

Targeted Finance Fund 2021-2022
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Balance Available - £20,447

Report Value - £20,000

1 of 1

Application Reference: TFF-21-06

Project Title	Capel y Groes – Cilycwm Community Centre
Applicant	Menter Cilycwm
Ward	CILYCWM
Key Account Management	<p>The Targeted Finance Fund is a discretionary fund available to Key Account Management (KAM) clients. For an organisation to become a KAM client they must be a third sector not for profit organisation that falls into one of the following 3 categories:</p> <ul style="list-style-type: none"> • Existing social enterprises that have the potential to grow, be sustainable and create employment ✓ • Emerging projects that have the potential to create jobs ✓ • Third sector organisations that deliver vital services within our communities ✓
Project Description	<p>The project is to restore and adapt Capel y Groes, a Grade II Listed Building donated to Menter Cilycwm by the Annibynwyr congregation in 2019, into a fully accessible, energy-efficient community centre with income potential to cover all maintenance costs and secure the future of this historic building. Cilycwm has had no venue for meetings or community activities since the school was closed in 2013. In the past the community was very active, and they want to revive that community spirit. Following on from a 2019 Project Viability study, this grant will be used for phase 1: Project Development to convert the chapel.</p> <p>This start-up phase involves surveys, appraisals, plans, permissions, and costings (e.g., structural, energy, heritage impact, asbestos, ecology, bat, topographic, and archaeological surveys) led by conservation professionals (Hiraeth Architecture, formerly r+m architects) and their project manager, who is an experienced building surveyor and conservation professional. The result will enable them to apply for funding for the Capital Works phase to refurbish and adapt the building for community use and provide expanded vital services so badly needed after the difficult and isolating times of the COVID-19 pandemic.</p> <p>There is no duplication of services or additionality. The proposed community centre will fill an aching gap. In the past Cilycwm has been a very vibrant and active community and we want to revive that spirit and develop resilience in case of future challenges like lockdowns or rural de-population.</p> <p>A TFF grant will contribute to phase 1: Project Development to meet the RIBA Stages 1, 2 and 3. The budget also covers fees & costs for the lead consultant/architects, project manager, local building surveyor and expenses like mileage and materials for displaying plans for community consultation and the planning authorities.</p>

	<p>While these surveys and plans are ongoing, the group will continue to offer Ty Capel vestry as a small meeting venue for community groups to meet while adhering to Welsh Government COVID-19 guidelines about social distancing, ventilation, and hand sanitising. For example, the Community Council have held meetings there, the Parents & Toddlers group are about to start meeting, and local farms have donated firewood totes to raise funds for the community centre project.</p> <p>By the end of the Project Development stage, they expect to be ready to apply for a major grant(s) to progress to the Project Delivery/Capital Works phase of refurbishing and adapting Capel y Groes into a fully accessible, energy-efficient, and sustainable community centre. At this stage the broad estimate for capital works is around £250k. They will not stop as one of the key objectives of Menter Cilycwm is “To secure the establishment of a community centre”.</p> <p>A Cilycwm community hub will benefit all residents of Cilycwm Community Council area and those of Rhandirmwyn ward in Llanfair-ar-y-Bryn (in total about 600 people from about 250 children including over 80 children/young people). They will benefit from a broad programme of activities based at the centre and other outdoor activities beyond. During the Project Development phase, we will work on an updated Business Plan.</p>
<p>Economic Benefit</p>	<ul style="list-style-type: none"> • Number of individuals into training/education - 0 • Number of individuals into volunteering - 10 • Number of community groups/organisations assisted – 5 • New enterprises created - 1 • Number of jobs created – 1 • Increased turnover /profitability - £3k • Public and private leverage funding £60,930.00
<p>Total Project Cost</p> <p>Eligible Capital</p> <p>Eligible Revenue</p> <p>Ineligible Costs</p> <p>Amount and % of grant requested</p> <p>Match funding</p>	<p style="text-align: center;">£80,390.00 - Net</p> <p style="text-align: center;">Nil</p> <p style="text-align: center;">£41,303.00 Start-up costs, professional fees – full spreadsheet breakdown provided with application</p> <p style="text-align: center;">£39,087.00 £25,000 – Purchase of field £14,087.00 – Site investigation, surveys, contingency</p> <p style="text-align: center;">£20,000.00 @ 48.4% (Eligible revenue)</p> <p style="text-align: center;">£60,390.00 Applied to various external funders - (Total project delivery costs)</p>
<p>Cllr and Officer Consultations Undertaken</p>	<ul style="list-style-type: none"> • Cllr Arwel Davies • Michael O’shea – Welsh Government • Edward Holland – Director Holland Heritage • Aled Owen Richards – Trustee • Hilary Moira Davies – Trustee • Cilycwm Community Council

<p>Evidence of Need / Community Engagement</p>	<p>There is strong evidence of the need for a community centre, they conducted a Project Viability Study in 2019 which proposed three options for future use of Capel y Groes, and the community voted for a community hub.</p> <p>Before this they carried out several community consultations to find out what people want, a public meeting to discuss whether to accept Capel y Groes as a hall in Feb 2016; a public meeting to discuss the Project Viability study in May 2019; and a tent at 2019 Cilycwm Show asking, “What would improve the quality of life in Cilycwm?”</p> <p>During the Project Development phase, they expect to hold several more community engagement sessions including inviting people to comment on architect’s plans and displays and to contribute to heritage stories</p>
<p>Contributing to key Strategies</p>	<p>The project will address the following outcome of Carmarthenshire County Council’s 2018-2023 Corporate Strategy:</p> <ul style="list-style-type: none"> • Supporting good connections with friends, family, and safer communities (especially helping by people to feel they belong to their local area; encouraging them to treat each other with respect and providing an enabling environment for people in the area from different backgrounds get on well together, as well as advice sessions on home and community safety). • Recognising that Carmarthenshire has the highest number of Welsh speakers in Wales, promoting Welsh language and culture (especially through use of Welsh language in the community, Cor Cyswllt Cilycwm and more cultural activities in Welsh, and celebrating Welsh history and culture). • Helping every child to have a good start in life (especially through the Parent & Toddler group). • Supporting older people to maintain dignity and independence in their later years (especially through Bore Coffi, art & craft classes, skill sharing, advice sessions). <p>The project will particularly address these two goals of the 2015 Wales Wellbeing of Future Generations Act:</p> <ul style="list-style-type: none"> • A Wales of more cohesive communities • A Wales of vibrant culture and thriving Welsh language. <p>It will also contribute to a healthier Wales, a more equal Wales, a resilient Wales.</p> <p>They are also in tune with the ways of working promoted by the Act such as: aiming to make Cilycwm a better place to live for now and for people in future; taking a collaborative approach; and considering and involving people of all ages and diversity. As stated above (at §5.0), while Menter Cilycwm’s priority is to establish a community centre, in the longer term we intend to inspire the community to do more things together: to re-engage with the wider world of art, music, sport, the natural world and further education.</p>
<p>Ownership/Lease</p>	<p>Ownership Registered Charity - 1171942</p>
<p>Business Plan/Officer Comments including details of support moving</p>	<p>The Business Plan to be developed during this Project Development phase will fully explore the potential for growth and consider different ways of earning income besides room hire and community fundraising.</p>

<p>forward/next steps linked to growth and sustainability</p>	<p>Eventually when the Cilycwm Community Hub is refurbished and open, they will employ a Centre Manager to develop a diverse programme of activities, reaching out to all groups and interests in the community. In future phases, they hope to contribute more to creating jobs and growth (at the Community Centre), and looking after the environment (e.g., a Repair café, promoting recycling, renewable energy, habitat creation, enhancing biodiversity and pollination).</p> <p>Many local people will benefit economically. During the Project Development phase various professionals such as architects, surveyors, engineers, heritage consultants will earn fees. Hiraeth Architecture are based in Cardiff, the Project Development Coordinator is from Cilycwm, others are from around Wales.</p> <p>Menter Cilycwm became responsible for maintenance of Capel y Groes and the adjoining Ty Capel when ownership of the building was transferred to them in May 2019. A key component of this Project Development phase is developing a robust Business Plan with detailed projected financial costs per annum. Current costs are only £700 p.a. but, having consulted other village halls nearby, we estimate that future maintenance costs could be between £2k and £5k p.a.</p>
<p>Recommendation</p>	<p>Award - £20,000.00</p>
<p>Subject to:</p>	