

BETHEL HALL AND CHAPEL, LLANIDLOES

Feasibility Study 2022



Bethel Hall (left) and Bethel Chapel (right) in 2019

Wilderness Trust Ltd
Report No 01/2022
April 2022

By:
Dr Kevin Blockley

Funded by Arwain



CONTENTS

	Title Page
	Contents
	List of Figures
	List of Tables
	List of Plates
	Copyright notice
1	Executive Summary (English and Welsh)
2	Introduction
3	The Author
4	The Buildings and Community Garden
5	Sketch History of the site
6	Review of current facilities in Llanidloes
7	Identified needs in the community
8	Options appraisal for use of the site
9	Legal and Planning issues
10	Alternative energy solutions
11	Building restoration costs
12	Sources of grant funding
13	Likely income streams
14	Maintenance costs
15	Staffing requirements
16	Organisational structures
17	Volunteers
18	Models of ownership
19	Risks
20	Conclusions and next steps
21	Acknowledgements
22	Bibliography

Figures (1-9)

Tables (1-3)

Plates (1-34)

Appendix I	PAVO report on Jan 2019 Public Consultation
Appendix II	Dr Kevin Blockley CV
Appendix III	List of stakeholders contacted
Appendix IV	Breakdown of renovation costs
Appendix V	Matrix of roles and responsibilities
Appendix VI	Cafe Business Plan cash flow for 2022

List of Figures

Figure 1	Location plan of Bethel Hall and Bethel Chapel
Figure 2	Venues in the study area
Figure 3	Plan of Bethel Hall and Bethel Chapel, ground floor
Figure 4	Plan of Bethel Hall, 1 st floor
Figure 5	Cross section through Hall and garden
Figure 6	Plan of Garages
Figure 7	Plan of Community Garden
Figure 8	Llanidloes Conservation Area Plan (Powys County Council)
Figure 9	Summary plan of suggested uses of each space

List of Tables

Table 1	Suggested timing of works
Table 2	Summary of income/expenditure
Table 3	Estimate of annual maintenance costs

List of Plates

Plate 1-16	Bethel Hall, Chapel Garages and Community Garden
Plates 17-22	Groups using the Hangings Gardens
Plates 23-33	Pumpkin Festival
Plate 34	Historic photo timber-framed buildings on Bethel Street

Copyright Notice:

Wilderness Trust Ltd retain copyright of this report under the Copyright, Designs and Patents Act, 1988, and have granted a licence to the Wilderness Trust Charity (charity number 1011511) to use and reproduce the material contained within.

1 Executive Summary

- 1.1 *Mae'r adroddiad yma yn amlinellu, mewn peth manylder, hanes ac elfennau strwythrol casgliad o adeiladau cyfagos adfeiliedig sy'n cynnwys Capel Bethel, Neuadd Bethel, rhes o garejis a gardd cymunedol yn agos i ganol tref Llanidloes. Mae'n adnabod y cyfleusterau sydd ar gael yn barod yn y dref, a'r anghenion o fewn y gymuned, ac yn sefydlu sut fydd pob elfen o'r adeiladau yn debygol o gael eu hailwrpasu, er mwyn diwallu'r anghenion hyn. Mae ailwrpasu'r adeiladau yma yn rhan o draddodiad hir o ailwrpasu gan fod eu defnydd wedi newid dair gwaith yn barod (o fod yn warws, yn gapel Cymreig, yn ganolfan gymdeithasol i fod yn siop caledwedd). Mae'r adeiladau wedi newid bob tro i ddiwallu anghenion y gymuned heb greu niwed arwyddocaol iddynt. Mae'r adroddiad yma yn adnabod y gall adfer yr adeilad, mewn modd sy'n gweddu gyda'r adeilad presennol, gyflawni anghenion y gymuned o ran swyddogaethau cyfoes. Ein gweledigaeth yw ddefnyddio'r Neuadd fel canolfan y celfyddydau gyda llwyfan y 19eg ganrif yn cael ei ddefnyddio unwaith eto ar gyfer perfformiadau, ffilmiau a darlithoedd. Fe all swyddfeudd a stiwdios gael eu hadeiladu i fyny'r grisiau yn y Neuadd. Rydym yn cynnig bod y Capel yn cael ei ddefnyddio ar gyfer marchnad dan do, gyda'r Festri a'r Ysafell Ysgol yn ganolfan economi gylchol / hwb fwyd, gyda fflat uwchben ar gyfer warden, teulu o ffoaduriaid neu deulu mewn argyfwng. Fe all y garijis gael eu hadnewyddu a'u defnyddio fel gweithdai cymunedol.*
- 1.2 *This report sets out details of the history and structural elements of a complex of derelict buildings comprising Bethel Chapel, Bethel Hall, a row of Garages and a Community Garden, close to the centre of Llanidloes. It identifies the current facilities in the town and the needs within the community and establishes the likely re-purposing of each element of the complex to meet those needs. The re-purposing of the buildings is carrying on a long tradition with the Hall having been re-purposed three times already (from warehouse, to Welsh chapel, to social centre and hardware store). Each time the building has been adjusted to accommodate local needs without significant damage to the building. This report identifies needs within the community that can be met by sympathetic restoration of the buildings for contemporary functions. The conclusion is that the Hall be used as an arts centre with the original 19th century stage being used once again for performances, films and lectures. Upstairs the Hall may house studios and offices. In the Chapel is proposed an indoor market with the Vestry and School Room used as a centre for the circular economy/food hub, with a flat above for a warden, a refugee family or other urgent need. The Garages can be restored and used as community workshops.*

2 Introduction

2.1 Background to the Trust

- 2.1.1 The Wilderness Trust (registered charity no. 1011511).
- 2.1.2 The aims of the Trust are as follows: *Environmental protection and enhancement Education in traditional crafts, arts, sustainable living, natural sciences and heritage. Promotion of the arts. Relief of suffering by inclusion of marginalised people in communal life and work and by providing a place of temporary refuge or respite.*
- 2.1.3 The Trust has been operating from its base near Llanidloes for over 30 years, firstly from a small-holding, Waen Old Farmhouse, between 1988 and 2000 and from 2000 onwards from Old Chapel Farm. Over that time the Trust has worked with over 2,000 residential volunteers of all ages from around the world.
- 2.1.4 Over the last 10 years the Trust has also built a replica Neolithic Farm at Newchapel. All of these projects have been run specifically to help teach our volunteers how to live sustainably on the land, plant trees and hedgerows, manage both woodlands and grasslands to increase biodiversity, grow, process and cook their own food, practise heritage crafts, care for livestock, and help with the restoration of historic buildings on the farm using traditional materials. Inclusivity has been at the heart of the work – mixing people of all ages, backgrounds and cultures – enabling all to appreciate each other’s contributions and perspectives on life.
- 2.1.5 Over the last 20 years we have also worked with a number of local volunteers and groups of young children (guides, brownies, special school, primary school classes, etc) to help plant trees, and experience, first-hand, life as it may have been in the Neolithic!
- 2.1.6 The Bethel Street project is seen as a way of bringing what the Trust has focused on at the farm to an even wider audience, involving larger numbers of the local community. Its aim is to contribute to local community resilience by trialling practical solutions to some of the pressing problems of our times (climate change, social isolation, loss of traditional rural skills). It should also encourage more visitors to Llanidloes, provide more jobs in the local community and expand training opportunities in heritage crafts. Lastly, the project will bring long term stability for the Trust.

2.2 Purpose of the study

- 2.2.1 Following the Covid-19 pandemic and the public’s growing awareness of Climate change, both coming to prominence in 2020-21, the Bethel Street Project (**the Hanging Gardens**) has been a focus on Sustainable Living and Green Recovery. Since June 2021 we have been hosting a regular ‘Thursday Group’ at the Hanging Gardens for youngsters with learning difficulties, teaching aspects of heritage arts (stone carving, lino cutting and printing, green woodworking, felting, etc. Plates 17-22). This has proved a valuable meeting point and has supported these youngsters to meet for the first time since the start of the Pandemic. Indeed, some of them live in fairly remote locations and have had very few

opportunities to socialise with others, even before the Pandemic hit. Another regular meeting has been a weekly 'Board Games for Well-being'. This is proving to be a great way for all sections of the community to socialise with some coming from as far away as Rhayader (a round trip of 30 miles and a 30 minutes drive each way) and Machynlleth (a round trip of 40 miles and a 40 minute drive each way). A recent addition to our workshops has been stone carving tuition for unpaid carers and the unemployed every Saturday.

- 2.2.2 In October 2021 the Trust organised a Pumpkin Festival (Plates 23-33) for the town as part of the Hanging Gardens opening event. This was a great success with 30 market stalls on a pedestrianised Great Oak Street, with a lantern parade, fire show and live music. The expanded street market was organised in collaboration with the existing Charter Market team. Over 1,000 people attended throughout the day and Jane Davidson also came and gave the guest lecture on the *Well-being of Future Generations Act*. The Facebook event page reached over 5,300 people (as recorded in our page statistics).
- 2.2.3 The projects we have run in the Hanging Gardens since June 2021 have given us a much better insight into the needs of the community. The Hanging Gardens Facebook page reaches between 7,000 and 11,000 people a month. The aims of the Hanging Garden are much the same as that of the Wilderness Trust (2.1.2, above) but more specifically, following feedback, these have been honed to: raising awareness of and tackling climate change, Sustainability, and Well-being through inclusivity. The provision of a centre in Llanidloes will provide a focus where the whole community, young and old, town and country can learn, socialise and share what this friendly, mid-Wales town has to offer.
- 2.2.4 Once fully up and running the project will have the capability of increasing footfall in the town, help boost the local economy, provide jobs that will help retain local youngsters, and encourage young families to settle in Llanidloes.
- 2.2.5 The Wilderness Trust has, as noted above, completed the first phase of restoration in the rear (1970s) section of Bethel Hall so that a community project could start. This community space (The Hanging Gardens) opened in June 2021, with the small cafe opening in February 2022.
- 2.2.6 An interim Public Consultation was undertaken in January 2019 (Appendix I) which helped guide the first phase of the project.
- 2.2.7 Before further renovation is undertaken it was felt imperative to undertake a feasibility study so that a formal review of options and costs was available to funders when applying for grants.

2.3 Study objectives (FIGS 1 & 2)

- 2.3.1 This study aims to review, within Llanidloes and the surrounding area, the need for further community facilities to be established in Bethel Hall, Bethel Chapel, the adjacent row of Garages and the Community Garden to the rear of the Hall (FIG 1). The principal objectives are as follows:
- Review the history of the site
 - Outline details of available buildings for the project

- Review current facilities in Llanidloes and area (FIG 2)
- Identify needs in the community
- Set out options for use of the site
- Review legal and planning issues
- Establish building renovation costs
- Outline running and maintenance costs
- Review sources of funding
- Set out staffing requirements
- Review possible models of ownership
- Set out main project risks

3 The Author

3.1 Contact details

Dr Kevin Blockley (PhD, MPhil, FSA, MCIfA, MRSS)
Old Chapel Farm, Tylwch, Llanidloes, Powys, SY18 6JR.
Tel: 01686 413857; Email: kevin@cambarch.co.uk

3.2 Qualifications

- PhD (Lampeter): *Archaeology of Cathedrals, Greater Churches and Royal Peculiars*. 2012
- MPhil (Durham) *The Anglo-Saxon Churches of Canterbury Archaeologically Reconsidered*. 2001

3.3 Fellowships/professional memberships

- Royal British Society of Sculptors (MRSS). 2013-present
- Society of Antiquaries of London (FSA). 2007-present
- Chartered Institute for Archaeologists (MCIfA). 1984-present

3.4 Background and work history (Appendix II)

3.4.1 I have been a professional archaeologist for over 46 years with experience in managing large-scale cultural heritage projects on some of the UK's most iconic buildings (for example: Abbeys of Westminster and Pershore, Windsor Castle, Palaces of Westminster and Lambeth, Cathedrals of Canterbury, Salisbury, Bristol, Lichfield, St Davids, Llandaff and Brecon and numerous churches and royal peculiars). I am CEO of my own archaeological company, Cambrian Archaeological Projects (founded in 1992) and have been an archaeological consultant to several major projects throughout the UK – currently Bath Abbey, the Cathedrals of Lichfield, Bristol and Brecon and Island House, Lougharne. I am also a specialist in the recording and assessment of cathedrals, churches, historic buildings, parks and gardens. See Appendix II. Outside of archaeology, I have been a stone sculptor since 1992 exhibiting widely throughout the UK.

3.4.2 I have been closely associated with the Wilderness Trust since 1987 and have

acted as Trustee and Treasurer for most of that time. I retired as a trustee in late January 2022 and have been appointed as a Co-Director of the project and Honorary Treasurer of the Trust. I have many years first-hand experience of historic buildings renovation and am responsible for obtaining estimates, overseeing the building works (as buildings Project Manager) and ensuring the finances are kept in order for the annual accounts to be independently checked.

4 The Buildings and Community Garden

4.1 **Site location:** Bethel Street, Llanidloes, Powys, SY18 6BS.
National Grid ref: SN 95554 84543

4.2 Available building/spaces available to the project (FIG 1)

4.2.1 The complex on Bethel Street has three buildings (Bethel Hall, Bethel Chapel and a row of Garages) and a Community Garden. Neither of the two main buildings is Listed, but they are in the Llanidloes Conservation Area (FIG 8).

4.2.2 Bethel Hall (FIGS 3-5; Plates 1, 7-12) comprises a ground floor 'main hall' of 120sqm, raised stage of 21sqm and entrance with ramp of 40sqm. A 21sqm basement lies below the stage. The upper floor of the hall (once balconied and with an open central space) has been floored over to provide 200sqm of floor area. The hall is structurally sound, but with several leaks in the slate roof. Reroofing is urgently required to save the original plaster ceilings on the ground floor from further damage. To the rear of the Hall is the Phase 1 community space and café totaling 150sqm (Plate 13) with toilets extending off the south-east corner of the room.

4.2.3 Bethel Chapel (FIG 3; Plates 1-6) comprises the chapel space of 114sqm, off a small entrance lobby with cloakroom below the north-west tower. To the rear is a school room of 44sqm and vestry of 19sqm. The front, street side access to the chapel is stepped, whilst the entrance along the south side is level. The Chapel is in poor condition, but with a leaking slate roof, perilous in one location where a principal truss in the roof is coming away from the top of the wall. Reroofing is urgently required to save a collapse of the roof and the destruction of a large section of the original ornate ceiling plaster.

4.2.4 The Garages (FIG 6; Plate 15), to the south of Bethel Chapel, are principally set in a now single storey stone building of 60sqm, and with a modern garage of 16sqm on the north end. All the internal rooms (6 in total) are accessed from wide doors in the west wall.

4.2.5 To the east of Bethel Hall and Bethel Chapel is the Community Garden (FIG 7; Plate 16) measuring around 270sqm. The main access is via a lane along the south side of Bethel Chapel, but also via a rear door from the Hanging Gardens.

4.2.6 There is no parking currently associated with the buildings, although a parking space could be set up to the rear of the chapel in the entrance to the Community Garden. A disabled car pull in point should be negotiated with the owner of land opposite the Hall (on the other side of Bethel Street).

5 Sketch history of the site

5.1.1 **Site location.** Bethel Street, Llanidloes, Powys, SY18 6BS.
National Grid ref: SN 95554 84543.

5.1.2 Bethel Hall and Chapel run back from Bethel Street, one of the internal lanes extending off an axial road in the medieval town. Although an earlier, 7th century settlement may have been built around St Idloes Church, what we see of the street plan of Llanidloes today is a 'planted town' first mentioned in 1263 and given market status by Edward I in 1280. Adjacent to Bethel Hall would have been one of the town gates (pers comm. David Stevenson) whilst the medieval defenses once ran along the north side of the Hall (Soulsby 1983, 170-72).

5.1.3 This area of Llanidloes has seen the demolition of a number of historic buildings, with a fine row of timber-framed cottages opposite Bethel Hall being demolished in the 1950s (Plate 34). To the north, outside the town's medieval defenses, the area of Brook Street was once at the foot of a natural scarp running down into a dingle of the Lletty Coch Nant, long since culverted (Ibid, 170).

5.2 Bethel Hall (FIGS 3-5; Plates 1, 7-12)

5.2.1 Bethel Hall has a long history. The Royal Commission on Historic Monuments for Wales notes that Bethel Hall Chapel (NPRN 11392) was first built in 1770, enlarged in 1804 and demolished and replaced in 1821 (RCHMW web site – Colfein). However, when the concrete render was stripped off the rear wall of the hall in 2020 this revealed a substantial stone wall with a number of phases of build (Plate 13). Clearly visible are the remains of the 1770 Welsh Chapel, inserted into an existing building which was probably built in the 17th or early 18th century. The building lies on the eastern edge of the medieval town and (as noted above) adjacent to one of the medieval gates in the town and butting up to the town's defenses. This first phase of the Hall was built of massive fragments of stone perhaps obtained from a quarry above Cwmbelan, 3km south-west of Llanidloes (pers com. Ian Jones). Recording of the rear wall of the hall reveals a loading door at first floor level, suggesting the building may have been a warehouse (most likely for the wool trade, before flannel manufacturing took over in popularity).

5.2.2 In 1770 a Welsh Calvinistic Methodist Chapel was inserted into the warehouse. Work comprised the rebuilding (in hand-made bricks) of the front wall and one of the side walls, on top of the earlier stone foundations. The front wall was rebuilt so that the double entrance doors and windows of the chapel could be incorporated. This was a 'lateral-façade' chapel with its double entrances on the long wall, rather than in the gable end (Wilkinson 2013, for details of lateral-façade chapels in Wales). Much remains of this chapel including most of the window openings (four with their original sash windows surviving) and the double entrances off the street frontage. When the interior was refloored in 2021 three rows of brick sleeper-walls were recorded, along the back of the hall, where a raised area of pews had once been built. Internally much of the original lime plaster and some wooden paneling survive. The chapel was sold when a new Welsh Chapel was built on China Street in 1873. A number of Welsh bibles (and one in English) dated

the early 19th century, were uncovered in a blocked up window in the chapel.

- 5.2.3 In 1898 the old Welsh Chapel was purchased by the English Presbyterian Chapel (next door) and converted for use as its social centre. Renovation work was started in 1899 with the foundation stones being laid by David Davies Esq of Plasdinam and Rev Maurice Griffiths MA on December 20th 1899. As part of the build a brick extension was added to the front elevation to serve as a raised stage over a basement. This work necessitated the removal of the tall windows in the lateral-façade of the 1770 chapel. New doorways were inserted in the side walls of the chapel which provided access via staircases to the 1st floor balcony supported by six cast iron pillars. This may have been the time when the south wall was slate hung, over a lime render. Gas lighting was also installed. By 1907 the burden of debt forced the sale of the Social Centre (Woolley 1999).
- 5.2.4 In 1932 Benbow and Co Ironmongers purchased the building and this venture continued until its closure in 2010. Since then the building has remained empty, save short-term use for the sale of tools by Benji Ltd and as an auction house.

5.3 Bethel Chapel (FIG 4; Plates 1-6)

- 5.3.1 Bethel Chapel was an English Presbyterian Chapel (NPRN 11391) built in 1872. The foundation stone was laid by Edward Davies Esq on October 14. The front elevation (gable entry) was built of hammer-dressed dark rubble stone (local) with ashlar dressings of Grinshill sandstone (Shropshire). In 1887 an organ was installed, built by Henry Jones & Sons, South Kensington - the first organ of its kind in Llanidloes. The organ was electrified in 1944.
- 5.3.2 Mrs Wooley in her informative booklet records the following details on the chapel: Renovation of the chapel was carried out in 1922-26 and in 1931-3 a toilet block was added (or probably extended) to the rear of the chapel (Wooley 1999). In 1937 the organ was cleaned and repaired. A gas boiler was installed in 1950 and the tower taken down in 1960 as it was unsafe. Sadly, the cast iron gates and railing were removed from the frontage in 1972 and replaced with a low brick wall. The chapel closed its doors in 2004.

5.4 The Garages (FIG 6; Plate 15)

- 5.4.1 The main block of garages are set in the remains of a row of stone-built houses which have been reduced in height and roofed with corrugated asbestos sheets. The houses are shown on the 1st Edition OS Map of Llanidloes (1886-87). The north wall survives in stone, but much of the rear wall (east) has been replaced with concrete blocks. The southern section has more stone walling intact with a window opening in the east wall. Where the northern garage has been rebuilt, this section was originally a wider house extending forward (west) by an extra c.2m and also ran several metres north where a modern tool-store compound is situated. Evidence of the foundations of the wider house is visible in the ground surface.

5.5 The Community Garden (FIG 7; Plate 16)

- 5.5.1 The Community Garden was once part of Benbow and Co Ironmongers with

planting beds and glasshouses. The current garden was established by Cultivate in 2013-14 with grant aid and substantial community involvement. The garden was laid out with micro-allotment beds, a pond, terraced fruit garden, pizza oven, sunken seating area, etc. However, over the last few years the site has received little maintenance and most of the micro-allotment beds and sunken seating area require rebuilding.

6 Review of current facilities in Llanidloes

6.1 Publicly available buildings (FIG 2)

6.1.1 A number of buildings in Llanidloes offer space for meetings/events and the brief study below provides some background information on what is available (numbers noted in the text refer to FIG 2) as follows:

- *1. Minerva Arts Centre.* The main focus is to exhibit heritage quilts. The venue is organized by the Quilt Association. Facilities include two gallery spaces and one workroom. The venue is used by the Quilt Association, Welsh Heritage Quilters, Mid Wales Embroiderers, Llanidloes High School, Turning Point Art Textile Group and local crafts people. The venue is occupied for around 200 days of the year. Room hire is £45 to £50 for a half day or £75 to £100 for a full day. The spaces can be hired for courses. The centre is privately owned. The full capacity is for 100 people. The venue has no cafe, but a small kitchen where hot drinks can be made.
- *2. Community Centre.* Is one of the largest central spaces in Llanidloes, with 322sqm of floor area in the hall. It comprises a large hall with a stage, a canteen (70sqm), and a smaller Bailey Room (72sqm). The main use is for theatre performance groups, Opera and musical nights. The venue can be hired for £100 a day. Capacity is 400 people. The venue is not open for courses. The canteen can be used by those hiring the space. The venue is grant funded. It was built in the early 1960s, but was in physical decline in the early 2000s and closed in 2006. Recent work on the roof (2022) has enabled the venue to reopen. The building is owned and run by a charitable Limited Company.
- *3. Function Room.* The Function Room has two rooms and a kitchen and capacity for 200 people. It is used for private music events and also open to hire for meetings and various functions. Hire costs are £15 per hour for the large room, £10 for the small room. Day rates are £50 for the small room and £140 for the large room. It is a privately owned building. The venue does not serve food, but the kitchen can be used to cater for events and is licensed to sell alcohol.
- *4. Llani Pop Up.* In the front room of the old post office on Longbridge Street, is a small room available for hire and with a seating capacity of 20. It is used by local charities. Hire costs are £35 per session (£25 for charities), or £60 per day (£40 for charities). The venue is run by a privately rented landlord. The venue does not run courses or provide food.
- *5. Trinity Church (room to rear).* This is a hall to the rear of the Presbyterian Church. The church Elders organize the rental of the room. There is no fixed fee, and payment is by donation. The venue does not run courses.

- **6. *St Idloes Church.*** Is owned by the Church of Wales. The main body of the church is used for occasional music and charity events in addition to the regular services. There is a large hall that can be used for community events and has a well equipped kitchen.
- **7. *Great Oak Book Shop.*** This private book shop is open occasionally for book reading with a seating capacity of 15.
- **8. *Town Hall.*** Town Hall, owned by the Town Council, has 12 rooms available for short- or long-term let. These range from small rooms, such as the Corn Room at a cost of £20 per day, to larger ones such as the old reading room, billiards room and the council chamber with a seating capacity of around 50 (the latter being charged out at £40 per four-hour session). Some of the rooms are currently rented to local businesses.

6.2 Charter Market

- 6.2.1 This is an outdoor Charter Market held on Great Oak Street on a Saturday, usually from 10am to 4pm. On average 10-15 stalls are set up. The main problem the market has is that in windy weather it is unable to open, equating to 20-25% of the time. It costs £11 a day to book a stall.

6.3 The Arts

- 6.3.1 Although there are a large number of artists in the area there are no formal galleries in the town save the occasional show in The Minvera Arts Centre, who provide space for exhibitions. There is also some wall space for art in the Great Oak Café. The Minerva hosts the annual Christmas Arts and Craft Fair. There are very few spaces in the town open to rent to artists, the exception being rooms in the Old Station building at £120 per month. Word of mouth suggests there is the occasional room available for hire to artists for £100 a day, but I have been unable to find any details of these. Out of town there are gallery spaces available for exhibitions, near Caersws (Mid Wales Arts Centre), and in Machynlleth (MOMA Machynlleth), Newtown (Oriol Davies) and Rhayader (Carad). Radiate Arts (beside the Clywedog reservoir) has a small gallery. Most local artists have their own studio and Osian Gwent has both a studio and gallery on Short Bridge Street. Also in the town are two artists shops - White Flamingo (craft items) and Vicky Ware Ceramics.

6.4 Cafes and restaurants

- 6.4.1 There are several eateries in Llanidloes, such as pubs, cafes, the Spar supermarket, and various takeaways. Cafes are as follows:
- **9. *Great Oak Café.*** Vegetarian and Vegan café of longstanding, serving a range of hot and cold food. Open 6 days a week.
 - **10. *Cobblers Tea Room.*** Café with some outdoor seating serving a range of food, made in house and sourced locally where possible. Open 6 days a week.
 - **11. *The Rose Café.*** A popular town centre café. Open 7 days a week.
 - **12. *Goa Lounge.*** Restaurant. Open 6 days a week in the evenings.

- 13. *Talerddig Bakery*. Small café with no indoor seating. Open 6 days a week.
- 14. *Travelers Rest*. A café open 7 days a week.
- 15. *Raj Mahal*. Indian restaurant and takeaway. Open 6 days a week (evenings only).

6.5 Pubs/hotels

6.5.1 There are several pubs and hotels in Llanidloes, those serving food are noted here:

- 16. *Unicorn Hotel*.
- 17. *Trewythen Hotel (Chartists 1770 restaurant)*.
- 18. *Red Lion*.
- 19. *The Angel Inn*.
- 20. *Crown & Anchor*.
- 21. *The Elephant Hotel*.
- 22. *The Mount Inn*.
- 23. *The Stag*.
- 24. *Whistling Badger*.

6.6 Annual public events

6.6.1 Outdoor public events comprise Llanidloes Carnival Day in July, and a bonfire and fireworks display in November.

6.7 Performance venues

6.7.1 Live music is hosted by the Crown & Anchor and the Whistling Badger. The Rugby Club (out of town) hosts the annual Kings Fest. Occasional acoustic music nights are held in a number of local pubs.

6.8 Community facilities in outlying area

6.8.1 Village halls are available for hire in Y Fan, Llandinam, Pant-y-Dwr, Llidiartywen, Staylittle, St Harmon, Bwylch-y-Sarnau and Llangurig.

6.8.2 Looking at the population of the area there are around 132,000 people in Powys (a very long county). More locally, there are around 64,000 people in Montgomeryshire and 25,000 people in Radnorshire. The population of Llanidloes is near 3,000 whilst Rhayader's is around 2,000. If the Hanging Gardens project was to attract people from outside Llanidloes, say within a 30 minute drive (around 30 miles), and not taking in Newtown (which has a population of around 13,000) I calculate that there may be around 10,000 people within this 30 mile catchment area. The figures quoted above are from internet

searches.

6.9 Well-being facilities in surrounding area

6.9.1 National charitable organizations represented include Mind (for mental health) and Credu Cymru (supporting young and adult carers). In Newtown is Pont Hafren and nearby Radiate Arts operates from beside the Clywedog reservoir.

6.9.2 There are a number of longstanding local health facilities such as the Health Centre (next to the Community Centre) and the Hospital. There are also a number of alternative therapy practitioners in the town as well as yoga and meditation evenings.

6.9.3 Also in the town is Maes y Wennol Care Home, run by Shaw Healthcare.

6.10 Legal, National and Local Authority facilities

6.10.1 *Llanidloes Town Council.* Owns the Town Hall, Severn Porte park, Victoria Avenue play park, Recreation Ground (comprising bowling, cricket, tennis and croquet facilities), Skateboard and Riverside Park, Cemetery (on the Trefeglwys Road), the football pitch Pen-yr-Allt Woods and the Old Market Hall. The latter is an iconic building in Llanidloes - a Grade I listed building (FIG 2). It houses a timber-framed buildings exhibition (currently closed) and is leased to Powys County Council.

6.10.2 *Powys County Council.* Owns Mount Street car park in the centre of the town. This is a pay-and-display car park that is often nearly empty.

6.10.3 There are two schools in the town, a High School and Primary School.

7 Identified needs in the community

7.1 *Welsh Government.* Statistics were released by the Welsh Government (20 May, 2020). The aim was 'to give a statistical breakdown of the region to highlight differences that may exist across the region...' (Welsh Government 2020). These help us fit the 'needs' element of the feasibility study into a wider context. The key points of the 2020 statistics identified differences in Mid Wales in relation to the four study areas (North Wales, Mid Wales, South West Wales and South East Wales). It is the least densely populated of the four regions of Wales. Eighteen percent of homes and businesses had access to full fibre services in September 2019 – higher than the UK and Wales averages (a surprising fact, but probably not applicable to Llanidloes). The distribution of population change (Ibid, 2020, Fig 3) shows a marked decline in population after the age of 20, rising slowly again after the age of 40. Other Government population studies show that Wales has the highest median age, followed by Scotland, England and then Northern Ireland. Net migration into mid-Wales is growing. Employment rates (1999-2019) were at 72.8% and at the end of September 2021 it was at 75% (Welsh Government 2021). The vast majority of enterprises in Mid Wales had fewer than 10 employees, with the largest number of micro enterprises and the lowest number of large enterprises. The number of new flats and houses being built in Mid Wales over the last 20 years has plummeted by 70%. Regarding tourism, Mid Wales received 12 million visitors in 2018, resulting in expenditure of

- £406m. However, Mid Wales has the lowest hotel room occupancy in Wales and only 1 of the top 10 paid attractions in Mid Wales (Aberystwyth Arts Centre). Given that Aberystwyth is rather a long way from Llanidloes (in terms of the present study) we can conclude that there are **no** top 10 paid attractions near Llanidloes. One of the most popular local attractions is the Centre for Alternative Technology in Machynlleth, 20 miles from Llanidloes, with 55,000 visitors per annum.
- 7.2 *Powys County Council.* The council has Strategic Frameworks for the Start Well Programme covering: building resilient communities, emotional health and well being, children with disabilities, keeping children in Powys, and Voice of the Child. It also has Live Well and Age Well policies (<https://en.powys.gov.uk/article/11309/Our-Strategies-and-Plans-on-a-Page>). Powys declared a Climate Emergency in September 2020 and has produced a strategy for climate change (Powys 2022). Powys County Council also has a well-being information bank (<https://en.powys.gov.uk/article/5800/Wellbeing-Information-Bank>) which has information and interactive data. I don't include figures from that study here, as it is difficult to reconcile the population figures provided - some cover the town of Llanidloes, others include outlying areas, but they don't compare with the figures provided in other reports. However, the study is certainly worth studying.
- 7.3 *Powys Public Service Board.* This is a statutory strategic set up under the Well-being of Future Generations (Wales) Act 2015 to improve the economic, social, environmental and cultural well-being of Wales. This partnership has developed a well-being plan, *Towards 2040: The Powys Well-being Plan*.
- 7.4 *National Funding for Mid Wales.* A Growth Deal has been announced by the Welsh Government with a combined fund of £110m from the UK Government and the Welsh Government for projects in Mid Wales (Welsh Government Press Release January 2022). The investment aims to create 1,100-1,400 new jobs, support an additional GVA (Gross Value Added) uplift of £570-700m and deliver a total investment of up to £400m (all by 2032). So far 'estimated' funds have been proposed for to the Centre for Alternative Technology in Machynlleth (£24.2m), Elan Valley Lakes project (£12.7m) and Montgomery Canal (£24.4m) - information from County Times (22 September 2021). There is no mention of Llanidloes in any of the announcements and it looks as if the Town may miss out on funding yet again, unless significant projects are put forward soon - something outside the scope of this study, but urgently requiring addressing.
- 7.5 **Previous Studies of Llanidloes**
- 7.5.1 Three town-wide studies of Llanidloes have been conducted (Backhouse 1971; Llanidloes Town Council 1992; Lingard & Styles 2000).
- 7.5.2 The 1971 study set as its main objectives: to aid and guide the natural growth of the town and ensure the availability of varied employment and housing, to create a self-contained community, promote prosperity of industry, commerce and tourism; to conserve and enhance the natural, architectural and historic features of the town, and to preserve its character and charm. Much of the emphasis was on a future by-pass and industrial areas on the edge of the town, but also set out

some key areas within the town requiring improvement.

- 7.5.3 The 1992 study set out schemes to enhance the town: drew up design guidelines to protect the unique built environment and evaluate the town's potential for tourism. The study identified a number of key buildings within the town that should be targeted for funding through a 'care and repair' scheme. Included was Bethel Hall (Ibid 1992, Section 4.6 and 4.9), probably because of its significant architectural/heritage merit but with badly designed modern (1970s) additions.
- 7.5.4 The study undertaken in 2000 set out an action plan: to provide an identity and meaning to the towns gateways, improve links between the River Severn and the town, generate activity in the central town area, and provide better connectivity between the towns public areas.
- 7.5.5 One overarching topic of these studies has been tourism and the enhancement and protection of the town's unique architecture. Although some of the enhancement work has been undertaken - such as the establishment of the Millennium Garden and improvements to Severn Porte – one of the key elements of the studies was to protect the Market Hall from traffic damage and improve its setting and to create a more user-friendly Great Oak Street. The 2000 study suggested partial pedestrianisation of Great Oak Street (at least on market days) and the establishment of wider pavements to enhance the shopping experience in the town. Sadly, the Market Hall still suffers from lorry damage and Great Oak Street remains plagued by cars, often double parked.

7.6 Public Consultation in 2019

- 7.6.1 The Wilderness Trust, with help from PAVO, undertook a Public Consultation on the Bethel Street complex in Jan 2019. This study was a one-day consultation held in the Minerva Arts Centre which attracted 120 people. Also undertaken was a parallel consultation at Newtown College, and Llanidloes High School. A Facebook post also asked for ideas/comments. Appendix I give a full report of the consultation, but it is pertinent to provide a summary here.
- 7.6.2 The Public Consultation sought comments on the following themes:
- Strengths of the community
 - Memories of the buildings
 - Identify the most important issue/challenges for Llanidloes
 - Put forward ideas for use of the Hall, Chapel and Garages under the headings:
 - Well-being
 - Arts
 - Activities
 - Housing
 - Resources
- 7.6.3 Principal challenges for Llanidloes identified in the study were:
- Rising house prices

- Jobs for young people
- Future energy issues
- Young people leaving the town for work elsewhere
- Downgraded bed capacity in the hospital
- No banks
- Lack of employment opportunities
- Continued cuts to PCC funding
- Rationalisation of public services
- Poor transport links

7.6.4 Ideas put forward for use of the Hall and Chapel included:

Well-being related:

- Therapy centre
- Mental health club
- Information and networking space
- Mindfulness and meditation space

Arts related:

- Theatre & Cinema
- Gallery and studio space
- Drama and dance
- Music venue (recording and teaching)
- Centre for co-ordination of event and festivals for the town

Activity related:

- Climbing wall
- Soft play, crèche facilities
- Activities for youngsters of all ages – perhaps a hub for home schooled groups
- Venue with table tennis, snooker, badminton, trampoline etc
- Young & old lunch clubs

Housing related:

- Affordable housing units
- Hostel accommodation for visitors attending training

Resource related:

- Repair & reuse workshops
- Timebank project
- Enterprise Hub – for start-ups trailing new business ideas with mentoring, market and crèche facilities
- Adult education centre
- Hot desk /home worker 'drop-in' office.

Ideas for the Garages:

- Use them as garages
- Demolish them to provide parking spaces for locals
- Install an electric vehicle charging point

- Repair shed
- Tool share
- Studio spaces for small businesses
- Community workshops
- Large polytunnel for community growing projects

7.7 Open day consultation in 2022

- 7.7.1 An open day in the Hanging Gardens on the 5th March 2022 asked attendees to set out changes they would like to see made in Llanidloes by 2035, in terms of community resilience, climate change, etc. This event was co-hosted by Zero Carbon Llanidloes (one of the Trust's partners). Over 120 people attended and set out clear ideas with the same themes cropping up again (as in previous studies): pedestrianisation of Great Oak Street, co-ordinated public transport, green energy, more jobs for local youngsters, affordable housing.
- 7.7.2 A total of 120 local opinions were collected on each of the two study events noted above. Input from people in other groups and organizations, informally over the last year, is over 100. The number of local people who have had an input in the way that the project has been developed is now well over 340 (over 11% of the population of Llanidloes).

7.8 Phase 1 renovation 2020-2021

- 7.8.1 Now that the first phase of the project is under way and feedback has been coming in from local people, it is perhaps fitting to add here some information on Phase 1 (the Hanging Gardens) as this information feeds back into the design and funding elements of future phases of work elsewhere in the building complex.
- 7.8.2 On reviewing the 2019 Public Consultation it was decided to start Phase 1 of the project with the renovation of the large room (150sqm) to the rear of the hall to create a community space, with small café. This space was chosen as it was considered the easiest area to obtain planning approval on (being a single storey extension), the renovation costs would be smaller than on the two main buildings, the café and toilets had to be in this section of the building for access to drains, and the establishment of the café would bring in some funds.
- 7.8.3 This space was designed to host meetings, workshops and courses and act as an information centre for local charities and community groups working in the fields of the environment and sustainability. The venue opened for small-scale workshops and meetings in June 2021 and to host the Llanidloes Pumpkin Festival in October 2021, then closed for three months to complete work on the access ramps and to comply with fire safety conditions, opening again in late January 2022.
- 7.8.4 The Wilderness Trust (charity number 1011511) received grants for renovation costs of Phase 1 (June 2020-January 2022) from the following organisations:
- Landfills Disposal Tax Scheme (£49,999.00)

- Community Foundation Wales x 2 grants (£1,000.00 + £3,500.00)
- Wales recover fund (£3,500.00)
- Powys County Council (£10,000.00)
- National Lottery (£10,000.00)
- Postcode Community Trust (£20,000.00)

Total renovation grants £97,999.00 (up to end of January 2022)

The Trust has received a grant towards the start of Phase 2 works (April 2022)

- Welsh Church Act Fund (£5,000.00)

The Trust also received grants for its work with the local community, from:

- The Ashley Family Foundation x 2 grants (each of £1,500.00)
- The Dulverton Trust (£10,000.00)
- Social Farms and Gardens (£1,000.00)
- Volunteering Wales (£20,000.00)
- Ninevah Trust (£5,000.00)
- Co-op Group (£200.00)
- Foyle Foundation (£5,000.00)
- Hubbub Community Fridge Scheme (£4,000.00)
- Social Farms and Gardens Fridges (£2,000.00)
- Powys County Council Winter Pressure Fund (£2,760.00)
- Connected Communities (£2,500.00)
- National Lottery Jubilee Fund (£50,000.00)
- Montgomeryshire District Trust Fund (£1,500)
- D'Oyle Carte (£3,500.00)

Total other grants £110,460.00 (June 2020 to April 2022)

7.8.4 Over 30 volunteers have worked on the building renovation and associated activities over the last two years. They have helped with stripping out modern materials, finished the painting and decoration and generally been very supportive. During the 2020-21 financial year volunteer input was 2,721 hours (801 hours on building renovation and 1,920 hours on administrative activities, such as fund raising, finances, and supervision of the renovation, etc). During the 2021-22 financial year volunteer time on the building renovation was 2,010 hours and on administration 2,214 hours, making the total for 2021-22 of 4,224 volunteer hours.

7.8.5 Also established in late 2021 was the Wilderness Trust Ltd (WTLtd), a not-for-profit limited company (company number 13507931), set up to run the Hanging Gardens Café. Grants received by the WTLtd were towards running costs and work within the community and comprise:

- 3rd Sector Resilience Fund (£49,000.00)
- Arwain (£6,781.00)
- Community Resilience Fund (£31,214.00)
- Community Fridge (£4,000.00)

Total grants awarded to WTLtd £90,995.00 (November 2021 to April 2022)

8 Options appraisal for extended use of the site

8.1 Feedback and interest in spaces

8.1.1 Now that Phase 1, the Hanging Gardens and Cafe, are up and running there is a breathing space to review the next phases of renovation and how we would like to use the remaining spaces. This is essential given that we need much larger grants to work on the Hall, Chapel and Garages. Only a well thought out Feasibility Study will attract the required grants.

8.1.2 Feedback has come in from the following groups using the space:

Performance related (5)

- Puppet Soup – would like to use the stage to perform puppet shows
- Panic Puppets – would like to use the stage to perform shadow puppet shows
- Choir – would like to use the stage to perform
- Zu aerial – would like to use the stage and larger hall for aerial performances
- Folk musician's rehearsal – would like to use the stage and put on shows

Social gatherings/Craft groups (20)

- Board Games for Well-being – okay in the Hanging Gardens
- Woman's Circle – okay in the Hanging Gardens
- French Talking Group – okay in the Hanging Gardens
- Film club – would be keen to use the stage and hold larger viewings
- Food For All meditation – okay in the Hanging Gardens
- Clwb Siarad (Welsh conversation) – okay in the Hanging Gardens
- Birthday parties – depending on numbers could use either space
- Evening talks – require space in the larger hall and use of the stage
- Book clubs x2 – okay in the Hanging Garden
- Monthly Repair event
- Credu (for unpaid carers)
- Social Farms and Gardens
- Hay meadows group
- Thursday Group (youngsters with disability)
- Gardening Club
- Kids arts club
- Stone carving group (unemployed carers and unemployed)
- Celf Able (disability art group)
- Community meals

Group meetings (3)

- PAVO meeting – okay in the Hanging Gardens
- Llani Zero Carbon meetings – okay in the Hanging Gardens
- Platinum Jubilee Committee – okay in the Hanging Gardens

Of the 28 groups that have used the space between June 2021 and March 2022, there are 8/9 groups that are small and happy to continue in the Hanging Gardens, but 10 groups are keen to have the use of the larger hall with 7 specifically requesting use of the stage.

8.1.3 Other individuals and groups that have expressed an interest in using the stage and hall after restoration:

- Local theatre group wanting to set up for the first time
- Choir
- Individual musicians x 20 (some part of small groups)
- Llanidloes Artists Network
- Primary School
- Vinyl Vibes
- Comedy Group
- Film Club
- Nights Out Scheme
- Flicks in the Sticks

8.1.4 Individuals and groups showing interest in either a studio, office or therapy room over the Hall, include:

- A psychiatrist
- Artists x 4
- Small businesses x 2
- Alternative therapist
- Seamstress
- Upholsterer
- Wilderness Trust Office

This interest has been expressed without our having publicised available spaces - people are just coming in off the street to ask. Groups attending events in February 2022, when we reopened (youngsters with disabilities and young mothers, in particular) have mentioned that they really missed the space and that the space is a 'life saver'. Several older local residents have also expressed their liking of the Hanging Gardens as it brings them into contact with younger people. Studies have shown that interaction between older adults, particularly in learning programmes can have a mutually beneficial effect (for example, Newman & Hatton-Yeo 2008).

8.1.5 Looking again at the summary of the Public Consultation of 2019 and also the extensive feedback given by those above, the following themes stand out:

8.1.6 *Ideas for the Hall, ground floor:*

- Centre for performing arts (live music, concerts, opera, film nights, theatre, puppet shows, etc)
- Expansion of our existing courses, workshops, etc currently being trialed in the Hanging Gardens
- Exhibition space for artists
- Film Club
- Space for presentations

8.1.7 *Ideas for the Hall, 1st floor (with 7 rooms around the perimeter and the central*

floor removed - as in the 1899 layout:

- Studio rooms
- Therapy rooms
- Offices
- Workshops

8.1.8 *Chapel:*

- Young entrepreneurs space
- Indoor market for sustainable, local produce
- Market space for local crafts people
- Monthly farmers market
- Space for charter market on windy days

8.1.9 *Chapel School Room and Vestry, ground floor:*

- Centre for the circular economy
- Mentoring space for youngsters

8.1.10 School Room and Vestry 1st floor:

- Flat for refugee family, warden or small hostel space

8.1.11 *Ideas for the 6 garages:*

1. Community apple press and bottling plant for produce made in Hanging Gardens by locals
2. Community smithy
3. Community carpentry workshop
4. Tools for Self Reliance shop
5. Tool repair shed and tool share point
6. Store for Hanging Gardens materials

8.2 **Summary of suggested uses (Fig 9)**

8.2.1 *The Hanging Gardens and Cafe.* This area will continue as established in Phase 1. It is not intended that the Cafe will take trade from other cafes in Llanidloes. Indeed with Pwdin (a cafe adjacent to the Function Rooms) closing in 2021, there should be space for our cafe to fill a gap without the loss of significant trade at other cafes. The menu will be limited so as not to compete with other cafes in the town. The overarching ethos of the Hanging Gardens is as a community meeting venue that is family friendly and has a small cafe attached. On an average day there is seating for around 30 people, but for specific community meals this can be expanded to around 60 (we recently trialled a meal for 50 volunteers and fed 60 volunteers at the pumpkin festival). There are areas where children can play and read whilst parents meet. There will also be a reference library of books relating to the environment and nature (all of which have been donated by local people). A recent idea has been literacy sessions and music tuition for primary school children. Although there are small tables in the cafe where customers can

sit and relax in small groups of two to four, we also have long tables which will encourage customers of all ages, and from all walks of life to mingle – no one need feel left out or isolated. The Hanging Gardens will continue being used for courses and groups until the main hall is complete. Also planned is a “reduce, reuse, recycle” project that will focus on waste and energy management. The lobby into the Hall has been identified as a prime location for a community fridge and freezer, supported by Co-op Food and was put in place in April 2022. None of the cafes in Town rely on local produce (save the Cobblers) and it is intended that the Hanging Gardens cafe use as much local produce as possible, with much of the salad and vegetables coming from Old Chapel Farm, 3.5 miles out of Town. The Trust would like to create a food hub as part of this project (see Old School Room, below). This year the Trust will be sponsoring youngsters with ideas for waste reduction and awarding funding of £6,000 to two people to develop their ideas. We plan to start running a weekly International Night, celebrating the rich blend of cultures that make up our community, and give people that have recently arrived in our community an opportunity to become more integrated into the area.

- 8.2.2 *Ground floor Hall.* The summary of the 2019 Community Consultation (Appendix I) brought out a wide range of ideas for use of the Hall. The outstanding option, given the wide interest in the use of the stage, is to opt for retaining the stage and opening the ground floor of the Hall as an arts centre - for performing arts, with wall space available for art exhibitions and a flexible seating arrangement that can ensure the space is available for courses and workshops in a wide range activities for the community. It would also be able to host public lectures. At the time of writing a small grant has come in that should enable the ground floor to be operational in the autumn, commencing with an art exhibition.
- 8.2.3 *1st floor of the Hall.* The best layout for this space may be a range of rooms around the perimeter of the buildings. Local artists have identified the lack of suitable space in the area for studios and workshops. Spacing the rooms out around the perimeter of the Hall would provide good lighting for each studio (with the central space opened up natural light could be brought into the ground floor of the Hall via skylights). Other people have asked for therapy and counselling rooms and the Wilderness Trust also requires an office of its own. There is no need at this stage to tie down the rooms to specific uses, and some flexibility should be exercised provided they fit in with the ethos of the Trust.
- 8.2.4 *Chapel.* The chapel could be used for either a space for youngsters to start up businesses or as an indoor market, to judge from feedback we have received. Initial research suggests there may not be sufficient take up for small business use in such a large space and the need for an indoor market is obvious (given the outdoor Charter Market is closed 20-25% of the time due to bad weather). When local traders were approached to set up stalls for the Pumpkin Festival in 2021 this attracted 30 stalls for the day. The Charter Market has just 15 stalls available to rent. There is clearly the need for larger market facilities, as in nearby Machynlleth (outdoor) and Newtown (with both indoor and outdoor markets). An indoor market would provide a larger, dry space, suitable for around 20 stalls, each with 4sqm of space. This would mean the market could be open all week and not just on a Saturday in good weather. A number of regular, full-time stalls could be housed in the Chapel with other stalls setting up for specific, themed

market days. Ideally the outdoor Charter Market would continue as this adds to the shopping experience on Great Oak Street, especially if the street was eventually pedestrianised, but some space could be made available for some of the Charter Market stalls to move indoors in bad weather. Research into well attended local markets has identified Abergavenny Market as very good model. This market is open for general trading on Tuesday, Friday and Saturday, has a flea market on a Wednesday, craft fair on the 2nd Saturday of the month and an artisan farmers market on the 4th Tuesday of the month. This market is immensely popular (their Facebook page has nearly 12k followers). Newtown's indoor market is more fixed, with permanent stalls set up, and consequently it is not as vibrant as Abergavenny. If such an indoor market, based on the Abergavenny model, was set up in the Chapel it could help foster the growth of local food producers and artisans.

- 8.2.5 *Ground floor School Room and Vestry.* This space could be used to house a project looking at the Circular Economy, as a food hub and food processing space (with a catering kitchen and bottling facilities). It could also act as a centre where youngsters could be mentored in projects that tackle climate change – currently being trialled in the Hanging Gardens.
- 8.2.6 *1st floor over School Room and Vestry.* There is certainly sufficient headroom in the School room and Vestry to insert a second floor with accommodation. It may also be possible to provide a parking space for the flat to the rear of the School Room, outside the Community Garden – a requirement of planning.
- 8.2.7 *The Garages.* These units are best seen as simple conversions from garages to a row of five Community Workshops with one garage being retained for Wilderness Trust storage. It is not intended that these spaces be heated or insulated at this stage.

9 Legal and Planning issues

- 9.1 Planning Permission, Change of Use and Building Regulations approvals will be required for the Hall and Chapel. Planning will also be required for structures (sheds and glasshouse) in the Community Garden. The buildings are not listed, but are within a Conservation Area (FIG 8). The garages will only require reroofing and new doors so Planning and Building Regulations will not be required for their conversion into workshops.
- 9.2 It is intended that the buildings be restored in a way that does not alter the external appearance of the front and side views of the Chapel and Hall and that any changes that do affect appearance, such as solar panels and skylights, should be confined to the rear of the buildings.
- 9.3 Pre-Planning Application. Initial discussion with a Powys County Council Planning Officer (Rhian Griffiths) suggests the proposals that have been outlined above (Section 8) may be acceptable. It was suggested that a Pre-Planning Application be submitted at an early stage and would take at least 4 weeks to go through the system. The pre planning application costs would be as follows:
- Cost for 1 dwelling (the flat) £250

- Change of use for 2 buildings £500
- Site meeting £60
- Advertisement of consent £60

Total cost of Pre-Planning Application is £870.00. Since the Trust has no money available to cover the cost of this at present, Rhian Griffiths (PCC Planning) suggested the Trust peruse the advice notes/policies for the adopted local plan, conservation area, local planning directive, primary and secondary frontages and the various use classes when applying for change of use.

- 9.5 Full Planning Permission will be required. This may have to include an ecological study (for bats) this would have to be undertaken before the full planning application is submitted. A preliminary bat survey may cost around £300 with a full survey costing £1,000. These costs are likely to be higher for two buildings. Funds of at least £2,600 should be allocated for these studies. Given the Trust has a grant for work on the ground floor of the Hall, planning permission and building regulations approval have been applied for (March 2022) for this defined pieces of work. Planning costs for the full building renovation have been estimated as follows:

- Alterations to two buildings £460
- Change of use of two buildings £230
- Advertisement of two applications £240

Total cost of Full Planning Permission £930 plus any bat survey reports.

- 9.6 Building Regulations fees have been quoted as plan charges £650 and inspection charges £1,950, based on both buildings being restored separately. So the total Building Regulations charges would be £5,200

10 Alternative building and energy solutions

- 10.1 In terms of the rebuilding works, it is proposed that all materials be renewable and recyclable, where possible. The current plan is to insulate the buildings and provide them with underfloor heating (and radiators on the 1st floor) as was done in Phase 1. This technique of heating has been shown to work well in buildings which have moderate levels of insulation and good draught-proofing and are particularly efficient in spaces where heating is on at a low level every day of the week (the Hanging Gardens heating has been operating in January and February 2022 set at just 14°C and is sufficient for comfort). There will be a mix of internal and external wall insulation so that historic elements of the exterior are not concealed. Suggested materials are wood fibre boards or Hemp fleece with wood wool boards internally and hemp fleece and woodfibre boards externally, rendered with lime mortar. Below the floor it is proposed to use Glapor foamed glass insulation and limecrete, with a mix of stone flooring and reclaimed, Victorian ceramic tiles. Roof spaces could be insulated with sheep's wool. All renders should be in lime mortar, rather than cement/gypsum plaster and paints should be of limewash with natural pigments. Natural building materials are being purchased from a supplier in Brecon just 50 miles from Llanidloes, although with large orders competitive quotes should be sought. A study by the Society for the Protection of Ancient Buildings (Kent 2020) has shown that heat loss from pre-

- 1919s buildings with solid walls (as is the case with Bethel Hall and Chapel) is less than expected. Their ten-year programme of monitoring such buildings has found that a modest level, say 40mm thickness of wood fibre board, is sufficient to prevent heat loss, and stop the ingress of damp. Any more significant thickness of insulation embodies significant quantities of carbon to produce and would have a 100 year pay back (pers com Quentin Alder, SPAB Architect).
- 10.2 It is proposed that alternative energy solutions are incorporated into the restoration of the buildings. A rainwater harvesting system is proposed from the roofs of the buildings, which can be used for watering the gardens. The polycarbonate roof over the Hanging Gardens is already generating significant amounts of heat – even in winter the temperature indoors never went below 4°C, before the heating system was installed. We are in the process (March 2022) of collecting data from several heat sensors that have been installed around the Hanging Gardens and the adjacent Hall to record temperature variations. These are being logged directly onto a server for analysis. Following this data gathering exercise we will design a heat recovery/dispersal system that will help cool the Hanging Gardens and heat the adjacent Hall. When the roof of the Hall is replaced a large area should be covered with solar photo voltaic panels integrated with skylights. Solar water panels will be added to the roof of the toilet block and fed into the hot water system. The current gas boiler should eventually be converted to hydrogen or an air source heat pump installed. Before the final decision is made about heating systems an energy consultant should be engaged to provide optimal energy solutions. The Trust is working closely with Zero Carbon Llanidloes in assessing the energy requirements and possibility of joining a town-wide heat scheme.

11 Building restoration costs

- 11.1 *Notes on restoration philosophy.* The Hall and Chapel are within a Conservation Area and, externally, retain much of their original appearance. The Chapel has not been altered externally and retains all original features save the cast iron railing on the frontage and the steeple. It is not intended that the steeple be replaced. Any replacement of windows, where they have decayed beyond repair, should be like-for-like, with reuse of the stained glass. The Hall has been altered from its original 17th/early 18th century form with the insertion of the Welsh Chapel in 1770 and the addition of the brick extension in 1899. The Hall is effectively as it was in 1899, externally. Any replacement of windows (some have been removed in the past) should be matched with the same materials and form as original - that is 1899 in the extension and 1770 on the side walls of the Hall. The rear windows overlooking the Community Garden would also benefit from replacement with wooden sash windows, not necessarily matching the 1770s style. When reroofing is undertaken this should be in good quality grey slate (not necessarily Welsh). Many of the slates on the Chapel may be salvageable, but those on the main body of the Hall have been tarred and will have to be discarded, or repurposed. Any external insulation should be on areas with no architectural merit (such as the side wall of the Hall – one currently hung with slate). As a final part of the restoration iron railing along some of the street frontage may be worth considering, providing they are designed not to give the wrong impression (fostering 'come in' rather than 'keep out').

- 11.2 *Outline restoration costs.* These were prepared over a year ago and have been uplifted for this study due to the increase in materials costs over the intervening period. The following are estimates which will require a quantity surveyor to confirm as part of the tendering process for the restoration work. However, based on the restoration costs for Phase 1 (which came in at £95k) the estimated restoration costs for the remainder of the buildings are thought to be realistic. More details of costs are set out in Appendix IV. In summary the following costs have been established, but bear in mind that all materials prices are rising rapidly and are likely to be higher by the time the building work commences.
- 11.3 *Hall, ground floor.* The interior works will cost around £80k to renovate (materials 35k, labour £37k, fees £8k). This will be broken down into main Hall area and Stage area as specific, small grants come in. External insulation, etc is included in the 1st floor costing when scaffolding will be erected.
- 11.4 *Hall, 1st floor.* Will cost around £450k to renovate (materials £230k, labour £180k, fees 40k).
- 11.5 *Chapel.* Will cost around £350k to renovate (materials £180k, labour £130k, fees £40k).
- 11.6 *School Room and Vestry with 1st floor flat.* Will cost around £360k to renovate (materials £190k, labour £140k, fees £40k).
- 11.7 *Garages.* Will cost around £60k to renovate (materials £30k, labour £25k, fees £2k).
- 11.8 *Community Garden.* Will cost around £50k to renovate (materials £30k, labour 19k, fees £1k).
- 11.9 *Restoration timetable.* The full cost of renovation is in the region £1.3m at current market prices. The sequence of renovation of these individual elements will depend on which grants are obtained first. Ideally the ground floor of the Hall should be completed next to enable the performing arts venue to open and start generating some income. The work on this could take as little as 9 months, depending on availability of builders and trades people. The next urgent work is reroofing both the Hall and the Chapel and its School Room and Vestry as all are in a poor state. The Garage conversions are relatively low cost and could be completed in 6 months. See Table 1. Required sums and suggested timing are:
- Phase 2A. Ground floor of Hall. £35k in 2022
 - Phase 2B. Stage area. £45k in 2022-23
 - Phase 2C. Garages. £60k in 2022-23
 - Phase 3. Reroofing Chapel, Hall, School Room and Vestry. £400k in 2023-24
 - Phase 4. 1st floor of Hall. £350k in 2024-25
 - Phase 4. Chapel, School Room and Vestry. £410k in 2024-25

- 11.10 *Purchase of the buildings.* The building should ideally be purchased for the community, rather than in private ownership. This should be done by formal valuation which is likely to be in the region of £200k for the entire site. (This figure has been included in the overall costs of the project in Section 12, below).

<i>Item</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>
<i>PHASE 2 A-C</i>				
Hall, Ground floor	-----			
Hall, Stage area		-----		
Garages		-----		
<i>PHASE 3</i>				
Chapel roof		-----		
School Room roof			-----	
Vestry roof			-----	
Hall roof			-----	
<i>PHASE 4</i>				
Hall, 1 st floor			-----	
Chapel			-----	
School Room			-----	
Vestry			-----	

Table 1: Suggested timing of works

12 Sources of grant funding

- 12.1 Phase 1 works received grant funding of £95k from five main funders as set out in Section 7.8.4, above.
- 12.2 Future funding should be sought from the same funders as in Phase 1, save the Landfills Disposal Tax Scheme which no longer applies to mid Wales (the local landfill site has closed).
- 12.3 An application is currently in with the Welsh Government's Community Facilities Programme. This has been provisionally approved (March 2022) and funds will be released subject to planning approval. This will provide sufficient capital to complete the works to the ground floor of the Hall, but not the Stage area.
- 12.4 There is no shortage of grants that can be applied for and our two part-time fundraisers will continue to follow up possibilities. Of these fundraisers, one works in a voluntary capacity, the other is a grant-funded part-time post (20 hours a week). Both are overworked and it is imperative that these posts be funded in the future from grants.
- 12.5 Because of the urgent nature of the roofing works (around £400k is needed for the roofs of the Hall, Chapel, Vestry and School Room). We should be looking towards the National Lottery Heritage Fund (NLHF) as soon as this report is completed. One downside is that this form of grant usually required a community benefit to be shown at the end of the project and a tangible benefit can only be shown once the full building works have been completed and the buildings brought back into use. So, it is suggested that the Trust should apply to the NLHF for a larger grant to cover all of the remaining works.

- 12.6 It would benefit the community, and the project as a whole, if the complex of buildings was purchased by the Trust as part of one of its funding bids. This purchase could be divided into two parts, the Hall and Chapel, if necessary. In an ideal world the whole complex should be purchased and reroofed as a matter of urgency, due to the poor state of the roofs on both buildings. Putting this task off will only result in more money being required in the longer term and the benefit of preserving these buildings for community use is now obvious. The full sum required for purchase and renovation would be in the region of £1.5m.
- 12.7 One grant worth applying for is the Community Facilities grant of £125,000 from the Princes Countryside Trust.

13 Likely income streams

- 13.1 **Hanging Gardens and Cafe.** This has been running from early February 2022 and we now have a small income being generated (but not profit).
- 13.1.1 *The Cafe and sales corner.* Three of our staff are grant funded until late June, one until late August 2022, taking the pressure off having to make a profit in the first five months of running. The cafe is initially open three days a week, but this will be expanded in April until we are open five days a week and at least twice a week in the evening. Our three-year forecast for the Cafe suggests a net profit of £17k per year and £3k per year in the sales corner at the end of the second year of trading. The cafe business plan cash flow for 2022 is provided in Appendix VI.
- 13.1.2 *The Hanging Gardens.* We are renting the room out for £40 per half day/evening, with a reduction in the fee to £20 for local charities when the cafe is closed. It is estimated that the Hanging Gardens will bring in a net profit of £5k a year. Our courses have been grant funded so no tutor's costs have been incurred by the Trust and we will continue to offer courses to disadvantaged groups. The Dulverton Trust and Ashley Family Foundation should be approached again to extend cover for heritage crafts courses. A local resident of Llanidloes has also offered to fund the Trust's work with the disability group and this should be following up.
- 13.2 **Income after renovation of the Hall, Chapel and Garages.** The aim of the project is to provide a wide range of facilities to the local community and especially marginalised people. It is not the Trust's aim to generate large profits, but cover its costs and have sufficient reserves to increase the offer each year. Spare cash will be diverted into the community – for instance into community events run by the Trust and our partner organisations. It would also mean that we could keep putting on events and provide support for the most vulnerable members of the community.
- 13.2.1 *The Hall.* Operating the Hall (comprising performance and exhibition space on the ground floor and the 7 studios on the upper floor). It is estimated that the performance space would generate an income of £30k and the Studio Rentals £6k. After miscellaneous expenditure and part-time staff costs the profit would be around £17k per year (combined). It is proposed that a licence be applied for so that a bar can be run two evenings a week, when events are on.

- 13.2.2 *The Chapel.* If the Chapel space is used as an indoor market there will be space for 20 stalls. If each stall was charged £30 per week for a permanent pitch this would generate £31k per year. With outgoings of around £11k, comprising miscellaneous costs and part-time staff the profit would be around £20k per year.
- 13.2.3 *The Garages.* The Garages would be run mainly as community workshops to cover costs. A small charge would be made to use the facilities that would cover overheads and the cost of a part-time member of staff to manage the garages and perhaps provide a small profit of perhaps £1k.
- 13.2.4 *Summary of annual costs.* Given the above figures the likely annual profit on all aspects of the project is £62k (Table 2). This figure takes into account all income and all expenditure (including staff wages and PAYE contributions). After building maintenance costs of £6.2k (set out in Section 14, below) the overall profit would be in the region of £56k. Most of the figures above were worked out with full occupancy of the studio spaces and market stalls, but even at 75-80% there will be sufficient profit margins. Figures below include staff costs, and all running costs (Table 4).

<i>Item</i>	<i>Annual income</i>	<i>Expenditure</i>	<i>Profit</i>
Cafe	£70,000	£53,000	£17k
Sales Corner	£3,000	NIL (sale or return)	£3k
Hanging Gardens	£5,000	£1,000	£4k
Performance events in Hall	£30,000	£16,000	£14k
Studio Rental	£6,000	£3,000	£3k
Indoor Market stalls	£31,000	£11,000	£20k
Garages	£2,000	£1,000	£1k
Totals	£122,000	£62,000	£62k

Table 2: Summary of income/expenditure (not including maintenance costs)

14 Maintenance costs

- 14.1 Figures set out above (section 13.2.4) show that a profit of £62k may be achievable when all the facilities are up and running. This does not include figures for maintenance costs for the buildings. Once all the buildings have been restored the structures should have few major problems, but the following items will require annual maintenance checks and repairs undertaken where necessary, allowing for a % cost of some of the expensive items: such as boilers, the roof and gutters, the drains, the fire alarm systems, windows and doors, heating systems, electrical systems and sound systems. Table 3 shows the estimated cost of these items which equates to around 10% of the estimated annual profit.

<i>Item</i>	<i>Annual cost</i>
Roof structure and gutters	£1,000
Drains	£250
Fire alarm systems	£300
Windows and doors	£700
Fire doors	£350
Decorating	£500
Plaster repairs	£400
Heating systems (boilers)	£1,000
Electrical system	£1,000
Sound systems	£400
Total annual maintenance costs	£6,200

Table 3: Estimate of annual maintenance costs

15 Staffing requirements

15.1 Once complete and with all areas functioning the staffing levels would be as follows:

- Operations Manager, covering all aspects of the running and oversight of the project (4 days a week). 50% from sales, 50% from grant funding.
- Project Officer, organising community events (3 days a week). Grant funded.
- Project Officer, organising social facilities for disadvantaged members of the community (3 days a week). Grant funded.
- Volunteers coordinator
- Gardener. Possibly a long-term volunteer (otherwise from grant funding).
- Bar staff. From sales.
- Shop staff. From sales.
- Fundraiser. Possibly a long-term volunteer (otherwise from grant funding).
- Performance Manager, organising the performing arts space (2 days a week). From sales.
- Secretary/Finance Assistant, to keep track of all accounts in a format suitable to be annually audited (2 days per week). 50% from sales, 50% from grants.
- Cafe Manager (2 days a week). From sales.
- Cafe Assistants x 6, we would require around 6 staff on a rota basis with 3 staff on duty at any one time (7 days a week) with 1 extra staff member at busy times. From sales.
- Cooks x 2 (2 part-days a week). From sales.

15.2 From the above one can see that all cafe-related staff should be funded from sales in the cafe and sales corner. The Operations Manager and Finance Assistant should be funded out of the income from the performance space, studio rentals and indoor market, with a % of the Operations Managers wages coming out of grants. The Project Officers would ideally be grant funded as they relate more to the community elements of the project and it is unlikely that these costs could be met out of sales. Other jobs (cleaning, specialist maintenance/IT/publicity, etc would be undertaken by self-employed/freelancers) and as such would come out of sales.

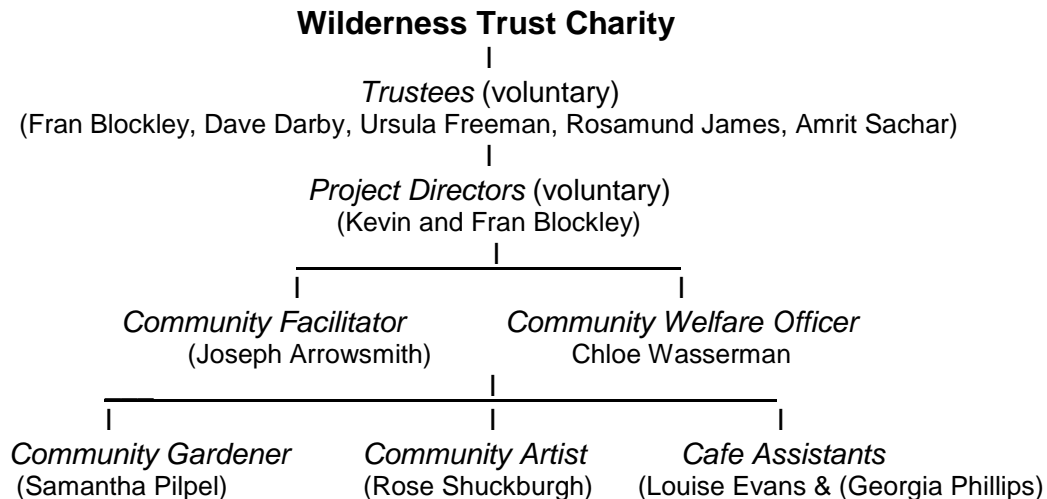
15.3 The Hanging Gardens initiative will provide employment opportunities across a range of skills for between 12 – 20 persons (subject to hours undertaken).

16 Organisational structures

16.1 *Wilderness Trust Charity Trustees.* The Wilderness Trust charity has five Trustees: Frances Blockley (Chair), Dave Darby, Ursula Freeman (Secretary), Rosamond James and Amrit Sachar. New trustees are being sought from the local community and three are currently being considered.

16.2 *Wilderness Trust Charity Staff.* There are currently 6 part-time members of staff: Fran & Kevin Blockley have been appointed by the Trustees to act as Directors of the Trust overseeing day-to-day activities and managing the Trust's staff (neither is paid). Paid staff (5 of whom are under 30 years-of-age) comprise Joe Arrowsmith (Community Facilitator), Sammy Pilpel (Community Gardener and Food Hub Officer), Rose Shuckburgh (Community Artist), Louise Evans and Georgia Phillips (Cafe Assistants). Chloe Wasserman has just been appointed as Community Welfare Officer.

16.3 *Structure of the Wilderness Trust Charity.*



16.4 *Wilderness Trust Ltd.* The Wilderness Trust Ltd is a not for profit Ltd Company. Its directors are: Frances Blockley, Kevin Blockley, Luc-Antoine Bonte, Ursula Freeman and Rosamond James.

16.5 *Wilderness Trust Ltd Staff.* There are currently 4 part-time members of staff (3 of whom are under 30 years-of-age): Luc-Antoine Bonte (Project Manager), Magdalena Lekarczyk (Cafe Manager), and Cafe Assistants Ella Boland and Freya Watt).

16.6 *Structure of the Wilderness Trust Ltd:*



16.7 *Steering Groups.* A number of steering groups should be established to help organise different elements of the project. These groups will be chosen from a wide section of the local community. This will help test the pulse of the community and ensure we can report back to the Trustees and Directors in time for suitable changes to be made to our activities. This will ensure we are best placed to fulfil our objectives. One steering group has been set up for the performing arts centre in the Hall. This steering group comprises eight members and has been formed to take forward the project of advising the design of the ground floor of the Hall into an arts centre (details in section 8.2.2, above). The other steering group is for Healthy Food and advising on proposals for a food hub.

16.8 *Collaboration with other groups.* The Trust has collaborated with many other groups and has some long-term connections. These connections expanded considerably during the run up to the Pumpkin Festival in 2021 (section 8, above) and are continuing to grow. There are now over 20 local groups that are connected with us in Phase 1 of the project (sustainability) and we have links with the High School with the hope of retaining young people in the community. PAVO has indicated that there are over 80 community groups in the area.

17 **Volunteers**

17.1 The input from volunteers is seen as a major contribution to the work of the Trust. The assistance that they give with the building work, such as the stripping out of modern materials, and preparing the site for the building contractors has saved thousands of pounds. Likewise, the finishing jobs such as the painting and decorating makes similar savings, especially as this element always takes longer than estimated. The volunteers usually work every Friday afternoon (soon to move to Tuesday) and some tackle more specialist jobs such as fund raising in their own time. Volunteer input for the running of the Hanging Gardens and preparation for festivals (such as the Pumpkin Festival in 2021 and this summer's Kite Festival) have proved invaluable. Voluntary input has also played a key part

in the running of our Thursday Group (for youngsters with learning difficulties) and our Saturday stone sculpture group (for unpaid carers and the unemployed) – without their assistance community events would not take place.

- 17.2 Regular volunteer sessions have enabled people to engage with one another as we come out of the Covid pandemic. The work we do in bringing issues such as climate change, recycling, and the local and circular economy into all aspects of the Hanging Gardens also gives volunteers a chance to make a positive contribution to the resilience of the community.
- 17.3 To improve how The Hanging Gardens works with volunteers the Trust is going through an accreditation process, *Investing in Volunteers*, with Wales Council for Voluntary Organisation. This has enabled us to better categorise volunteers within the organisation. We hold a weekly drop in session which offers an opportunity for members of the community to have a social occasion whilst also helping us achieve valuable work. Activities have ranged from lime plastering, removal of modern materials, renovating the community garden, painting and cleaning. During events which we have organised, such as the Pumpkin Festival in 2021, we engaged a large amount of the local community with the organisation. Most of the performers and the organisers who took part in the festival were volunteers. We have also begun to work with volunteers in a more formalised manner. We have a number of younger volunteers who are engaging with our project for their Duke of Edinburgh Awards. We are offering training in Food Hygiene Safety Level 2 for volunteers to work in our café. We are also training one volunteer in garden management, this relieves some of the pressure of the community gardener to manage the indoor garden, allowing them to focus on setting up and running more programs for the community. We have provided training in Safeguarding as well for some of our volunteers, this training has meant that they have been able to set up a refugee resettlement group.

18 Models of ownership

- 18.1 The complex of buildings was purchased in 2016 by Frances & Kevin Blockley (at that time both Trustees) to save them from demolition and to establish a community project through the Wilderness Trust. The Phase 1 area (Hanging Gardens and Cafe) are currently on a long-term lease to the Wilderness Trust for a peppercorn rent for the next 22 years. Similar agreements will be set up for Phases 2-4 if ownership remains private. It is not, and never was, the intention that the buildings remain in private ownership.
- 18.2 One model of ownership would be that the complex is owned **on behalf of the community** by a Charitable Trust or CIO. The Wilderness Trust would be happy to own and continue overseeing the project.
- 18.3 An alternative model would be ownership **by the community** under a Community Shares Scheme. Under this scheme the shares would be withdraw able 'community interest shares' that cannot be sold, traded or transferred between members, unlike shares in a typical company. The shareholders would become members of the organisation (in this case the Bethel Hall and Chapel). Under this scheme the community would purchase the building complex and have ownership of the site. The community shares scheme would then apply for

grants to undertake the renovation work, in the same way that the Wilderness Trust has been operating. This model could be explored with the local community.

- 18.4 The principal disadvantage of a community shares scheme is that it would take considerable time and effort to establish a new legal entity. Staying with the Wilderness Trust as the principal organisation would prove less complicated and the Trust is well known and respected in the area.

19 Risks of the project not fulfilling its objectives

- 19.1 Perhaps the most significant risk at this stage is the lack of funding to purchase the buildings and continue with the renovation work. Early discussion with the National Lottery is key here.
- 19.2 Following on from obtaining funds the next major risk is keeping the renovation works within budget and to timescale. The principal mitigation for this risk is to employ a part-time Project Manager with specific experience of managing building renovation projects.
- 19.3 Another risk is there not being sufficient interest in the project once renovation has been completed, leading to a lack of income to maintain services. Given the interest that has been shown in the project to date this is considered unlikely – but it will need continuous reassessing to make sure the project is in line with needs – with the flexibility to change goals as needs change. A key need is, from the beginning, to include as diverse a representation of our community in the project as possible. It is essential to collaborate with as many different groups as possible at each stage of the venture.
- 19.4 Death of the property owners before the project is on secure footing is also a risk.
- 19.5 SWOT analysis of the project:

STRENGTHS

- Good knowledge of the local community
- Good level of support from the local community
- Experience of renovation of historic properties
- A dedicated team of employees who believe in the project
- Beautiful heritage buildings
- Well designed workshops and events that address a plethora of issues in the local, and national psyche
- Being located in a town which is experiencing migration into the community
- Appeal to all age groups
- Diversity of workshops
- Town centre location
- Practical building skills in team
- Advice available from PAVO
- Extremely capable team
- Young team members
- Mix of backgrounds and experience
- Potential scope and size of project

WEAKNESSES

- Lack of experience running an urban project
- Lack of experience employing staff
- No Welsh speakers on team ,
- Lack of funds – dependant on fundraising
- Lack of longer term security
- Lack of experienced local trustees
- Size and scope of project
- Lack of parking space
- Poor condition of buildings
- Poor communication channels initially

OPPORTUNITIES

- Chance for the Trust to make more of an impact
- Chance for the Trust to gain more local support
- Chance for the Trust to involve more local trustees
- Chance to act as a local hub for organisations working toward similar objectives to those of the Trust
- Issues the Trust considers important are currently very fashionable
- Grant funding for issues covered is more easily available now
- To involve many volunteers
- Act as information hub
- Being able to offer employment to young

THREATS

- Lack of funding for renovation work
- Lack of interest from local community
- Lack of income from users
- Death of property owners before project on stable footing
- Rising costs of energy and materials
- Deterioration of building whilst waiting for funds
- Not enough skilled volunteers to carry out essential tasks
- Lack of knowledge of operational costs

20 Conclusions and next steps

- 20.1 The study, although undertaken over a three month period in 2022, has had a long period of gestation going back to 2016 when the complex was purchased. The data gathering, public consultations in 2019 and 2022, and feedback from local residents over the last 20 months of the project have all fed into the ideas expressed in this report. The suggested uses for the buildings have come down to the following: An arts centre on the ground floor of the Hall, reusing the stage for performances of all kinds. Studios, offices and therapy rooms on the 1st floor of the Hall. An indoor market in the Chapel. A centre for the circular economy and a food hub in the Vestry with a flat for refugees/people in need above.
- 20.2 The restoration of the complex will be continuing in 2022 with the ground floor of the Hall being completed. However, it has been shown that it is imperative that both the Chapel and Hall are re-roofed as soon as possible to retain these important historic buildings in good shape and convert them into projects that benefit the community. Following the completion of this report a conversation

should commence with the National Lottery for larger-scale funding.

21 Acknowledgements

I would like to thank, on behalf of the Wilderness Trust, Arwain for funding this report and data collection. Many people have helped with the study: Pete Whetton drew the illustrations; PAVO masterminded the 2019 public consultation and have been supportive over the years; the trustees of the Wilderness Trust have been supportive, but with particular thanks to Rosa James for commenting on an early draft of the text and Frances Blockley for constant encouragement and constructive comments on the reports content. Staff of the Wilderness Trust (Joseph Arrowsmith, Samantha Pilpel and Rose Shuckburgh) and Wilderness Trust Ltd (Luc-Antoine Bonte and Magdalena Lekarczyk) commented on and contributed to the report. Neil Stratham made very helpful comments on an early draft of the report. The outgoing Mayor of Llanidloes Town Council (Janet Crisp) supplied a host of information on the town. James Lingard or Nidus Architects walked around the building complex with me and gave his advice on the restoration. Last, but certainly not least, a big vote of thanks go to the local community for their support with the project.

22 Bibliography

Published sources:

Newman S & Hatton-Yeo 2008 *Intergenerational Learning and the Contributions of Older People.*

Soulsby I 1983 *The Towns of Medieval Wales.*

Kent D 2020 *Spab Completes Over Ten Years of Research into the Energy Efficiency of Old Buildings: A Precip (SPAB)*

Woolley M G 1999 *Bethel Street English Presbyterian Church of Wales Llanidloes.*

Research papers:

Backhouse M S 1971 *Llanidloes Settlement Plan, Policy & Proposals.*
Montgomeryshire District Council.

Lingard & Styles 2000 *Llanidloes Environmental Enhancement Strategy for Llanidloes Link.*

Llanidloes Town Council 1992 *Llanidloes - A Town Study.*

Powys 2022 *A Strategy for Climate Change: Net positive Powys 2021-2030.*

Wilkinson K 2013 *The Vernacular Origins of Welsh Nonconformist Chapels.* PhD.
Welsh School of Architecture, Cardiff University (UMI No U584596).

Web sites (some web links are also integrated in the text):

RCAHMW 2 November 2010 *Colfein. Bethel Hall, Llanidloes.* NPRN 11391).

Welsh Government 2020 *Statistical First Release: Summary statistics for Mid-Wales region: 2020.* Welsh Government, 20 May 2020.

Welsh Government 2021 *Employment rate by Welsh local area, year and gender 30 Sept 2021.*

PHOTOGRAPHS



Plate 1: Front view of Bethel Hall (left) and Bethel Chapel (right), looking east



Plate 2: Bethel Chapel (school room to rear), looking north-east



Plate 3: Interior of Chapel, looking west



Plate 4: Interior of Chapel, looking east



Plate 5: Interior of School Room, looking north



Plate 6: Interior of Vestry, looking west



Plate 7: Interior of Hall with floored over void, looking south



Plate 8: Interior of Hall showing stage area, looking west



Plate 9: Basement below stage



Plate 10: Steps between basement and stage



Plate 11: Upstairs of Hall, looking south



Plate 12: Timber frame in upstairs of Hall, looking north



Plate 13: Rear, stone wall of Hall during renovation work, looking west



Plate 13: 1970s extension to rear of Hall, before renovation, looking north-west



Plate 14: 1970s extension to rear of Hall, after renovation, looking north-west



Plate 15: Garages, looking south



Plate 16: Community Garden to rear of Hall and Chapel, looking west

Photographs of the Hanging Gardens in use (June 2021-February 2022)



Plate 17: Music practice



Plate 18: Disability Group stone carving



Plate 19: Public lecture



Plate 20: Making pumpkin banner



Plate 21: Making paper lanterns



Plate 22: Felt picture making

Photographs of Pumpkin Festival (Oct 2021)



Plate 23: Banner made by Maesywaenol



Plate 24: Banner made by volunteers



Plate 25: Pumpkins



Plate 26: Lanterns



Plate 27: Entertainers



Plate 28: Street stalls



Plate 29: Music tent



Plate 30: Samba band



Plate 31: Fire display



Plate 32: Entertaining volunteers in the evening



Plate 33: Evening lantern parade

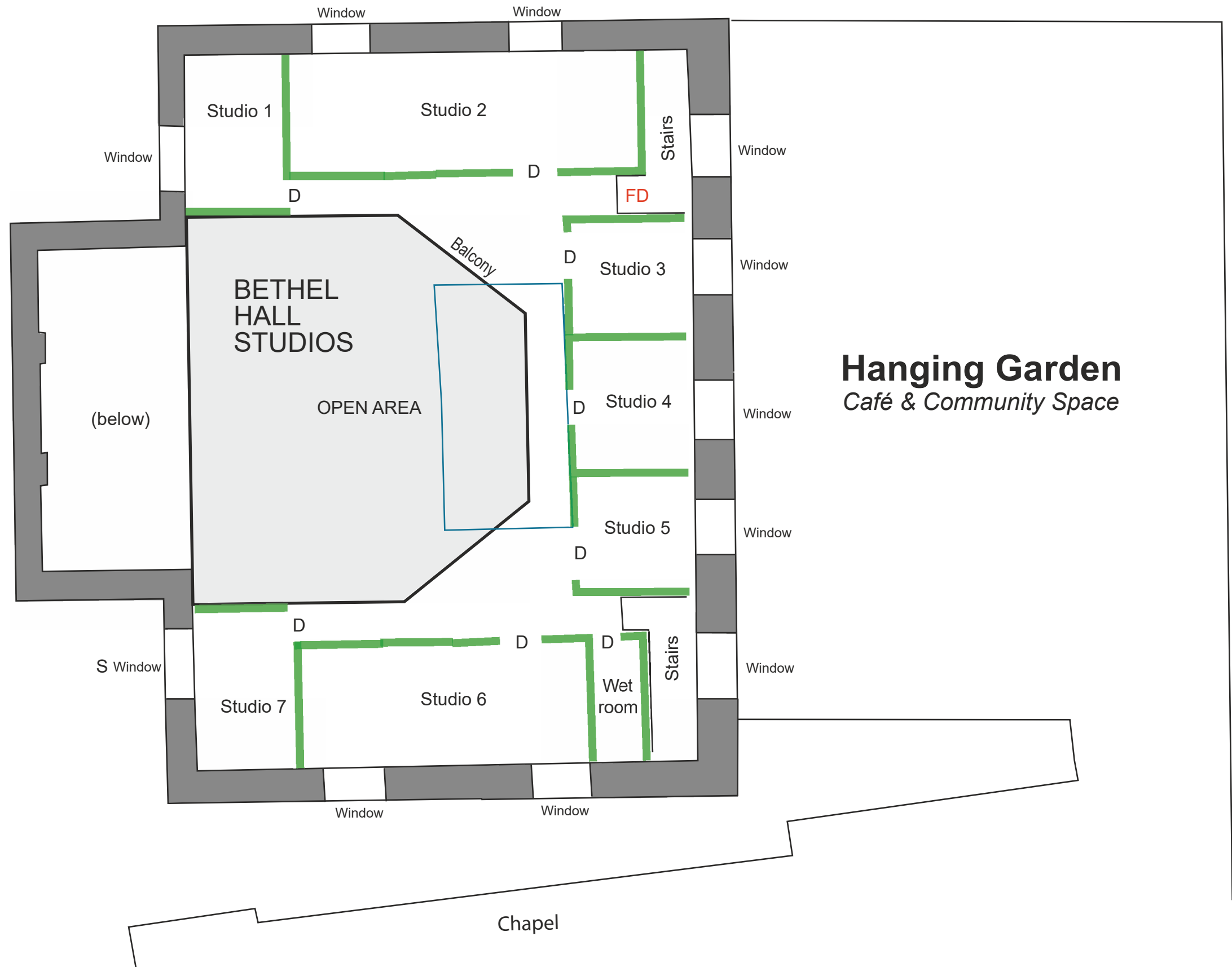
Historic Photograph – houses on Bethel Street








Plate 34: Timber-framed houses opposite Bethel Hall, demolished in the 1950s
A corner of the 1899 extension to Bethel Hall is just visible to the right of the cars
(<http://history.powys.org.uk/school1/llanidloes/bethel.shtml>)

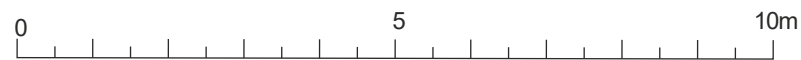


REV	DATE	REVISION	BY	REV	DATE	REVISION	BY	DRAWN	DATE	TITLE
1.00	2022-02-23	Initial version	PW					P. Whetton	2022-02-23	Figure 2: Views & study area
								CHECKED		
								APPR'D		Dwg. Ref.



KEY:

-  New room dividers
-  Open area with balcony
-  Area of Velux roof lights
-  Fire door
-  Door to studio

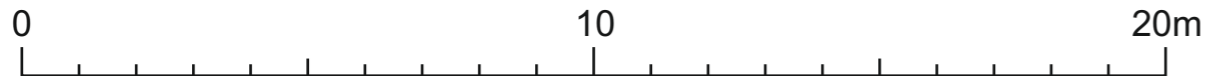
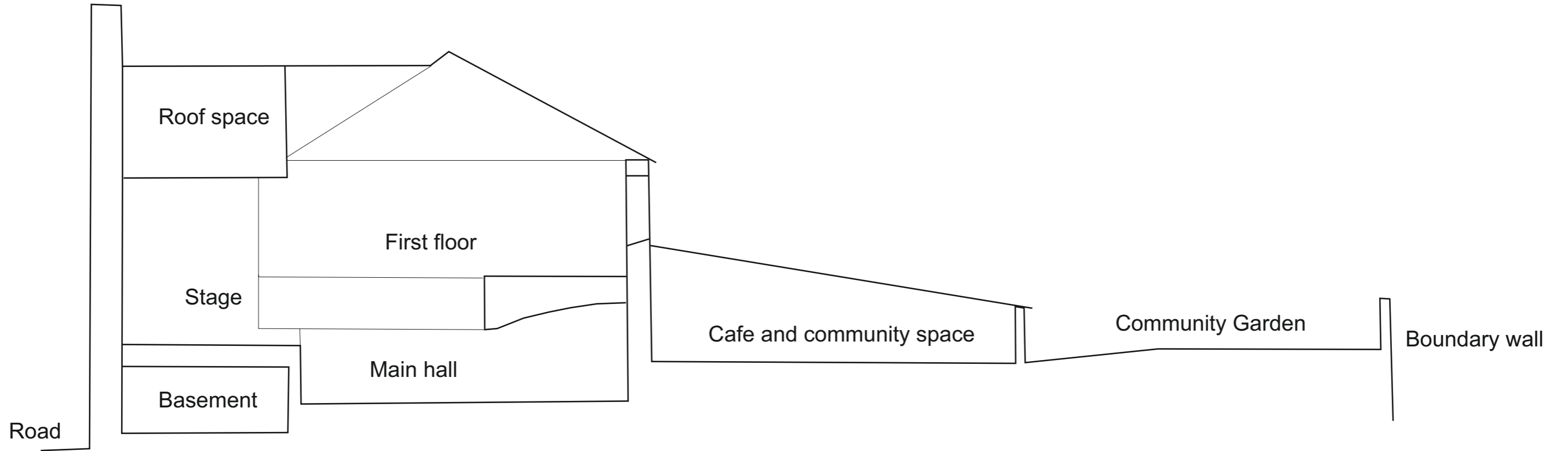


REV	DATE	REVISION	BY	REV	DATE	REVISION	BY	DRAWN	DATE	TITLE
1.00	2022-02-23	Initial version	PW					P. Whetton	2022-02-23	Figure 4: Bethel Hall First floor plan
								CHECKED		
								APPR'D		Dwg. Ref.

Rev. 1.00

WEST

EAST

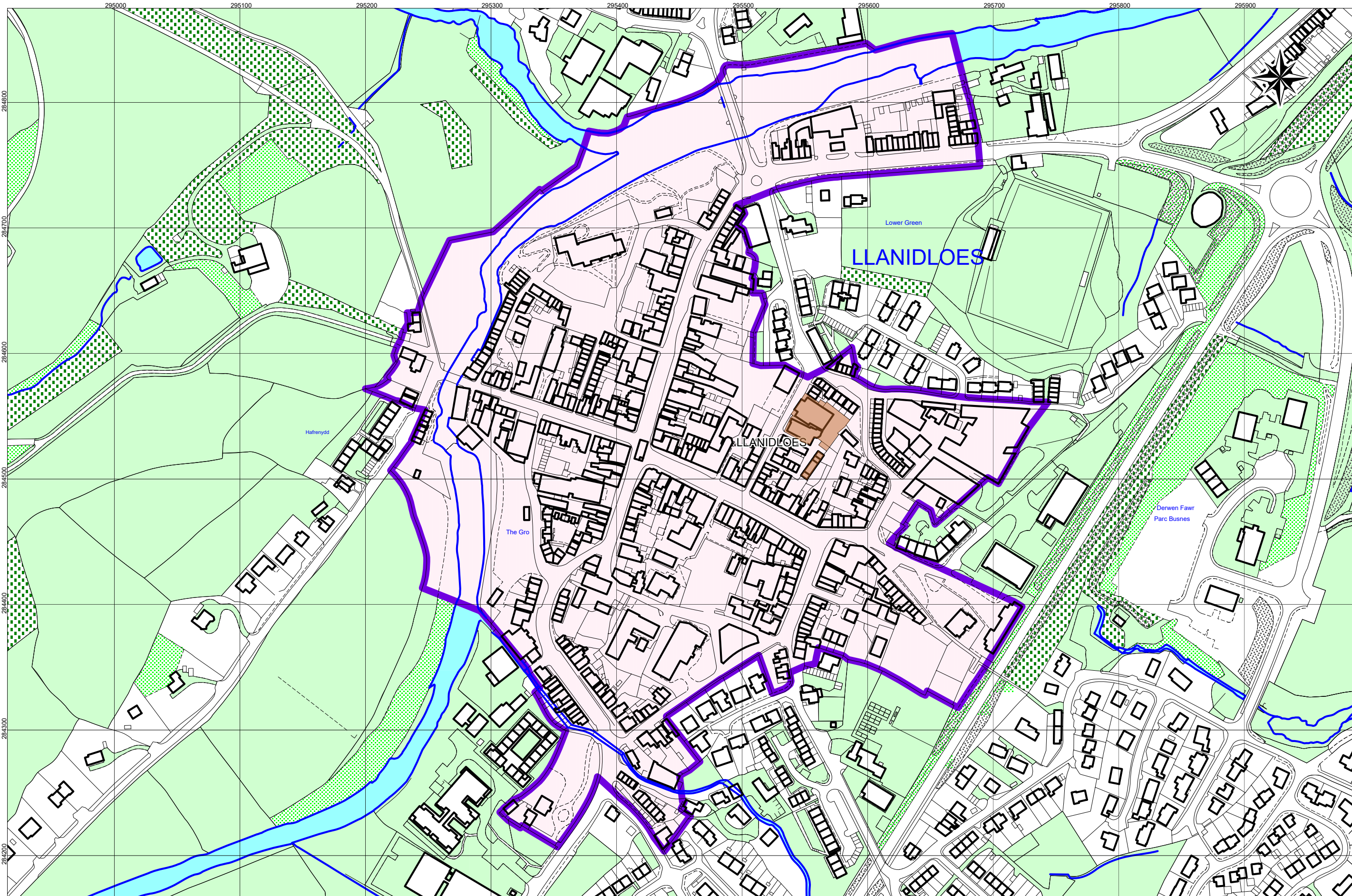


REV	DATE	REVISION	BY	REV	DATE	REVISION	BY	DRAWN	P. Whetton	DATE	2022-02-23	TITLE	Figure 5: Bethel Hall, Cross-section	
1.00	2022-02-23	Initial version	PW					CHECKED		DATE		Dwg. Ref.	Rev.	1.00
								APPR'D		DATE				

Figure 8: Llanidloes Conservation Plan (Powys County Council)



Bethel Street Complex



Ionawr / January 2010

Ardaloedd Cadwraeth / Conservation Area Llanidloes



Atgynhychwir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi. © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri Hawffraint y Goron a gall hyn arwain at erlyniad neu achosi sifil. Powys C C 100025371 (2009)

*Gwybodaeth ychwanegol © Cyngor Sir Powys (2009)
©Hawffraint y Goron. Cedwir pob hawl © 100025371 (2009)*

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Powys C C 100025371 (2009)

*Additional Information © Powys County Council (2009)
© Crown Copyright. All rights reserved © 100025371 (2009)*

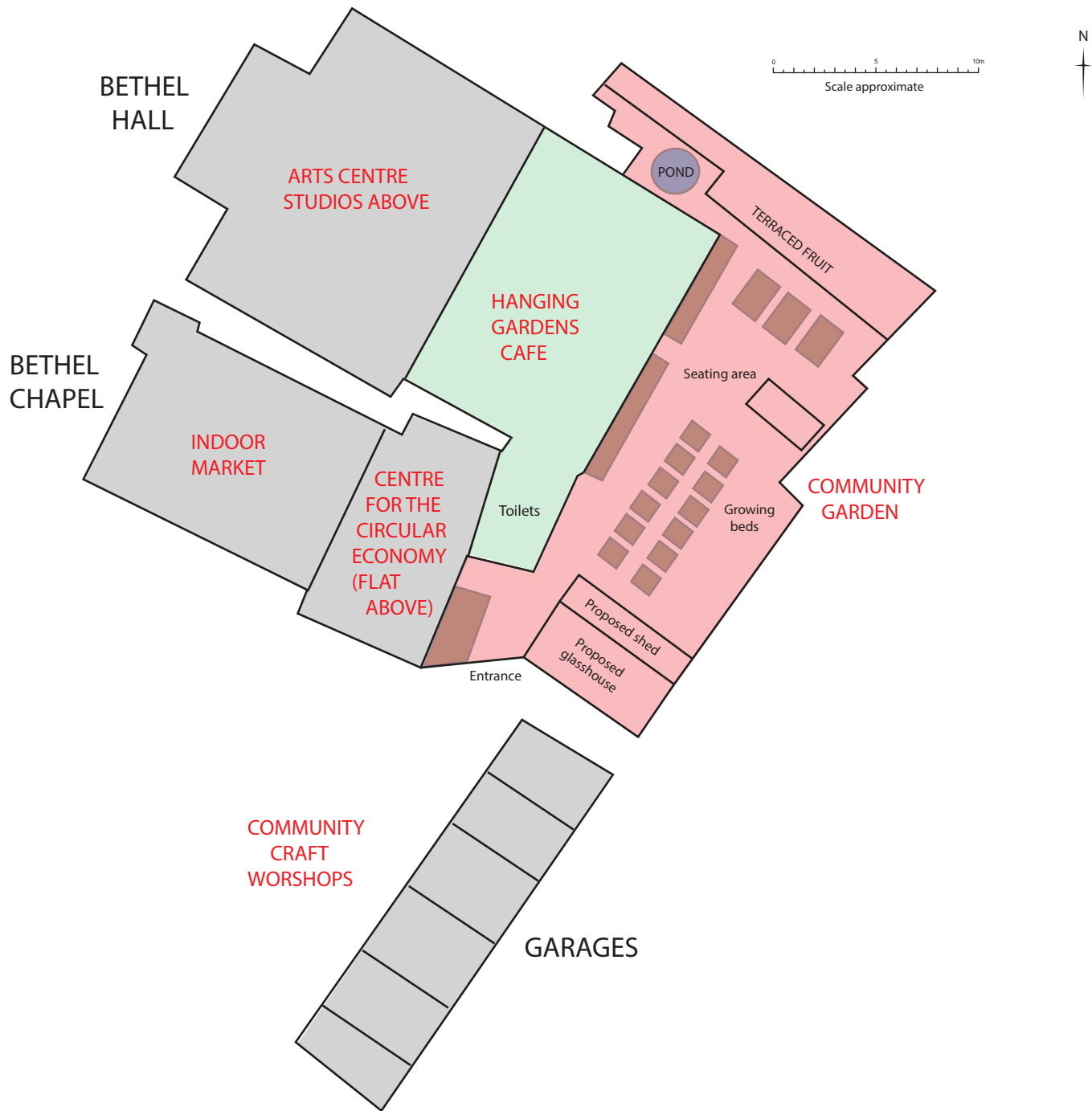


Figure 9: Suggested functions of various spaces

APPENDIX I:

Bethel Street Consultation Day, Llanidloes

By Diana Berriman, PAVO, March 2019

Bethel Street Chapel and Hall, together with the garden area behind and a row of 6 garages have been purchased and leased to The Wilderness Trust in an attempt to preserve them and bring them into community use.

In order to consult the community as widely as possible, a series of events and activities were arranged by PAVO.

The main event was a Community Consultation Day held in the Minerva Centre, Llanidloes, on Saturday 26th January 2019. A large display featuring plans of the site and a series of questions about Llanidloes was set up to try and elicit peoples' views, encourage people to think about what they value in the town and what they think would fit well in these vacant buildings. It is important to identify the gaps, in order to provide something new and different which will get used and not compete with existing services or businesses.

The event was advertised on Llanidloes Facebook pages, and discussions began there. Fliers were distributed around the shops and cafes a week in advance, and again a day in advance. A Saturday was chosen as it's Market Day, but unfortunately the market that day was cancelled due to bad weather. However, there was a flea market in The Old Mill and we swapped leaflets and directed people to each other's events.

Attendance was better than we could have expected, with a steady flow of people from the start and throughout the day and over lunchtime it was positively heaving. In all over 120 people dropped in to give their views.

Following this, a smaller display was set up in the canteen at Newtown college one lunchtime to try and capture the views of young people.

Also, Llanidloes High School agreed to consult their pupils, and a PowerPoint presentation, based on the questions in the display, was given to the school. The teachers delivered the presentation to different classes and the display was set up in the library for pupils to give their suggestions.

All the views collected from the above events have been collated and are shown below.

These were the questions asked: -

1. Share your memories. Do you have any memories of the buildings when they were in use? Share your memories of the buildings.

2. What are the strengths of the community?
3. What community facilities does Llanidloes have already?
4. What's missing? What facilities would you like to see in Llanidloes which are currently lacking?
5. What's important to you in the town that must not be lost?
6. Where do you go often and why? e.g church, cafe, pub, minerva, park etc. What groups or clubs do you belong to?
7. What do you travel outside of Llanidloes for?
8. What needs to happen for the next generation to stay here and thrive?
9. Are there any links which could be made to enhance existing services?
10. How would you like to see Llani in 2030?
11. What suggestions do you have for these buildings? Hall, Chapel & Garages?

Memories of the buildings when they were in use...

'I was a member and elder in Bethel Street, and although I'm very happy to be part of Trinity, I regret to see the building in such a sad state, and I'd be relieved if a proper use could be found for it.' SW

'Benbows was iconic in Llanidloes – it was always the place to go to find the impossible! The chapel had lovely acoustics and probably still does. They were built for singing. Maybe a future venue for an entertainment centre' MJ

'Used to buy ironmongery and loads of useful household stuff. Always a friendly welcome from Roger and Megan and the man before them, back 40 years ago. Meet up with other refugee hippies!' S

'i. My grandparents married in Bethel St Chapel in the late 1800s. ii. All their 7 children went to Sunday School there. ii. Later the Hall was an Ironmongers.' TC

'I was christened in Bethel Street Chapel, along with my brother and sister. I had my Mayor's Sunday service here in 2003.' EB

'I was a lifelong member of the chapel – married in Bethel St in 1960. Our 3 children christened there. Our daughter was married in Sethel St Chapel (it's last wedding). Our son had last Mayor's Sunday service there.' MB

'I remember the very large lazy fluffy dog called Winston.'

'Benbows Ironmongers – best shop ever. And the dog. I remember pay group in the chapel.'

'I was best man at a wedding in the Chapel in 1966. The only time I went in it.'

'I was christened, married, went to Sunday school, confirmed. Also memories of going out of the kitchen window to feed chickens.' DS

'I was christened there, my mum and dad were married there.'

What are the strengths of the community?

- Forward thinking, active and willing to stand up for what they believe
- People care for each other and for the community

- Friendly community and communal activities
- Close knit & friendly neighbourhoods
- Friendly, eco aware, forward thinking
- Open, supportive community. Lots of creative and interesting people and projects
- Friendly and welcoming, the community spirit is great
- Friendliness, courage, different experience/knowledge, close-knit community with openness to change makes this community resilient
- Non-materialistic
- Punches above its weight in terms of facilities, shops and services.
- Community Enterprise
- Strong family structures with many generations of knowledge of town and farming life.
- Community support
- Sense of community and mutual support
- Openness, friendliness, acceptance, kindness – people here have time for each other.
- Independent shops and cafes. No chains apart from Spar and Co-op.
- Beautiful countryside
- People staying here for a long time = community
-

What Community Facilities does Llanidloes have already?

- The Old Mill
- Community Centre
- Chapel / Church halls
- Chapels & Church
- Numerous Cafes
- Small market both indoor and outdoor
- Compton's Yard community gardens (2)
- Independent shops
- Millennium Garden
- Swimming pool
- Library
- Llani Bowling club
- Golf club
- Rugby club
- New!! Croquet Club
- Yoga classes
- Film Club in the Old Mill
- Lots. But many hang on by a thread. Any duplication could put existing projects out of business.

What is missing? What facilities would you like to see in Llani which are currently lacking?

- We need somewhere as a book clearing / selling point – charity shops are overloaded
- Electric charging point for Llani Car Club (mentioned 3 times)
- Home and garage for Llani Car Club
- Banks
- BANK – possibly shared between 2 or 3 banks (different days??)
- More places with wheelchair access, not just a ramp that we've got somewhere if we can find it.
- More car parking for visitors (twice)
- Volunteers will be needed – lots of talk but no volunteers
-
- **Activity related:** -
- Tenpin bowling, indoor bowling (twice), bowling alley
- Climbing wall (4 times and a discussion on facebook)
- Bouldering wall
-
- **Youngsters:** -
- Place for our young people (twice), indoor area for kids
- Play café open at weekends / soft play.
- Cyber café for the kids. Café for teenagers – pool tables, table tennis, juke box etc and a place to hang out.
- Drop-in crèche
- Play café open at weekends / soft play
- Kids allotment, mud kitchen, outdoor play
- Safe cycle routes for under 16s.
- Youth Club
- Place for young people.
- Outdoor activities
-
- **Repair Café / workshops related:** -
- Repair café (3 times)
- Mens Shed – perhaps help with renovation? Intergenerational to bring in younger ones
- Workshops (twice)
- Upholstery course. Without transport so much is out of reach
- More cycle parking for visitors
- Making Llanidloes into a sewing hub, upcycling, repair café
- Courses – bike maintenance, woodwork
-
- **Art related:** -

- Exhibition space with sofas, coffee, sort of shelter for communication etc.
- Art gallery (twice),
- Studio space
- Book festival
- Writers Group (twice)
- Drop in centre for arts/crafts. Don't have to join but space to join in together
-
- **FOOD related:** -
- Good food in evenings where you can eat in 1-2 hours.
- Cafes open on Sundays.
- A 'smart' restaurant – I miss Lloyds.
- Play café open at weekends / soft play.
- Cyber café for the kids. Café for teenagers – pool tables, table tennis etc and a place to hang out.
-
- **Resource Centre related:-**
- Resource Centre, full-sized tourist information centre, General Information Hub. Computers and photocopier
- Place for small meetings
- Drop-in/daily use office-type space for home workers (just a desk and wifi) (mentioned 3 times)
- Working 'hub' space – for office workers
-
- **Cinema / Theatre:-**
- Music/theatre/cinema/performing arts space with decent acoustics.
- Drama club
- Film club
- Silks, Trapeze
- Theatre space (twice)
- Cinema (9 times) + Flicks in the Sticks
- Puppet theatre using recycled stuff and involving all age groups
-
- **Wellbeing related:-**
- Therapy Centre – a need for quiet, warm treatment roomspace. A variety of therapies offered. A space to relax after / crèche etc. Sauna.
- Heat & Light Centre – fake beach, deck chairs, sound, light, saunas, hot tubs, therapy rooms
- A Mental Health Club / mindfulness + mediation spaces
- Not enough yoga space or cosy meeting spaces

Where do you go in Llanidloes and why?

- Old Mill – Llanidloes Meetings

- I go to Maes y Wennol Care Home to visit my mum, Great Oak Café, Great Oak Veg shop, Co-op, The Stage, Community Centre, The river, Alltgoch woods, Tenovus Choir, Minerva, Library, Market.
- Health Centre & Hospital
- Vet
- Cafes, charity shops, pharmacy, newsagents, Saturday market, veg shop
- Clewedog Sailing Club, yoga, swimming
- I used to use spaces in Llani a lot for TaiChi, meditation there is nowhere now. Back of Minerva is now divided up. TownHall is entirely let out in office space. First the beautiful reading room, then the snooker room. Sorry to go on but you asked. There is nowhere empty and with good ambience to do these things.
- I love – the Saturday market, Tenovus choir, Great Oak café garden, Bingo in the Rugby Club, Co-op for socialising!
- Severn Hospice shop, visit friends, cafes, pubs, Doctors
- Minerva Arts Centre, Welsh Heritage Quilt group, QA exhibitions, Christmas fair etc.
- The market, shops and cafes
- Old Mill Function room, Great Oak café wildlife garden
- Bethel Hall
- Library, charity shops, Great Oak café and garden, Old Mill
- Quaker Meeting at trinity school room
- Tenovus choir in the church on Shortbridge street.
- Old Mill Llani Film Club
- Beer in the Badger & folk session in the Badger every other Thursday
- The Coffee Bean
- Book shop
- Old Mill Sunday Folk session
- Dominoes in The Angel
- Friends Group in Church Hall
- Fish Market
- Library & Museum

What do you travel out of Llani for?

- Alexander Technique Amwythig
- Larger supermarkets (4), Banks (6), Hospitals (4)
- Running
- Theatre (4), cinema (5), holidays
- Telford for Ice skating
- Garden Centre (4)
- Banks (4)
- Lampeter (St Davids University of Wales), Aberystwyth (halfway point between Lampeter and Llani by bus),

- Potters recycling in Newtown (4),
- Train station (6)
- To be inspired – to visit towns/cities that have interesting cultural events etc, or more creative spaces
- The Coast (2), shopping (4)
- Elan Valley
- Powis Castle, galleries (2), soft play
- Willow Globe Theatre
- Writing class
- Aberystwyth – Arts Centre, the sea; Newtown – banks, optician (2); anywhere on the coast for pleasure, walks and fresh air
- Dentist
- Events in Aber/Shrewsbury
- Snowdonia
- Not much
- Centre for Alternative Technology

What are the most important issues / challenges facing Llanidloes?

- Rising house prices – harder for young people to buy locally (2)
- Downgrading bed capacity in Llani hospital
- General footfall is getting worse
- Active promotion of the uniqueness of this town. Small shops, creative residents, supermarket well away from town
- Lack of employment opportunities
- Jobs for young people(3)
- Encouraging young people to stay (2)
- Future energy issues – links, self sufficiency
- Rationalisation of public services and poor transport links to reach alternative / nearest facilities
- Need more shops
- Need at least one bank – the Post office is so long winded!
- Uncertainty over Brexit and its effect on farming
- Sustainability – need to find ways of linking businesses and heading towards really sustainable Letts system for an unstable future
- Continued cuts to PCC funding
- Horrible tree pollarding – too severe

What needs to happen for the next generation to stay?

- Job opportunities at all levels, apprenticeships, professional, sustainable and at a fair wage (10)
- Facilitate small businesses to help people make their own jobs and invest in the area
- Schools 6th form

- Courses and learning opportunities (4)
- Affordable Housing (8)
- Electric Vehicle Charge Points
- Creating / embracing an entrepreneur spirit that inspires everyone (including young) to believe in their ability / enable them to create and stay in the area. Utilising our national assets to develop leisure / tourism opportunities, activity providers etc.
- Development of gift economy
- Feativals, books, art and food (3)
- Integrated public transport and jobs
- The old railway line should be a long distance path / cycle route (2)
- Offer studios on a residency basis for short or long term lets e.g. writers, artists, craftspeople etc
- More leisure pursuits besides pubs
- Interesting and diverse activities
- Work opportunities in repairing, recycling, building sustainable staff and setting up alternative energy sources. Community Care, so we're not dependent on outsiders e.g. more carehomes, nurseries, cheches. Reforesting and all the work that goes with that (to provide wood).
- Art gallery
- Music, jobs and childcare

How would you like to see Llani in 2030?

- Bollywood Cinema
- Book festival
- Renewable energy driven town
- Vibrant festivals! Arts, music, food
- Better tourism. More obvious interest to bring people in. There is lots going on, but it is not linked together like hub for info
- More resilient and less dependent on other towns for food, arts, health etc
- Carbon neutral sustainable
- Community puppet theatre for 2 -3 performances per year. Workshop spaces to make puppets, props, scenery from scenery from recycled materials and a theatre companies (small) can come and perform for a small fee
- No cars - horse and cart
- Still having independent shops (5)
- Still having small independent shops
- Environmentally innovative and positive example to show how it can be done and be joyful place to live
- Banks, keep independent shops, information centre
- Alive and thriving so needs constant renewal to not go stale
- Train station
- Mvy Cymraeg ar y stryd a yn y siobian

- Zero carbon

What are your ideas for the chapel?

- Carpentry School
- Demolish and build low cost housing/flats
- Intimate unique venue
- Theatre and Arts space
- Art/pottery/weaving etc classes. May be residential with local walks local food? Cookery classes
- AA on walls Reflexology arts Workshops, talks, Kids activities, bouncy castle, sober raves
- Performing arts venue
- Indoor soft play for younger children
- Gallery Space. Artist market space
- Sandpit, Ballpool, Obstacle Course, Dancing, Yoga, Mandal? Meditation, Singing, Talks
- Bank?
- The non-conformist movement development in Wales Llanidloes exhibition
- Convert into small youth hostel to provide low cost accommodation facilitated for visitors
- Dance and Drama Hall
- Maybe a future venue for an entertainment centre – the chapel had lovely acoustics
- Music venue, Recording, Teaching, Community Arts
- Resource Centre with facilities like the old LRC. Repair café
- I visualise a good basic youth hostel (for all ages of course!) with self catering facilities, nice kitchen, common room, reception as (tourist) information centre provides some jobs manager, warden, cleaner (s). The hostel would have cycle shed, washing facilities, drying room. Either the common room or another room as community meeting place where people can meet, chat, knit. The community meeting place could also be art gallery, can be hired for events, eg talks, films, workshops but mostly a kind of ' drop in' place/daytime.
- Repair and reuse workshops. Sustainability courses
- Library magazine T and cake
- Clear the site or use shell of existing building to create genuinely affordable flats for YOUNG people to rent
- Drama and Cinema
- Donkey Sanctuary
- Somewhere for teenagers
- Opportunities to get young people a chance to learn about growing their own food
- Climbing wall

- Cinema, electric car charging point, bunkhouse accommodation/affordable flats, drop in centre/café
- Couple of ideas. Not sure if it needs physical space – certainly in terms of initial set up – but I would like to see an organisation in Llanidloes that assists people with learning difficulties or mental health issues into rewarding work – but not necessarily excluding other abilities who wish to volunteer. This could take the form of making ‘ things’ crafty goods – food and drink etc, but also repairing things, working parties for maintaining gardens/public spaces, etc

Potential uses for building would be either work shops or sales areas for the ‘ thinks’ produced – possibly a café for the retail of locally produced meals, etc – ideally the latter could be used to encourage intermixing amongst various age groups and help contribute towards less social isolation for ‘ special’ needs groups.

Second idea is around heritage – there is a lack of proper interpretation around the history of the Llani area. Current museum is ossified and limited in scope. A more proactive approach to displaying history combined with study resources, presentations, new media, etc would make the past of Llanidloes live again.

However- history needs to have a purpose and not just be a pickling aspic of day artefacts- it needs to spread understanding of an industrious past, with the potential to demonstrate how things can change and therefore help to inspire new developments.

What are your ideas for the hall?

- Climbing wall, silks trapeze, yoga space etc
- Spiritual centre multifaith
- Community hub all generations
- I'd really like it if there was a room dedicated to quiet. An empty room Tai Chi, Yoga, meditation, Q???, pilates, teaching. There's nowhere in Llani, to have dedicated would be wonderful.
- Climbing wall
- Art gallery, a little shop
- A cinema, market, theatre
- Adult education course centre
- Cinema please!!! - independent of course
- Multi-resource community centre
- Hostel accommodation upstairs
- Youth hostel with horse accommodation (Hostelry)
- Youth hostel
- Small business start-up spaces
- Cider workshop cider press
- Soft play, play café, cinema daytime, gallery

- Art and craft workshops
- Community repair work shop – two people suggested this
- Whether a climbing wall or other activity/attraction it would be good to have something that links with our natural landscapes – allowing people to learn in a 'safe' environment before reaching? Out into the outdoors – this would enable both aspects to have 'added value' and complement
- Cinema/theatre/arts space
- Demolish and develop site as radical eco housing units (as e.g. Springhill in Stroud, Glos) Function over sentimentality
- Syrian refugee ½ way meeting place between Llandrindod and Newtown
- Meetings LGBT and Outreach support from Llandrindod Wells Mind
- Zoo, Farm animal centre, bee farm
- Studio Space
- Home worker drop – in 'office'
- Football pitch, basketball hoop, trampoline park, indoor skate park with foam pit
- Old and young gatherings
- Social centre – kids SEN groups
- Mental Health Mindfulness and meditation spaces
- A puppet theatre (making our own props, puppets, scenery) writing plays, directing and performing 2 -3 x per year with opportunity to 'let' the stage/theatre to outsiders/ travelling theatre
- Puppet theatre in small hall performance space
- Create community spaces SEE ' Spike island' Bristol, 'The Globe' Hay on Wye, ' The Art Shop and Chapel' Abergavenny
- Make affordable flats/apartments for young people
- Some hostel accommodation to generate income to the project
- Partial demolition – build accommodation for young people – use part as a resource centre
- Demolish both buildings and build small houses
- Community creative workshops space (open for all)
- Cinema and café
- Cinema please
- Demolish and build social housing
- Special needs and mental health centre
- Repairs workshops to employ young people preferably but with retired peoples management. Electrical goods, broken stuff – expensive to buy new (interest of planet as well as £) bicycles, lawnmower, anything.
- I would love a (smaller) Neolithic hut or similar – something to be experienced, take you to a different time – with its skills way of life, foods, clothes, activities, somewhere to drop in for an hour and easy access (so town centre perfect!) maybe the kind of project that many more could be involved in creating (which isn't weather dependent!) being indoors = or maybe even one outdoors, come to think of it (also is for all ages)

- the church/hall could be used for a Llani timebank project? There are lots of skilled people in Llanidloes and I thought people could swap skills, knowledge and experience either online or at the hall. So if you person was an accountant for example, they could offer an hour's advice at the hall for one credit, and then use their credit once they'd given the advice to 'buy' someone else's time - say an hour's knitting tutoring. The knitter would then receive a credit which could be spent on someone else's home grown produce, or babysitting at the hall while they shopped, or hair cutting...etc etc.
- workshop space for mums with crèche facilities for young children. So mums can learn a skill, meet new people, have some social interaction, all with a safe place for the babies to be in the same building.
- Micro business centre.
- As previous use was theatre/assembly rooms, how about developing that side?
- Use it to recover the international cultural status of Llani?
- Book depository/exchange for books not wanted by shops, commercial or charity
- Heritage & Arts & Crafts Centre where visitors could watch crafts being made, vis Isle of Wight Glass Blowing Centre and shop.

What are your ideas for the garages?

- Use them as garages! Rent out to folk in town who don't have adequate parking at some nominal rate, but not so cheap it is taken for granted.
- Demolish garages and put parking spaces for locals (2)
- **Workshop related:** -
- Studio space for small businesses
- Workshops for woodwork (2), stonework, building, bike maintenance
- Community workshops – blacksmith, pottery
- Open workshops
- Craft things and lessons
- Art spaces, workshops an pop-up stalls
- Space for communal making classes and courses (2)
- Community Apple Press (2) Brewery and cidermaking
- Clothes exchange / swap shops
- Courses - w
- **Other:** -
- Repair shed – get together for old skills
- Mirror Maze
- Meeting place for young people (no clubs, courses or organisations)
- Youth Club / Hub (2)
- Tool Share
- Electric car charging port

- Start-up offices
- PCC figures say there are 120 applications for housing in Llani from people in need. Use it for housing.
- **Growing:-**
- Large greenhouse/glazed/ polytunnel area for growing year round veg, so much more doable if you're sharing that kind of project, for those who want to help and learn.
- Community Garden
- The Eden Project – in Llani! A giant greenhouse/hothouse, a wonderful place to go in winter or summer, spring or autumn, with year round colour, exotic plants, maybe butterflies too. Fantastic for visitors and local all year round.

Newtown College consultation:-

- As an Enterprise Officer at the college in Newtown I would suggest that we could make the building an Enterprise Hub or incubator. We would need desk space, high speed internet, computers etc.
- As a local resident in Llanidloes with children it would be nice to have a venue for children aged 8 – 16 to socialise and enjoy various recreational activities like table tennis, snooker, indoor football, badminton etc. You could also have event rooms and advertise workshops relevant for the youth.
- More shops; things for young children/teenagers; make it more appealing
- Shops; things for young children
- Activities for young people – perhaps a hub for home schooled groups

Llanidloes High School consultation:-

- A place to go when you're sad & depressed
- Garages - Workshops – Blacksmith? Pottery? (mentioned twice)
- A new phone shop
- Safe space to hang out (twice)
- Dance / arts venue/club
- Hall – youth club
- Arcades
- Basketball courts

Facebook Comments:-

- Indoor climbing wall and bouldering wall, have a look at www.ready2climb.co.uk
We used to take our cadets there when we lived in Somerset - great for all ages, parties, families, youth groups. I am sure they would be happy to give some advice.

Reply: that would be amazing!! What a tourist attraction! And if there was a play area for little ones (even very small like in some garden centres) it would be fun for all! Special deals for term time/school usage.

- I think the town needs a building for indoor activities for tourists and locals when the weather is bad, I would suggest a soft play area, with two rooms build inside, one decorated for boys and one for girls to be hired out as party rooms, in the evening the same soft play area can be used for a lazer quest...no different to 'Jump' in Cardiff but on a smaller scale....the other building I would turn into an indoor climbing/bouldering centre...min maintenance, just the rocks need changing position every couple of weeks to keep the route interesting.

Reply: BRILLIANT IDEA! Those types of places pull in quite a catchment area (50+ miles), it being possible to have multiple use of the same spaces would be great. Fantastic fun house near Oswestry sounds like what you are suggesting.

- I've been pondering this for days and think that somewhere for the youth of the town to 'hang out'. With a juke box.

This completes the list of comments collected from the consultation events and facebook. Further views can be sought from groups in town by talking with them individually, but we feel we have a pretty rounded collection of ideas from a wide variety of people in the community. A good starting point to form the basis of a feasibility study.

Diana Berriman PAVO, March 2019

APPENDIX II:

Kevin Blockley PhD MPhil MCIfA FSA MRSS

Specialist in the Cultural Heritage

CURRICULUM VITAE

Address Old Chapel Farm, Tylwch, Llanidloes, Powys SY18 6JR
Office telephone: 01686 413857 Study: 01686 412744
E-mail: kevin@cambarch.co.uk

Qualifications

2012 PhD (Lampeter): *Archaeology of Cathedrals, Greater Churches and Royal Peculiars*
2001 MPhil (Durham) *The Anglo-Saxon Churches of Canterbury Archaeologically Reconsidered*

Fellowships/professional memberships

2019-present Membership of Society for Church Archaeology
2013-present Member of the Royal British Society of Sculptors (MRSS)
2007-present Fellow of the Society of Antiquaries of London (FSA)
1984-present Member of the Chartered Institute for Archaeologists (MCIfA)

Current post

1994-present Managing Director of Cambrian Archaeological Projects Limited (CAP). Duties involve the overall management of the company, acting as consultant and project manager. Undertook 12 years of contract work for Cadw on Scheduled Ancient Monuments in Wales, including numerous castle projects. CAP was a Registered Organisation with the Chartered Institute of Field Archaeologists between 2006 and 2015.

Archaeological consultancies

2020-present Island House, Lougharne
2017 Nottingham Castle
2015-present Bath Abbey
2010-present Bristol Cathedral
2009-present Lichfield Cathedral
1995-present Brecon Cathedral
2001-2005 Cardiff Castle
1998-2002 Aberglasney Garden Restoration Trust
1995-1997 Swansea & Brecon DAC

Voluntary post

1988-present Co-director and Former Trustee of The Wilderness Trust.
The Trust works with young people from all over the world, in a sustainable living, arts and community project, based on my farm in Mid-Wales.

Archaeological experience

- 2021 Archaeological Assessment for Old London Bridge excavation
- 2020-present Archaeological Consultancy, Island House, Lougharne
- 2017 Archaeological Consultant, Nottingham Castle Visitor Centre
- 2016-present Archaeological Contracting, Winchester Cathedral
- 2015-present Archaeological Consultant, Bath Abbey
- 2010-present Bristol Cathedral's Archaeological Consultant
Advising Chapter; archaeological work includes:
- Archaeological assessment in quinquennial report
 - Cloisters (trial trench and watching brief recording)
 - Chapter House and South Transept (standing fabric analysis)
 - Chapter House floor (evaluation trench)
 - Lady Chapel floor (excavation)
 - Pates Building heat main (watching brief)
 - Underfloor heating scheme assessment (desk-based assessment and evaluation trenching)
 - Cloisters service trenches (watching brief)
- 2010-2015 Archaeological Contractor, Salisbury Diocese – projects include:
- Bishop Wordsworth School, Salisbury Cathedral Close (desk-based assessment and evaluation trenching)
 - Leehurst Swan School (desk-based assessment)
 - St John's Priory, Wilton (watching brief)
 - Church House, Salisbury (watching brief)
- 2009-present Lichfield Cathedral's Archaeological Consultant
Advising Chapter; archaeological work includes:
- Input to revised Conservation Plan
 - Archaeological assessment in quinquennial report
 - North Choir Clerestory (fabric recording and analysis)
 - Lady Chapel (fabric recording and analysis)
 - Cathedral School (desk-based assessment and watching brief)
 - West Gate of Close (watching brief)
 - Chapter House (excavation)
 - New electrical services (watching brief)
 - Close ditch (watching brief)
- 1995-present Brecon Cathedral's Archaeological Consultant
Advising Fabric Committee – projects include
- Close buildings (fabric recording and analysis)
 - East End parapet (fabric recording and analysis)
 - Wall monuments (condition survey)
 - Canonry (fabric recording and analysis)
 - Diocesan Centre (fabric recording and analysis)
- 1994-present Company Director, Cambrian Archaeological Projects Ltd.

As founding director I have been responsible for the day-to-day management of the company, tendering and undertaking many of the companies' ecclesiastical archaeological projects including:

- Palace of Westminster
- Westminster Abbey
- Westminster School
- Lambeth Palace Chapel
- Lambeth Palace Great Hall
- St Georges Chapel, Windsor Castle
- Bristol Cathedral
- Lichfield Cathedral
- Salisbury Cathedral
- Llandaff Cathedral
- St David's Cathedral
- Bishops Palace, St David's Cathedral
- Brecon Cathedral
- Tintern Abbey
- Bath Abbey
- Haverfordwest Priory
- Pershore Abbey
- Strata Florida Abbey
- Abbey Cwm Hir
- St Johns Priory, Wilton
- Dore Abbey
- Numerous parish church projects in Wales and the Borders

Undertook the majority of the companies' castle related projects including:

- Windsor Castle
- Dinefwr Castle
- Chepstow Castle
- Caerphilly Castle
- Castell Coch
- Cardiff Castle
- Llandaff Castle

- 1995-6 Bristol and Region Archaeological Services. Director of Welsh Back excavation, Bristol – medieval merchant's town house and recording of Spicer's Doorway in Bristol Museum
- 1993 Canterbury Archaeological Trust. Canterbury Cathedral Nave - excavation and recording of standing fabric
- 1992 Deputy Director of large-scale urban excavation in Milan, Italy
- 1990-91 Dyfed Archaeological Trust – editing one of their large excavation reports for publication
- 1989 Cadw: Welsh Historic Monuments - analysis and reporting of Cadw's backlog excavations, including reporting of a 1964 excavation on Langstone Castle
- 1984-88 Clwyd-Powys Archaeological Trust. Field Officer directing the following main projects:
- Capel Llewelyn, Welshpool excavation - graveyard adjacent to early medieval church
 - Prestatyn excavations - two seasons, Iron Age and Romano-British settlement
 - Forden Gaer excavations and field survey - four Romano-British and early medieval sites

- Pentre Farm, editorial work on backlog site
- 1982-84 Avon County Council. Co-directed the Marshfield excavations and field survey - two seasons on Romano-British farmstead
- 1978-82 Canterbury Archaeological Trust. Project director of the following Projects:
 - Marlowe Car Park excavations - multi-period, including two churches and graveyards (two years excavation and two years post-excavation work)
 - Bigberry Hillfort excavation and field survey - Iron Age
- 1977-78 Department of the Environment. Pottery report for three post-medieval kilns
- 1974-77 Various urban and rural excavations in England and France Site assistant (Essex, London, Nottingham, Rutland, Somerset Levels, and Tours)
- 1970-74 Four-year apprenticeship in engineering with the Boots Company
- 1969-74 Volunteer on various urban and rural excavations in the Midlands, and assistant at Nottingham Castle Museum, including the excavation of a graveyard in Northampton

Other relevant interests

- Stone sculpture* I have been a stone sculptor since the masons at Canterbury Cathedral introduced me to working stone in 1993, and have exhibited widely, including in Bristol and Lichfield Cathedrals
- Traditional Building* The restoration of timber-framed buildings has been a long-term interest and I usually have an oak framed building project on the go on the farm

Publications (both books and in journals, not grey literature reports)

- Forthcoming *Bristol Cathedral: Excavations on the site of the monastic reredorter, Abbots residence, and Bishop's Palace* (journal to be confirmed)
- 2014 St Llwcaiarn's Church, Llanmerewig: Archaeological Excavation *Montgomeryshire Collections*
- 2004 Westminster Abbey: Anglo-Saxon Masonry below the Cosmati Pavement, *Archaeol. J.* **161**, 225-33
- 2003 Lambeth Palace Chapel: Excavation and building recording 1999-2000, *Archaeol. J.* **160**, 70-103
- 2002 *Aberglasney house and gardens: excavations and building analysis 1998-2000*. BAR **334**
- 2002 Excavations at Sarn-y-bryn-caled, Welshpool. *Montgomeryshire Collections.* **90**, 41-68
- 2001 *Excavation of a medieval merchant's house on Welsh Back, Bristol, 1995*. Bristol and Region Archaeological Services Monograph. (awaiting publication)
- 2000 Pershore Abbey: Excavations in the Choir, Crossing and Transepts 1996, *Transactions of the Worcester Archaeol. Soc.* **17**, 1-52
- 2000 The Vicars' Hall, St George's Chapel, Windsor Castle, Berkshire: Excavation and recording, 1997-98', *Archaeol. J.* **157**, 354-74
- 1998 Oxwich Castle, Gower: excavations by Dilwyn Jones, 1974-76, *Post-Medieval Archaeol.* **31**, 121-37
and recording, 997-98, *Archaeol. J.* **157**, 354-74
- 1998 Llawhaden Dyfed: Excavations on a group of small defended enclosures,

- (By G Williams and H Mytum. Edited by K Blockley). BAR **275**
- 1997 *Canterbury Cathedral Nave: Archaeology, History and Architecture*, Dean and Chapter of Canterbury Cathedral and Canterbury Archaeological Trust, The Archaeology of Canterbury New Series Vol 1 (Kevin Blockley with M Sparks & T W T Tatton-Brown)
- 1997 Archaeological research: Canterbury Cathedral nave floor, *Historic Floors* (J Fawcett), 63-8
- 1996 Pershore Abbey, The Recorder 52, *Worcester Archaeol. Soc.* **11**.
- 1995 *Excavations on the Marlowe Car Park and surrounding areas* (3 vols) (with P Blockley, M Blockley, S S Frere & S Stow)
- 1995 A Brief Survey on the Calf of Man, *Post-Medieval Archaeol.* **28**, 115-18.
- 1994 Canterbury Cathedral, *Archéologia* **302**, 54-61
- 1994 Canterbury Cathedral, *Canterbury Cathedral Chronicle* **88**, 28-33
- 1994 Excavations at Abergavenny, Orchard Site, 1972-3, *Archaeol. J.* **150**, 169-
- 1994 Excavations at Langstone Castle, 1964, *Archaeology in Wales* **34**, 17-25
- 1993 Canterbury Cathedral, *Current Archaeology* **136**, 124-30
- 1991 The Romano-British Period, *The Archaeology of Clwyd*, 117-28
- 1990 Excavations in the vicinity of Forden Gaer Roman Fort, Powys, 1987, *Montgomeryshire Collections, J. of the Powysland Club* **78**, 17-46
- 1989 *Pentre Farm, Flint 1976-81, An official building in the Roman lead mining district*, BAR **207**. (T J O'Leary with K Blockley and C Musson)
- 1989 *Prestatyn 1984-5, An Iron Age Farmstead and Romano-British Industrial Settlement in North Wales*, BAR **210**
- 1989 Excavations on the Romano-British Settlement at Ffrith, Clwyd, 1967-9, *J. Flintshire Hist. Soc.* **3**, 135-65
- 1989 Excavations at Bigberry, near Canterbury 1981, *Archaeologia Cantiana* **CVII**, 239-52. (with P Blockley)
- 1987 Excavations at Capel Llewelyn, Welshpool, Powys, 1976, *Archaeology in Wales* **27**, 24-6
- 1985 *Marshfield Ironmonger's Piece Excavations 1982-3*, BAR **141**
- 1978 Pottery Production at Woolwich Ferry, *London Archaeol.* **3**, no. 6, 153-8
- 1977 A 17th Century Kiln Site at Woolwich Ferry, *Post-Medieval Archaeol.* **12**, 3-83

Book reviews

- 2012 Review: *St Paul's Cathedral Before Wren*. Book review for *Royal Archaeological Institute.* **169**
- 1999 Review: Cirencester Anglo-Saxon church and medieval abbey, *Archaeological Journal*, **3**, 71
- 1997 Review: A History of Canterbury Cathedral (eds P Collinson, N Ramsay, and M Sparks), Oxford University Press, 1, 1995. *Archaeol. J.* **152**, 477-8

Client reports (grey literature)

- 1994-2021 Over the last 27 years CAP has produced over 750 client reports
 . A list of these is available on request

APPENDIX III:

Stakeholders contacted in 2022

Well-being groups (1)

Credu Cymru

Local Authority (2)

Llanidloes Town Council
Powys County Council

Support organisations (1)

PAVO

Organisations/Groups that have used the Hanging Gardens (23)

Puppet Soup
Panic Puppets
Llani Choir
Zu Aerial Dance
Folk musician's group
Board Games for Wellbeing
Woman's Circle
French Talking Group
Film Club
Food For All meditation group
Clwb Siarad
Book clubs x2
Monthly Repair Event
Hay meadows group
Thursday Group (youngsters with disability)
Gardening Club
Kids art club
Glenn Morris stone carver
Celf Able
Community meals
PAVO
Llani Zero Carbon
Platinum Jubilee Committee

Local people at March 2022 event (120)

(Not listed individually)

Local businesses (43)

Andys Bread
Bees Bakes
Kontext Coffee
Holly Baker (cakes)
A Davies (milk)
Aztec Print
Chloe Lemoult-Wasserman (cook)
Ann levy (cook)
Laura Lorvala (artist)
M J Warr (cleaner)
J L Ames (cakes)
S R Mack (cakes)
Natural Foods
Great Oak Foods
V S Lee (staff training)
PC-Q (technology)
Unique Applications (technology)
Powys Safety Solutions
Vine Pest Control
V A Lewis (builder)
Paul Lancaster (builder)
BMJ Plumbing
EOM Electrical
Ty-Mawr Lime
Huws Gray (builder's merchants)
Constructive Clothing
Old Chapel Farm
T Sweeney (mosaic workshops)
Sammy Pilpel (cafe staff)
Rose Shuckburgh (artist)
Red Flame Electrical
Banhadlog Services (builders)
Scott Bennett (lectures)
Danny Hodgson (scyther)
R H Design (web site)
Sali Anne Preston (translation)
M Wetti (food demonstration)
M Coates (machine hire)
Boys and Boden (builder's merchants)
Merlin Blockley (tutor)
Peter Geary (accounts)
Victoria Evans (bookkeeping)
Manthrig Scaffolding

APPENDIX IV: Summary of building renovation estimates

A. Summary of costs

<u>Area</u>	<u>materials</u>	<u>labour</u>	<u>fees</u>	<u>Total</u>
Hall, ground floor	£35k	£37k	£8k	£80k
Hall, 1 st floor	£230k	£180k	£40k	£450k
Chapel	£190k	£130k	£40k	£350k
School room and vestry	£190k	£140k	£40k	£360k
Garages	£30k	£25k	£2k	£60k
Community Garden	£30k	£19k	£1k	£50k

B. Detailed costings

Hall, Ground floor (includes basement)

Boiler	£5k
Electrical system	£5k
Fire alarm system	£4k
Skip hire	£2k
Floor	£7k
Misc materials	£12k
Labour	£37k
Planning and Building Regs fees	£2k
Architects fees	£4k
Project Management	£2k
TOTAL	£80k

Hall, 1st floor

Heating system	£5k
Electrical system	£9k
Fire alarm system	£4k
Skip hire	£5k
Floor repairs	£1k
Scaffold hire	£8k
Windows and secondary glazing	£16k
Solar pv panels	£30k
Roof slates	£10
Misc materials	£142k
Labour	£180k

Planning and Building Regs fees	£10k
Architects fees	£20k
Project Management	£10k
TOTAL	£450k

Chapel

Heating system	£12k
Electrical system	£10k
Fire alarm system	£5k
Skip hire	£5k
Floor screed	£5k
Floor	£10k
Scaffold hire	£8k
Window repairs and secondary glazing	£16k
Misc materials	£119k
Labour	£130k
Planning and Building Regs fees	£6k
Architects fees	£18k
Structural engineer	£2k
Project Management	£9k
TOTAL	£350k

School room and vestry

Heating system	£15k
Electrical system	£15k
Fire alarm system	£6k
Skip hire	£5k
Floor screed	£4k
Floor	£8k
Scaffold hire	£6k
Window repairs and secondary glazing	£5k
Skylights	£5k
Misc materials	£121k
Labour	£140k
Planning and Building Regs fees	£6k
Architects fees	£18k
Structural engineer	£4k
Project Management	£9k
TOTAL	£360k

Garages

Electrical system	£5k
Roof materials	£8
Skip hire	£3k
Floor repairs	£4k
Doors	5k
Misc materials	£5k
Labour	£25k
Project Management	£2k
TOTAL	£60k

Community Garden

Glass house and hydroponics	£20k
Landscaping	£6k
Misc materials	£4k
Labour	£19k
Project Management	£1k
TOTAL	£50k

APPENDIX V

Wilderness Trust: Bethel Street Project

RIBA Work Stage	Duties, roles, responsibilities Key:- L - Lead responsibility C - Contributing responsibility	Wilderness Trust	Project Manager:	Architect:	Structural and Civil Consultant:	Building Services: Heating	Building Services: Electrical	Quantity Surveyor:	Main Contractor:	Notes
General Duties	Brief Information	L	C	C				C		
General Duties	Instruction of changes to the Brief	C	L	C				C		
General Duties	Site Ownership & Boundaries	L	C	C						
General Duties	Contract Administration		L	C				C		
General Duties	Architectural design and specification			L	C	C	C			
General Duties	Sub-structure design and specification			C	L					
General Duties	Super-structure design and specification			C	L					
General Duties	Electrical services design, specification and cost plan			C		L				Electrical contractor to provide budgets for inclusion in cost plans
General Duties	Mechanical services design, specification and cost plan			C		L				Heating engineer to provide budgets for inclusion in cost plans
General Duties	Below ground drainage			C	L	C				To new or existing buildings and roads or parking areas
General Duties	Drainage outwith structure			C	L	C				Including penetrations of drainage through walls, floors, and roof elements
General Duties	Above ground drainage			C	C	L				To new or existing buildings above ground
General Duties	Drainage within basement drainage			C	C	L				Including all connections to drainage outwith floors, walls, or roof elements
General Duties	Design coordination & Design Team Co-ordination		C	L	C	C	C	C		
General Duties	Roof and/or surface water design			L	C	C				Architect to lead this; Services Eng. to advise on flow rates/ down pipes etc
General Duties	Statutory Authority liaison, Planning/Conservation/LBC	C	C	L	C	C	C			
General Duties	Preparation of Planning Statement and related documents			L	C	C	C			This task to be undertaken by the architect – no specialist planning consultant
General Duties	Preparation of Design and Access Statement and related documents			L	C	C	C			
General Duties	Statutory Authority liaison, Planning		C	L	C	C	C		C	General compliance
General Duties	Statutory Authority liaison, Building Control		C	L		C			C	Fire / escape compliance
General Duties	Public consultations	L	C	C		C	C			With Neighbours

APPENDIX V

Wilderness Trust: Bethel Street Project

RIBA Work Stage	Duties, roles, responsibilities Key:- L - Lead responsibility C - Contributing responsibility	Wilderness Trust	Project Manager:	Architect:	Structural and Civil Consultant:	Building Services: Heating	Building Services: Electrical	Quantity Surveyor:	Main Contractor:	Notes
General Duties	Accessibility design			L	C	C				Architect to design to be DOC M compliant
General Duties	Public utilities liaison and consents		L	C	C					Below ground drainage connections to public sewers and rainwater attenuation
General Duties	CDM risk assessment of design	C	C	C	C	C	C		C	Principal Designer has key role with input from the project team as requested
General Duties	CDM risk assessment construction	C	C	C	C	C			C	
General Duties	Preparation of the health and safety file		C	C	C	C			C	
General Duties	Preparation of the operation and maintenance manuals			C	C	C	C		L	
General Duties	Risk management: regular review and management of risk register		L	C	C	C	C	C	C	
General Duties	Cost plan administration and management	C	C	C	C	C	C	L	C	
General Duties	Procurement strategy	C	L	C	C	C		C		
General Duties	Heating system commissioning and handover strategy	C				L			C	Heating contractor to establish strategy
General Duties	Topographical survey of site and buildings	C	L	C	C					Architect to specify level of topo detail required and issue enquiry for quotes. Client remains responsible for the accuracy of the topographical survey – as normal.
General Duties	Condition survey of existing structure		C	L	C	C	C			
General Duties	Fire strategy reports (as appropriate / if needed)?			L	C	C				Design to be Part B compliant; any temp measures for escape during phased works will be implemented in co-ordination with the Trust and the fire officer
General Duties	Production of contract documentation and preliminaries		C	C	C	C	C	L	C	
General Duties	Cost reporting		C			C		L		Heating engineer to provide for inclusion in cost plans
General Duties	Inspection of works, handover, and Practical Completion Certificate	C	C	L	C	C	C			
General Duties	Provision of samples as required	C		C		C			L	

APPENDIX V

Wilderness Trust: Bethel Street Project

RIBA Work Stage	Duties, roles, responsibilities Key:- L - Lead responsibility C - Contributing responsibility	Wilderness Trust	Project Manager:	Architect:	Structural and Civil Consultant:	Building Services: Heating	Building Services: Electrical	Quantity Surveyor:	Main Contractor:	Notes
General Duties	Off-site inspections of materials, as agreed		C	L		C		C		Architect establishes compliance with quality; QS prepares vesting certificates + values
General Duties	Preparation, collating, and submission of information/reports to client		L	C	C	C	C	C	C	Including Reports to Funders and Architect
General Duties	Administration of change control process		C	L	C	C		C		
General Duties	Master programme	C	L	C	C	C	C	C	C	
1	Consultant appointments	L	C							
1	Assessment of initial client brief and budget	C	C	L	C	C	C	L		
1	Reconciliation of brief assessment and concept proposals		C	L	C	C	C	C		
1	Initial landscape/site assessment			L						
1	Appointment of topographical survey	C	L	C						
1	Prepare and develop preliminary cost plan		C	C	C	C	C	L		
2	Attend project and Design Team meetings	C	L	C	C	C	C	C		
2	Initial consultation with PCC Planning		L	C						
2	Develop outline design	C		L	C	C	C			
2	Develop initial heating and electrical services and energy strategies			L		L		C		
2	Develop fire engineering / escape / ventilation strategies			L	C	C				Seek advice of Fire Officer
2	Develop accessibility design for compliance with Doc M			L						
2	Develop landscape and tree protection strategies			L						
2	Develop initial structural engineering strategies			L	L	C				
2	Develop initial acoustic strategies			L		C				
2	Assess risk and contingency matters		L	L	C	C	C	C		
2	Initial consultations with Building Control and Highways			L	C	C	C	C		
2	Prepare initial client fit-out schedules	L	C	L			C	C		Where included in the main contract
2	Update preliminary cost plan			L	C	C	C	L		
2	Budget / brief assessment and value engineering	C	L	L	C	C	C	L		
2	Preparation of elemental cost plan		C	L	C	C	C	L		
2	Presentation of Stage C Design Report	C	C	L	C	C	C	C		
2	Client approval to cost plan	L						C		
2	Complete outline design	C		L	C	C	C			
2	Prepare Design Team detailed Stage D programme		L	C	C	C	C			
2	Client instruction to commence Stage D	L								
3	Prepare pre-planning application and attend meeting	C	C	L						

APPENDIX V

Wilderness Trust: Bethel Street Project

RIBA Work Stage	Duties, roles, responsibilities Key:- L - Lead responsibility C - Contributing responsibility	Wilderness Trust	Project Manager:	Architect:	Structural and Civil Consultant:	Building Services: Heating	Building Services: Electrical	Quantity Surveyor:	Main Contractor:	Notes
3	Develop Stage D design for planning submissions	C	C	L	C	C	C			
3	Prep. Design/ Access Statement for planning (as required by planning authority)			L	C	C				
3	Prepare Planning Statement (as required by planning authority).			L						
3	Submit planning application/ LBC applications	C	C	L	C	C	C			
3	Detailed development of design - all elements			L	C	C	C	C		
3	Develop room data documents with client	L	C	C		C				
3	Prepare interior design proposals and present to client			L		C		C		
3	Update elemental cost plan			C	C	C	C	L		
3	Prepare and present Stage D report to client	C	C	L	C	C	C			
4	Building design coordination			L	C	C	C			
4	Services design coordination			C	C	L	C			
4	Establish all named domestic sub-contract elements		L	C	C	C		L	C	
4	Establish all contractor designed portions		L	C	C	C		L	C	
4	Establish all sub-contract packages		L	C	C	C		L	C	
4	Establish all measured elements for tender by main Contractor		L	C	C	C		L	C	
4	Finalise all fire engineering strategies and materials			L	C	C	C	C		
4	Conclude all necessary Building Control consultations			L	C	C	C			
4	Ensure all Planning Consent conditions are integrated, where appropriate			L	C	C	C			
4	Finalise acoustic strategy and integrate into production information			C		C				
4	Prepare all site/contractor restraints/conditions/access drawings/documents	C	C	L	C	C	C	C	C	
4	Finalise and agree construction duration and programme	C	L	C	C	C		C	C	
4	Prepare Bill of Quantities			C	C	C	C	L		
4	Check tenders and advise as necessary			C	C	C	C	L		
4	Prepare tender report		C	C				L		Principal Designer contributes to tender report with comment on suitability of principal contractor from a health & safety perspective.
4	Main Contractor appointed	L	C	C	C	C		L		
Specific Duties	Services equipment schedule			C		L				
Specific Duties	Sanitary ware schedule			L		C				
Specific Duties	Ironmongery schedule			L						

APPENDIX V

Wilderness Trust: Bethel Street Project

RIBA Work Stage	Duties, roles, responsibilities Key:- L - Lead responsibility C - Contributing responsibility	Wilderness Trust	Project Manager:	Architect:	Structural and Civil Consultant:	Building Services: Heating	Building Services: Electrical	Quantity Surveyor:	Main Contractor:	Notes
Specific Duties	Door and window schedule			L						
Specific Duties	Drainage schedule, below ground			C	L	C				To buildings below ground – foul and surface
Specific Duties	Drainage schedule, below ground			C	L	C				Outwith the subterranean built element – foul and surface
Specific Duties	Drainage schedule, above ground			C	C	L				To building above ground – foul and surface
Specific Duties	Drainage schedule, above ground			C	C	L				Within floors, walls, roofs of subterranean built elements – foul and surface
Specific Duties	Finishes schedule	C		L						
Specific Duties	Signage schedule, specification & positions	C		L						
Specific Duties	Maintenance Manuals								L	Where included in the main contract
Specific Duties	Landscape specification			L						
Specific Duties	Heating schedule			C	C	L			C	
Specific Duties	Preparation of cost plan and reports							L		
Specific Duties	Part L compliance			C		L				Services contractor to do SBEM / BRUKL/ Part L calculations for Building Control
Specific Duties	DDA compliance			L						
Specific Duties	Fire separation and structural fire proofing design			L	C					
Specific Duties	Primary plant design and support			C	C	L				
Specific Duties	Kitchen design and installation	C	C	C		C	L			
Specific Duties	Heating running costs					L				Additional service if client requires
Specific Duties	Compliance with Sustainability Requirements			C	C	L				
Specific Duties	Acoustic design			C		C				
Specific Duties	Specifying structural repairs			C	L					
Specific Duties	Building works coordination drawings			L	L	L				
Specific Duties	Rainwater Systems			L		C				
Specific Duties	Fire engineering system			L		C				
5	Attendance at site meetings	C	L	L	C	C	C	C	C	
5	Monthly valuations		C	C	C	C		L		Monthly inspection reports needed from design team
5	Payment Certificates			L				C		

APPENDIX V

Wilderness Trust: Bethel Street Project

RIBA Work Stage	Duties, roles, responsibilities Key:- L - Lead responsibility C - Contributing responsibility	Wilderness Trust	Project Manager:	Architect:	Structural and Civil Consultant:	Building Services: Heating	Building Services: Electrical	Quantity Surveyor:	Main Contractor:	Notes
5	Snagging inspections & administration of the clearing of snags			L						
5	Defects Monitoring & Clearance		C	L	C	C	C			
5	Final Account Statement		C	C				L		
5	Assessment of appropriate renewable energy sources					L				
5	Timely responses to all contractor requirements.		C	L	C	C		C		

APPENDIX VI: Cafe Income/Expenditure 2022

Expenditure	2022															TOTAL
	jan	feb	march	april	may	jun	jul	aug	sept	oct	nov	dec				
Café staff	0	896	896	1792	1792	1792	3742	4990	5374	5374	5374	5374	5374	5374	37396	
supplies	0	270	270	450	450	450	450	450	450	450	450	450	450	450	4590	
contractors	0	300	300	500	500	500	500	600	600	600	600	600	600	600	5600	
material	0	100	100	150	150	150	200	200	200	200	200	200	200	200	1850	
overhead		300	300	400	400	400	400	400	400	400	400	400	400	400	4200	
TOTAL	0	1866	1866	3292	3292	3292	5292	6640	7024	7024	7024	7024	7024	7024	53636	

Income	2022															TOTAL
	price	number/day	per day	jan	feb	march	april	may	jun	jul	aug	sept	oct	nov	dec	
cofee	2.3	40	92	0	1196	1196	1993	2193	2193	2412	2412	2412	2412	2412	2412	69,219
tea	1.7	10	17	0	221	221	368	405	405	446	446	446	446	446	446	
other beverage	2	10	20	0	260	260	433	477	477	524	524	524	524	524	524	
cake	3	20	60	0	780	780	1300	1430	1430	1573	1573	1573	1573	1573	1573	
other food (soup, snack)	5	17	85	0	1105	1105	1842	2026	2026	2228	2228	2228	2228	2228	2228	
TOTAL				0	3562	3562	5937	6530	6530	7183	7183	7183	7183	7183	7183	

Net Income	0	1696	1696	2645	3238	3238	1891	543	159	159	159	159	159	159
Cash position	0	1696	3392	6037	9275	12513	14405	14948	15107	15267	15426	15586	15586	15586

PROFIT 15,583