



HOLLAND HERITAGE

CAPEL Y GROES, CILYCWWM CARMARTHENSHIRE



PROJECT VIABILITY REPORT

**for
Menter Cilycwm**

March 2019



CONTENTS

Introduction	Pg. 2
Background Location Heritage Designations	
Understanding the Heritage and its Context	Pg. 5
Outline History of Capel y Groes Architectural Description of Capel y Groes Condition of Capel y Groes	
The Menter Cilycwm Project	Pg. 9
Project Viability Assessment	Pg. 16
Summary of range of options, frequency and likely alterations and revenue potential	Pg. 46
Summary	Pg. 57
Appendix – Listed Building descriptions	Pg. 59

1.0 Introduction

1.1 Background

This report is written by Edward Holland, Director of Holland Heritage, for Menter Cilycwm. It was commissioned on 16th October 2018 by Sarah Herbert-Jones on behalf of the Trustees of Menter Cilycwm.

Funding for this report was secured from the Architectural Heritage Fund (Project Viability Grant) matched by Carmarthenshire County Council (Community Regeneration Targeted Finance Fund Grant).

The core of the report follows the template provided by the Architectural Heritage Fund. Its preparation has been informed by a workshop with Menter Cilycwm on 6th December 2018.

Illustrations supplied or sourced for this document are credited accordingly and all other photographs are copyright Holland Heritage. No part of this report should be reproduced without permission of the author and client.

1.2 Location

Capel y Groes is situated on the west side of the main road through Cilycwm, approximately 4.5 miles north of Llandovery. It lies on an east/west axis and is set back from the main road. It is reached by a narrow lane which continues along the south side of the chapel towards a new vehicular lane created to the rear. There are fields to the west and a small field immediately to the north on which sheep are grazed.



Fig 1 Aerial view with location of Capel y Groes marked © www.google.co.uk

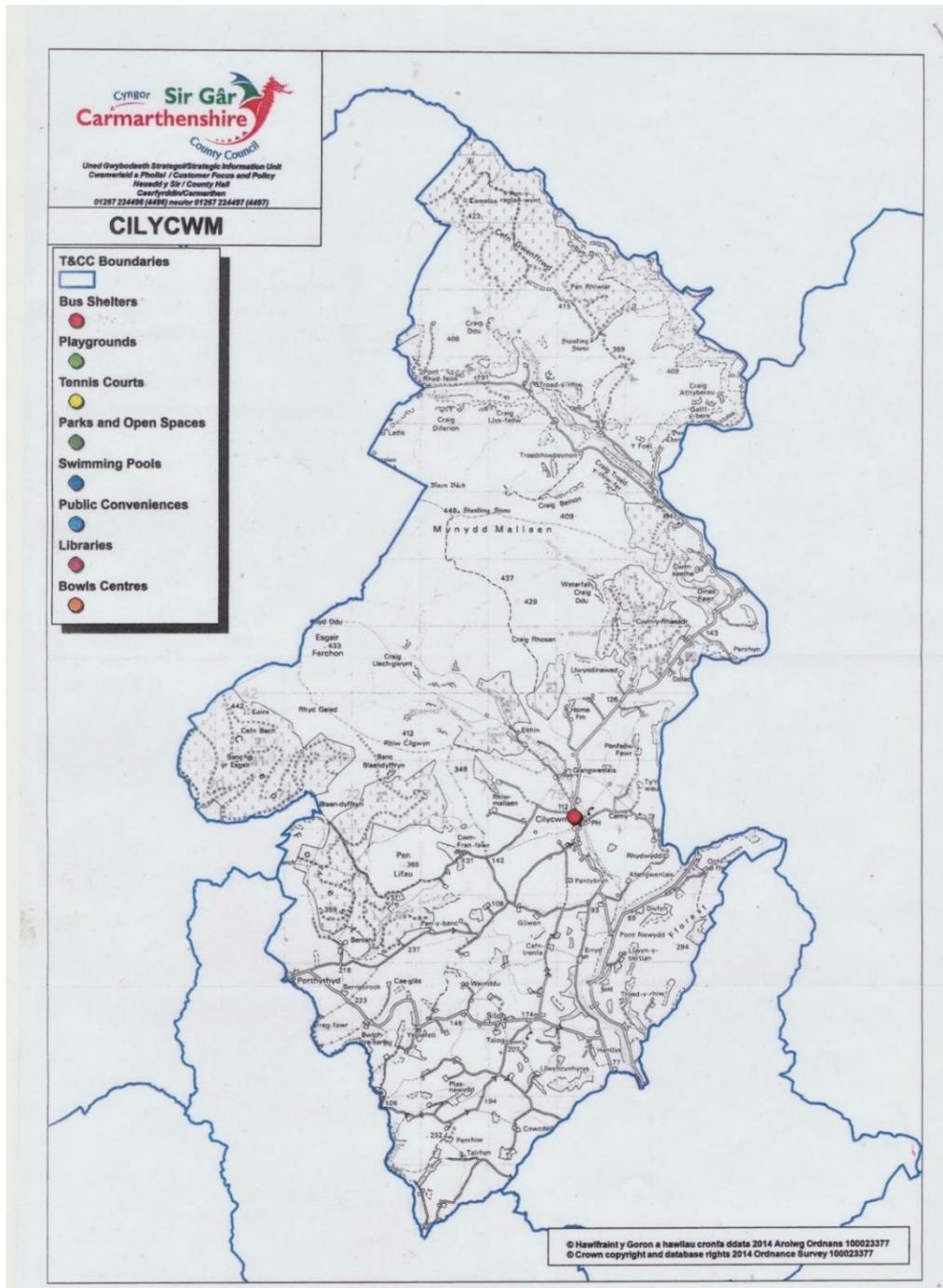


Fig 2 Map of Cilycwm Community Council

The 2011 census recorded a population of 487 in Cilycwm Community Council area. The wider Cilycwm electoral ward has an estimated population (in 2016) of 1,448. Outside the Community Council or electoral ward boundary, but geographically closely connected to Cilycwm, is Rhandrimwyn which has a population of approximately 150. Cilycwm Parish is the largest in Carmarthenshire.

1.3 Heritage Designations

Capel y Groes and the attached Ty Capel are separately listed, both at Grade II. These together with other neighbouring listed buildings are identified on the map below from Cof Cymru and the listed building descriptions are attached at Appendix A. Both buildings were designated on 29th November 1995.

Capel y Groes and Ty Capel lie within Cilycwm Community which has 48 listed entries. The majority are listed at Grade II. The exceptions being Henllys, the Coach House at Henllys, Pont Newydd and Erryd all of which are listed Grade II* and the Church of St Michael and Dolauhirion Bridge which are both listed at Grade I.

Cilycwm Community has 14 Scheduled Ancient Monuments.

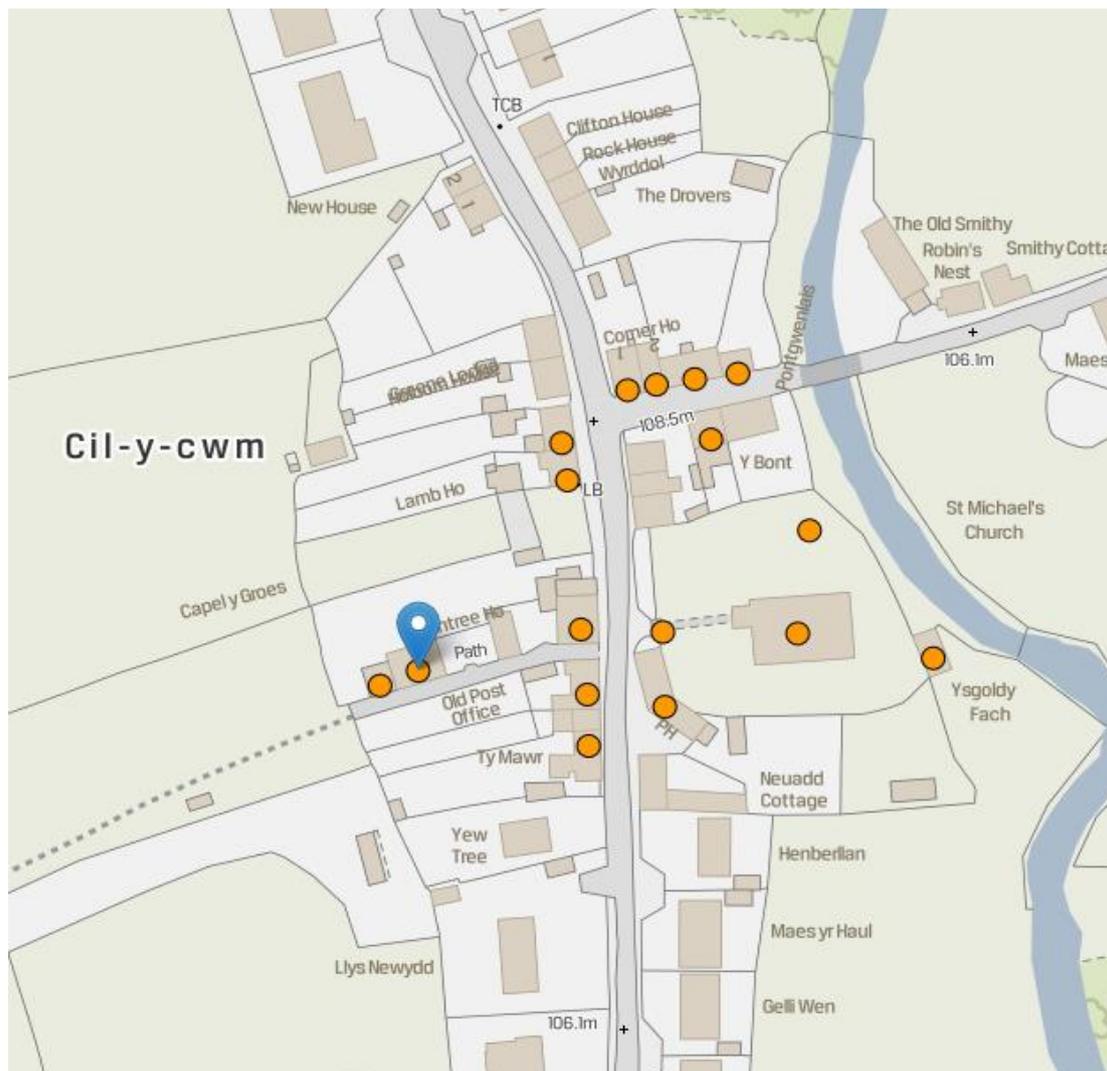


Fig 3 Location of listed buildings with Capel y Groes marked © Cadw Cof Cymru



2.0 Understanding the Heritage and its Context

2.1 Outline History of Capel y Groes

The present Capel y Groes was built in 1859 and opened with its first service on 8th March 1860. It cost £320. Independents have worshiped in Cilycwm since c.1852 when they met in a house known as Holborn House. The congregation is said to have then moved to a house with a thatched roof approximately on the site of the present chapel house though no building is shown on this site on the 1845 Tithe Map. The land was given by Edward Pryce Lloyd, Glansefin, on a 99-year lease, and in 1872 the property was bought by W.H. Campbell Davys.

The Cilycwm Community website (www.cilycwm.com) describes the history of the chapel as follows:

“The first service by Independents in the village was held around 1852, in a house known as Holborn House. Leading the worship were Mr Rees, Bethel, Cynghordy and Mr Hughes who lived in Holborn House. Immediately after this, the congregation moved to a house with a thatched roof behind the chapel, and probably on the site of the present chapel house.

When the number of members increased to 60 following the 1859 revival, they decided to build a chapel. The land was given by Edward Pryce Lloyd, Glansefin, on a 99-year lease, and in 1872 the property was bought by W.H. Campbell Davys. As you can see, this chapel is unique in that everything is exactly the same now as when the chapel was built in 1859. The pews are narrow and maybe uncomfortable, but this does have the advantage of keeping congregations awake.

Look carefully at the emblem of the Cross on the wall. I think this is a very special work, and the artist – whoever he was – obviously put a lot of thought into his work. You will notice the Cross and all its relevant symbols surrounding it: the vine symbolising the Communion wine, the rose representing thorns, and the lily, which is symbolic of purity.

Apparently, one of America’s most famous preachers, the Reverend Doctor I.D.E. Thomas, preached from this pulpit when he was a student. Born at Nantgwyn farm, Rhandir-mwyn, he became minister of one of the largest chapels in California, and a frequent contributor to BBC Wales news programmes.”

2.2 Architectural Description of Capel y Groes

The simple Gothic revival style is characteristic of many rural Welsh chapels of this period. The main gable front is symmetrical with a central entrance flanked by two windows with three further windows above, all with pointed heads and small-pane sash glazing. The double doors have a pointed arch overlight with intersecting glazing bars and a date plaque to the apex, reading Capel y Groes 1859.



Fig 4 Capel y Groes from the north-east

The side elevations both have 3-windows, widely spaced and all of the same small-pane sash glazing under pointed arched heads. The rubble elevations have a distinctive pink limewash giving the chapel the local name of Capel y Pinc. The slate roof has wide boarded eaves with decorative bargeboards to the main front. Stepped down to the west is the 2-storey Ty Capel with square headed 12-pane sash windows and an entrance to the south side now with modern glazed door. Its main elevations are exposed rubble with red brick dressings and the blind west gable is now cement-rendered.

Internally the chapel has a raked gallery to the east, entrance, end. This is carried on a single cast-iron column to the centre. Access from the enclosed lobby is into the main body of the chapel, or up the stairs to the south-east corner to the gallery. The floor is raked and retains a near complete set of

low paneled pews, the only alteration appearing to be the removal of the doors. There are aisles to either side and at the west end is the pitch pine pulpit under a pointed arched recess. The walls are plastered and the ceiling is simple and flat. Inside the Ty Capel, the entrance is directly at the foot of the stairs. On the ground floor are two heated rooms and a narrow store under the stairs, between the house and the chapel. Upstairs is one large heated room with simple fireplace surround and a boarded ceiling.

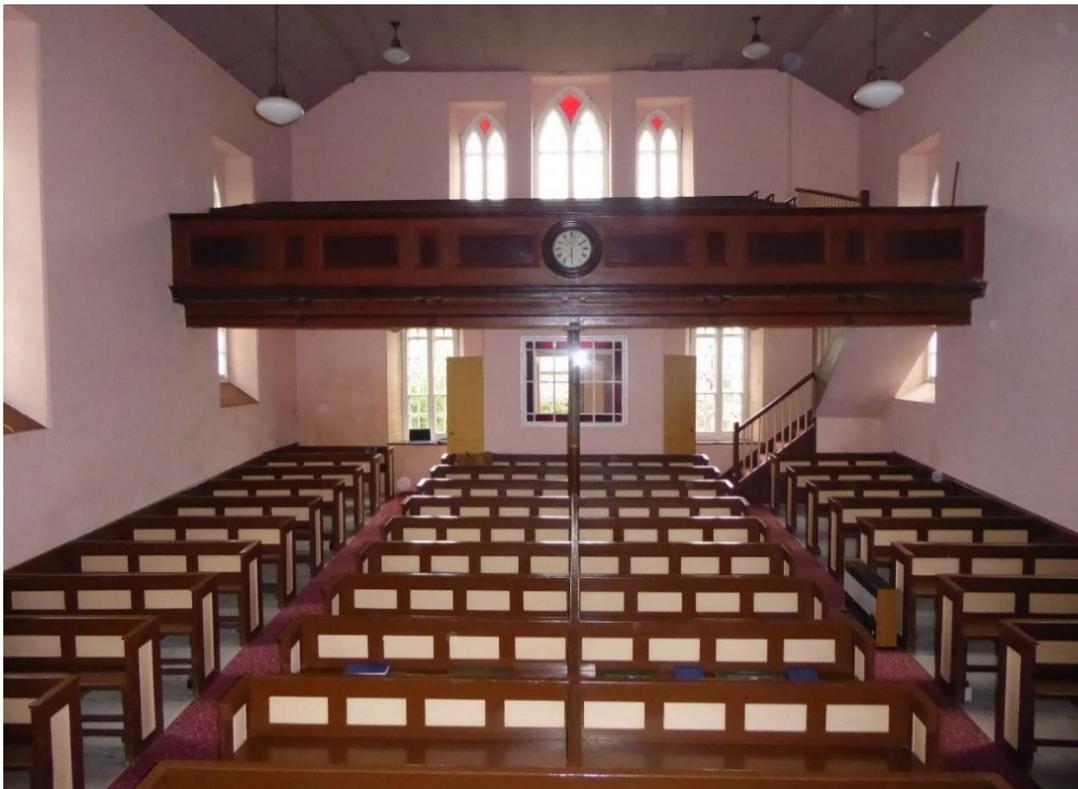


Fig 5 Interior of Capel y Groes looking east towards entrance



Fig 6 Ty Capel ground floor interior



Fig 7 Ty Capel 1st floor interior



2.3 Condition of Capel y Groes

Capel y Groes is in reasonable condition. However, inspection for the purposes of this Project Viability Report observed the following issues on which Menter Cilycwm is recommended to take further advice from a conservation architect so as to further inform development of options for adaptive reuse. Holland Heritage does not claim the following to be a complete list, merely what was observed from a ground-level survey on a dry day. It should not be relied upon, nor used as the basis of any contract.

- Masonry - in some areas masonry is eroding and leaching iron and may require some careful stone replacement. Also, a lack of rainwater goods has washed-out some joints (e.g. on the north side) making repointing or re-limewashing necessary. There are also some sills (e.g. at east end) that may need replacement.
- Rainwater goods – these are non-existent on the north side and need reinstating.
- Joinery – in particular bargeboards and eaves, the condition of which at the east end is especially in need of repair. Bargeboards have been replaced at the west end but need painting.
- Fenestration - all windows appear sufficiently sound to be capable of retention but would benefit from conservation repair, especially where they do not shut properly (as at chapel north-west corner).
- West gable end has clearly had a significant damp ingress problem in the past but further investigation would be wise as to whether this has been successfully addressed or whether further work is needed and whether the render is still sound.
- Drainage / underfloor vents - there are unprotected openings at the foot of the walls on north and south sides but whether they are doing their job of providing sub-floor ventilation is unlikely as they appear to be blocked. On the north side (where there is the worst internal damp) the ground level has risen and become overgrown across these vents allowing runoff from the field to be channelled in there. It is recommended that advice is sought about improving drainage and potentially installing a French drain on the north side and clearing the gulley on the south side so that rainwater is effectively carried away.

3.0 The Menter Cilycwm project

3.1 Menter Cilycwm was registered on 8th March 2017 as a Charitable Incorporated Organisation number 1171942. It has five Trustees and the following charitable objectives:

- a) to further or benefit the residents of Cilycwm and the surrounding Upper Tywi area without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said inhabitants and the statutory authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the said residents;
- b) to secure the establishment of a community centre and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such a centre for activities promoted by the association in furtherance of the above objects.

3.2 Through their vision to provide a community centre for the area Menter Cilycwm aims, long-term, to inspire the community to do more things together and to re-engage with the wider world of art, music, sport, the natural world and further education. It will also expand activities in the Welsh language and encourage local initiatives.

3.3 Development of the project has included public meetings canvassing opinion and raising support (see figs 6 and 7). The Trustees have successfully applied for grant funding from the Architectural Heritage Fund and Carmarthenshire County Council.

CROESO I BAWB

i drafod adfer/defnyddio Capel y Groes fel
Canolfan gyfranedig i Gymuned Cilycwm

EVERYBODY WELCOME

to discuss the shared use of a restored
Capel y Groes as a community centre for Cilycwm.



**Nos Fawrth, 2ail Fis Chwefror
am 7.30 y.h. yn y Capel**

Bydd drysau'r Capel a'r Festri ar agor i ymweld o 7 p.m. ymlaen

**Tuesday 2 February.
7:30pm in the Chapel**

Figs 8 and 9 Poster advertising the meeting held in 2016 and photograph of the meeting



3.4 An earlier meeting, through group discussion and use of post-it notes, identified the following uses local people wanted to consider for the proposed Village Hall. At that stage it was to be housed within the former Ysgol Cilycwm but these proposals equally apply to Capel y Groes.

Cyfarfod am Ysgol Cilycwm 5/5/2014

- Questions 1 If you had a Village Hall, what would you want to happen in the Hall?
 2 What ideas for a community business would help breathe new life into Cilycwm and create new opportunities (jobs or other)?

<p>1 (Will Th gp) Art gallery (% of sales to upkeep) Craft Commercial Kitchen for wedding function Employs[?] BAR! Cilycwm Brand Food will always draw people & spend (e.g. Wrights Food Emporium) Plan (Nursery) Business to employ locals GP clinics Physio clinics Unit subsidised for young people Library Gym - healthier community! Cwm Rhaeadr (Bunk beds upstairs) Party Continue with Education classes (Basket Weaving & whatever Art Exhibitions/Music Welsh classes/Dosbarth Cymraeg Bore coffi Cyfarfodydd Ail-gylchu Clwn ieunctid Club canol oed Club henoed Pleidleisio mewn etholiad Bunkhouse for Cwm Rhaeadr mountain bikers Convert School House Cycling/ Mountain bike Club/ Spare parts Sports \Clubs & Events Any Other Hobbies Group (Stitch & Bitch) Registration/Licence for</p>	<p>2 Do you need another hall - already 2 others in village that are not used. But grant available for them? Toilets & kitchen needed in other properties? 1. School Hall 2. Church 3. Chapel Craft classes Youth Club Mother & Toddlers Meetings Bingo/social activities (income for bar?) Business options? To pay for revenue options Rent the house out to raise £ (£450-£500 p.m.) Caretaker/cleaner/maintenance? Part of capital grant - reduce energy/utility costs Art exhibition/gallery space £ Parties - individual hire Wedding functions Enough volunteers to run/manage building? Fitness classes yoga Book clubs Car boot sale Village shop Weekly whist drive Quiz night</p>	<p>3 W.I. Y. Farmers Sewing/Craft Circle Flower arranging Youth activities/club Crèche Mum & Toddlers Badminton/Sports Whist Drive/Bingo Adult Education Camera/Art Club I.T. classes Cookery classes Coffee morning Drama Book Club/Library Community Shop Quiz Welsh Classes/Eve Festivals- Walking/Biking/Historical Yoga class Keep fit Celebrations (private parties, weddings, Twmpathau (other orgs /catering) Link into Cilycwm Show Mobile hairdresser & Beauty salon Seasonal café Internet café/wi-fi Cilycwm Dressers - creation/display Hall hire-seminars, business groups Craft workshops Studio space + exhibition space Community meetings Tin shed-Let + House/Flats-Let = Income Fundraising 100 club Toilet upgrade Meals on wheels/Lunch Club Farmers/Produce Market</p>
--	--	--

<p>Weddings & Functions</p> <p>Communal Compost Facility in the Garden (bring garden waste & take compost away)</p> <p>Large awning Marquee</p> <p>Covered walkways</p> <p>Fruit & Veg exchange</p> <p>Alternative Energy supply (PV (on additional structure), Ground Source, single turbine, kinetic energy generation flooring?)</p> <p>Rent out house to help cover costs of community hall</p> <p>Rental of rooms for exhibitions (public, education course venues etc)</p> <p>Multifunctional space (take off ceiling = increase height) for</p> <ul style="list-style-type: none"> - cinema, - music events, - sports (internal), - entertainment - cabaret nights - talks <p>Friends of Cilycwm Hall - gift-aided contribution over 5 years by 'members' i.e. £5 per month.</p> <p>Soundproof the buildings</p>	<p>4</p> <p>Keep in Community Use!</p> <p>It will take 3 years at least for completion. How to use in the meantime?</p> <p>Local museum</p> <p>Learning</p> <p>Youth club</p> <p>Children could join in & help run it?</p> <p>Revive Cilycwm</p> <p>Music festivals</p> <p>Carnival/village events</p> <p>Using this building</p> <p>Cycle hire centre</p> <p>Bike tours</p> <p>Hire mountain bikes - Cwm Rhaeadr</p> <p>Village shop-café (voluntary (community) or a business?)</p> <p>Community Garden</p> <p>Hiring the space out?</p> <p>Solar panels & other renewable energy (RE) to supply the building</p> <p>How to keep it in the community (finances):</p> <ul style="list-style-type: none"> - House generating income: Holiday house or rented permanently - Bunk house (lots of beds) e.g. for school groups or walking groups - see 'Level Crossing in Llandovery - Or more like a Youth Hostel <p>Would need local support - people don't now!</p> <p>Craft Centre</p> <p>Classes (skills, crafts, exercise)</p>	<p>5</p> <p>Crèche Daycare</p> <p>Wedding Reception venue & marquee</p> <p>Community meetings</p> <p>Bingo</p> <p>Dances</p> <p>Exercise & Other Classes</p> <p>Rental of space for small businesses</p> <p>Over-60s club</p> <p>Youth club</p> <p>Young farmers</p> <p>I.T. classes</p> <p>Internet café with printer etc</p> <p>Am[ateur] Dram[atics]</p> <p>Pantos</p> <p>Film Club/Cinema</p> <p>FUNdraising events</p> <p>Hunt</p> <p>Play area</p> <p>Church</p> <p>Craft fairs</p> <p>Car boots</p> <p>Whist Drive</p> <p>Cycle Hire</p> <p>School House=Holiday cottage or long-term let</p> <p>Choir</p>
---	--	---

Fig 10 List of potential uses discussed at first community meeting in 2014

The above ideas respond to the need of local people as well as the wider area. They also identify opportunities to attract visitors to the area.

3.5 The website www.carmarthenshirehalls.co.uk records 74 operating Community Halls in the county of Carmarthenshire. It identifies six within a 10-mile radius of Cilycwm, namely the Rhys Pritchard Memorial Hall, Llandovery; Crugybar Village Hall; Myddfai Community Hall; Llansadwrn Reading Room; Llangadog Community Centre and Llansawel Hall. All appear to be run by volunteers. None are listed and none have the aesthetic appeal that Capel y Groes can offer.



The Rhys Pritchard Memorial Hall has a stage and dressing room, a kitchen suitable for light refreshments and a lift; it also has a film showing once a month. It charges £12 per hour to hire the hall which has a capacity of 120 or £9 per hour to hire a meeting room with a capacity of 20.

Crugybar Village Hall is in the former village school. It has one main room with a capacity of 60 and a small kitchen. It costs £5 per hour to hire.

Llansadwrn Reading Room charges £6 for 1-2 hours or £20 all day hire. It has a well-equipped kitchen and facilities for hosting meetings, classes etc. The local website advertises the Reading Room as "open every Saturday morning to borrow books, DVDs, chat, drink coffee/tea, buy lovely Fairtrade coffee, tea, chocolate and catch up on the village. The Black Mountain Food Hub also deliver here on a Saturday." www.blackmountainfoodhub.co.uk describes itself as a local online farmers' market in the Tywi Valley.

Llangadog Community Centre, comprising a small hall and a main hall has a maximum capacity of 350 and parking for approximately 30 cars. It has a stage, piano, lighting and sound system, film screens, snooker room etc.

Llansawel Recreation Field and Hall is created out of the former livestock market and the hall was built in 1957. They hire the hall for £7 per hour or the ante room for £5 for 2 hours. It has a maximum capacity of 180 seated.

Menter Cilycwm have also identified and visited other similar venues that are not on this website but are of particular relevance to the Capel y Groes project. These include Cynghordy Bethel Chapel, Llanwrda, Babel and Ffarmers.

Cynghordy Bethel Chapel is still an active place of worship but it is also available for hire for community uses though there is no reference to its facilities or hire charges available on the internet.

Llanwrda Village Hall and Babel Community Hall – no information on hiring available on internet.

Ffarmers Village Hall - this is said to charge £15 or £25 (depending on the organization) for up to 3 hours use of the main hall or £7.50 for up to 3 hours use of the small meeting room. It has a capacity of c.120. Ffarmers is a similar size community. The enterprise was grant-funded to set up and is now volunteer run with a paid caretaker.

3.6 During the course of preparing this Project Viability Report a number of potential case studies from further afield were identified. Two of these are summarised below and both are willing to be approached by Menter Cilycwm and potentially to host visits to learn from their experience:

Burnetts Hill, Martletwy, Pembrokeshire

contact Keith Johnson – 01646 621530

Here the local community has achieved a sustainable future for this former chapel by creating a low-key but successful live-music venue. At the outset, the local community here secured Heritage Lottery funding as a Millenium project to repair the Grade II listed building and all capital costs were covered by grants. Currently, running costs are reported as being as low as c.£800 per year and income from events is c.£1500 per year. As it is entirely run by volunteers this is a financially sustainable level of operation. It does not set out to provide additional functions and its activities are restricted to live-music but they have established a popular niche market.



Fig 11 Burnetts Hill

Llanwrtyd Wells and District Heritage and Arts Centre

contact Lynne Brookes – 01591 610067

Created in the redundant Congregational Chapel and opened in 2016. The building is not listed but the pulpit has been retained as a memory of the former use. It is open Thursday to Sunday April to October. Access is free but donations are encouraged. It is run by volunteers to control costs. The project was grant funded through the lottery and private donations and so the venue only needs to cover ongoing operational costs. They also have a self-contained property on long-term let bringing in regular monthly income. Modest income of c.£3,000 pa is also generated from commission on sale of art work exhibited and from the running of a Friends group.



Fig 12 Llanwrtyd Wells and District Heritage and Arts Centre

4.0 Project Viability Assessment

This section is the core of the report and uses the template provided by the Architectural Heritage Fund for assessing viability. This is in accordance with the guidance provided to recipients of a Project Viability Grant.

1 Background	
Name of Organisation	MENTER CILYCWYM
No./Name of Building	CAPEL Y GROES, CILYCWYM
Building address	Capel y Groes Cilycwm Llandovery, Carmarthenshire
Postcode	SA20 0SS
Heritage significance	<p>Capel y Groes is a well-preserved small rural Independent non-conformist chapel built 1859-60 and has an attached Ty Capel.</p> <p>Its cultural heritage significance lies in being an almost unaltered example of a small mid-19th century Gothic-style chapel retaining its simple external and internal character. Internally the gallery, pews and pulpit are all retained – all that is missing is the full congregation. The chapel’s importance to the fabric of the traditional village is such that it is vital to find a way of maintaining it through adaptive reuse.</p> <p>Capel y Groes is an example of a building type that has been under intense threat for many years and nowhere more critically than in West Wales where settlements are often small and the non-conformist tradition was at its strongest in the 19th century, resulting in a large number of chapel buildings. In summary it is important as part of the historic environment of Cilycwm and important to Wales as an example of an iconic building type. Also, as a Grade II listed building, there is a duty to ensure its survival.</p>
How your organisation is involved	<p>Menter Cilycwm is a community organisation which evolved from a ‘Village Hall Working Group’ formed jointly by Cilycwm Community Council and Cilycwm Community Association in 2013. It has five Trustees with skills and experience gained through organising community events and festivals in Cilycwm.</p> <p>The organisation is focusing on Capel y Groes as being a local building at risk in need of a sustainable future but also an appropriate building in which to deliver their heritage-led regeneration objectives.</p>



	<p>The main objective of Menter Cilycwm is to provide a community centre for the area and long-term 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. It will also expand activities in the Welsh language and encourage local initiatives.</p>
Activities already carried out (if any)	<p>The organisation has held two public meetings, both well attended. Local support was demonstrated and ideas discussed as to how the chapel could be adaptively reused.</p> <p>There have not been previous attempts to convert Capel y Groes as until 2017 it was in use for regular worship and the prospect of closing the chapel was not being considered.</p>
Why the building is at risk, why now is the time to tackle it.	<p>Capel y Groes now has no Minister and only three active members of the congregation with the result that services are seldom and funding for maintenance of the building is not sufficient to address all the necessary repairs. Remaining members of the chapel are elderly and without obvious succession so the permanent closure of the chapel is unavoidable. Without use for worship the listed building will be at risk and will continue to deteriorate. Given its central location in the village an abandoned and derelict listed building would have a negative impact on the historic character of the whole village which is of high significance.</p> <p>In parallel there is a local enterprise group, Menter Cilycwm, that has for some years been seeking to acquire a building to create a village hall. Their hopes of acquiring the school were lost when the property was sold privately and so Menter Cilycwm now sees Capel y Groes as being the best place in Cilycwm within which to fulfil their objectives of creating a community hub.</p>
Ownership	
Owner	<p>Capel y Groes Trustees but is in the legal process of transfer of ownership to Menter Cilycwm, a local charity and not-for-profit, company.</p>
Ownership background/future prospects	<p>The owner is in the process of transferring ownership and is keen for Menter Cilycwm to take freehold ownership.</p>



2 Condition of building	
Brief summary of condition	<p>Capel y Groes is now seldom used and the Chapel Trustees have funds to carry out only the most urgent of repairs and maintenance. Menter Cilycwm which is in the process of acquiring the building is committed to securing the necessary funding to carry out repairs.</p> <p>The building is structurally sound and wholly capable of adaptive reuse but it is, in the first instance much in need of investment in carrying out external repairs to the masonry and joinery and to reinstate rainwater goods where missing and to clear gullies to address damp problems. If these defects are left unattended they will create more serious repair issues in the short to medium term which could make the cost of adaptive reuse even higher.</p> <p>Internally the chapel and its attached house (Ty Capel) are in relatively good condition. The west gable end of Ty Capel has clearly suffered from damp penetration and will need to be monitored before decorative repairs are undertaken. The roof structure of the chapel appears sound. The sub-floor areas were not accessible but will need to be inspected as there is a high risk of rot due to the blocked gullies and water penetration.</p>
Any emergency repairs needed	<p>To make the building watertight rainwater goods need to be installed on the north side where they are either broken or missing. Some joinery repairs at eaves level on the east front are needed to protect the roof space by eliminating wind and water ingress.</p>
Costs of emergency repairs	<p>N.B. The following is indicative to inform understanding of the likely project costs – it is not the product of a quote from a suitably qualified professional. It is a best-estimate based solely upon a visual, ground-level, inspection in dry weather and on building measurements provided by Menter Cilycwm. The following should not be relied upon as a definitive summary of repair costs and should not be used to form the basis of any contract or binding agreement made by Menter Cilycwm. Allowance should be made that when carrying out the repairs, costs may be higher or lower.</p> <p>It should also be noted that some of the following repairs will require scaffolding and an allowance of £6,000 plus VAT should be made for this.</p> <p>The following is a list of repair issues and an indicative repair cost that should be allowed for.</p>

	Masonry repairs and re-pointing	£13,150
	External Joinery repairs and repainting	£2,100
	Replacement of 3nos.stone sills	£900
	Gable end cracks	£1,500
	Renewal and painting of rainwater goods	£4,750
	Clear gullies all round & install French drain to N	£1,650
	Refurbish and redecorate windows	£6,400
	Sub-total	£30,450
	Scaffolding	£6,000
	Preliminaries	£3,280
	Contingency	£3,973
	Gross Total	£43,703
	VAT	£8,740.60
	TOTAL	£52,443.60
	A repair budget of £52,500 is therefore recommended.	

3 Situation & Planning Context

Describe the situation of the building

a) Capel y Groes sits in the heart of the historic village which is one of the most attractive in the region. It contains an important medieval church and several unspoilt 19th terraces with the main street bordered by the rare surviving cobbled drains.

As well as the church, the village has a pub (the Neuadd Arms). The wider rural parish extends into the uplands towards Llyn Brienne reservoir which is popular with walkers and is said to be the largest in Carmarthenshire. The area has a large number of farms, some with historic buildings, reflecting the former agricultural prosperity of the area.

b) Whilst Cilycwm has a strongly rural character it is only 10 minutes drive from the town of Llandovery and from there, on the A40, there is connection west to the coast and east to the Brecon Beacons.

Capel y Groes is set back from the main street and reached down a tarmac path. Its lack of visibility on the street is an issue that could affect footfall but on the other hand Cilycwm is sufficiently small to be able to find anything fairly quickly and it would be easy to provide clear directions to anyone coming to the chapel in the future.

c) Access to Cilycwm is primarily by car. It is 4.7 miles north of Llandovery, 17 miles east of Lampeter, 23 miles south-west of Builth Wells, 30 miles north-east of Carmarthen and 30 miles east of the coast at Aberaeron. All of these are within one hour's travel.



	<p>There is no formal car park and visitors tend to park along the roadside. Local people say this works satisfactorily but for the success of future events and activities in Capel y Groes it is strongly recommended that better parking provision is secured.</p> <p>There are two bus stops, one called Rhydgwenlais at the north of the village and the other at the south near the former school. However, a search of timetables cannot find any scheduled services that stop here.</p> <p>d) the average house price in Cilycwm is £248K which is well above the national Wales average of £156K and above the average of £200K for Carmarthenshire. This is an indicator of the prosperity of the area. Properties in Cilycwm are occupied and the village is well presented.</p> <p>The 2011 Census recorded 61.8% of residents being aged 16 - 64 and 96% are white British/Irish. 66% are recorded as being economically active and 73% are recorded as either managerial, professional or skilled. All live in private households and almost 80% are owner occupied.</p> <p>e) The Cilycwm Community Website lists local events. Many are actually in Llandovery on account of the lack of a suitable venue in the village. They include the Bore Coffi mornings held fortnightly in Ty Capel at Capel y Groes and the Quiz Nights held most months at the Neuadd Arms. It is noted that the Cor Cyswllt Cilycwm 10th anniversary concert had to be held in Llandovery because there was nowhere suitable in the village.</p> <p>Generally, local people travel out of the village for facilities. There is no shop in Cilycwm and what was the nearest has closed at Rhandirmwyn. Yet the demographic of Cilycwm as detailed in the 2011 Census indicates that it is reasonable to consider provision of bespoke local services and supplies even if they cost slightly more – for example an organic food co-operative is an option to consider.</p> <p>f) The immediate surroundings are tranquil and ideal for many of the kind of activities that Menter Cilycwm would like to provide. It is unlikely that neighbouring properties would have any objection or be affected by any of the proposals. The lack of car parking or ability to drive a vehicle to drop off at the door is a concern. However, if the adjacent field could be acquired and access to it along the new rear lane be secured it would provide ideal access and parking.</p>
--	--



<p>What uses are permitted by planning regulation</p>	<p>The key constraint here is the listed status of the chapel. There is no known Planning constraint that would exclude adaptive reuse of this building. A Supplementary Planning Guidance document on Rural Enterprise is due to be published by Carmarthenshire County Council soon and may contain relevant information.</p> <p>Discussions with the Local Authority will need to cover:</p> <ul style="list-style-type: none">i) necessary alterations to the listed buildingii) parking and accessiii) parameters of any potential new usesiv) fire restrictions on numbers in the chapelv) policy on conversion to self-catering holiday accommodation
<p>Opinion of appropriate heritage body or local authority on building re-use</p>	<p>Informal discussions with Cadw and Carmarthenshire County Council have raised no substantive concerns. Cadw hopes that Capel y Groes could be a case study of how to convert such buildings and they are realistic about the need to make internal changes in order to viably save the whole building. Carmarthenshire County Council likewise is in principle accepting of the need to make changes to ensure viability and long-term preservation of the listed building in use.</p> <p>Formal discussion with Local Planning Authority to be arranged through a pre-application meeting.</p> <p>It is important to note that some of the changes discussed in this report, as necessary to deliver the options set out, will require Listed Building Consent or Planning Consent or both. This applies to each of the options set out but especially to Options 2 and 3. No works should be carried out before the relevant consents have been obtained and any relevant conditions discharged.</p>

4 Options for use

OPTION 1

<p>Use</p>	<p>Village Hall</p> <p>In this option the primary use of Capel y Groes would be to provide community space within which to hold meetings, classes and local exhibitions and activities. It would fill a gap in the village which currently has no community hall and relies on the parish church and the pub, neither of which offers bespoke, independent, accommodation.</p> <p>It would be a relatively low level of use with just sufficient to provide enough income to cover basic maintenance costs. It would be anticipated that use of the chapel would grow over time as the community becomes more aware of the opportunities the chapel had created.</p> <p>The Bore Coffi that currently exists would be given a permanent home as a means of the village community gathering on a fortnightly basis. This supports community cohesion and would offer an opportunity to stimulate interest in other activities at the chapel. It is free to attend a Bore Coffi but donations are welcomed. Some other activities such as meetings of the Community Council would operate on the same basis.</p> <p>Alongside this there would be a number of community groups such as Cor Cyswllt Cilycwm that would pay to rehearse here on a regular basis and could also perform here, subject to fire safety approval. Less regularly, the Upper Towy Historical Association could meet here and the local Craft Group could be revived within the new facilities at Capel y Groes.</p> <p>If a Wifi Hotspot is created it could enable local people to come and connect to the internet for a modest charge and add to the feeling of Capel y Groes being an emerging community hub.</p> <p>The chapel and/or Ty Capel could be made available for fitness classes / Welsh language classes etc where the provider would pay Menter Cilycwm for the use of the hall.</p> <p>The above uses together might raise around £1,000 per year in net income (i.e. after operational costs of each activity are deducted). This is probably only 50% of likely operational costs even if entirely volunteer-managed. If a part-time manager is employed revenue costs would be several times higher and make this community hall use unsustainable. Either way revenue would need to be supplemented by a Friends scheme. For example, 100 Friends paying £10 each would generate another £1000.</p>
------------	---



	<p>Operational costs that would be incurred include heating, lighting, marketing, maintenance (window cleaning/ gutter clearing etc), audit, cleaning, security, insurance etc.</p>
Works necessary	<p>In this option the adaption works required over and above the building repairs would be minimal.</p> <p>The Bore Coffi and other events involving refreshment could continue on much the same basis as existing. There could be a water cooler/dispenser machine installed together with a kitchen cupboard containing kettle and crockery and essential supplies for providing basic refreshment and the rest could be brought by organisers as necessary. Washing up after would have to be done off site and the crockery returned to the cupboard.</p> <p>The lack of any toilet would obviate the need to provide accessible facilities but it would limit the appeal of the building for events. The chapel would be left much as existing with the exception of some rows of pews removed to make space for more comfortable chairs for choir rehearsals and talks.</p> <p>The raked floor would remain in this option but a level access might need to be created in the north side wall if parking was made available in the adjacent field. Allied to this could be the creation of an interconnection between chapel and house.</p> <p>Discussion with fire officer may result in some safety measures being required (such as emergency lighting) or alternatively a limitation on numbers that may rule out performances.</p>
Cost	<p>NB This section is asked to address capital costs not revenue cost. Indicative costs shown are <i>inclusive</i> of VAT. Please note these indicative costs are solely for the purpose of assessing viability at this early project development stage. They should not be relied upon when seeking precise funding for the works nor when letting contracts for the works to be carried out.</p> <p><i>Repairs</i> The primary cost here would be the conservation repairs outlined above. The indicative cost is £52,500.</p> <p><i>Electrical services and safety</i> In addition, the building will need to be assessed by a qualified (NICEIC accredited) electrician to know whether rewiring is required, especially if there is additional electrical demand resulting from the proposed new uses. An allowance of £5,500 may be appropriate to include this and the installation of upgraded lighting.</p>

	<p>Careful consideration should be given to positioning of new sockets, new light fittings and the cable runs which should be chased in where possible rather than visible in new trunking.</p> <p><i>Heating</i> In addition, heating needs to be improved to ensure that community meetings can be held comfortably all year round in the Ty Capel. Heating the chapel to a similar level is more challenging as it would require investment in insulation to the floor and roofspace and potentially secondary glazing – all of which is over and above the scope of this low-key Option 1.</p> <p>The existing open fire in the Ty Capel is not ideal because a) it requires someone to lay the fire, clean it out and manage the delivery of fuel and b) if activities held involve small children an open fire is not safe. Use of an open fire might result in the annual insurance premium being higher than otherwise would be. An allowance of £3,500 may be appropriate for the purchase and installation of electric panel radiators.</p> <p><i>Furnishings and equipment</i> In Ty Capel, chairs and tables would be needed to provide for meetings. These would need to be stackable to accommodate other groups that want more open, flexible, spaces.</p> <p>In the chapel a small number of pews to the centre, between the aisles, would need to be removed to create space for choir rehearsals and attract other similar groups. Then further chairs purchased to accommodate a group of say 30 people.</p> <p>Ty Capel will need microwave, fridge, kettle and basic crockery etc.</p> <p>For all of the above an allowance of £1,600 would be appropriate.</p> <p><i>Wifi</i> Creating community internet access is compatible with the aim of making Capel y Groes a place to come to serve local needs – this would be appealing to those who have poor connection on account of the rural location. Connections to the village have recently been updated to cable as part of a pilot project but many outlying farms and households still have very poor service. This creates problems for the self-employed or for children doing homework. Somewhere that either sector could use to access the internet free of charge could provide an important community service.</p> <p>Connection cost could be £200 and on top of this would be the cost of a computer and necessary software etc so overall an allowance of £1,500 may be appropriate.</p>
--	--

	<p><i>Internal Redecoration</i></p> <p>For the purposes of Option 1 it is suggested that redecoration can be confined to the Ty Capel. This allows for plaster repair, repainting of walls and ceilings and relaying of carpets where existing. An allowance of £2,000 may be appropriate to cover labour and materials.</p> <p>The above creates an indicative cost for the basic community hall option of £67,600. Contingency is allowed for in the repair costs but a similar allocation should also be made for the other cost headings. This would add an extra £1,510 to the cost making a total for Option 1 of £69,110.</p> <p>This creates usable, all-year round, space for a limited range of community uses. They would be in clean, sufficiently-lit surroundings with adequately comfortable chairs and tables and facilities for providing the most basic refreshments.</p>
<p>Pros and Cons</p>	<p><i>Pros</i></p> <p>This option has the advantage that it involves a level of repair and adaptive reuse that could be reasonably fundable on a local basis and would confidently receive listed building consent subject to careful design and execution and the following of appropriate procedures. The listed building would be repaired and looked after and open for community benefit occasionally. As long as the low level of activity is sufficient to cover basic costs the short-term preservation of Capel y Groes is secured. The addition of Wifi provision adds an appeal to the potential user groups but it might add to the insurance cost of the venue and therefore be something that has to be deleted from Option 1.</p> <p>There is clearly a demand for a community hall – local people have met over recent years to promote the need and they have been successful in securing some funding to explore the viability further. It is certain that community groups would use Capel y Groes to some degree and there is scope for Menter Cilycwm to fund some of the community facilities through grant-aid enabling them to be offered free to those in need.</p> <p><i>Cons</i></p> <p>On the other hand, it is less certain how much income these groups would generate as some of them operate on a donation basis. This makes viability more difficult to determine. In such circumstances it would be necessary for the community to introduce a community share or Friends scheme to be certain of an adequate level of baseline income.</p>



	<p>There is always the risk with such community activities that their continuing existence is dependent upon the continued energy of one or two specific people and that without them the community cohesion and organisation would wither.</p> <p>The longer-term risk is that the income would never provide for exceptional expenses or investment in the long-term care of the building. It would be imperative for the community to see this option as a stepping stone to something more sustainable and less dependent upon potential future subsidy.</p> <p>Lack of parking will limit the appeal for users who need to arrive by car as existing parking provision is limited to finding a space on the street, potentially some distance away. Lack of level access will exclude some potential users, and will require Menter Cilycwm to demonstrate why they are not able to make reasonable alterations to create this. Lack of a toilet will deter some users or user groups (e.g. for the elderly and for children).</p> <p>There is also evidently a feeling within the Parish that the former Ysgoldy Fach schoolroom below the church should be restored as the community venue rather than Capel y Groes. This needs to be carefully managed to avoid competition and community division and instead needs to be sure to promote community cohesion. MC sees potential for Ysgoldy but not as a community hall. Could be complementary</p> <p>In summary Menter Cilycwm believes this option would not deliver sufficient for the community to halt the drift away from Cilycwm.</p> <p><i>Demand</i></p> <p>The evidence for the demand is found in the Menter Cilycwm list of local organisations without a permanent home. These range from special interest groups who meet socially to parish and community councils that gather for formal meetings. There are no other venues in Cilycwm providing the same facilities nor in nearby Rhandirmwyn. Local people currently have to travel to Llandovery for community meeting / activity space. This requires private transport as there is no public service.</p> <p>In rural areas such as Cilycwm access to the internet can be variable. This creates problems for the self-employed or for children doing homework. Somewhere that either sector could use to access the internet could provide an important community service.</p> <p>Community meetings (May 2014 and February 2016) to promote the adoption of Capel y Groes as a community hall have been well attended.</p>
--	---



OPTION 2	
Use	<p>Community Hub</p> <p>This option would create a venue with wider appeal aiming to serve the local community and to draw visitors, including tourists, in from a wider catchment area to an organised range of activities, events and exhibitions. It would seek to maximise the use of the chapel and the attached Ty Capel through a planned programme of events and activities managed by Menter Cilycwm. This would be in contrast to Option 1 where the chapel would primarily be ‘hired’ out or borrowed by local people to run their own events.</p> <p>Option 2 would include all of the uses and costs set out above for Option 1. The community hall would fill the gap in the village for an independent, affordable and flexible venue and in addition would look further in drawing people to Cilycwm for specific events.</p> <p>It would aim to tell the history of Cilycwm and area through a mixture of Heritage Talks & Teas, workshops and temporary exhibitions. For example, interpretation particular to this area could include:</p> <ul style="list-style-type: none">- the story of the Drovers’ Roads over Mynydd Mallaen and the traditional life of an upland farming community;- the history of local Welsh hymn-writers. Collaboration with the National Library of Wales could compile an interesting regional interpretation of William Williams Pantycelyn and Morgan Rhys. A Methodist Trail could link Pantycelyn, Ty Newydd and Soar y Mynydd chapels and Morgan Rhys’ birthplace;- the story of the original early 20th century conservation of the Red Kite in the Upper Tywi valley;- guided walks to local standing stones, stone circles and other ancient monuments. <p>It can offer Genealogy activities to respond to the many enquiries via Cilycwm website about ancestors and farm histories, and to expand online tools (e.g. digitalising gravestone records, births, marriages and deaths registers and estate maps).</p> <p>Regular events like a Film club using the Flicks in the Sticks or Sofa Cinema model would increase use.</p> <p>The hall could also be marketed as a conference venue for business “Away Day” meetings and “Stay Aways” linking in with local tourist accommodation.</p> <p>Many more ideas have been suggested in community meetings (see the list in fig. 10 above and in Section 5 of this report).</p>



	<p>Whereas the objective of Option 1 was to provide just enough income to cover the basic maintenance costs, Option 2 would seek to generate additional income to enhance the long-term sustainability of the venture. It would enable the creation of a sinking fund for future maintenance and, through increasing income, it could also enable further enhancements to the building. As with Option 1 it is intended that use of the chapel would grow over time as its offer became more widely known.</p> <p>It would be advantageous to this option if the adjacent field could be secured to provide parking for the chapel. The current lack of parking will be a limiting factor as it will deter some potential users and it will make deliveries to the venue (e.g. when setting up a new exhibition or a concert) more challenging. As well as obtaining a lease on the field Menter Cilycwm would have to carry out some works to make the surface appropriate for car or van parking. This would involve some basic low-level lighting for safety. It would also require securing right of access along the lane to the west of the chapel and it would require planning consent.</p> <p>There is an increasing demand for local produce and Capel y Groes would be well placed to provide the venue for pop-up monthly farmers' / crafts markets both in the chapel and outside in the adjacent field/proposed parking area.</p> <p>Installation of toilets (with changing facilities) and better tea and coffee making facilities allows Capel y Groes to be opened up to mother and toddler groups. Notwithstanding that there is already a group in Llandovery (and advice from the organiser of that group is that mothers from Cilycwm could continue to go there because it can be tied in with school runs etc) there is scope for Capel y Groes to offer something more individual. For example, a range of different age-specific activities and Ti a Fi Welsh language groups. It could be a child-focused centre that is more of a club people belong to (e.g. an annual subscription) than a regular session that they just drop in on. It could be in the main part of the chapel offering a soft-play floor for toddlers while the parents relax and enjoy tea and coffee and simple snacks. Capel y Groes could also be marketed for children's parties.</p>
Works necessary	<p>For this option the necessary works centre around creating more flexible space in the chapel to hold art exhibitions, larger meetings and events, and the creation of on-site parking and an accessible entrance.</p> <p>The internal works would require a much more substantial removal of the pews. The issue has been discussed informally with Cadw and with Carmarthenshire County Council and both statutory bodies acknowledge the challenge of creating viable uses and agree</p>

	<p>that some pew removal can be considered. The way to approach it is to demonstrate that only as many pews are proposed to be removed as is essential. Total removal should be avoided and should not be necessary. Some pews can be repositioned against the side walls and in the Ty Capel others sold and perhaps some stored.</p> <p>Better access would have to be created as indicated above re car parking. A newly formed, accessible, entrance to the building would be necessary. It is suggested that this could be on the north wall where there is currently a 4-pane sash. This would enter into the narrow space behind the Ty Capel stairs and from here a visitor could either turn right into the Ty Capel or left into the chapel through a new opening made in the west wall beside the pulpit.</p> 
<p>Cost</p>	<p>The indicative costs for Option 1 were £69,100. Additional costs for Option 2, over above those set out for Option 1 would also include:</p> <ul style="list-style-type: none"> Wider range of furnishings and equipment; Connection to mains water supply; Creation of private on-site parking and access to it; Creation of accessible entrance to the building Creation of toilets (including one accessible and changing); Improved kitchen facilities Security and safety; Secondary glazing on chapel windows and insulation to roofspace; Ground source heating <p><i>Furnishings and equipment</i></p> <p>Allow for more chairs and tables plus exhibition equipment including demountable panels, projector and screen. An allowance of £2,500 may be appropriate.</p>

	<p><i>Connection to mains water and sewage supply</i> According to Ofwat and Welsh Water this should cost in the region of £1,000 to include excavation, installation, making good and infrastructure charges.</p> <p><i>Creation of on-site parking in adjacent field and securing access</i> Carmarthenshire County Council has been approached at various levels to try to obtain in principle guidance as to the likelihood of this obtaining planning consent or any factors that could affect indicative costs being prepared at this stage. Advice received is that informal advice cannot be given, it can only be obtained through a formal pre-application process. Given the potential availability of the land and the existence of a track that could lead to it, coupled with the need to avoid more on-street parking, it is likely that this objective would be supported.</p> <p>Menter Cilycwm has sought advice from a valuer. The cost of purchase of the adjacent field is estimated to be £10 to 15,000 and when adding in legal costs etc it is agreed that a budget of £20K should be set aside for acquisition.</p> <p>In addition to the cost of purchase there will be the cost of laying grass replacement mesh on which to allow parking or preferably a hoggin type surface. Gravel would not be appropriate for use by wheelchairs or child buggies. Any surface will need to have sufficient drainage. Some disabled / parent and child bays will need to be marked out close to the proposed disabled entrance.</p> <p>In order to reach this parking area, there may also be a cost in securing rights to use the access lane that leads off the west side of the main street beside Llysnewydd. As this is a farm lane, to prevent animals getting into the parking area, there may need to be a cattle grid laid at the entrance and a proper gate installed.</p> <p>At this stage it is not possible to accurately estimate the cost of creating this parking but a budget of a further £20K should be allowed. The total budget for parking is therefore £40,000.</p> <p><i>Creation of accessible entrance to the north side</i> If parking can be provided on the north side included designated disabled spaces there needs to be a new entrance created that provides level access into both the Ty Capel and the Chapel. This needs investigation by a conservation architect but it should be possible to create level access from the parking area into the Ty Capel by replacing the small 4-pane sash window in the angle with a doorway of sufficient width. Entrance would then be in to a lobby with the soffit of the stairs ahead. A right turn could be made into the front (meeting) room of the Ty Capel and a left turn could be made by cutting a new internal doorway into the chapel entering on</p>
--	---

	<p>the north side of the pulpit and allowing access to as far back in the chapel as could reasonably be made level without undue compromise to internal character.</p> <p>This can only realistically be costed once more detail is known about the feasibility of the proposed parking and a full survey has been undertaken by a suitably qualified architect to establish precise levels and any structural issues that would have to be taken into account when forming the new opening.</p> <p><i>Addition of an extension</i></p> <p>The existing space is not sufficient to provide all the necessary facilities to make Option 2 operate properly and viably. It is essential to retain the chapel as one big open space to avoid unacceptable impact on historic character but it results in all the ancillary spaces such as small meeting room, kitchen, toilets, store etc having to be elsewhere. Ty Capel can accommodate some facilities but to ensure they are adequate to meet need they may not all be able to be squeezed into it. Accordingly, it is recommended that the toilets would be best provided in an extension. This could for example be a lean-to on the west gable end, perhaps with a covered walkway around the corner to the proposed new entrance discussed above. Menter Cilycwm would also like to consider a 2-storey extension but the larger the extension the more challenging it would be to obtain listed building consent so a compromise may be necessary.</p> <p>This can only be realistically costed once there is agreement on:</p> <ul style="list-style-type: none"> a) the size (footprint and height) of the proposed extension, b) whether internal connection to Ty Capel is required or whether external access only is acceptable, c) the required external materials and detailing to obtain listed building consent, d) the desired standard of internal fit-out, and e) any other factors that could affect construction such as may be identified through the technical surveys that will be required. <p>Accordingly, the overall capital sum is increased to provide scope for delivering this objective and precise costs can be assessed in the project development stage.</p> <p><i>Creation of accessible toilet</i></p> <p>There are currently no toilet facilities and unless this is addressed this will limit Capel y Groes's appeal as a community hub. To attract sufficient footfall it needs a toilet and to be legally compliant it needs to be accessible. To be suitable as a venue for mother and toddler groups etc it needs to include changing facilities. Physically a toilet could be created in the rear room of the Ty Capel. But if this space is wanted for more break out / meeting space then</p>
--	--

a small lean-to extension could be added to the west gable end to accommodate a suitably sized toilet. It could be accessed by a new doorway to the left or right of the chimney breast in the front room and perhaps also with a separate external access.

This can only be realistically costed once more detail is known about the location of the proposed toilet and a full survey has been undertaken by a suitably qualified architect to establish precise levels and any structural issues that would have to be taken into account when forming the new toilet.

Creation of small Kitchen

Likewise, to encourage greater footfall a kitchen would enhance the offer of Capel y Groes. With connection to the mains water made this would now enable crockery to be washed up without a volunteer having to take it away and do it at home, it would also provide fresh water to fill the kettle etc rather than having to bring in water. It doesn't necessarily require an enclosed space but could occupy a portion of the rear room to the Ty Capel. Any design would have to comply with Health and Safety requirements depending on the scope of food to be served and to do this may incur additional cost.

£15,000

Installation of renewable energy heating / ground source heat

The chapel is currently unheated and the Ty Capel poorly heated and to ensure regular use of the building for a diverse range of activities there is a need to install an effective heating system that is affordable to operate throughout the year. Menter Cilycwm is keen to explore renewable energy options. Discussion with Nick Cater of Birdshill (www.birdshill.wales) a West Wales based specialist in renewables for community buildings suggests that it may not be the most efficient option.

Air Source and Ground Source heat are both most effective when coupled with an underfloor system but to install that would be a considerable cost over and above the approximately £10K for the Air Source pump and £20K for the Ground Source pump. Making the ground source bore holes would also involve another £5 to £8K of groundworks, potentially more. Both renewables could alternatively be coupled to a wet system for which the cost would then be installation of radiators. Advice was that neither option would be easy to use for intermittent use of the building and is best suited to somewhere that is in full-time use.

Biomass was also discussed. Nick Cater advised that small-scale easy to manage boilers were now available and that large pellet stores are no longer needed. This needs to be checked as Capel y Groes does not have sizeable outbuildings for this. He advised that

	<p>one boiler in Ty Capel could be sufficient to heat the chapel as well. The cost of purchasing the boiler and essential kit would be £10K on top of which would be needed the radiators etc.</p> <p>The Old School House, Sennybridge is a useful case study where a 25KW wood pellet boiler was installed using money borrowed and the loan repaid using the Renewable Heat Incentive. [https://birdshill.wales/news/biomass-boiler-beautiful-old-school-house-brings-welsh-rarebit-centre-sennybridge/]</p> <p>The Non-domestic Renewable Heat Incentive can only be applied or if the entire cost of the works is funded by a loan. Menter Cilycwm could not use grant funding for installing the heating. https://www.gov.uk/non-domestic-renewable-heat-incentive</p> <p>Advice was sought about PV and Solar to generate renewable electric to heat the building and water but Nick Cater thought this insufficient and would not provide enough electric.</p> <p>The conclusion of the advice sought on this issue of heating is that it may be more effective for Capel y Groes to install a traditional heating system, e.g. oil or LPG or electric. However, oil and LPG would require storage tanks and the necessary safety measures such as bunding, none of which would be easy to create at Capel y Groes.</p> <p>At this stage of the project it is concluded that heating does need to be costed in order to make the building and its proposed activities viable. An allowance of £25K should be made for a boiler, radiators, installation and this figure should be cross-checked with a qualified installer following survey of the building and an assessment of the heat output required to meet the needs of Menter Cilycwm’s intended uses.</p> <p>Other options include: <i>Secondary glazing on chapel windows and insulation to roofspace.</i> Magneglaze is one example of an aesthetically appropriate way of providing secondary glazing on windows in listed buildings. A quote would be needed but the cost is likely to be between £5K and £10K.</p> <p>Insulation should also be added to the roofspace to appropriate thickness to improve thermal efficiency. An allowance of £2,000 may be appropriate.</p> <p><i>Security and safety</i> This enhanced option is likely to require an intruder alarm, fire alarm, smoke detector, provision of fire extinguishers and emergency lighting. An allowance of £1,000 would be appropriate.</p>
--	--



	<p><i>Induction loops</i></p> <p>An allowance of £500 should be made for purchase of the induction loop kit and the system installation.</p> <p>Taking the costs of Option 1, adding on the costs set out above and then including an uplift to take some account of key project objectives (e.g. toilet extension and accessible entrance) that require specialist survey, the total capital cost of this Option 2 is likely, on present information, to be in the order of £225 to 240K. It would create a more flexible and appealing venue than the cheaper Option 1 and it should be able to generate sufficient income to cover operating costs and be sustainable. It is essential that the capital costs are fully covered by grant funding as Menter Cilycwm want to avoid taking out loans.</p> <p>N.B. Please note these indicative costs are solely for the purpose of assessing viability at this early project development stage. They should not be relied upon when seeking precise funding for the works nor when letting contracts for the works to be carried out. All costs will need to be updated when gaps are known, in particular following specialist surveys. In addition, some contingency should be added to allow for unknown costs and unforeseen changes to the project.</p>
Pros and Cons	<p><i>Pros</i></p> <p>This option has the advantage that it creates a broader range of potential uses for Capel y Groes which can in turn attract increased income. If it is well managed and maintained it will be attractive to a larger number of people than would be the case with Option 1.</p> <p>It would offer the potential for 7 days a week use throughout the year. On the other hand, maximum use could even manage separate activities taking place concurrently in the chapel and in the Ty Capel.</p> <p>This option would also provide a good standard of interpretation focusing on the significance of Cilycwm and the local area.</p> <p>This has the advantage over Option 1 in that increased income strengthens the sustainability of Capel y Groes making it less reliant on future subsidy / grant funding. This would ensure that Menter Cilycwm would have sufficient income to invest in maintenance of the listed building so it is preserved in use for future generations.</p> <p>Connection to the mains water and provision of toilets and kitchen combines to make Capel y Groes significantly more appealing and practical to many potential user groups. People will be able to stay</p>



	<p>longer and enjoy their experience here more if, while they are there, they can use a toilet and have a cup of coffee.</p> <p>The creation of vehicular access and parking would be of particular benefit in providing for those who need to arrive by car and either don't want to have to spend time searching for a place to park, potentially some distance away, or are physically not able to do so. Even for the fittest user there are times when adverse weather conditions make the possibility of parking outside the venue a distinct <i>pro</i> and the lack of availability a distinct <i>con</i>.</p> <p>Creation of level access widens appeal and ensures that Menter Cilycwm is compliant, assuming correctly designed and implemented, with the Equality Act 2010.</p> <p>Adding secondary glazing, at least to the tall chapel windows, would be expensive but would help to make the building less draughty. This would make it more comfortable to use and would help to reduce heating costs (though to do this also requires introducing an appropriate thickness of insulation to the roof space).</p> <p>Installation of renewable energy is an important objective of the project and would in principle help to control future heating costs but as discussed above may be uneconomic to install. An assessment needs to be made of the potential for geothermal or ground source heat. These are dependent on securing the adjacent field and on the geology being suitable for this form of renewable energy.</p> <p>Option 2 opens up the possibility of hosting wedding receptions though it would benefit from an employed person to deal with the time-consuming arrangements and liaison with bride and groom.</p> <p><i>Cons</i></p> <p>Option 2 involves a much greater degree of management by Menter Cilycwm as it proposes a level of activity that would need to be centrally co-ordinated. The increased use of the building would mean more time needing to be spent on its management. Together this would require considerable and regular volunteer input and a paid part-time manager. The former demands a lot from local people and relies on informal goodwill rather than on a formal contract of commitment by an employee. However, the latter creates the financial burden to be able to fund a member of staff (including obligatory on-costs) and the responsibility to manage that person. Decisions would have to be made as to whether that person would also be responsible for opening up and shutting the building – if so that entails many more hours work than if the employee's role is more as the marketing officer / public face of Capel y Groes in arranging bookings, planning and promoting events</p>
--	---



	<p>and running the website etc. Keypad system could be adopted to free up staff time to be marketing officer</p> <p>Exhibitions could be costly to set up but would need to be free to visit, aimed at making more people aware of Capel y Groes and increasing the number of visitors. There could be a donations box but it would only attract a small amount. This widens the heritage benefit and hopefully some people, through visiting to see an exhibition, will become aware of activities and events offered by Capel y Groes and will want to return and pay for them.</p> <p>Increased use of the building would require higher utility costs and more cleaning needed and potentially more routine maintenance. Revenue from the uses would have to be sure to cover these increased operational costs which would also have to be managed.</p> <p>Employment costs and operational management costs / utility bills / website etc are likely to add at least £10K to the annual costs. Potentially considerably more.</p> <p>Increased costs in turn increase the need to generate more income through more activities and this can become a stressful burden for a community group who may sometimes prefer the more hand-to-mouth survival of the lower level of activity as set out in Option 1.</p> <p>In terms of the physical works required to deliver Option 2 these would be less certain to receive listed building consent than would Option 1, where this is likely to be straightforward. Creating new openings and creating new facilities will need to be very carefully designed and a robust heritage justification prepared. Whilst the proposed works for Option 2 are in principle entirely reasonable they carry a higher risk with regard to the statutory process.</p> <p>If the dedicated parking area to the north cannot be acquired level access is more difficult to achieve. It is not possible to make the necessary adaptations at the main entrance (east) end without damaging change to the appearance of the main elevation as well as to the internal lobby. A design solution would have to be explored that altered the existing entrance to the Ty Capel and from there turned right to connect through to the chapel to the south of the pulpit/set fawr.</p> <p>There would remain the potential local conflict between those who feel the former Ysgoldy schoolroom below the church should be restored as the community hall rather than Capel y Groes. As with Option 1 this needs to be carefully managed. However, potentially the broader range of activities in Option 2 would be helpful in differentiating it from what the much smaller schoolroom building might aim to offer.</p>
--	---

Demand

The evidence for the demand builds on the list compiled by Menter Cilycwm of local organisations without a permanent home (see Option 1). Small rural communities are known to increasingly value and support local enterprise of this kind.

In terms of the exhibitions about local history, the closure of Llandovery's Tourist Information Centre means that there is no open heritage centre within a 10-mile radius of Cilycwm.

The interpretation leaflet about the Cambrian Mountains describes Llandovery (i.e. the nearest town to Cilycwm) as "a thriving market town.....an excellent base for walking and cycling (both road and off-road) in the surrounding area". Cilycwm is within easy cycling distance of Llandovery and is also very close to the much sought-after Cwm Rhaeadr downhill Mountain Bike Trail. Capel y Groes could make an appealing stop en-route and it would be good to attract cyclists to stay in the village.

There are no other venues in the Cilycwm community council area providing the same facilities nor in nearby Rhandirmwyn. Local people currently have to travel to Llandovery for community meeting / activity space. This requires private transport as there is no public service.



OPTION 3	
Use	<p>Community Hub, Arts Centre, Shop or Holiday Let</p> <p>This option draws on much of Option 2. However, whereas that is more of an enterprise that manages a community space to provide a wide ranging and appealing venue for activities, meetings and exhibitions, in Option 3 the chapel and the Ty Capel would become more of a business and Menter Cilycwm more of a social enterprise.</p> <p>This option addresses not only the need to identify a sustainable future for Capel y Groes but also the desire that Menter Cilycwm should grow to take on other local buildings at risk.</p> <p>Option 1 has shown the kind of local community groups that would use the building as existing, albeit repaired and redecorated. Income would be likely to only just manage to cover operating costs. Option 2 has shown how a wider, more organised, range of activities could be provided in an improved building with visitor facilities and dedicated parking. This would provide Capel y Groes with a more solid income base though operating costs would rise to offset some of this. Either option has the potential to be seasonal, operating say from March to October and closed for the winter.</p> <p>Option 3 differs in that it would offer much of what was Option 1 and 2 provided but would take it further and become an all year-round business. It would attract people to Capel y Groes not just to join with other local people for an activity or event but also to regard it as a dynamic community hub with increased volunteering opportunities. It could also be a place that people can book for wedding receptions, especially having got married in the Parish Church opposite. Myddfai for example charges start at £1,200 for hosting a wedding reception so even at only one per month throughout the summer it can be a good income generator.</p> <p>A significant step up in terms of turnover could be made through converting the Ty Capel into either a village shop or into a one-bedroom holiday cottage. Either would enhance the sustainability of Capel y Groes through providing regular income. Both would need a substantial capital investment to create but this might be funded through a grant or loan from Business Wales or the Plunkett Foundation. Business Wales (contact Martin Unwin 01267 233749) has been made aware of Menter Cilycwm and its objectives but can only discuss with them direct.</p> <p>In terms of the shop, for a community with no public transport, there would be clear benefit in having a local shop especially one that provides local produce at reasonable prices. There are various ways of achieving this. It could be either organised low-key through local farmers and growers and operated by volunteers with a</p>

	<p>narrow range of stock on as-available basis, perhaps two or three days a week. Or it could be aligned to wholesalers (e.g. those that distribute organic food) offering a more comprehensive supply of essential fare together with newspapers.</p> <p>Coupled with the kitchenette already discussed in Option 2 it could make the Village Shop a gathering point for local people to call in to get their eggs, bread and paper and stop for a coffee and a chat. The Wifi provision discussed in Option 1 could mean that someone could also stop to log on to the internet.</p> <p>Cilcain (Flintshire) and Llanfair Clydogau (Ceredigion) are two Welsh examples of the establishment of community led village shops that offer useful models that could be investigated further. Cilcain only started trading in June 2018 and has been so successful that it is now open every day. See www.cilcaincommunityshop.co.uk. See also www.plunkett.co.uk article on 'how one Welsh village are successful in running their own shop. They anticipate turnover of £100,000 in their first year and their start-up costs were helped by issuing community shares of £10 each. It is acknowledged that Cilcain is about 4 times the size of Cilycwm but it is still an inspiring case-study. Llanfair Clydogau shop (see www.llanfairshop.co.uk) is open every day except Sunday and includes a post office despite the fact that the village, with a population of 634, is hardly much bigger than Cilycwm. The website says that "the shop is at the hub of the tiny village.....it provides a vital meeting place for local residents, many of whom are otherwise quite isolated due to the local geography. Many locals meet in the shop each day for a cup of tea or coffee and catch up on the local news, this contact helping to bond the community in a very special way..... the shop also benefits from diversification into a successful whole-food store, visitors frequently compliment on the wide range of organic and FairTrade goods they find on offer."</p> <p>Conversion of Ty Capel into a shop would occupy the space that in earlier options was intended for community groups and meetings. If these were to continue they would have to move into the chapel with consequential internal adaptations. It also might not be possible to create one level entrance that then gives internal access to both chapel and shop. It may instead be necessary to create one new opening on the north wall of the chapel and to enlarge the existing doorway to Ty Capel to enable it to be accessible.</p> <p>Conversion to a holiday cottage would require the two parts of the building to be entirely separate accommodation. All community facilities would have to be provided in the chapel with one new accessible entrance created on the north side. The cottage would only be 1-bedroom and whilst there is a market for small accommodation it would limit the available market. It could include</p>
--	--



	<p>an en-suite bedroom upstairs and a kitchen and living room downstairs with, potentially, a private sitting out area created to the north.</p>
Works necessary	<p>For the Village Shop, if the space for dedicated parking can be acquired as discussed above, the doorway previously proposed can hopefully be created to provide level with an internal doorway into the shop and through the dividing wall into the chapel. If there is insufficient space for this without compromising the shop the level access to the chapel will need to be via a wholly new doorway made in the north wall of the chapel and to the shop via an alteration to the existing Ty Capel door to make it wider for wheelchair access. The latter solution would also involve creating a level pathway around the west end of building.</p> <p>Internally, to provide sufficient space for the shop there would need to be further design work to assess how best to create an accessible kitchen and toilet within the body of the chapel. In principle this could be through creation of new enclosed spaces/pods either side of the pulpit but this would have to be carefully achieved without the pulpit appearing sandwiched. It would reduce the usable level space at this end of the chapel resulting in the removal of more pews and potentially works to the floor to make more of it level and not raked as existing. The front room of the Ty Capel would then be the shop with the rear room being the store and shop office. There would need to a counter and display shelving installed as well as chiller cabinets purchased. It is assumed that there would be no food preparation in this shop, just retail. Upstairs in Ty Capel risks being underused in this option.</p> <p>For the holiday cottage option, entrance to Ty Capel would be via the existing doorway and entrance to the chapel would be via the new doorway cut on the north side as discussed above.</p> <p>Internally the front room would need to be comfortably furnished with sofa and chairs and TV etc. The kitchen would need to be fitted with cooker, fridge, dishwasher, cupboards and worksurface etc. The bedroom would need to be furnished and the en-suite bathroom provided with an appropriate quality of fittings.</p> <p>If the parking area cannot be acquired level access is more difficult to achieve. It is not possible at the main entrance (east) end without damaging change to the appearance of the main elevation as well as to the internal lobby.</p>
Cost	<p>This is the most costly of the three options and it would need further work to provide precise prices.</p>



	<p>On top of the £225 to 240K indicative figure estimated for Option 2 would be the setup cost for the Village Shop or holiday cottage plus the additional cost of making accessible entrances.</p> <p>It is understood that the Cilcain example referred to created its Village Shop with approximately £20,000 of grant funding and donations.</p> <p>A similar amount (£20,000) might be needed for the holiday cottage.</p> <p>Further cost would be involved in creating the proposed new north side doorway, altering the existing south side doorway and creating the kitchen and toilet pods at the west end of the chapel interior. Without further discussion with Menter Cilycwm and design work by a conservation architect it is not possible to estimate accurately but this could add a further £20,000 on top of the money already accounted for in the creation of the kitchen and toilet.</p> <p>Either the Village Shop or the Holiday Cottage model would be likely to cost nearer £300K to deliver to a suitable standard.</p>
<p>Pros and Cons</p>	<p><i>Pros</i></p> <p>Notwithstanding the initial investment required, properly managed this has the potential to generate significant regular income. It could cover operational costs, contribute to a sinking fund and be used as seed-corn money for future Menter Cilycwm projects.</p> <p>Further market testing is needed but initial investigation suggests that there would be demand for either the shop or the cottage. However, the cottage would only be 1-bedroom and whilst there is demand for small accommodation it would limit the available market. The shop is preferable as it delivers benefit to local people and provides a community facility. It also involves slightly less intervention to the building.</p> <p>With regard to the shop, there is a slow but well understood move away from being wholly reliant on the mass supply of an out of town supermarket or the endless availability of impersonal internet shopping towards locally sourced produce.</p> <p>Alternatively, the creation of an organic fruit and veg co-operative based here would be a stepping stone to creating a full shop. It would be cheaper and easier to manage. There are specialist suppliers who would be able to help Menter Cilycwm establish such an enterprise. For example Watson and Pratts at Lampeter (www.watsonandpratts.co.uk) and the national organisation Suma (www.suma.coop). With this model members of the community would volunteer to run the local co-op managing the base in the Ty</p>



	<p>Capel and processing orders from local people (quite often regular veg box deliveries). It involves lower investment than for the full shop.</p> <p>This operation would create additional need for one or two paid members of staff and as such could create a local employment opportunity.</p> <p>Carmarthenshire County Council would offer 60% business rate relief for the shop (see email from Andrew Jenkins of CCC on 12/11/18).</p> <p>On evidence of comparator holiday lets, the holiday cottage could potentially generate £10K per year in rental income a sum of money that would more than provide for the maintenance of the whole building.</p> <p><i>Cons</i></p> <p>By using Ty Capel for a shop or holiday let it means that all meeting space that was in there in Option 1 and 2 would have to move into the chapel. There would no longer be the option for concurrent activities and no longer have small intimate space. Option 3 also has more difficulty in achieving level access without a lot of intervention and that would make it more difficult to obtain Listed Building Consent (LBC).</p> <p>Placing the kitchen and toilet in the main chapel space is aesthetically much less appealing than creating them in the Ty Capel. This too might create LBC problems.</p> <p>The shop could create a level of turnover that would require Menter Cilycwm or a subsidiary business to need to register for VAT and to pay for professional accountancy services.</p> <p>It could create a bigger management burden than Menter Cilycwm wish to take on. It would also be the most costly option in capital terms and therefore more difficult to secure the necessary funding.</p>
--	--

Economic development outcomes and outputs of the preferred option

This section is optional but will be essential to include if, based on your analysis above, your preferred option would be suitable for an application to HLF's Heritage Enterprise scheme. It may also be helpful for projects seeking funding and investment from other sources.

Option 2, the preferred option, would increase footfall to the village and therefore indirectly support the rural economy. The driver for the project is however not economic development but a sustainable means of rescuing this listed building. Therefore, no further information is provided in this section.



Floor space and usage	<i>The amount of existing floor space brought back into use and the amount of additional floor space created (gross internal floor area/m²) and what type of business use is envisaged</i>
Economic outcomes	<i>How will the changes resulting from your project contribute to local economic growth? Will the project result in additional (new) economic activity, or will it involve displacement (activity moved from another part of town), or will new activity happen anyway (a neutral outcome termed "deadweight"). As part of your consultation activity, talk to existing local businesses about how well they are doing - turnover, footfall, goods and services provided, number of employees.</i>
Employment	<i>Identify the number of full-time equivalent jobs created during the construction period, in your own or other businesses that occupy the completed project, and for maintaining the building in the long-term.</i>
Volunteers	<i>Identify the number of volunteers engaged in activities resulting from the project. For an HLF project, you would need to be specific about the number directly engaged in heritage activity.</i>

5 Conservation deficit calculation

*It will not be necessary to calculate the conservation deficit for all projects. However, this information will be essential if, based on your analysis of the options above, your **preferred option** would be suitable for an application to HLF's Heritage Enterprise scheme. In this case, it will be the most important part of the viability appraisal, since the calculation determines the amount of grant you can apply for from HLF. It would also be important information for lenders and development partners that you might approach. You should follow the guidance in the main HLF Heritage Enterprise Guidance (Appendix 1: Development Appraisals pp39-42)*

The cost of the preferred option for repair and adaptive reuse will not create a conservation deficit.

Outline cost of repairs and adaptation	<i>As referenced in Section 4</i>
Market Values	<i>A reasonable estimate of the market value of the heritage asset before and after the project is completed, prepared by a RICS qualified valuer. (Where the cost of purchasing the building is to be included in a Heritage Enterprise application, it is very important that the acquisition price reflects the market value of the heritage site at the time of purchase.)</i>
Calculation of the conservation deficit	<i>Refer to HLF guidance as above, which includes a worked example. You should include enough information to make a convincing case for a Conservation Deficit and the need for funding. Whilst detailed cost calculations are not required at this stage, it is very important to ensure you have provided reasonable estimates.</i>



6 Conclusion			
Preferred choice		<p><i>Which option is the preferred choice and why? Eg is the preferred choice best value for money? Does it meet most criteria of prospective funders? How is it sustainable?</i></p> <p>The preferred choice is Option 2 above – the Community Hub.</p>	
Cost breakdown and funders			
Element of project:	Cost £	Funder: grant scheme	Target grant request £
Project development	£30K	Architectural Heritage Fund (AHF), Project Development Grant;	£15K
		National Lottery Heritage Fund, Grants for Heritage	£10K
		Carmarthenshire County Council	£5K
Capital works	£250	National Lottery Heritage Fund,	£100K
		National Lottery Community Fund (Wales) People and Places,	£75K
		Pilgrim Trust,	£25K
		Garfield Weston Foundation,	£25K
		The Prince’s Countryside Fund,	£25K
How project fits funders' criteria			
Funder	<p><i>List each prospective funder and briefly summarise how project will deliver their published priorities, plus any feedback you have received from consultation with the funder</i></p> <p>National Lottery Heritage Fund support projects that connect people and communities to their local and national heritage. There are two types of heritage grants, between £10K and £250K and over £250K. Capel y Groes is a good fit to the new strategy and a modest application of £100K responds to the competitive nature of NLHF funding.</p> <p>Welsh Assembly Community Facilities Programme is a capital grant scheme that can be used to improve community facilities which are useful to, and well used by people in the community. However, priority is given to former Community First areas and so this project is less likely to be successful</p> <p>Garfield Weston Foundation give capital grants for the restoration of village halls and community centres and for facilities to support</p>		



	<p>community life. They offer Regular Grants, below £100K and Major Grants, above £100K.</p> <p>National Lottery Community Fund (Wales) People and Places fund projects where people and communities are working together and using their strengths to make positive impacts on the things that matter to them the most. It distributes over £600m per year under grant schemes – under £10K and over £10K. Discussion with their office indicates that the £75K entered above is reasonable.</p> <p>Brechfa Forest West Community Fund (Innogy) support projects that significantly benefit communities within the area of benefit (this area is likely to be extended from 6km from the wind turbines to north Carmarthenshire in about 2 years time). There are two grant schemes – up to £10K and over £10K. The £11m fund will be administered by Antur Teifi. It would be difficult to apply if the project has already started to be delivered before the area is extended to include Cilycwm and so as the project is currently not eligible to apply to this fund it has not been included above.</p> <p>The Prince’s Countryside Fund makes grants of up to £50k to sustain rural communities. The proximity of Cilycwm to Llwynywermod may help to support an application.</p>
--	---

7 Action plan	
Immediate actions	<p><i>Any immediate actions required to safeguard the building, such as erecting scaffolding, clearing gutters, providing temporary roof repairs</i></p> <p>None</p>
Strategy for achieving preferred use	<p><i>How are you going to progress the project? Eg Next steps to develop proposals, timetable for approaching funders.</i></p> <p>Complete the legal acquisition of the property; Acquire the adjoining field and seek assurances about potential for car parking; Apply for Project Development funding and commission more detailed project development analysis</p>
Strategy for other circumstances	<p><i>Is there another route if the preferred option proves unviable or otherwise impossible to carry out?</i></p> <p>The more commercial Option 3 could be considered if Option 2 proves unviable but at this stage this is judged unlikely</p>

5.0 Summary of range of Options, frequency and likely alterations and revenue

N.B. All options require modern standards of heating and lighting as well as a water supply and a toilet (accessible to comply with regulations). The venue would also have to comply with all fire regulations.

All changes to the listed building are likely to require Listed Building Consent and conversion to new uses requires Planning Consent therefore no works should be undertaken without first consulting the Local Planning Authority

	Activity	Comment
1	Bore Coffi	<p><i>Frequency</i> – Fortnightly</p> <p><i>Adaptations needed</i> - install water supply and basic kitchen and toilet</p> <p><i>Revenue</i> – Donations only</p> <p><i>Potential</i> Highly likely to continue</p>
		Simple to deliver / maintains continuity and provides a popular village facility
2	Parochial Church Council Meetings (Cilycwm, Rhandirmwyn, Cynghordy)	<p><i>Frequency</i> – 4 times a year</p> <p><i>Adaptations needed</i> – accessible meeting room, which could be created if the two ground floor rooms of Ty Capel were made flexible with fold back doors so they could be either two small rooms or one large one.</p> <p><i>Revenue</i> – Donations only</p> <p><i>Potential</i> – Uncertain - PCC might continue to meet in church</p>
		Simple to offer but may be difficult to achieve
3	Cilycwm Community Council	<p><i>Frequency</i> – 6 times a year</p> <p><i>Adaptations needed</i> – as above</p> <p><i>Revenue</i> - Room hire or donations only</p> <p><i>Potential</i> - Highly likely to continue</p>

		Simple to deliver / maintains continuity and provides a popular village facility.
4	Cilycwm Community Association / Playing Field Association	<p><i>Frequency</i> – Twice a year</p> <p><i>Adaptations needed</i> - as above</p> <p><i>Revenue</i> - donations only</p> <p><i>Potential</i> – Reasonable - May move from Neuadd Arms to Capel y Groes</p>
		Simple to offer but may have difficulty persuading CCA to move – limited revenue.
5	Upper Towy Historical Association	<p><i>Frequency</i> – Twice a year</p> <p><i>Adaptations needed</i> - if they hold lectures they would be better in chapel where flexible seating arrangement for larger numbers could be created. If meetings of small numbers then adaptation as set out above apply.</p> <p><i>Revenue</i> – perhaps £15 per hire plus extra charge for use of projector etc.</p> <p><i>Potential</i> - Good</p>
		Positive but limited revenue
6	Cilycwm Show Committee	<p><i>Frequency</i> – 8 times per year</p> <p><i>Adaptations needed</i> - small meeting room only</p> <p><i>Revenue</i> – ?</p> <p><i>Potential</i> - Good</p>
		Positive but limited revenue
7	Local Hunt	<p><i>Frequency</i> – 8 times per year</p> <p><i>Adaptations needed</i> - meeting room as per 2,3 and 4 above</p> <p><i>Revenue</i> - ?</p> <p><i>Potential</i> - Highly likely to need hall space for 3 main meetings p.a. with attendance of 50+. Less likely for smaller meetings where, if Master of Hounds is landlord of the Neuadd Arms, they</p>

		are likely to continue to meet there for no charge
		Desirable but maybe difficult to achieve
8	Craft Group Plus could including sewing / knitting groups	<p><i>Frequency</i> - 6 times a year</p> <p><i>Adaptations needed</i> - meeting room space sufficient</p> <p><i>Revenue</i> - £10 per hour ? ? £100 p.a.</p> <p><i>Potential</i> - currently meet in houses so the availability of a neutral venue may appeal and may increase the number of times they meet and the numbers attending.</p>
		Desirable activity to generate interest in Capel y Groes; could attract people from outside village
9	Cor Cyswllt Cilycwm	<p><i>Frequency</i> - 20 times a year</p> <p><i>Adaptations needed</i> - flexible seating in chapel plus refreshment space after</p> <p><i>Revenue</i> - £200 per year</p> <p><i>Potential</i> - High</p>
		Simple to deliver / maintains continuity and provides a popular village facility
10	Mother and Toddler Group currently meeting in Llandovery (Ti a Fi)	<p><i>Frequency</i> - weekly except over summer</p> <p><i>Adaptations needed</i> - flexible space plus refreshment space and toilet with good baby changing facilities and somewhere to park buggies</p> <p><i>Revenue</i> - £1,000 per year</p> <p><i>Potential</i> - High</p>
		Good local facility to offer – if c.25 0-4 yr olds in village there should be sufficient demand. However, organiser of Llandovery group says it will still be more convenient for mums to go there and not to Capel y Groes. The challenge therefore is to do something innovative and different such as imaginative soft play.

11	Mallaen Graziers	<p><i>Frequency</i> - 3 times a year</p> <p><i>Adaptations needed</i> - meeting space</p> <p><i>Revenue</i> - ?</p> <p><i>Potential</i> - ?</p>
		Limited revenue but simple to offer
12	Menter Cilycwm	<p><i>Frequency</i> - regular</p> <p><i>Adaptations needed</i> - meeting space and exhibition space</p> <p><i>Revenue</i> - Nil</p> <p><i>Potential</i> - High</p>
		Essential
13	Village Shop	<p><i>Frequency</i> - several days per week</p> <p><i>Adaptations needed</i> - Ty Capel adapted to create store room and sales area; need health and safety surfaces, hygiene and equipment (eg chiller cabinet)</p> <p><i>Revenue</i> - High</p> <p><i>Potential</i> - High notwithstanding up front investment</p> <p>This could create a strong economic base for the business plan of Capel y Groes – year-round income but also providing a local amenity selling a limited range of core supplies. Even marginal mark up can create revenue to plough back into the running of the venue</p> <p>Cilcain in Flintshire started trading in June 2018 as a community shop, initially for half days and then open all day on Wednesdays to Saturday. So successful is it that they estimate their turnover will be £100,000 in their first year www.cilcaincommunityshop.co.uk</p> <p>They have benefitted from a lot of volunteer help but maybe Menter Cilycwm could as well. They also issued community shares (£10 per share) to raise start-up capital.</p>

		<p>It is acknowledged that the population of Cilcain is 4 times the size of Cilycwm but as one of a range of activities to be established at Capel y Groes it could still make good sense.</p> <p>The Prince’s Countryside Fund could support (grants up to £50K) creation of a village shop and the location of Cilycwm within the Cambrian Mountains should place it at an advantage given previous involvement. This Fund has supported the creation of the Great Paxton Community Shop in Cambridgeshire. It opened in November 2017. They had a fundraising target of £30,000.</p>
14	<p>Organic Fruit and Veg co-operative base</p>	<p><i>Frequency</i> - several days per week</p> <p><i>Adaptations needed</i> - Ty Capel adapted to create store room and sales area</p> <p><i>Revenue</i> - High</p> <p><i>Potential</i> - High</p> <hr/> <p>The nearest equivalent appears to be near Llanelli (Banc Organics – www.bancorganics.co.uk). People pay to be members as well as pay for the produce they order (eg veg boxes/bags).</p> <p>Nearer to Cilycwm is Watson and Pratt in Lampeter (www.watsonandpratts.co.uk) who will sell wholesale to local organisations that want to sell organic produce and they will deliver.</p> <p>Cilycwm could also register with Suma (www.suma.coop) who deliver nationwide organic produce and specifically support community groups.</p> <p>There is also the Black Mountains Food Hub www.blackmountainsfoodhub.co.uk which is a local online farmers’ market in the Tywi Valley where it is possible to buy local produce and organic whole foods at fair prices.</p> <p>With this model members of the community would volunteer to run local co-op managing the base in the chapel and processing orders from local people (e.g. regular veg box</p>

		deliveries). Lower investment needed than for the shop.
15	Self-catering holiday let in Ty Capel	<p><i>Frequency</i> - ? bookings 30–35 weeks p.a. – mixture of long weekend & full week lets</p> <p><i>Adaptations needed</i> - Ty Capel adapted to high standard to create 1-bed holiday let with bedroom and bathroom upstairs and sitting room and kitchen downstairs with private garden by the west gable end.</p> <p><i>Revenue</i> - Good</p> <p><i>Potential</i> - High</p> <hr/> <p>High initial investment to create but likely to be strong demand thereafter. This is a popular holiday area.</p> <p>Air B&B lists no self-contained accommodation in Cilycwm only rooms in private houses</p> <p>Dildre Cottage Cynhordy www.cottages.com is a 1-bed cottage for which prices appear to start at £370 per week rising to £482 in August.</p> <p>Pant y Bryn Bach www.cottages.com is a 1-bed cottage that appears to be on the edge of Cilycwm – prices range from £260- £510.</p> <p>Comparitors such as this suggest it ought to be possible at Ty Capel to achieve revenue of over £10,000 per year</p> <p>However if marketed through an agent they will typically take 35% of rental income and cleaning and laundry would be additional cost.</p>
16	Bunkhouse accommodation for walkers / bikers Champing ?	<p><i>Frequency</i> - probably less frequent than above but popular throughout the year</p> <p><i>Adaptations needed</i> - Ty Capel adapted to basic standard to create sleeping area for at least 6 people plus bathroom, sitting area and kitchen with covered bike shed outside.</p> <p><i>Revenue</i> - Modest for bunkhouse, more for Champing.</p> <p><i>Potential</i> - Moderate</p>

		<p>Proximity to the pub and the Cambrian Way could make this appealing to walkers.</p> <p>Nearest example is Hiraeth Bunkhouse at Llanwrda www.hiraethbunkhouse.com charges £12.50 per person per night (but this includes breakfast)</p> <p>Champing is normally in medieval churches not 19th century chapels so Capel y Groes might not get much take up from that angle but people pay a surprising amount for this. However it would require daily cleaning and management.</p>
17	Cinema	<p><i>Frequency</i> - probably less frequent than above but popular throughout the year</p> <p><i>Adaptations needed</i> - Capel y Groes adapted to provide comfortable seating and a projector and screen</p> <p><i>Revenue</i> - £1000 ? per year</p> <p><i>Potential</i> - Good</p> <p>The Flicks in the Sticks model covering the borders and eastern Mid Wales www.artsalive.co.uk is worth considering – for example Dolau Community Hall has monthly film nights where people pay £5 each. This appears to be a typical charge.</p> <p>There is also Moviola www.moviola.org that covers a wider geographic area.</p> <p>Monthly films in the chapel would not in itself involve significant alteration.</p>
18	Music rehearsal space	<p><i>Frequency</i> - probably variable</p> <p><i>Adaptations needed</i> - Ty Capel adapted to create private rehearsal space as well as use of chapel for soloists wanting larger space. .</p> <p><i>Revenue</i> - Low as likely to have low demand</p> <p><i>Potential</i> - Worth further investigation</p>

		<p>Local people who don't have room or privacy in their house may welcome somewhere they can hire to practice. It would require Capel y Groes acquiring a reasonably good piano as a minimum but this could also be useful for concerts (soloists or accompanists) – see below.</p>
19	Live Music Concerts	<p><i>Frequency</i> - possibly two or three a year once a month or every 6 weeks?</p> <p><i>Adaptations needed</i> - Flexible seating in the chapel and green room facilities. Good lighting.</p> <p><i>Revenue</i> - £1000 per year</p> <p><i>Potential</i> - Moderate though may take a long time to build up reputation</p> <hr/> <p>Capel y Groes would be a suitable for a wide range of concerts – choral, instrumental, chamber, recitals, folk, jazz etc. Subject to approval for removing a large number of pews the interior of the chapel could be arranged with flexible seating and performance space.</p> <p>Good quality concerts in intimate surroundings are popular.</p> <p>www.burnettshill.co.uk is a good example of a converted chapel (in Pembrokeshire). Worth obtaining details of their Business Plan. They specialise in live music charging £10 per ticket</p> <p>The Chapel in Abergavenny www.artshopandgallery.co.uk has regular concerts usually £12 per ticket plus £1 booking fee.</p>
20	Library / Book Club / Children's Story Telling	<p><i>Frequency</i> - Library permanent but associated Book Club / Children's Story Telling occasional – perhaps once a month.</p> <p><i>Adaptations needed</i> - comfortable space in Ty Capel to sit and read and talk or flexible seating in chapel. Permanent shelving area for library books.</p> <p><i>Revenue</i> - Modest.</p> <p><i>Potential</i> - Moderate</p>

		<p>Already a mobile library in Cilycwm so maybe no demand for permanent library. Book Clubs are often better in private houses but a place where local people could come to borrow or exchange books is worth considering.</p>
21	Wifi Hotspot	<p><i>Frequency</i> - variable but potentially regular</p> <p><i>Adaptations needed</i> – no additional works needed over and above providing a comfortable space in which to sit with reliable fast broadband connected.</p> <p><i>Revenue</i> - modest, maybe only £1 per hour but while there people might spend on refreshments</p> <p><i>Potential</i> – High</p> <p>In a rural area such as this there may be people whose internet is unreliable yet they need access either for their work (especially if self-employed) or if they are at school to do their homework. An IT safe place in which to access the internet could be a community asset.</p>
22	Art / Craft / Photography exhibitions / flower festivals	<p><i>Frequency</i> - Occasional</p> <p><i>Adaptations needed</i> - full chapel interior space needed. Good lighting and display furniture. Plus toilet and basic kitchen.</p> <p><i>Revenue</i> - Modest.</p> <p><i>Potential</i> - Moderate</p>
		<p>Typical use for a village or community hall. Possibility of reputation for good events.</p>
23	Welsh Language classes	<p><i>Frequency</i> - weekly/fortnightly over the winter?</p> <p><i>Adaptations needed</i> - comfortable space in which to seat a small group of people for conversation. Board or flip chart needed and work table.</p> <p><i>Revenue</i> - Fee would go to adult education provider if delivered through them but a small room hire would be paid to Menter Cilycwm – say £15 per session?</p> <p><i>Potential</i> - Good</p>

		There are courses in Llandoverly but nothing in Cilycwm or surrounding villages. Welsh language conversation group might be more appealing than a formal language class.
24	Weddings	<p><i>Frequency</i> – two or three over summer</p> <p><i>Adaptations needed</i> - high standard of accommodation, private space for bride and groom, car parking, drop off space for equipment etc; facilities for caterers, toilet and kitchen with sufficient space and facilities to handle reception food.</p> <p>Myddfai Village Hall have given advice on this.</p> <p><i>Revenue</i> – Likely to be over £1,000 per wedding</p> <p><i>Potential</i> – Moderate ?</p>
25.	Yoga / Zumba	<p><i>Frequency</i> – monthly</p> <p><i>Adaptations needed</i> – none other than creating warm comfortable space for people to exercise and loos and kitchen for refreshments – all of which are needed for other uses. The local Yoga teacher is often short of space at her private yoga studio due to high demand.</p> <p><i>Revenue</i> – sufficient to cover costs and potentially small surplus</p> <p><i>Potential</i> - Moderate</p>
26.	Talks and Teas	<p><i>Frequency</i> – Bi-monthly / Quarterly</p> <p><i>Adaptations needed</i> – none other than creating warm comfortable space for people to sit, presentation equipment for illustrated talks, and loos and kitchen for refreshments – all of which are needed for other uses</p> <p><i>Revenue</i> – Depending on the quality of the speakers sourced this could generate considerable interest and perhaps raise £400 - 500 per year.</p> <p><i>Potential</i> - Moderate</p>



27.	Farmers Markets	<p><i>Frequency</i> – Bi-Monthly</p> <p><i>Adaptations needed</i> – none, other than creating large open space in which to lay out stalls. Myddfai Village Hall and Black Mountains Food Hub in Llandeilo can advise.</p> <p><i>Revenue</i> – Depending on the scale and quality of the produce this could generate considerable interest. Menter Cilycwm could only make modest charges to local producers having a stall here but might raise £1500 -2,000 per year.</p> <p><i>Potential</i> - Moderate</p>
-----	------------------------	---

6.0 Summary

This Project Viability Report has focused on understanding the needs of the heritage and the needs of the community. It has achieved this through survey of Capel y Groes and its setting and through detailed discussion with Menter Cilycwm, the organisation that is acquiring the chapel and seeks to adapt it to a range of community uses.

It is clear that the listed building is in urgent need of a viable future and there are short medium and long term repair needs that can only be met through adaptive reuse now that it is no longer used as a place of worship. The village of Cilycwm is well placed to grow community facilities and Menter Cilycwm is a committed local group with a range of skills able to deliver a dynamic project.

Building on the work that Menter Cilycwm has previously carried out in consulting the local community a workshop was held with the organisation to explore, in detail, potential new uses.

The report has set out three potential ways forward:

- Option 1 (labelled Village Hall) identifies a means of generating sufficient use to repair the building and offer a low level of occasional activities and events for local people. Adaptation would not be especially expensive but it would not allow for the generation of sufficient income to create a confidently sustainable future and save for future repairs. It would effectively only generate sufficient to pay the day to day running costs;

Option 2 (labelled Community Hub) is more ambitious in terms of creating a better offer to provide a wider range of activities and events. This would not only serve people in Cilycwm but could attract people of all ages from a wider community. This option allows for creating the kind of facilities that will encourage people to want to use the building, including parking, toilet, kitchen, good accessibility. Through being able to generate more income it also allows for setting aside some funds to pay for maintenance and long-term repair, not just the day to day running costs;

- Option 3 (labelled Community Hub, Arts Centre, Shop/Holiday Let) is the most costly of the options and was judged by Menter Cilycwm to be too ambitious, at least at this stage. This option would require a



much greater level of management for the organisation which could be challenging to sustain. It was agreed that there was nothing about Option 2 that would prejudice development into some elements of Option 3 if that proved desirable and viable at some point in the future.

The conclusion of this Project Viability Report is therefore that Option 2 should be taken forward. Project Development funding should be applied for to enable detailed surveys to be commissioned and for formal pre-application discussion to be had with the local authority. The Architectural Heritage Fund and Carmarthenshire County Council should be approached for further support to fund project development and the National Lottery Heritage Fund should be approached to provide the necessary additional development funding as a prelude to a heritage grant application for capital funding.

In the meantime, it is recommended that Menter Cilycwm shares the conclusions of this project viability work with the local community and any key stakeholders so as to stimulate interest and local support. During this project development period the listed building must be maintained and used as best it can in its present form and condition, so as to nurture the awareness of Menter Cilycwm's vision that this is an important building that can have a dynamic future.

APPENDIX – Listed Building Entries

List Description for Capel y Groes

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
16973		II	Designated	29/11/1995	29/11/1995
Name of Property		Address			
Capel Y Groes					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Carmarthenshire	Cilycwm		Cilycwm	275254	240023
Street Side	Location				
	Situated on W side of village street, behind Cwm House and reached by Heol y Groes lane between Cwm House and Old Post Office.				

Description

Broad Class	Period
Religious, Ritual and Funerary	

History
1859-60 Independent Chapel, built for £320

History
1859-60 Independent Chapel, built for £320

Exterior
Colourwashed rubble stone with low-pitched slate eaves roof, and fretted bargeboards. Simple Gothic style with gable front. Three centre pointed windows, the middle one broader and taller, over tall pointed doorway flanked by pointed windows smaller than centre window but larger than its flanking lights. Windows are 2-light with thick Y centre mullion, and heads of each light have Y glazing bars except on narrower flanking windows of centre triplet. Stone voussoirs and stone sills. Doorway has paired 2-panel doors and pointed overlight with intersecting glazing bars. Gable date plaque "Capel Y Groes 1859". Three-window sides with similar pointed windows, but brick heads.

Interior
Three-sided boarded ceiling. Single gallery at entry end, on one painted iron column. Stair up on S side. Classical detail to gallery front, brackets, guttae and long and short panels. Clock inscribed with opening date March 8th 1860. Very low painted pews with panelled backs. Simple Gothic panelled pulpit. Chapel front court is enclosed by colourwashed rubble walls incurving each side of S iron gates.

Reason for designation
Included as a representative example of an unaltered Gothic chapel of 1860.

List Description for Ty Capel

Full Report for Listed Buildings	
----------------------------------	---

Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
16974		II	Designated	29/11/1995	29/11/1995

Name of Property	Address
Ty Capel	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Carmarthenshire	Cilycwm		Cilycwm	275246	240020

Street Side	Location
	Situated on W side of village street, behind Cwm House and reached by Heol y Groes lane between Cwm House and Old Post Office.

Description

Broad Class	Period
Domestic	

History

Exterior
Ty Capel: Adjoins to rear, also colourwashed. Door to right, one 12-pane sash with brick head each floor to left. Late C19 black and red brick W end stack. Rubble stone rear wall with 12-pane sash windows in brick surrounds.

Interior

Reason for designation
Included as a representative example of an unaltered Gothic chapel of 1860.