

**Targeted Finance Fund  
2022-2023**

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**Budget Available - £26,000.00**

**Application Reference: TFF-22-07**

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<b>Project Title</b>	<b>Vision 2022 – Quay Centre feasibility study</b>
<b>Applicant</b>	<b>Carmarthenshire Water Safety Partnership</b>
<b>Ward</b>	<b>Taf Myrddin</b>
<b>Key Account Management</b>	<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"> <li>• Existing social enterprises that have the potential to grow, be sustainable and create employment ✓</li> <li>• Emerging projects that have the potential to create jobs ✓</li> <li>• Third sector organisations that deliver vital services within our communities ✓</li> </ul>
<b>Project Description</b>	<p>This project is to conduct a feasibility and viability study for the redevelopment of the Quay Centre (QC), to demonstrate there is a sustainable future for this iconic multiple-use heritage and community centre, on the banks of the river Towy, at the heart of communications links in the town of Carmarthen.</p> <p>Despite being on a one-year recurring lease and requiring some repair and improvements to basic services such as heating, the building and its environments have been widely used, supported and maintained by volunteers from several groups over several years, which has been coordinated by Carmarthen Water Safety Partnership, and supported by Carmarthen Coracle and Nets men's Association, Gwendraeth Valley Paddlers, Carmarthen Boat Club and Carmarthen Rowing Club, as well as other community groups.</p> <p>The redevelopment of this building and site will offer significant support for all safe and managed water-based activities along the quayside, a continued growth in water safety awareness and provision, a community facility for people to congregate and learn more about Carmarthen's maritime heritage, as well as a boost to the positive and safe use of the area along the quayside.</p>

	<p>This is the next stage of realising the goal of the Vision 2022 document, created by the stakeholder groups already making limited use of the QC within the constraints of a recurring annual lease, to transform the Quay Centre into a vibrant and sustainable community hub, promoting safe use of the waterway in Carmarthen to the wider community.</p> <p>This grant will be spent on obtaining a feasibility study, with associated recommendations to secure a long-term lease and enable the next stage to fully redevelop and refurbish the Centre to create a sustainable, practical, and welcoming multi-function community resource.</p> <p>There are other community hubs around Wales and Carmarthenshire, each serving specific local needs. This building and its setting are uniquely positioned to build on Carmarthen’s heritage and traditions, especially around coracles and river activities, promoting safe and fun use of water related activities, both on and off the river. The Quay Centre and associated clubs have hosted the successful and well attended annual river festivals, run on the water experiences, and promoted Carmarthen’s coracle heritage, but more could be done.</p> <p>Improving the building, extending, and opening it up to add light, improve storage, people capacity and services, make more use of renewable energy and insulation, would make it a practical all year-round sustainable resource. This will require further funding to achieve, and there are suitable funds that could be applied for, but all dependent on the certainty of a longer lease.</p> <p>This regeneration fund is being applied for to build a comprehensive report that demonstrates the feasibility of the vision and true value of the building and its environs to the community.</p> <p>The QC is uniquely situated as a gateway to Carmarthen, where the original maritime trade came ashore, next to a main arterial road, on National Cycle Network route 47, and within 100 metres of route 4. It is also comfortably within 5 minutes level walk of both Carmarthen bus and railway stations.</p> <p>It is ideally situated to tell the story of Carmarthen’s maritime heritage, support water-based activities and community engagement, plus grow awareness of water safety, and foster the enjoyment of water-based activities.</p> <p>Finally, in addition to the proximity to the river and slipway, the area around the QC is one of the few remaining green spaces in Carmarthen town. As well as heritage and on-the-water river activities, it offers a pleasant natural environment.</p>
<p><b>Economic Benefit</b></p>	<ul style="list-style-type: none"> <li>• Number of individuals into training/education -</li> <li>• <b>Number of individuals into volunteering - 20</b></li> <li>• <b>Number of community groups/organisations assisted -1</b></li> <li>• New enterprises created -</li> <li>• Number of jobs created -</li> </ul>

	<ul style="list-style-type: none"> <li>• Increased turnover /profitability -</li> <li>• <b>Public and private leverage funding - £1,250.00</b></li> </ul>
<b>Total Project Cost</b>  <b>Eligible Capital</b>  <b>Eligible Revenue</b>  <b>Ineligible Costs</b>  <b>Amount and % of grant requested.</b>  <b>Match funding</b>	<p style="text-align: center;"><b>£6,250.00 – Gross</b></p> <p style="text-align: center;"><b>Nil</b></p> <p style="text-align: center;"><b>£6,250.00</b> Feasibility Study</p> <p style="text-align: center;"><b>Nil</b></p> <p style="text-align: center;"><b>£5,000.00 @ 80%</b></p> <p style="text-align: center;"><b>£1,250.00</b> Own funds secured</p>
<b>Cllr and Officer Consultations Undertaken</b>	<ul style="list-style-type: none"> <li>• Cllr Alun Lenny</li> <li>• Cllr Emlyn Schiavone</li> <li>• Cllr Peter Hughes Griffiths</li> <li>• Cllr Russell Sparks</li> <li>• Luke Milward – CCC Economic Development</li> <li>• CCC Corporate Property</li> <li>• Hawys Barrett – Economic Development Co-ordinator</li> </ul>
<b>Evidence of Need / Community Engagement</b>	<p>A Task and Finish Group brought together stakeholders from the varied clubs using the Centre at the start of 2022, to find out what was important to them all, and how the facility could be improved to contribute further as a community facility.</p> <p>This resulted in the Vision 2022 report, which outlines the improvements that would add most value to the building and riverside site but implementing these changes would be dependent on a longer lease for the building.</p>
<b>Contributing to key Strategies</b>	<p><b>The Council’s Corporate Strategy 2018-2023</b> Developing the QC facilities will lead to a more frequently occupied and sustainable building, and a more pleasant space by the river to improve the local environment. It will also provide a welcoming place for growing awareness of water safety and local river history, with facilities to promote activities and exercise (e.g., rowing, kayaking, coracling) in safety with experienced club members.</p> <p><b>The Wellbeing of Future Generations Act a Prosperous Wales</b> The QC itself already supports the goals of a Wales of cohesive communities using the building as a hub for many community groups, clubs, and their activities, as well as the goal of a healthier Wales through the encouragement of safe participation in a range of water-based activities.</p> <ul style="list-style-type: none"> <li>• <b>A Wales of Vibrant Culture and Thriving Welsh Language</b> - 60% of the current users are Welsh speakers</li> </ul>

<b>Ownership/Lease</b>	<p>Currently an annual rental agreement with Carmarthenshire County Council</p>
<b>Business Plan/Officer Comments including details of support moving forward/next steps linked to growth and sustainability</b>	<p>A refurbished Quayside Centre would attract even greater use, providing room hire opportunities, but also training individuals on water safety awareness. To refurbish the facility will require capital investment, only achievable with a minimum 15-year lease agreement.</p> <p>CWSP and the water-based clubs need to demonstrate the feasibility, plans, and costs required to achieve their Vision 2022 goal of the Centre being a sustainable, multi-function, community hub.</p> <p>This project will provide the basis for this transformation through a comprehensive feasibility study to assess the viability and requirements of further development of the building.</p> <p>The Centre already generates some income from room and facility hire, despite lacking effective heating and some of its other facilities in need of modernisation, which include kitchen, toilets, and lighting.</p> <p>Once refurbished it will have even more appeal as the redevelopment envisages adding a community café, which will also generate income, as well as providing an opportunity for job creation, employing staff to run the café and coordinate the management of the building.</p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Award - £5,000.00</b></p>
<b>Subject to:</b>	

<b>Project Title</b>	<b>LMMR Café</b>
<b>Applicant</b>	<b>Llanelli and Mynydd Mawr Railway Company Ltd</b>
<b>Ward</b>	<b>Glyn</b>
<b>Key Account Management</b>	<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"> <li>• Existing social enterprises that have the potential to grow, be sustainable and create employment.</li> <li>• Emerging projects that have the potential to create jobs a</li> <li>• Third sector organisations that deliver vital services within our communities a</li> </ul>
<b>Project Description</b>	<p>Llanelli Mynydd Mawr Railway operates from the old colliery site in Cynheidre. They are a registered charity that operates a heritage railway and museum within a 25-acre site situated along a popular Carmarthenshire Cycle route.</p> <p>They have successfully regenerated parts of this former industrial site and have transformed it into a tourist destination which provides local volunteering and employment opportunities for the residents of Cynheidre and surrounding areas.</p> <p>The railway is operational Spring to Autumn and opens for special events, such as Easter, Halloween, and Santa specials, which are operated entirely by volunteers. Future plans include expansion of the picnic area along with cleaning the existing pond and a railway themed children's playground.</p> <p>TFF funding is required to convert a Class 143 DMU train into a community café, shop, and ticket office. Other costs are for site to be connected to the National Grid and to create 2 part-time jobs to run this exciting new venture.</p> <p>The Cafe will be a community facility, a convenient drop off point and welcome resting place on Cycle Route no. 47. The project consists of 2 main components:</p> <ol style="list-style-type: none"> <li>1) connecting the site to the National Grid to provide a mains power supply.</li> <li>2) using the power supply to expand volunteering and training opportunities, as well as opening a cafe to provide an additional source of revenue.</li> </ol> <p>LMMR aims to upcycle and convert an ex-Transport for Wales carriage which is already on site. Continuing with the railway theme, they will utilise seating and tables from other train carriages offering a relaxing lounge and dining area.</p>

	The intend to serve light snacks, teas, coffees, and cold beverages. Indoor seating for 25/30 people with additional seating available in the heritage First Class Buffet Car, as well as outside during the summer months.
<b>Economic Benefit</b>	<ul style="list-style-type: none"> <li>• <b>Number of individuals into training/education - 15</b></li> <li>• <b>Number of individuals into volunteering - 30</b></li> <li>• <b>Number of community groups/organisations assisted - 3</b></li> <li>• <b>Number of social enterprises created - 0</b></li> <li>• <b>Number of jobs created – 2 PTE</b></li> <li>• <b>Number of jobs safeguarded - 0</b></li> <li>• <b>Public and private leverage funding - £40,457</b></li> </ul> <p><b>Other outputs:</b></p> <ul style="list-style-type: none"> <li>• <b>Increased turnover / profitability - £4,844.00</b></li> <li>• <b>Additional job creation within 18 months</b></li> </ul>
<b>Total Project Cost</b>	<b>£60,457.50 (gross)</b>
<b>Eligible Capital</b>	<b>£48,541</b> Electricity installation/connection to grid Groundworks Furnishings Equipment
<b>Eligible Revenue</b>	<b>£11,916.50</b> Salaries Electricity Goods - appliances Training Planning Permission
<b>Ineligible Costs</b>	<b>Nil</b>
<b>Amount and % of grant requested</b>	<b>£20,000 – (33%)</b>
<b>Match funding</b>	<b>£40,457.50</b> £25,457.00 – LMMR - secured £10,000 – Heritage Lottery Fund – to be secured £5,000 – Coalfields Regeneration Trust – to be secured
<b>Cllr and Officer Consultations Undertaken</b>	<p>Consultation and discussions with:</p> <ul style="list-style-type: none"> <li>• County Councillor Alex Evans – Glyn ward</li> </ul> <p>Letters of support:</p> <ul style="list-style-type: none"> <li>• Richard Benyon, Propitiator -The Cab Yard</li> </ul>

	<ul style="list-style-type: none"> <li>• David Tucker and Darren Pollit – Volunteers</li> <li>• Peter O'Brien - Treasurer Class 315 Preservation Society</li> <li>• Peter De Lacey – Secretary 73 130 Ltd.</li> <li>• Natalie Sargent, Development Manager – Wales, Coalfields Regeneration Trust</li> <li>• Ashley Morgan, Community Rail Officer - South West Wales Connected Community Rail Partnership</li> <li>• Graeme Gleaves, Chairman - London Transport Traction Group</li> </ul>
<p><b>Evidence of Need</b> / <b>Community Engagement</b></p>	<p>LMMR is located in the heart of Carmarthenshire, it's the perfect and convenient stop off point for cyclists, walkers and travellers. A major benefit of opening a café at this site is its location - the cafe would be less than 100 yards from the Sustrans cycle track running between Cross Hands and Llanelli.</p> <p>The cafe will be open to the railway's many volunteers, residents and visitors to the heritage site. It is envisaged that the cafe will also provide a convenient meeting place for community group and visiting school groups.</p> <p>The café wouldn't be duplicating any similar provision locally. The only local site for the community nearby is the Waun Wylft restaurant but this is only open Thursday to Sunday and is bookings only on Sundays. They also operate in a higher price range than LMMR would be setting.</p> <p>There is nowhere along the cycle track itself for walkers and cyclists to stop for a drink or food. Cafes in Cross Hands are 7 miles away and the Bistro along the coastal path in Llanelli is 6 miles away.</p> <p>The cycle path is a little over 13 miles long; most daily users don't walk its entire length, meaning most users need a natural 'turning back' point. Cynheidre is close to the exact centre of the route, making it a natural place to stop for a rest before continuing or to stop at before heading back the way people have come.</p> <p>Not only will LMMR's volunteers and the local community benefit from this project but the wider community and tourists using the cycle track too.</p> <p>Opening the cafe will enable us to offer affordable and healthier food for all their volunteers, as well as providing a large, sheltered space for them to take regular breaks. The local community has nowhere to congregate, and this has a major impact on community resilience so offering a meeting place would be of massive benefit.</p>
<p><b>Contributing to key Strategies</b></p>	<p>Llanelli Mynydd Mawr Railway is strategically important to the local economy, has growth plans in line with the South West Wales Economic Regeneration Strategy and Regional Learning Partnership Delivery Plan namely:</p> <ul style="list-style-type: none"> <li>• Creation of jobs or safeguarding</li> <li>• Increasing turnover and/or profitability</li> <li>• Enterprise creation/innovative new project ideas</li> </ul>

	<ul style="list-style-type: none"> <li>• Skills, training and volunteering opportunities</li> <li>• Ability to lever funding</li> <li>• Creation of floor space</li> </ul> <p>The project aims to addresses many key priorities of local, regional and national strategies:</p> <ul style="list-style-type: none"> <li>• Carmarthenshire County Council Corporate Strategy 2018-2023</li> <li>• Strategic Equality Plan 2020-24</li> <li>• Equality Act 2010</li> <li>• Carmarthenshire County Council Wellbeing Plan 2018 -2023</li> <li>• Swansea Bay City Region Economic Regeneration Strategy 2013-2030</li> <li>• Well-being of Future Generations (Wales) Act 2015</li> <li>• Carmarthenshire’s Economic Recovery Plan</li> <li>• Welsh Language Standards (Welsh Language (Wales) Measure 2011)</li> </ul>
<b>Ownership/Lease</b>	LMMR owns the freehold
<b>Business Plan/Officer Comments including details of support moving forward/next steps linked to growth and sustainability</b>	<p>LMMR is a well-established charity which is gaining momentum with its short-, medium- and long-term strategy for economic growth.</p> <p>Having electricity on site is essential for them to forward plan. Establishing a community café will no doubt improve the charity’s sustainability with a healthy income forecast. The cafe would generate healthy profits which will be reinvested into other community initiatives on site.</p> <p>Having a warm and welcoming base on site will have other benefits including supporting volunteer retention and recruitment. They have lost many volunteers and potential volunteers due to the lack of food and drink provision on site and without volunteers the railway can’t survive.</p> <p>The cafe will allow them to create two PTE jobs on site and help provide more varied volunteering and training opportunities in the future.</p>
<b>Recommendation</b>	<b>Award - £20,000.00</b>
<b>Subject to:</b>	Match funding Planning permission