



Feasibility Study: Multipurpose Resource and Facility In Gwyddelwern

2021



*Asiantaeth Datblygu Gwledig
Rural Development Agency*



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CONTENTS

INTRODUCTION	1
METHODOLOGY	4
THE NEED FOR A NEW FACILITY IN GWYDDELWERN	5
THE CURRENT FACILITIES – CONSIDERING POTENTIAL LOCATIONS	10
CONSIDERING THE OPTIONS	12
OPTION A: THE VILLAGE HALL	13
OPTION B: CAPEL WESLA	16
OPTION C: YSGOL BRO ELWERN	19
IDENTIFYING THE PREFERRED CHOICE	22
FINAL RECOMENDATION	23
CHOOSING THE PREFERRED OPTION	23
FINANCIAL PROJECTIONS	25
FINANCING THE DEVELOPMENT – POTENTIAL SOURCES	28
<i>Additional Options:</i>	28
CYSYLLTIADAU DEFNYDDIOL	28
ACTION PLAN	29

INTRODUCTION

BACKGROUND

Grŵp Cymunedol Gwyddelwern was established to explore the potential of developing a centre or community facility in Gwyddelwern. The group brings together representatives from several local organisations including the Village Hall, Wesla Chapel, Bro Elwern Primary School, and the Community Council.

Working in partnership with Cadwyn Clwyd, the group attained EU funding from the LEADER scheme to undertake a feasibility study that identifies opportunities that meet the needs of the local community, and to identify a realistic and sustainable proposal to develop such a facility in the future.

There are a number of organisations and community facilities active in the village today, and the success of any development will depend on finding a solution that is acceptable for all, and which also encourages and enables further collaboration between partners in the future.

DEIO JONES

Deio is a consultant based in Rhuthun, working primarily with local communities to develop and fund community projects which create better places for people to live, work, and play.

ADRIAN JONES

Since establishing his architectural practice 'Adrian Jones Associates' in 1995 he has been involved in a wide range of projects across the UK, with specific experience in historical structures, rural business hubs, and transforming buildings. The practice is RIBA registered and located in Gellifor.

IDENTIFYING THE NEED

THE VILLAGE

Gwyddelwern is a rural village with a population of around 500, located on the A494 between Corwen and Rhuthun. Like villages across the country, a number of community facilities exist but over the years their condition has deteriorated, the number of users has decreased, and some have closed their door permanently.

Bro Elwern Primary School is in the centre of the village. The school is at capacity, but the facilities are poor. There is no school hall, or indoor changing and sporting facilities for the pupils.

Next door to the school stands Wesla Chapel. This substantial building includes a vestry and a small chapel house. Unfortunately, it has been closed to the public for three years because of the poor and dangerous condition of the main structure, and services are held in the chapel house. The small vestry of the village's second chapel is open in the North end of the village and holds 40 people.

The Village Hall is currently the focal point for community activities in the village, and this is where the 'Cylch Ti a Fi,' and 'Ysgol Feithrin' is located, and it also used regularly by the school and several other groups. It also hosts local services such as a weekly Post Office, and a couple of local businesses. Next door to the hall is a beautiful old church, it's in good condition but only hosts services four times a year.

Another traditional 'community' asset in Gwyddelwern is the medieval tavern in the centre of the village. Unfortunately, it has been closed and on the market for years. Several groups and societies are active in the area including Merched y Wawr, Clwb y Wern, The Welsh Society, Ysgol Feithrin, Cylch Ti a Fi, yr Urdd, and a number of fitness and activity classes. There is busy group of school governors, and a small but industrious group managing the Village Hall.

COVID-19

This work began in February 2020, with the aim of reporting by June 2020. Unfortunately, the Covid-19 pandemic and the community restrictions have delayed our original plans, as well as forcing us to adapt our consultation methodology.

Covid-19 has put renewed focus on the need for community services and the need for local facilities. It is also important to note that the needs of our local villages and communities are different today to what they were a year ago. And it is very likely that they will change again over the next few years as we deal with the long-term effects of the pandemic. It is vital therefore that we ensure that the infrastructure and facilities are in place to deal with this new environment, and to enable us to react effectively to a similar situation in the future.

So, although the delay has been inconvenient for all concerned, we hope that it will provide a more accurate representation of the current needs of the local community, and local perceptions towards any development.

This work is based on the methodology outlined in this document. With thanks to Cadwyn Clwyd for providing the additional finance to enable us to undertake the postal survey to comply with Covid-19 regulations. And a special thanks for the staff and pupils of Bro Elwern Primary School for their help to print, post, and collect the questionnaires.

METHODOLOGY

This Feasibility Study is based on the background information and context supplied by the group, and the findings of our own primary consultation:

- **Initial meetings with the three core organisations** that are part of Grwp Cymuned Gwyddelwern: The Village Hall Committee, Members of Wesla Chapel, and the Governors of Ysgol Bro Elwern. The aim of these was to gain an understanding of the needs and priorities of these organisations and identify the potential scope of the work before moving forward. (These were held in February 2020 before the first lockdown).
- **Site Visits:** The architect Adrian Jones undertook a visual survey of the Village Hall and Wesla Chapel, the two structures with the greatest potential for developing a new community asset.
- **Discussions with Denbighshire County Council:** Initial discussions were held with representatives from the Education Department about their interest and support for regular use of any new facility by the school. We also contacted the Property Department to understand their perspective and priorities as the owners of the current Village Hall, and held discussions with the Regeneration Team to raise awareness of this work and develop relationship with officers that could be influential in helping to move any project forward.
- **User Interviews:** Based on the list of current users of the Village Hall (the only community building open in 2019-20), a series of semi-structured telephone interviews were held with groups, organisations and businesses which use the current facilities to understand their needs, how the current offer can be improved, and the opportunities to develop new services.

- **Community Questionnaire:** A comprehensive questionnaire was distributed to every household in Gwyddelwern on the electoral register and surrounding area, approximately 230 homes. The bilingual questionnaire was also available online, promoted on local social media pages, and also sent to all parents of Ysgol Bro Elwern.
- **Preparing the Final Business Plan** using the costs identified by the architect for the preferred option, running costs for the current hall (2018-19: Pre Covid-19 pandemic), and examples from other similar community facilities.
- **Regular Meetings** with Grwp Cymunedol Gwyddelwern as the work progressed, ensuring that everyone was in agreement on the progress being made, and ensuring ongoing involvement in the development process and decision making.

COVID-19: RESTRICTIONS AND CHANGES

As previously noted, our plans were severely disrupted by the Covid-19 pandemic. We originally intended to hold a public meeting to raise awareness of this work amongst local residents and give people an opportunity to have their say. We had also intended to host workshops or 'drop-in sessions' to give the community an opportunity to have their say as the consultation progressed.

There were delays during 2020 as we waited in hope of being able to undertake these activities as the situation improved. But because of the long-term duration of the pandemic and the likelihood of social restrictions lasting well into 2021, it was decided to press ahead with the work and adapt the methodology to make best of the current situation.

THE NEED FOR A NEW FACILITY IN GWYDDELWERN

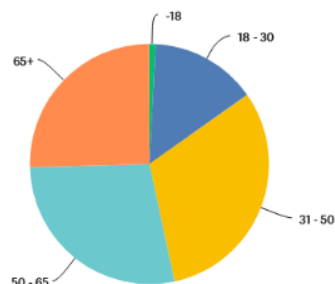
To be successful and bring about positive change in the village, it's vital that any development addresses both the priorities and needs of the local community.

By addressing the needs of the community as a whole, the development will benefit a greater number of people. Therefore, increasing its impact and attracting a greater number of regular users, which will be key to sustainably maintain the facilities in future years. If there is no recognised need for a new community asset, then there is no basis to move forward with any of these plans.

To identify the local needs a community consultation was undertaken through a comprehensive questionnaire. In addition, a number of interviews were conducted with managers and regular users of the current facilities to identify the current levels of use, and the predicted needs of these organisations over the next few years.

CEFNOGAETH GREF I ADNODD CYMUNEDOL NEWYDD

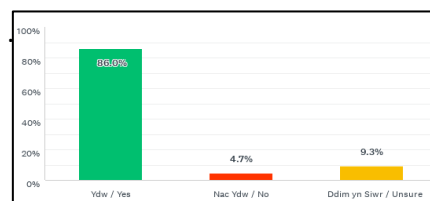
Over half (52%) of the area's households responded to the community questionnaire. This suggests that there is a strong appetite for the proposal to develop new community facilities in the village across all age groups. Especially considering that it wasn't possible to fully promote the questionnaire because of the Covid-19 restrictions.



Age of Contributors

86% of the respondents lived in the village or the local area, while the remainder travelled in regularly. This suggests that the majority live close enough to be able to use the community hub if it offered the relevant facilities and services.

There is clear support for the proposed development locally, with the significant figure of 86% supporting the development of a Community Centre, and 84% stating that they would be likely to use it. Only 4.7% opposed the proposals.

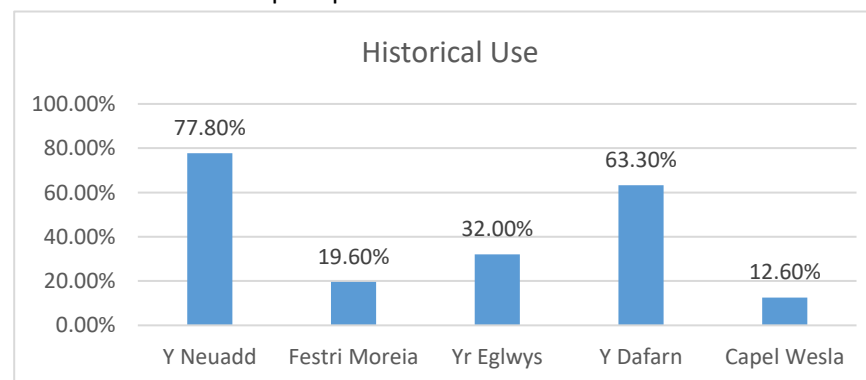


Do you believe that there is a need for a new community hub in Gwyddelwern?

When considering the community buildings that are still open, the majority of respondents (77%) stated that they had been using the Village Hall in 2019-20 (the year before Covid-19 hit). This shows there is more need for a multi-purpose facility delivering a range of services.

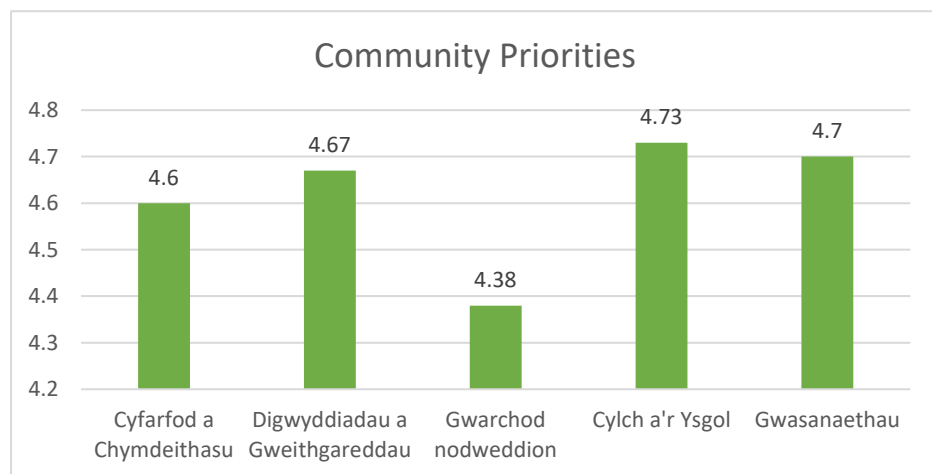
By comparing with the figures for historical use, it seems that the use of these community buildings has been relatively stable over the years. And it is interesting to note that the second most popular facility before it shut was the tavern (63%), and a lot of the comments referred to its loss as a community asset.

Despite this, we have to note here that although the user numbers for the village Hall appear very high, we know that this is not currently reflected by an excessive demand from users, and that the tavern evidently did not turn enough of a profit for the owners to keep it open.



COMMUNITY PRIORITIES

Following a series of meetings and interviews with the users and managers of the current facilities, as well as Grwp Cymunedol Gwyddelwern, five distinct community priorities were identified. The wider community then had an opportunity to have their say via the questionnaire, by scoring these five priorities from 1 (unimportant) to 5 (very important), and to suggest their own priorities.



.With hindsight it would have been more informative to ask the participants to 'rank' these priorities rather than scoring them. Despite this we note that:

1. *"Improving the facilities for the school and Cylch Meithrin"* and
2. *"Hosting local services (e.g. Post Office, shop, local business etc)"* scored highest, followed by
3. *"A suitable place to host activities and events"* and
4. *"Provide a meeting and socialising space for the community."*

While:

5. *"Conserving the historical character and features of the village"* scored a bit lower but was still comparatively high at 4.3/5. In reality there are no major differences between these results. But it's interesting to notice that conserving the historic features of the village (although scoring pretty high) came

out lower than the rest. It is also worth noting that providing for the school and young children scored highest.

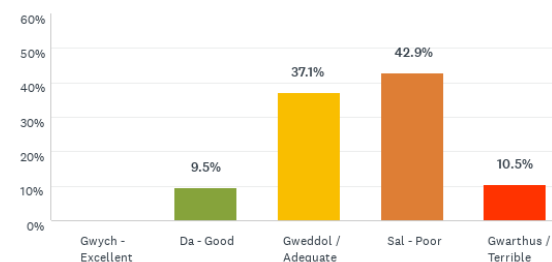
These results are also reflected in the comments, with improved facilities for the school, services such as the Post Office, shop, and a tavern being noted. Many refer to the lack of community events and activities compared to years gone by.

There are also a few different comments that would be of interest to the community council, such as: improving the condition of the area's public footpaths, traffic calming measures, the importance of parking spaces, and restoring Ffynnon Beuno.

THE CURRENT SITUATION

THE CONDITION OF THE BUILDINGS

The condition of the current facilities are generally considered to be 'Adequate' or 'Poor.' With 10% stating they were 'terrible,' and not a single respondent saying they were 'Excellent'. This reflects the participants comments (and the wider consultation) about the poor condition of many of the current facilities, and the fact that some are closed or only open sporadically.



"How would you describe the community buildings and facilities in Gwyddelwern today?"

Some of the comments received suggest that the poor condition of the current buildings explains some of the disparity between the strong desire for these community resources, and the true levels of use which are lower than expected.

For example, several current users have referred to the poor condition of the toilets in the Village Hall, and that an unwelcoming atmosphere discourages them from using it despite recent improvements. Another reason for this that becomes clear is a desire for services (e.g. shop, tavern, cafe) that don't currently exist.

Despite this, many of the Hall's current users state that it is fit for purpose, emphasising the importance of the large space, the multipurpose room, the kitchen, and the parking facilities. The central location with regards to the villages and communities of the wider area is also a big part of its attraction, especially for providers of leisure activities.

CURRENT LEVELS OF USE

We have already noted that 77% of the questionnaire respondents state that they have used the Village Hall at some point during the year before the Covid-19 lockdown, with smaller percentages having used Wesla Chapel and Festri Moreia. And the reported use has been relatively constant over the years.

Clearly, it's important that any new development continues to provide for these people, and the main uses of the Hall are noted on in the table opposite. We also note the facilities and features that are required to enable these activities to carry on and thrive.

The current use corresponds with the four highest community priorities noted earlier, which are providing facilities for the school and Cylch Meithrin, support community services & activities, and a space to socialise

A LACK OF ALTERNATIVES

The current users of the Hall clearly state that there is no other suitable building or facility in the area which is large enough and central to surrounding communities. Potential alternatives such as Canolfan Corwen are already busy in the evenings, so re-locating there is not an option. Travelling to another location outside the village is also not an option for the school pupils, and neither would it contribute to sustaining services and fostering community spirit in the village.

Use	Required Features
Ysgol Bro Elwern (Physical Education, Performing)	A Large Hall; suitable floor; piano; heating; disabled access; low & sustainable costs; stage; storage; separation of pupils from public areas. <i>Would like to have: Multipurpose Room; Additional Classroom.</i>
Cylchoedd Meithrin & 'Ti a fi'	Dedicated room for the Cylch with a sink, toilet, baby changing facilities, cloakroom; stage; large hall; storage; disabled toilets; kitchen; outdoor play space; multipurpose room; heating.
Leisure Classes and Activities	Large Hall; toilets; kitchen (or water source); parking; central location.
Meetings	Warm and comfortable meeting room; appropriate table and chairs; easy access; toilets; kitchen; parking.
Public Events etc Concerts, Parties, Rehearsals, Funerals, Coffee Mornings etc	Large welcoming hall; chairs and trestle tables; stage; sound system; piano; toilets; kitchen; parking; heating; wheelchair / disabled access; Wi-Fi; storage; low sustainable costs; bar; central location.
Post Office	Easy Access; parking; suitable room/space; toilets.
Local Businesses	Easy Access; parking; heating; kitchen, suitable room/space; toilets.

REASONS FOR CURRENT LACK OF USE

The comments in the questionnaire clearly show that the main reason for not using the facilities any more is that they are closed!! And a majority of these comments refer to the pub.

But other reasons are also highlighted. The lack of relevant events is one reason given, and interestingly it's obvious that there is a lack of knowledge of some of the activities that are going on. The poor state of the facilities is also noted numerous times as being a factor in keeping people away.

'The children have grown up' is another emerging message, suggesting that there is a lack of social and communal activity outside the 'community' of the school.

WHAT IS NEEDED – THE COMMUNITY’S OPINION

Many people want a new space to meet and socialise to replace the pub which has closed. It is clear that many social activities and events have stopped over the years, partly due to the lack of suitable place to host them. A tavern/pub, community shop, and cafe/meeting place are the most popular proposals. With many stating it could be a combination of all three plus services like the Post Office.

Many also want to see a village hall or fit for purpose centre developed. The school grounds are proposed as a potential site, which ties in with the general desire to improve the facilities for the pupils of Ysgol Bro Elwern, and also the Cylchoedd Meithrin & Ti a Fi. The school is also supportive of this proposal.

Increasing the social activities is another strong message, be it fitness classes, craft sessions, or coffee mornings. This is reflected by the current users, with the leader of the sword fighting classes considering starting Jiu Jitsu classes, and the current Martial Arts classes would like to hold additional sessions. Activities for you people are also encouraged, with the provision for a youth club and sport facilities being suggested.

In terms of services, The Post Office is the one most frequently mentioned. There are other suggestions such as a senior’s lunch club, health clinic, and day care services. Grwp Cymunedol Gwyddelwern originally discussed business units, but none of the respondents have mentioned this. A few have mentioned the need for sustainable housing, and the need to improve the public rights of ways near the village.

Many exiting options have been proposed during this consultation. However, it’s important to note that the potential for and/or success of any new service or initiative will be dependent on individuals, groups, and/or organisations to take them on and drive them forward.

NECESSARY FEATURES – THE BUILDING

When considering the community’s priorities and comments, specific features emerge that any new development must provide. These findings are outlined in the table below using a ‘MoSCoW’ analysis. A sustainable development will depend on regular users, and so the features that enable the maintenance and growth of current use will be key.

‘MoSCoW’ Assessment
Must Have – Practical & Legal <ul style="list-style-type: none">➤ A group ready and able to lead and take long-term responsibility➤ Supportive Landowners / Landlords➤ The potential to address the needs of the community➤ Accessible for all➤ Parking Facilities➤ Disabled toilets / changing rooms
Should Have <ul style="list-style-type: none">➤ A large and welcoming hall / space with a stage and suitable flooring➤ A comfortable meeting / multipurpose room➤ A specific room for the Cylch, with sink, toilet, and baby changing facilities➤ Outdoor area for the Cylch➤ A kitchen with facilities to cater for large groups➤ Communal space with facilities to provide a shop/cafe/bar/Services, either temporarily or permanently➤ An energy efficient Building with low running costs➤ Plentiful Storage➤ Within reach of the school➤ Spacious changing rooms (for activities / sports etc)
Could Have <ul style="list-style-type: none">➤ An additional classroom for the school➤ Permanent shop/cafe/tavern
Won’t Have <ul style="list-style-type: none">➤ A new hub managed by the school

There will be a need to provide comfortable seating and tables that can be stored easily. A piano/organ will be required, as well as WiFi connection and a suitable sound system.

CONSIDERING THE OPTIONS

THE CURRENT FACILITIES – CONSIDERING POTENTIAL LOCATIONS

As stated on the previous page, there are several existing buildings and facilities in the village. Some of these sites are considered as having real potential for a new development, whilst others have been considered by the group but have been found to be unsuitable for various reasons:

CAPEL WESLA

A prominent landmark in the centre of the village, the main chapel has a capacity of 200 with an additional 100 in the vestry. The location adjacent to the school presents an opportunity to share facilities and strengthen the school's offer to the pupils. There is also a small chapel house that the group believe could be rented out to provide an additional income stream.



Unfortunately, the building is in a poor state of repair, especially the vestry. And for the past three years it has been too dangerous for the public to enter. The weddings and funerals can no longer take place, and the services are held in the chapel house. Parking is also an issue for big events.

Despite this Grwp Cymunedol Gwyddelwern are keen to consider this as a potential site for a new community hub, mainly to save the building and provide an additional facility for both the community and the school. The Wesleyan Church are supportive of a community development, but there could be issues regarding the serving of alcohol.

THE VILLAGE HALL

This is the focus of community events in Gwyddelwern today. It is used regularly by local groups and societies and is home to the 'Ysgol Feithrin' and 'Cylch Ti a Fi'. It also hosts services such as the weekly Post Office, and some local businesses.

There is a spacious Main Hall with a large stage, a snooker room back-stage, a kitchen, meeting room, and toilets. There are dedicated parking spaces, and it is situated just off the main road through the village. The school use it for concerts and physical activity lessons; however, the pupils must cross a road and follow the footpath through the cemetery to get here.

The building was erected in the 1970's and is approaching the end of its lifespan. Despite recent improvements which include a new kitchen and windows, the condition of the building isn't great, with the toilets in particular in a pretty sorry state. There are ongoing maintenance costs which are likely to increase over time. It also doesn't comply with modern energy efficiency standards, which leads to high running costs and harm to the environment. Condensation is a significant issue, with the floor becoming wet and slippery during large events and posing a risk to users.



YSGOL BRO ELWERN

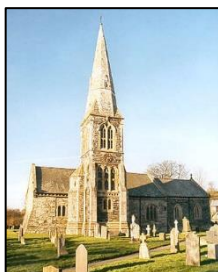
Ysgol Bro Elwern is a successful Primary School which is currently operating at capacity. Despite this, the buildings are dated and there is no large hall or changing rooms for the pupils. This means they have to eat their lunch and get changed for physical education sessions in their classes. There is no facility for indoor activities in bad weather, or to host concerts, practices, or large events. The school currently uses the Village Hall for these purposes, but this entails crossing a road and following a public footpath through the cemetery in all weathers. Which isn't fair on the pupils or the staff.



At present the school does not have any facilities to host community events. However, they do have a large amount of land where a community facility could be developed, and a similar project was proposed years ago, but at the time there was no funding or resources available to take it any further.

ST BEUNO'S CHURCH

This beautiful pilgrim church is situated in the middle of the village, adjacent to the Village Hall. It is a Grade II listed building, and work was done back in 2014 to repair the spire and secure the building and surrounding land. At present public services are held four times a year, as well as other events such as weddings.



The church is not considered to be a suitable building for developing to provide a multipurpose asset and facilities for the community.

THE TAVERN / PUB: Tŷ MAWR

The old tavern is located in the centre of the village, on the main road. It's a big tavern with a medieval feel. There is a kitchen to provide food for guests, and ample parking spaces outside.



Unfortunately, it has been closed and on the market for years, with the owners demanding a high selling price. Despite there being local desire to re-open it, there hasn't been a significant effort to do this. And it is unlikely the building could support the wide range of activities and services that would be required in a community hub, one specific example being the lack of a large hall to host events.

CAPEL MOREIA – THE VESTRY

The Moreia Methodist Chapel was demolished over a decade ago, but the vestry is still open today and holds around 40 people. Grwp Cymunedol Gwyddelwern do not believe the building is large enough, and there would be a lack of space to develop facilities such as disabled toilets etc.

It is also at the opposite end of the village to the school, with a narrow footpath and a need to cross the busy main road. With an expectation that any new development would need to provide facilities for the school pupils, it is not believed that this is an option that could deliver on that requirement.



CONSIDERING THE OPTIONS

To be thorough, we have identified the main factors that would be requisite for enabling a development of this kind to be realised, comparing them with the potential offered by the potential sites in the village:

- A Group able and willing to lead the work and manage the new asset.
- Supportive Landowners
- Suitable public Access for all
- The space and potential to deliver a wide range of facilities to meet the demands of the community
- The potential for providing adequate parking spaces

	Safle Ysgol Bro Elwern	The Village Hall	Wesla Chapel	Moreia Vestry	The Tavern	The Church
A Group to lead the work	Governors & Grŵp Cymuned Gwyddelwern	Hall Committee & Grŵp Cymuned Gwyddelwern	Wesla Chapel Members & Grŵp Cymuned Gwyddelwern	Members of Moreia	No	No
Supportive Owners	Yes	Yes	Yes	Don't Know	For Sale but expensive	Don't Know
Potential and Space	Plenty of land that could be developed	Large existing Building with surrounding land	Substantial Structure with some land	Small Building	No large hall space for events	Not suitable for developing the required facilities
Accessible to the Public	Yes	Yes	Yes	Narrow footpath, far from the school	Yes	Yes
Parking Facilities	Roadside parking but available land	Existing Car Park	Roadside parking only	Small Carpark	Existing Carpark	None, but near village hall parking

Having considered the above, it's clear that there are three options that we should explore further, and these correspond to the three sites originally identified by Grŵp Cymuned Gwyddelwern, which are:

- Ysgol Bro Elwern
- The Village Hall
- Capel Wesla

Note: When considering the preferred choice, we must consider the likely effect of the development on the other establishments and avoid competing for the same audiences and activities.

OPTION A: THE VILLAGE HALL

OUTLINING THE OPPORTUNITY

The option under consideration here is redeveloping the existing building to provide a modern asset which will meet the needs of the community. The current building dates from the 1970's, is in poor condition, and is reaching the end of its lifespan.

Another option would be to demolish the existing building and erect a new community hub. We haven't considered this here as it's similar to another option under consideration of developing a brand-new facility on the school grounds, which would be a more suitable location.

THE CURRENT FACILITY

SWOT	
Strengths <ul style="list-style-type: none">• It's here! The only similar facility in the village today• A Large Stage• Large Hall with plenty of room for activities• Central Location• Home of the 'Ysgol Feithrin' & 'Cylch'• It provides facilities for the school – (not ideal as they have to walk through the cemetery to reach it)• Car Parking	Weaknesses <ul style="list-style-type: none">• High running costs - unsustainable• Old fashioned and unwelcoming• Lack of Storage• Poor Condition: The roof leaks and having to fix one thing after the other.• Poor toilets, and lack of disabled and baby changing facilities• Not accessible to all• Slippery Floor (condensation) - risk• Inefficient heating system• Lack of storage for regular users• No Caretaker• Difficult to move/store Equipment, chairs etc, especially for the elderly and less able.
Opportunities <ul style="list-style-type: none">• Redeveloping the current building• Demolishing the current structure and building a new facility.	Threats <ul style="list-style-type: none">• The condition of the building is certain to deteriorate further, causing issues and increasing Maintenance costs.• Need to increase regular use to increase income.

THE ARCHITECT'S NOTES

The village hall is located centrally within the village but is not a prominent feature of the streetscape. On-site parking is available for about 14 cars.

The building provides a reasonable environment for current functions in some respects but has a number of significant shortfalls particularly with regards to accessibility, storage, heating and ventilation. The configuration of the hall and non-resilient floor together with a lack of changing facilities limits its use for sport activities. Erected some 40 years ago the fabric of the building is now reaching the end of its service life and requires significant refurbishment to meet current standards of energy conservation. To address the shortfalls in accessibility and storage an extension to the building is likely to be required but will be constrained by the existing plan. This may result in the loss of at least 2 car parking spaces.

Parts of the site are at risk of surface water flooding and further investigation will be required to establish the extent of any floor resilience required.

ASSESSING THE MERIT OF THIS OPTION

In the table below we summarise, consider, and evaluate the different elements of this proposal, to enable us to compare with the other identified options.

The Management Group <p>A small but hardworking group are operating on the village hall committee, with the majority associated with the Ysgol Feithrin and Cylch Ti a Fi. The committee would be willing to take responsibility to develop a new facility on the current site, but they would need support from the wider community, either by recruiting new members or collaborating with other groups.</p> <p>The group is also supportive of the idea to develop a new facility on a different site, if this replaces the current village hall.</p>	3/5
Ownership <p>The site is on a long-term lease from Denbighshire County Council, which is supportive of any improvements that can be made to the asset.</p>	4/5

The Location and Ease of Access The site is in the centre of the village, just off the main road. It is ideal for local residents and users from the wider area. Unfortunately, it is located a distance from the school and the pupils have to cross a road and walk through the cemetery to get there. This takes time and impairs their ability to use it in poor weather.	3/5
Parking Facilities The existing carpark around the hall is adequate for day-to-day use, but not large enough for large events. Any extension to the current structure, or provision of an outdoor area for the Cylch would reduce this provision further.	3/5
The Site's Potential to meet the Identified Priorities of the Community Redeveloping the building would certainly improve the facilities for the Ysgol Feithrin and the school, however the site isn't ideal in terms of being accessible to the school, and this limits the potential benefits for the pupils. The feel and condition of the building could be improved to make it more suitable and welcoming for hosting services, events, and activities, however the scope of any development would be limited by the current structure and lack of space to expand. The snooker room could be developed into a new facility for the Cylch Meithrin, or a space for local services, or a social space, but it would not be possible to achieve everything.	3/5
The Site's potential to provide the Desired Features The Hall already provides a large hall, multipurpose meeting room, toilets, and a small kitchen. And alongside developing suitable accessibility, these could be developed to an acceptable standard. The snooker room could be developed into an additional resource for the Cylch Meithrin, or a space to provide local services, or a social space, but it would not be possible to provide it all. A lack of space also limits the possibility of creating additional new storage, this can be achieved by building an extension, but any	3/5

development larger than proposed in the plans would decrease the parking facilities and impact on the potential to develop an outdoor space for the Cylch Meithrin. The distance from the school means that provision for a new classroom would not be practical, and if it was decided to provide a community facility such as a shop/tavern/caffe in the current snooker room, it would severely restrict the potential for delivering the other elements.	
Financial Sustainability The Hall is currently sustainable, with the income enough to cover the running costs. However, the maintenance work requires additional grants and external support. The proposed improvements would improve the energy efficiency of the building, through upgrading the heating system and provide insulation to retain the heat. It is sure to reduce the running costs. Despite this the framework of the building is old, and it is inevitable that maintenance costs will increase over the years. Improving the condition of the building and its facilities would likely increase its use by those currently staying away. However, the limited scope for further development also limits the additional income streams that could be developed.	3/5

ASSESSING RISK:

The Building: There is an element of risk in any development of old buildings, however the relatively simple nature of the structure lowers this to an extent as there is limited scope to discover additional issues down the line.	Medium
Financial: The cost of the proposed development is significantly cheaper than the other two options, therefore this is the option that presents the least Financial risk for the Group.	Relatively Low
The Site: There is no issue with the site itself, and although a threat from surface water flooding has been noted, this is true for all three sites under consideration.	Relatively Low
Risk:	Relatively Low

ALTERNATIVE OPTIONS FOR THE SITE

- The current Hall won't be viable if another facility is developed on an alternative site.
- The Local Authority would be open to exploring other uses for the site for community benefit, including sustainable housing or business units.
- If sold, the Local Authority would be legally bound to sell for a fair price, and re-investing any income in a new facility on another site could be considered.

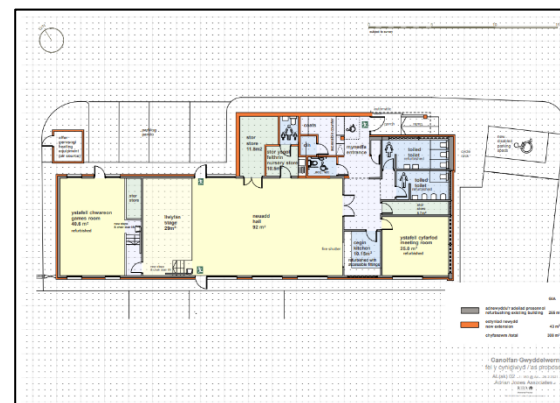
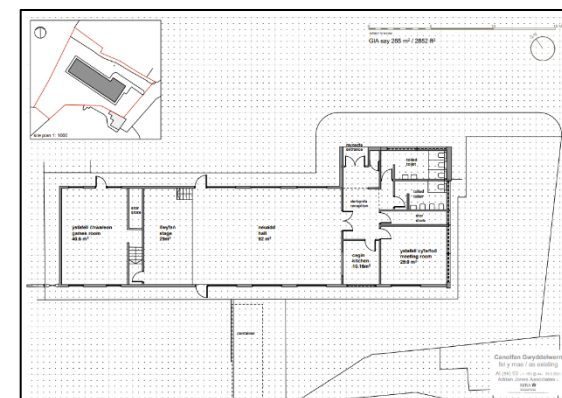
WHAT IS NOT CONSIDERED ACCEPTABLE

The committee is supportive of collaborating closely with the school, but are adamant that a Community Facility should be as independent asset under the control of the community. They are also against the idea of selling the park to raise funds for development as has been suggested in the past.

PROPOSED OUTLINE PLANS

The following illustrate the current building, and the proposed development which has been developed and costed for the purpose of this work. The full-scale plans, findings of the surveys, and the costed schedule of works can be found in *Appendix A*.

The Current Building



The Proposed Development

Estimated Cost:

£540,331 (exc VAT)

Floor Area:

308m²

OPTION B: CAPEL WESLA

OUTLINING THE OPPORTUNITY

The option under consideration here is to redevelop the current chapel and vestry building to provide a modern facility that will meet the needs of the community.

The buildings are a prominent heritage feature in the centre of the village, however they are currently in a very poor state of repair and all activities are cancelled as it is deemed too risky for the public to enter.

THE CURRENT FACILITY

SWOT	
Strengths <ul style="list-style-type: none">• Central village location next to the school• Historical character and prominent landmark• A substantial building• Location of the memorial• Community owned	Weaknesses <ul style="list-style-type: none">• Poor and dangerous condition• No facilities (toilets etc)• No services (water, gas, etc)• No disabled access• Significant work required to develop a community asset• Restrictions around serving alcohol• The awful condition of the chapel house – it's uninhabitable
Opportunities <ul style="list-style-type: none">• Develop the Chapel and Vestry into a central community facility• Save the heritage building• Provide local Services for the community• Create a facility for the adjacent school• Rent out the chapel house to create a new income stream.	Threats <ul style="list-style-type: none">• Failure to host events or raise money to maintain the building.• Likely to deteriorate quickly• The Council tax on the empty Chapel House is swallowing up the chapel's limited financial reserves.

THE ARCHITECT'S NOTES

The Chapel is a prominent building and makes a strong contribution to the streetscape of the village individually and as a group with the School and War Memorial.

The building fails to support any current functions due to the condition of the fabric and facilities. To repurpose the building for community use would require an extension and significant refurbishment of the fabric to meet current standards of use, accessibility and energy conservation. Any extension would need to be subservient in scale to the original building to avoid detracting from its strong architectural character of the Chapel. However external space is very limited for extensions and on-site parking.

The limited external space will make providing on-site surface water disposal also difficult to achieve. Parts of the site are at risk of surface water flooding and further investigation will be required to establish the extent of any floor resilience required.

ASSESSING THE MERIT OF THIS OPTION

In the table below we summarise, consider, and evaluate the different elements of this proposal, to enable us to compare with the other identified options.

The Management Group <p>A small group of members are passionate about saving the building and providing a valuable resource for the community, especially the school. It would ask a lot of the members to take full responsibility for developing and managing a multipurpose facility in the future, so it's likely they would need to attract new members or collaborate with another community group.</p>	2/5
Ownership <p>The site is owned by the Wesleyan Church, who are supportive of a community project that would secure the future of the building. It's possible they would be able to contribute in some way financially, however this isn't a certainty.</p>	4/5

The Location and Ease of Access The site is in the centre of the village, in a prominent location on the main road. It would be ideal for local residents and users travelling in from further afield. It also shares a boundary with the school, so is ideally located to offer additional facilities such as a hall for the school, and/or to locate the Ysgol Feithrin & Cylch Ti a Fi close to the school.	5/5
Parking Facilities The chapel has no parking facilities and there are none nearby, so users would need to park on the road which could cause issues on the main road and the road leading to the sawmill. It might be possible to develop parking on part of the school grounds as part of any development, which would help to mitigate the issue.	1.5
The Site's Potential to meet the Identified Priorities of the Community <p>The building is in the perfect position to provide new facilities and improve the offer of the school and Cylchoedd Meithrin a Ti a Fi. There is space for an outside area but not a dedicated room for the Cylch. It is in a central and accessible location for providing services, however the interior would need to be completely transformed.</p> <p>There is some doubt about the church's position on alcohol sales, which could limit some social events and potentially mean it would not be suitable for events such as parties, celebrations, concerts etc. This option would however secure one of the village's most prominent historical features.</p>	3.5/5
The Site's potential to provide the Desired Features The structure of the building enables the development of a large hall. Significant works are required on the building's interior to divide the	3.5/5

space to provide the wide range of facilities required, but this would be possible, dependent on the building's structural stability. The uncertainty over the Wesleyan Church's view on alcohol sales raises questions about the building's suitability for hosting large events such as concerts and weddings, as well as a bar/tavern. The space for a permanent cafe/shop alongside other services would be limited, and although there are two new storage rooms in the proposed plans, storage space is also limited. There is no scope for providing an additional classroom for the school.	
Financial Sustainability <p>There aren't any current figures to compare the costs of this building. The proposed plans show that it would be possible to maintain the same level of activities as in the current Village Hall, assuming that the Hall would close to enable this development to thrive. In fact, there would be more room here than at the Hall, and the potential for a permanent cafe provides an opportunity for an additional income stream (and risk!). The location adjacent to the school also lends itself to more use by the school, which again would increase income.</p> <p>On the other hand, there is a strong likelihood of significant maintenance costs over the years due to the condition of the old structure, and issues with draining surface water. There would be a new heating system and improvements to the building's fabric, but it's likely that running costs would still be relatively high because of the high roof and nature of the building.</p> <p>The proposal to generate income from renting the Chapel House is unlikely to be feasible because it's not really compatible with modern standards, and the proposed plans suggest extending the community hub instead to provide additional space.</p>	3.5/5

ASSESSING RISK:

The Building: There is inherent risk in developing any old building, but the structural condition of the chapel – including the Vestry walls which are ‘sinking’ – means that it’s very likely that further issues will become apparent during any work.	High
Financial: The proposed development is amongst the highest two options. However, the higher risk due to the condition of the building means that there would be significant additional costs if additional problems were revealed with the building’s structural integrity.	Relatively High
The Site: Space is limited, it’s likely that there will be issues regarding creating a drainage system for surface water. The risk of surface water flooding has also been identified but is true of all sites under consideration.	Relatively High
Risk:	High

ALTERNATIVE OPTIONS FOR THE SITE

Unless the Chapel is developed as a community asset of some description, it’s almost certain to deteriorate quickly until it’s an unsafe ruin that requires demolition. We believe that there is potentially an opportunity to develop affordable flats by collaborating with a housing association (See Appendix B). Such flats would have a capital value and would produce regular income, mitigating some of the development risk. Such a development would save the building, and some of the money raised could potentially be reinvested in a new community facility.

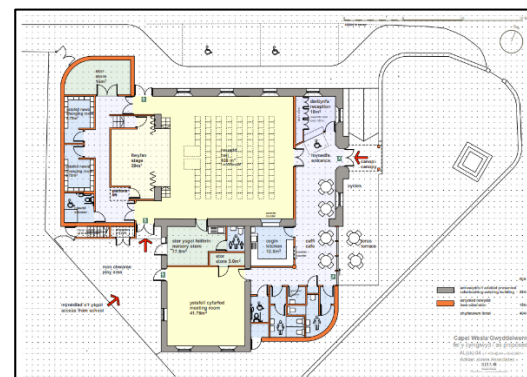
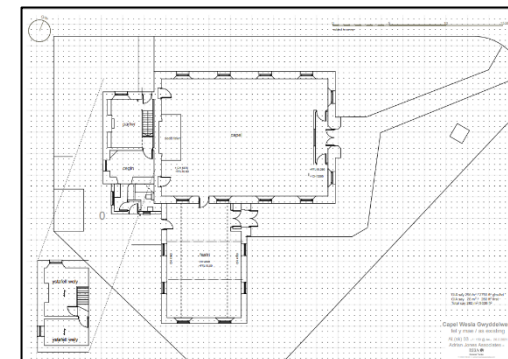
WHAT IS NOT CONSIDERED APPROPRIATE:

The members are against the sale of the building on the open market, where there would be a risk of Demolition or a development which would not benefit the community.

PROPOSED OUTLINE PLANS

The following illustrate the current building, and the proposed development which has been developed and costed for the purpose of this work. The full-scale plans, findings of the surveys, and the costed schedule of works can be found in *Appendix A*.

The Current Building



The Proposed Development

Estimated Cost: £1,342,709 (exc VAT)
Floor Area: : 404m²

OPTION C: YSGOL BRO ELWERN

OUTLINING THE OPPORTUNITY

The option under consideration here is to build a brand-new facility on the grounds of Ysgol Bro Elwern.

A similar plan was proposed back in 2009 but did not progress beyond the initial plans. The school lacks facilities but has a great deal of land, so the option appeals to the Local Authority.

THE CURRENT FACILITIES

SWOT	
Strengths <ul style="list-style-type: none"> The sizeable area of land available for development. Support of the County Council Central to the Village Adjacent to the communal sports ground 	Weaknesses <ul style="list-style-type: none"> No Canteen / Hall No Parking Poor condition of ageing buildings Expensive to run & heat No facility to hold PT lessons, practice for concerts, PTA events, discos, breakfast club etc on school grounds
Opportunities <ul style="list-style-type: none"> Developing a Community Centre on the School Grounds Community hop Changing Rooms & Toilets (youth football) New entrance from the Main Road 	Threats <ul style="list-style-type: none"> Current Facilities limit the size of the school Use village hall twice a week, but it's a distance away and not suitable regarding access, toilets, storing equipment etc

THE ARCHITECT'S NOTES

A purpose-built facility would allow greater opportunities to meet the requirements and aspirations of the community. A new build would allow more flexible spaces and facilities to be provided. The proposals lend themselves to offsite and modular construction or Modern Methods of Construction (MCC). Offsite construction offers a range of benefits from improved efficiency and shorter construction times to reduced costs and environmental benefits.

The potential loss of existing designated recreational space would and the extent of on-site car parking need addressing with the Planning Authority. Parts of the site are at risk of surface water flooding and further investigation will be required to establish the extent of any floor resilience required.

ASSESSING THE MERIT OF THIS OPTION

In the table below we summarise, consider, and evaluate the different elements of this proposal, to enable us to compare with the other identified options.

The Management Group The School Governors are very keen to develop a new facility on the school grounds and the County Council are supportive. There would be an intention to work with the current Village Hall committee as well as Grwp Cymuned Gwyddelwern, however it's likely that new members would be needed due to the expansion of new facilities and services.	4.5
Ownership The site is owned by Cyngor Sir Ddinbych, which is supportive of a community development that would benefit the school. It is unlikely that they could contribute financially towards a new development but would be willing to lease the site to a community group which, would include 'rental income' from the authority for use by the school. The council would prefer if the development was separate from the school	5/5

as there would be less restrictions. But they would like an effort towards a carbon neutral building.	
The Location and Ease of Access The site is central to the village, in a prominent location on the Main Road. It would be ideal for local residents and those users travelling in. Clearly it would also be ideal for offering additional facilities for the school, and/or Cylchoedd Meithrin a 'Ti a Fi' closer to the school.	5/5
Parking Facilities There are no current parking facilities, but this could be catered for through a new entrance and a car park on the school grounds.	4/5
The Site's Potential to meet the Identified Priorities of the Community This proposal would meet the main priorities of the community, which is to provide improved facilities for the school, Ysgol Feithrin & Cylch Ti a Fi, whilst having the potential to provide wider services for the community. It's possible to provide a dedicated space for hosting events and activities and create a social space in the centre of the village. Unfortunately, this development would not contribute to preserving the local heritage features, but it could be designed to complement the character of the village.	4/5
The Site's potential to provide the Desired Features With plenty of land to develop a purpose-built building. It would be possible to design a building that could provide all the desired features identified. The main constraint would be the cost. This option offers the opportunity to offer a space by the entrance which combines with the kitchen and the meeting room to provide a 'social space' for a cafe/shop/bar or provide space for services such as the Post Office during the day.	5/5

This is the only option which provides an opportunity to provide an additional classroom for the school, but this would be dependent on the County Council to fund and/or pay a yearly rent. It would also be possible to provide a separate room for the Cylch. To give a fair comparison of the options these two 'additional' facilities haven't been included in the proposed plans, but could be added during the development of the final plans (with obvious implications for the final costs).	
Financial Sustainability As this would be a new build, it will be designed to comply with modern sustainability and efficiency standards, which should lead to relatively lower running costs that redeveloped older buildings. This proposal also includes the widest range of potential opportunities to develop and maintain new income streams. And has the potential to host public services alongside school activities as a result of the design which allows the space to be split. The County Council have also proposed to set the land on a long-term lease, which would include rental income for the school's use. Providing a regular income stream.	5/5

ASSESSING RISK:

The Building: As a new build there is no risk tied to an existing structure.	Low
Financial: The cost of this proposed development is the highest of the three under consideration. But as a new build there is considerably less chance of the costs increasing significantly during the development than the other two options.	Medium
The Site: There is plenty of room, and similar developments have been permitted in the past. A risk of surface water flooding has been identified, but this is true of all three proposals under consideration	Relatively Low
Risk:	Relatively Low

ALTERNATIVE OPTIONS FOR THE SITE

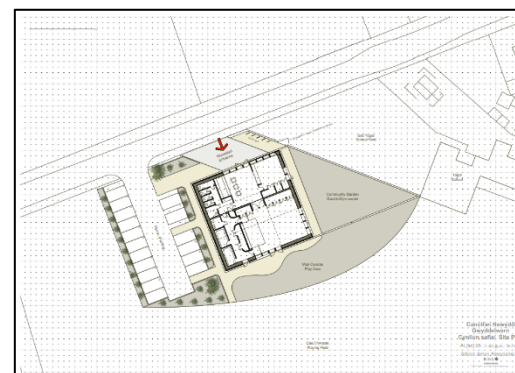
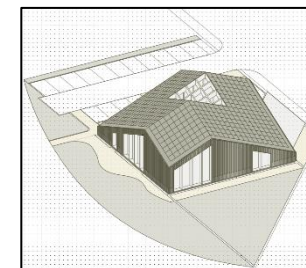
Currently there are no other plans for the site, and it would continue as part of the school grounds.

WHAT IS NOT ACCEPTABLE

Careful design is required to ensure the safety of the pupils by separating the space if there is to be mixed public / school use during the day.

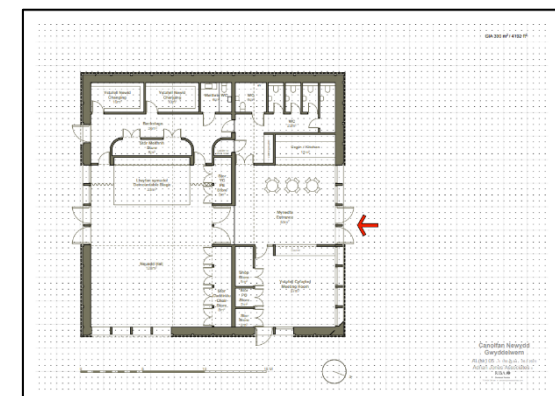
PROPOSED OUTLINE PLANS

The following illustrate the site plan, and the proposed development which has been developed and costed for the purpose of this work. The full-scale plans, findings of the surveys, and the costed schedule of works can be found in *Appendix A*.



Site Plan

Proposed plans



Estimated Cost:
Floor Space:

£1,369,907 (exc VAT)
390m²

IDENTIFYING THE PREFERRED CHOICE

After considering the merits of the three proposed options, the table opposite summarises our findings in order to identify the preferred option which in our opinion offers the best opportunity to meet the needs of the community and provide a sustainable multi-purpose community hub for Gwyddelwern.

ASSUMPTIONS

- We have assumed that due to governance and financial limitations, there will be a requirement to choose one specific site for the community hub. Significant work is required for all options, so splitting the services and activities between two sites would double the initial capital costs and split the income revenue in the long term.
- We assume that the information collated via the community consultation is a true reflection of the needs of the community. As a result of Covid-19 restrictions, we suggest that a further public event is held when conditions allow, potentially an open day, so that the community can validate the final proposals.
- This Feasibility Study explores the potential to develop a multipurpose community hub in Gwyddelwern. We assume that further planning will be required into the feasibility of specific new ventures such as a community shop, cafe, or tavern.
- The scoring is made relevant to the alternative options, and are based on the assessment, understanding, and Deio and Adrian's previous experience. They have also been validated by Grwp Cymuned Gwyddelwern in the meeting held on 21/04/21

SUMMARISING OUR FINDINGS

The table below summarises the scores given to each individual element, with 1 being worst/weakest, and 5 being best/strongest (Risk is opposite). The scores are weighted to represent the importance of the different elements.

Element	Weighting	The Village Hall	Capel Wesla	Ysgol Bro Elwern
Governance	x1.25	3	2	4.5
Supportive Owners	x2	4	4	5
Location & Accessibility	x1	3	5	5
Parking	x1	3	1.5	4
Community Priorities	x1.5	3	3	4
Desired Features	x1.5	3	3	5
Floor Space	x1	308m ² (3)	404m ² (5)	390m ² (4.5)
Risk	x2	4	2	4
Financial Sustainability	x2	3	3.5	5
Cost	x1	£540,331 (5)	£1,342,709 (3)	£1,369,907 (3)
Total		48.75	43	63.63

We are confident that all three options could be financed, but accept that it would require a lot of hard work to achieve this.

Having considered the strengths, weaknesses, and risk levels of the three options, we recommend that the preferred option to progress is Option C: A New Build on the grounds of Ysgol Bro Elwern.

We also note that there is potential here for an exciting development which meets the needs of the community, improves the facilities of the school, and addresses some of the local need for affordable housing.

If the cost is prohibitive or the project too ambitious to realise, we propose that the second choice would be to renovate the Village Hall, which represents the both the lowest levels of cost and risk.



**IN A VIRTUAL MEETING ON WEDNESDAY EVENING, THE
21ST OF APRIL, 2021, GRWP CYMUNED
GWYDDELWERN AGREED WITH THE RECOMMENDATIONS
OF THIS FEASIBILITY STUDY TO CONSIDER THE
DEVELOPMENT OF A NEW FACILITY ON THE GROUNDS OF
YSGOL BRO ELWERN AS THE PREFERRED OPTION.**

**THE REMAINDER OF THIS REPORT WILL PRESENT AN
ACTION PLAN AND FINANCIAL PLAN FOR REALISING THIS
DEVELOPMENT.**

FINANCIAL PLAN & ACTION PLAN

ASSUMPTIONS

In order to compile the financial forecasts on the following pages, we have made some assumptions. These are noted below, with additional factors noted opposite:

- That the Hub is available to be rented by the community for 50 weeks per year.
- That the use will increase over the three year period as the hub gains recognition and reputation.
- That the meeting room is rented out at least twice a week during the first year, increasing to three times a week by the third year. (For reference, the room was rented almost weekly by the post office during 2018-19).
- That the hall is rented out at least twice a week during the first year, increasing to three times a week by the third year.
- That large events such as wedding party are hosted twice in the first year, rising to once a quarter in the third year.
- That the Ysgol Feithrin / Cylch are able to contribute a little more for the bigger and better facilities.
- That Denbighshire County Council Education Department pay £50 x 40 weeks annually for use of the hall by the school (£2000)
- That a community event is held quarterly which would be an opportunity to raise funds, and that the income from these events increase as the events grow in size and/or frequency.
- That the Community Council increase their annual contribution to £1000
- That the maintenance costs decrease due to the better condition of the new building.
- That the running costs and bills increase as there is more use of the building.
- Cleaning costs based on previous expenditure for caretaker.

RENTAL PRICES

We have looked at the costs of renting similar facilities in North Wales, and have used the following rental costs to calculate the financial forecasts:

Meeting Room :	£10
The Hall:	£20
Large Event (e.g. Wedding Party / Funeral):	£50
The school (x 40 weeks by the Local Authority):	£50

The actual prices will be a decision for the committee, but this gives us a framework to work with, and will enable you to make changes to the financial forecasts if needed.

OTHER

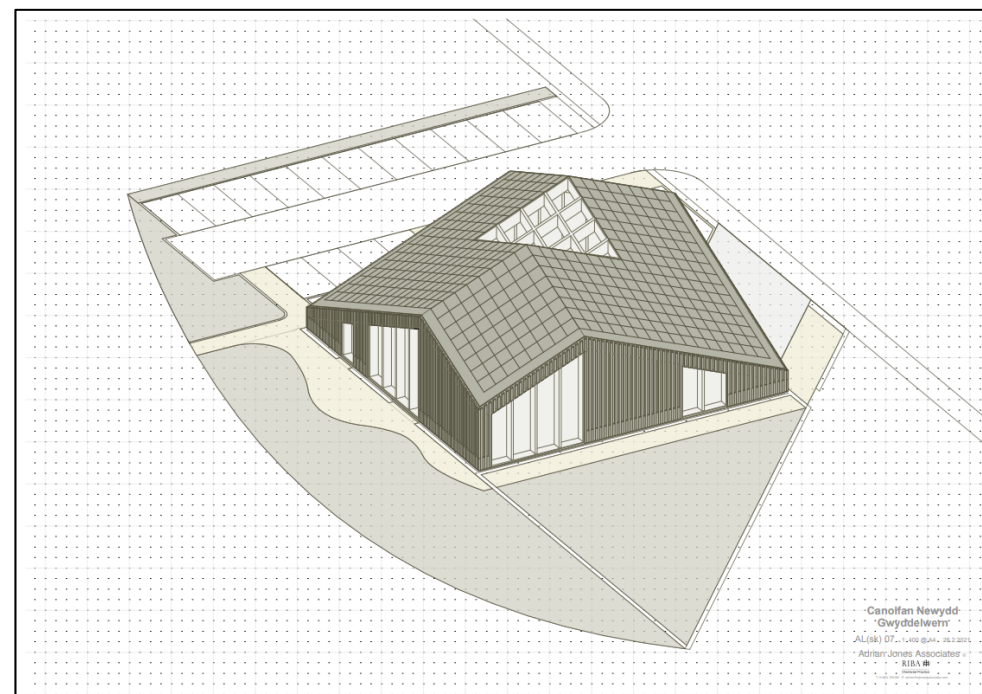
- The figures are based on the books of the existing Hall during 1018/19, with costs and income adjusted to consider increase in use and new facilities.
- We have compared these figures with the income / expenditure of similar facilities in North Wales by using publicly available information from the Charities Commission website.
- We have been conservative with our forecasts, ensuring we are not giving a false perspective by being overly optimistic.
- We have not included any income/expenditure from a community shop / bar / cafe, as this would probably be a separate venture. However, income either through trading or rental to a 3rd party would strengthen the business plan.

FINANCIAL FORECASTS

3 Year Financial Projection												
	1st Year				2nd Year				3rd Year			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Income												
Community Council	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00
Meithrin / Cylch	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00	£250.00
Room Rental	£775.00	£775.00	£775.00	£775.00	£975.00	£975.00	£975.00	£975.00	£1,175.00	£1,175.00	£1,175.00	£1,175.00
Education Dep	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00	£500.00
Events	£100.00	£200.00	£100.00	£200.00	£125.00	£250.00	£125.00	£250.00	£150.00	£300.00	£150.00	£300.00
Total	£1,875.00	£1,975.00	£1,875.00	£1,975.00	£2,100.00	£2,225.00	£2,100.00	£2,225.00	£2,325.00	£2,475.00	£2,325.00	£2,475.00
Income												
Water	£100.00	£100.00	£100.00	£100.00	£110.00	£110.00	£110.00	£110.00	£120.00	£120.00	£120.00	£120.00
Gas/Electric	£650.00	£650.00	£650.00	£650.00	£700.00	£700.00	£700.00	£700.00	£800.00	£800.00	£800.00	£800.00
Maintenance	£0.00	£300.00	£0.00	£300.00	£0.00	£300.00	£0.00	£300.00	£0.00	£300.00	£0.00	£300.00
Cleaning	£300.00	£300.00	£300.00	£300.00	£300.00	£300.00	£300.00	£300.00	£300.00	£300.00	£300.00	£300.00
Internet	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00
Insurance	£400.00	£0.00	£0.00	£0.00	£400.00	£0.00	£0.00	£0.00	£400.00	£0.00	£0.00	£0.00
Licences etc	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00	£150.00
Accountant/Bank	£0.00	£0.00	£0.00	£500.00	£0.00	£0.00	£0.00	£500.00	£0.00	£0.00	£0.00	£500.00
Total	£1,750.00	£1,650.00	£1,350.00	£2,150.00	£1,810.00	£1,710.00	£1,410.00	£2,210.00	£1,920.00	£1,820.00	£1,520.00	£2,320.00
Balance	£125.00	£325.00	£525.00	-£175.00	£290.00	£515.00	£690.00	£15.00	£405.00	£655.00	£805.00	£155.00

FINANCIAL FORECAST: A SUMMARY

3 Year Financial Projection - A Summary			
	1st Year	2nd Year	3rd Year
Income			
Community Council	£1,000.00	£1,000.00	£1,000.00
Meithrin / Cylch	£1,000.00	£1,000.00	£1,000.00
Room Rental	£3,100.00	£3,900.00	£4,700.00
Education Dep	£2,000.00	£2,000.00	£2,000.00
Events	£600.00	£750.00	£900.00
Total	£7,700.00	£8,650.00	£9,600.00
Expenditure			
Water	£400.00	£440.00	£480.00
Gas/Electric	£2,600.00	£2,800.00	£3,200.00
Maintenance	£600.00	£600.00	£600.00
Cleaning	£1,200.00	£1,200.00	£1,200.00
Internet	£600.00	£600.00	£600.00
Insurance	£400.00	£400.00	£400.00
Licences etc	£600.00	£600.00	£600.00
Accountant/Bank	£500.00	£500.00	£500.00
Total	£6,900.00	£7,140.00	£7,580.00
Balance	£800.00	£1,510.00	£2,020.00



Concept Design Drawing: Adrian Jones Associates

FINANCING THE DEVELOPMENT – POTENTIAL SOURCES

We have identified potential funding sources that the group can apply for to fund any development. The funding sources in the table below have supported community hubs / village halls in the recent past. We have noted the most promising in green, but we strongly encourage the group to contact and discuss with the officers of these funds before preparing any application.

FUNDING SOURCE	MAXIMUM GRANT
Clocaenog Forest Wind Farm Fund: https://www.cvsc.org.uk/en/funding/clocaenog	£200,000*
Community Facilities Programme: Welsh Government: https://gov.wales/community-facilities-programme	£250,000
The National Lottery Communities Fund: People and Places (Large Grant): https://www.tnlcommunityfund.org.uk/welsh/funding/programmes/people-and-places-large-grants	£500,000
Community Ownership Fund: https://www.gov.uk/government/collections/new-levelling-up-and-community-investments#the-community-ownership-fund	£250,000
Moondance Foundation https://moondancefoundation.org.uk/	£25k - £50k?
The Steve Morgan Foundation https://stevemorganfoundation.org.uk/	£100k+
Garfield Weston Community Grants: https://garfieldweston.org/what-we-support/community/	£10k - £50k?
TOTAL:	£950,00 – £1,190,000

Through these funding sources there is potential to source over £1m towards the development. There is also a significant number of other funding pots and programmes, both public and private, that could be considered. Despite this, it must be remembered that the process of applying for grant funding is highly competitive, and that there is no guarantee of success even if the application is strong.

With this in mind, we have identified other options that should be considered, and which could influence the decision of choosing the preferred option:

ADDITIONAL OPTIONS:

- The 'Housing Market Assessment Gwyddelwern & Llanfair Dyffryn Clwyd' report by Denbighshire County Council in March 2021 states that there is a need for both affordable and social housing in the area, and specifically there are 19 on the waiting list for one-bedroom flats. Developing such flats in Capel Wesla could save the building, meet the local need for housing, and potentially some of the income from selling/leasing the site could be re-invested in a community hub.
- Denbighshire County Council could sell the current Village Hall to a developer (social/affordable housing?) and invest the income in a new community hub on the school grounds. This would dispose of the risk and cost of maintaining the current ageing building, and significantly improve the facilities of the local school.
- If a community hub is developed on the school grounds, the council could expand on the plans proposed here by incorporating additional facilities for the school, e.g. a new classroom. They would need to fund this through specific investment.
- The group can raise funds locally through community activities and events.

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- Denbighshire County Council
 - Amy Selby: Community Development Officer
 - Bryn Williams: Asset Manager
 - Carwyn Williams: Modernising Education Officer
- Denbighshire Voluntary Services Council (DVSC)
- Cadwyn Clwyd

ACTION PLAN

The following Action Plan outlines a series of steps which you can use to guide you through the development work:

Phase A: Preparing the Ground

1	Engaging the Community You will need to introduce the community to the proposed plans to build support, momentum, and recruit individuals to help you with the work: <ul style="list-style-type: none"> • Contact those who provided contact details and declared an interest in the project via the community questionnaire. • An item in the paper / 'paper bro', and via social media. • A letter to the parents of the school pupils, and members of the various community groups • A public meeting to discuss and plan the way forward.
2	Form a Working Group You will need to form a working group to ensure that there are enough people to undertake the work. You have a couple of options: <ol style="list-style-type: none"> Create a new and constituted Group / committee / partnership An existing group or partnership could take on the responsibility and recruit new people to support the existing members. It would be a good idea to identify and define roles and responsibilities for this committee to share the workload, and to identify where additional help is needed.
3	Engage with the Relevant Authorities We suggest that the working group engages with the relevant key organisations e.g. Denbighshire County Council, and keep key officers and stakeholders abreast of progress. Some officers will be able to support you during the process. We advise you to contact the planning authority for ' <i>pre application enquiry</i> ' to identify any issues, and to have advice on the developments before developing the final plans.

Phase B: Developing and Delivering

4	Identifying Funding Sources and Preparing Applications This is the bulk of the work, developing the final plans and acquiring the funding and/or investment to realise the plan. You will need to: <ul style="list-style-type: none"> • Check that the funding pots identified in this document are still open and look if any further pots have opened (this is very likely during 2021-22). Amy Selby, Community Development Officer for Denbighshire County Council will be able to advise you here. • Contact the funders to discuss your plans before preparing on your applications. • Prepare and submit the applications. Note that it's possible that not all applications will be successful, so it would be advisable to submit an 'additional' one as a back-up. <p>Note: It's likely that the process will be split into two parts, and the steps noted above will need to be repeated to align with the processes of the funders:</p> <ol style="list-style-type: none"> Project Development Developing the detailed architectural plans, secure relevant permissions including planning, update business plan with new information, and secure the funding for this. Project Delivery Acquire Funding for the capital works and manage the building process to realise the vision.
5	Long-term Management You will need to ensure that the committee is in place to run and manage the facility going forwards. It's likely that more individuals will come forward once they see the new facility being built, so there will be an opportunity to recruit more people to help!