

Welsh Church Fund 2021-2022
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Tel: 01269 590216
Balance Available - £18,425.18

Report Value: £3,000.00

1 of 1

Application Reference – WCF-21-13

Project Title	Capel y Groes – Cilycwm Community Centre
Applicant	Menter Cilycwm
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 WCF 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</p>

	<p>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>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>Ownership/ Lease</p>	<p>Ownership</p>
<p>Value of Community Investment</p> <p>Capital costs</p> <p>Revenue costs</p> <p>Ineligible costs</p> <p>Amount of grant requested</p> <p>Value of Levered Funds</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;">£3,000.00 @ 7.26% (Eligible revenue)</p> <p style="text-align: center;">£77,390.00 Applied to various external funders - (Total project delivery costs) £20,000 – Targeted Finance Fund – Secured £10,000 – AHF - Secured</p>
<p>Economic Benefit</p>	<ul style="list-style-type: none"> • Number of individuals into training/education - 0

	<ul style="list-style-type: none"> • Number of individuals into volunteering - 10 • Community groups/organisations assisted – 5 • New enterprises created - 1 • Number of jobs created – 1 • Increased turnover /profitability - £3k • Public and private leverage funding £77,390.00
<p>Officer Comments</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>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.</p> <p>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>Officer Recommendation</p>	<p style="text-align: center;">Award - £3,000.00</p>
<p>Subject to</p>	