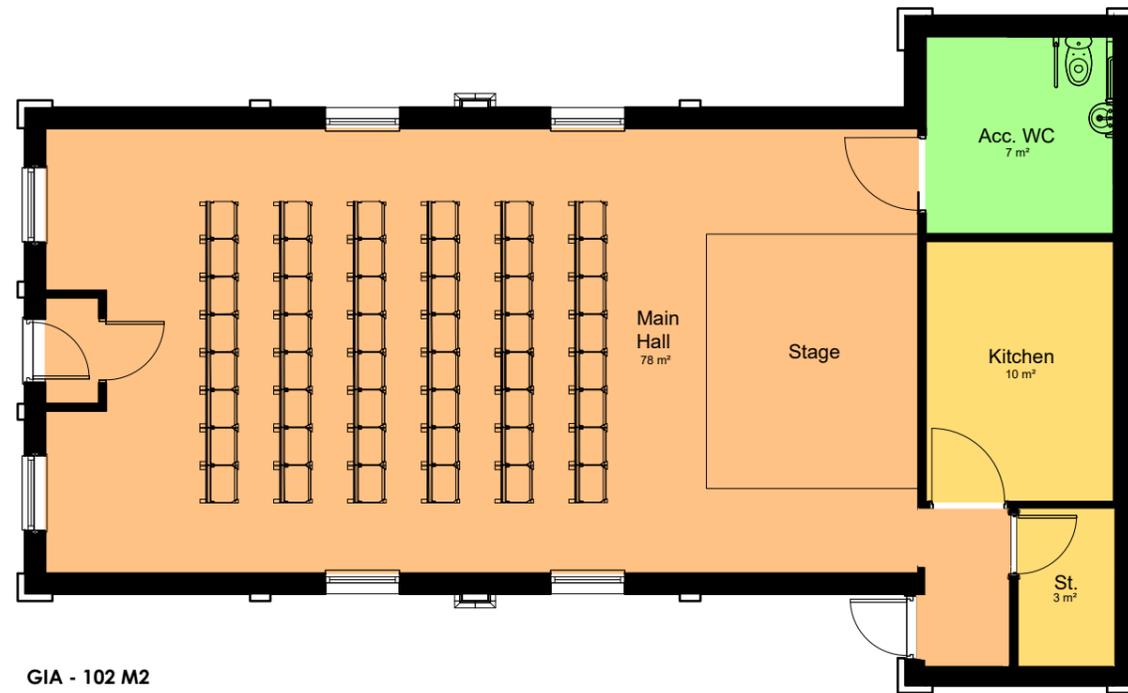
Client
Nant Glyn Community Council

Project
Church House, Nant Glyn, Denbigh

Drawing
Proposed Site Plan - Option 3

Dwg No. D780.04-3	Rev. -	Scale 1:200	Drawn By LW
Plot Date 20/02/2021	Size A3	Issue Status Preliminary	Approved By -

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GIA - 102 M2

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	<table border="0"> <tr> <td><small>Fenniell Siatredig</small></td> <td><small>Chartered Architects</small></td> </tr> <tr> <td><small>Sylfevry Siatredig Adalodau</small></td> <td><small>Chartered Building Surveyors</small></td> </tr> <tr> <td><small>Technolegyr Fenniemiol Siatredig</small></td> <td><small>Chartered Architectural Technologists</small></td> </tr> <tr> <td><small>Blaechy Project</small></td> <td><small>Project Managers</small></td> </tr> <tr> <td><small>Ymgynghorwyr Adalodau Hanesyddol</small></td> <td><small>Historic Building Consultants</small></td> </tr> </table>	<small>Fenniell Siatredig</small>	<small>Chartered Architects</small>	<small>Sylfevry Siatredig Adalodau</small>	<small>Chartered Building Surveyors</small>	<small>Technolegyr Fenniemiol Siatredig</small>	<small>Chartered Architectural Technologists</small>	<small>Blaechy Project</small>	<small>Project Managers</small>	<small>Ymgynghorwyr Adalodau Hanesyddol</small>
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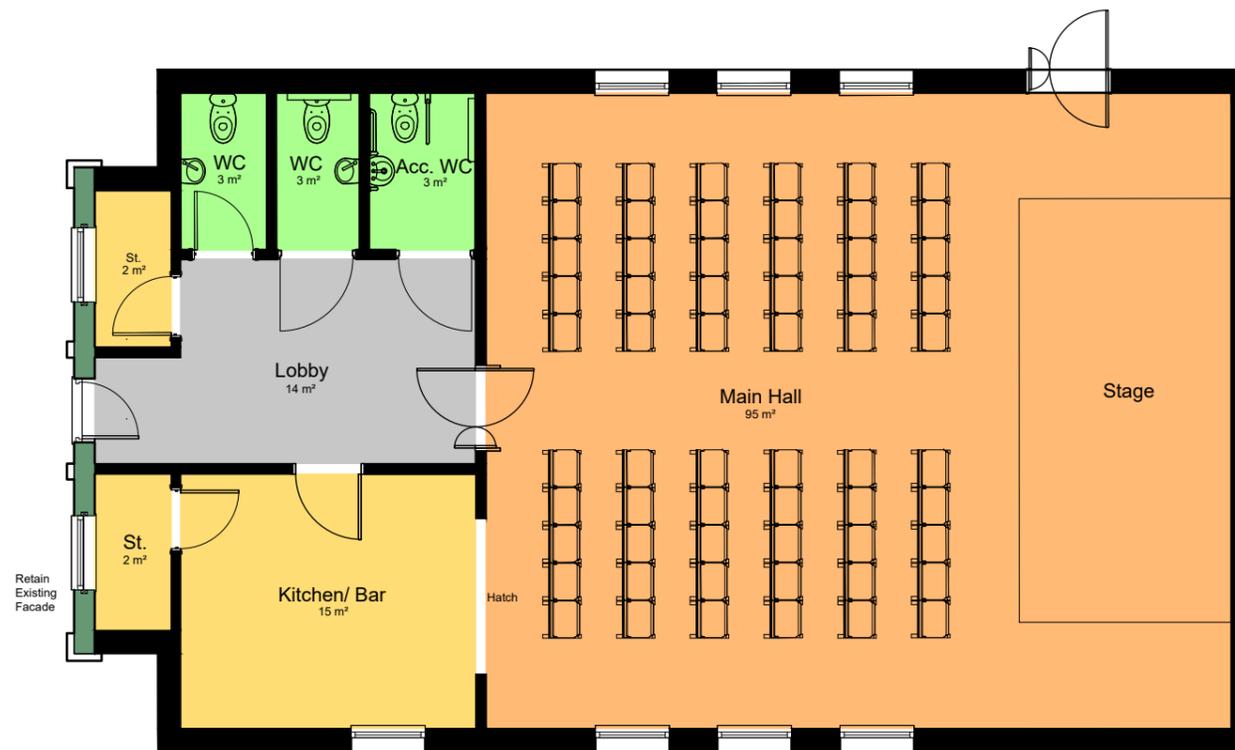
Client
Nant Glyn Community Council

Project
Church House, Nant Glyn, Denbigh

Drawing
Proposed Plan - Option 1

Dwg No. D780.05-1	Rev. -	Scale 1:100	Drawn By LW
Plot Date 20/02/2021	Size A3	Issue Status Preliminary	Approved By -

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Client
Nant Glyn Community Council

Project
Church House, Nant Glyn, Denbigh

Drawing
Proposed Plan - Option 2

Dwg No. D780.05-2	Rev. -	Scale 1:100	Drawn By LW
Plot Date 20/02/2021	Size A3	Issue Status Preliminary	Approved By -

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Client
Nant Glyn Community Council

Project
Church House, Nant Glyn, Denbigh

Drawing
Proposed Plan - Option 3

Dwg No. D780.05-3	Rev. -	Scale 1:100	Drawn By LW
Plot Date 20/02/2021	Size A3	Issue Status Preliminary	Approved By -

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APPENDIX III - COMMUNITY AND PARISH COUNCIL LEGAL POWERS LIST (NOT EXHAUSTIVE)

Allotments

Powers to provide allotments Duty to provide allotment gardens if demand unmet

Small Holdings Allotments Act 1908 ss 23, 26 and 42

Archives

Power to make records held available to the public and support local archives

Local Government (Records) Act 1962, ss1 and 4

Baths and Washhouses

Power to provide public baths and washhouses

Public Health Act 1936 ss 221, 222,223 and 227

Borrowing

Power to borrow money for statutory functions

Local Government Act 1972 Sch. 13

Burial Grounds, Cemeteries and crematoria*

Power to acquire and maintain

Open Spaces Act 1906, ss 9 and 10: Local Government Act 1972, s 214

Power to provide

Local Government Act 1972, s.214

Power to agree to maintain monuments and memorials

Parish Council and Burial Authorities (Miscellaneous Provisions) Act 1997, s. 1

Power to contribute towards expenses of cemeteries

Local Government Act 1972

Bus Shelters

Power to provide and maintain

Local Government (Miscellaneous) Act 1953 s.4

Bye Laws

Power to make byelaws for public walks and pleasure ground

Public Health Act 1875, s 164

Cycle Parks

Road Traffic Regulation Act 1984 s.57 (7)

Swimming pools, bathing places, baths and washhouses

Public Health Act 1936, s 223

Open Spaces and Burial Grounds

Open Spaces Act 1906 ss 12 and 15

Mortuaries and post-mortem rooms

Public Health Act 1936 s. 198

Public Bathing

Public Health Act 1936 s. 231

Hiring of pleasure boats in parks and pleasure grounds

Public Health Amendments Act 1907, s 44(2): Public Health Act 1961, s54

Charities

Duty to receive accounts of parochial charities

Charities Act 1960, s 32

Power to appoint trustees of parochial charities

Charities Act 1993, s 79

Clocks*

Power to provide public clocks

Parish Councils Act 1957, s 2

Closed Churchyards

Powers (and sometimes duty) as to maintain

Local Government Act 1972, s.215

Commons Land and Common Pastures

Powers in relation to inclosure as to regulation and management and as to prov

Inclosure Act 1845; Local Government Act 1984, s 8(4); Smallholding and Allotr

Power to protect unclaimed common land from unlawful interference

Commons Registration Act 1965, s.9

Power to manage commons and village greens under a district council scheme

Commons Act 1899, ss 4 & 5

Conference facilities*

Power to provide and encourage the use of facilities

Local Government Act 1972, s.144

Consultation

Right to be consulted by principal councils if directed by Secretary of State (England) or by Welsh Government

Local Government and Rating Act 1997, s21; Local Government Act 1972, s 33A

Community Centres and Village Halls

Power to provide and equip premises for use of clubs having athletic, social or c

Local Government (Miscellaneous Provisions) Act 1976, s.19

Crime Prevention*

Powers to spend money on various crime prevention measures

Local Government and Rating Act 1997, s 31

Power to (a) install equipment, (b) establish schemes and (c) assist others in so doing for the prevention of crime

Local Government and Rating Act 1997, s 31

Delegated Functions

Power to assume a function delegated by another authority

Power to ensure effective discharge of Council functions

Power to employ someone to carry out Council functions

Local Government Act 1972ss. 101, 111 and 112

Drainage

Power to deal with ponds/ditches

Public Health Act 1936, s. 260

Education

Right to appoint governors of primary schools

School Standards and Framework Act 1988, para 15 of Sch.10

Entertainment and the Arts*

Provision of entertainment and support of the arts

Local Government Act 1972,s145

Environment

Power to act for the benefit of the community by tackling and promoting awareness of environmental issues

Local Government Act 1972,ss 111 and 137

Flagpoles

Power to erect flagpoles in highways

Highways Act 1980, s 144

” Free Resource”

Power to incur expenditure not otherwise authorised on anything which in the council’s opinion is in the interests of the area or part of it or all or some of the inhabitants

Local Government Act 1972,s139

Gifts

Power to accept

Local Government Act 1972 s139

Highways

Power to repair and maintain footpaths and bridleways

Highways Act 1980, ss 43 and 50

Power to light roads and public places

Parish Councils Act 1957 s 3: Highways Act 1980, s 301: Local Government Ac

Provision of litter bins

Litter Act 1983, 5 and 6

Power to provide parking places for vehicles, bicycles and motorcycles

Road Traffic Regulation Act 1984, ss 57 and 63

Power to enter into an agreement as to dedication and widening

Highways Act 1980. ss 30 and 72

Power to provide roadside shelters, and omnibus shelters

Parish Councils Act 1957, s 1

Consent of Parish Council required for ending maintenance of highway at public expense, or for stopping up or diversion of highway

Highways Act, 1980 ss 47 and 116

Power to complain to District Council as to protection of rights of way and roads

Power to provide traffic signs and other notices

Highways Act 1980, s 130

Power to plant trees, etc., and to maintain roadside verges

Road Traffic Regulation Act 1984, s 72; Countryside Act 1968

Power to complain to local highway authority that a highway is unlawfully stopped up or obstructed

Highways Act 1980, s 96

Power to prosecute for unlawful ploughing of a footpath or bridleway

Highways Act 1980, s 130 Highways Act 1980, s 134

Investments

Power to participate in schemes of collective investment

Trustee Investments Act 1962,s11

Land

Power to acquire land by agreement, to appropriate land and to dispose of

Local Government Act 1972, ss 124, 126 and 127

Power to accept gifts of land

Local Government Act 1972s139

Power to acquire land by compulsory purchase

Local Government Act 1972, s 125

Power to obtain particulars of persons interested in land

Local Government (Miscellaneous Provisions) Act 1976, s 16

Power to acquire land for or to provide recreation grounds, public walks, pleasure grounds and open spaces and to manage and control them

Public Health Act 1875, s 16; Local Government Act 1972, Sched. 14, para 27; Public Health Acts Amendment Act 1980, s 44; Open Spaces Act 1906, ss 9 and 10; Local Government (Miscellaneous Provisions) Act 1976, s 19

Lighting

Power to light roads and public places

Parish Councils Act 1957, s Highways Act 1980, s 301

Litter* and dog fouling

Provision of receptacles Obligated to keep own land free of litter and dog faces

Litter Act 1983, ss 5 and Environmental Protection Act 1990; Litter (Animal Droppings)

Lotteries

Power to promote

Lotteries and Amusements Act 1976, s 7

Mortuaries and post-mortem rooms

Powers to provide mortuaries and post-mortem rooms

Public Health Act 1936, s 198

Nature Reserves

Power to designate statutory to the nature reserves and marine nature reserves – English Nature can designate sites of specific scientific interest

National Parks and Access Countryside Act 1949, ss 15, 16 and 21; The Wildlife and Countryside Act 1982, ss 36 and 39 and Sched.12

Powers to make management agreements with landowners to manage council-owned reserve land as a nature reserve

National Parks and Access Countryside Act 1949, ss 15, 16 and 21; The Wildlife and Countryside Act 1982, ss 36 and 39 and Sched.12

Nuisances

Power to deal with offensive ditches, ponds and gutters

Public Health Act 1936, s 260

Open Spaces

Power to acquire land and maintain

Public Health Act 1875, s 164; Open Spaces Act 1906, ss 9 and 10; Commons

Power to acquire land for or to provide recreation grounds, public walks, pleasure grounds and open spaces, and to manage and control them.

Public Health Act 1875, s 164; Local Government Act 1972, Sched 14, para 27; Public Health Acts Amendment Act 1980, s 44; Open Spaces Act 1906, ss 9 and 10; Local Government (Miscellaneous Provisions) Act 1976, s 19.

Parish Property and Records

Powers to direct as to their custody

Local Government Act 1972, s226

Parking Facilities

Power to provide parking places for motor vehicles, motorcycles and bicycles

Road Traffic Regulation Act 1984, ss 57 and 63

Planning

Right to be notified of and power to respond to planning applications

Town and Country Planning Act 1990, Sched. 1 para 8; Local Government Act 1972

Postal and telecommunications facilities

Power to pay the Post Office, British Telecommunications or any other public telecommunications operator any loss sustained in providing post or telegraph office or telecommunications facilities

Post Office Act 1954, s 51; Telecommunications Act 1984, s97

Public Buildings and Village Halls

Power to provide buildings for offices and for public meetings and assemblies

Local Government Act 1972 s 133

Public Conveniences

Power to provide

Public Health Act 1936, s 87

Public Enquiries

Power to make representations at public enquiries

Local Government Act 1982, s222

Publicise functions

Power to publicise council and local authority functions

Local Government Act 1982, s. 142

Raising of Finances

Power to raise money through them precept

Local Government Act 1982, s150