

The Old Stables Machynlleth Case Study

Introduction

The Old Stables/Hen Stablau is a listed building that forms part of the Machynlleth Plas complex. The building was part of the Londonderry estate, until it was given to the people of Machynlleth in 1948 as part of the Plas. It was originally the stables and coach house and was lived in for some time by the last hunt master and his family but has been derelict for about 13 years.

Challenge

The owners are Machynlleth Town Council, who wished to find a way to protect and refurbish the building on behalf of the community. However, they were uncertain what this might entail, including the costs and benefits. Previous initiatives in the Plas itself were unsuccessful and costly, and the Town Council was somewhat risk averse as a result. Part of the challenge was to identify a sustainable income solution.

Solution

In order to clarify their thoughts and to develop a strategy, the Town Council agreed to commission a study to assess the feasibility of redeveloping the building and managing it for the benefit of the people of Machynlleth. They saw a feasibility study as a first step towards seeking funds to redevelop this historic building. They were keen to understand what the options were, and what would be the costs and benefits of the preferred option.

Benefit

The feasibility study has provided clarity and set a direction for developing the preferred option into a firm proposal. It has given the Town Council a degree of confidence in supporting the next stage of the development programme. The feasibility, together with the other studies and reports undertaken as part of the project, will be necessary in order to take the proposals forward.

Engagement with the community has provided evidence that the preferred option is supported, provided that it delivers tangible community benefits in terms of increased footfall in local businesses, a degree of community use, some employment to local people, and potentially funds from profits to carry enhancement projects in the town.

The key output is a suite of robust reports. The current lockdown resulting from Covid-19 has unfortunately limited the scope for engaging with a wider participant base, although an unquantifiable number of local people are aware of the project through the Town Council's Facebook page, and through the fliers distributed just before the lockdown.

However, a network has been established, which will form the core group of people to take the project forward. The stakeholder numbers far exceeded the target, understandably, since a key element of such a study is a dialogue with, and input from, as many interested parties as possible.

Result

The main outcome is that the Town Council now has a clear way forward, and that it can count on broad community support in moving project to the next stage. A further outcome is that some local businesses benefitted from the opportunity to contribute to the study. The ultimate outcome will be a historic building saved, developed, and functioning to the benefit of the people of Machynlleth.

Project Outputs/Outcomes

Output (Case Level Indicator)	Achieved
No. of feasibility studies	1
No. of networks established	1
No. of jobs safeguarded	0
No. of pilot activities undertaken / supported	0
No. of community hubs created	0
No. of stakeholders engaged	35
No. of participants supported (awareness raising events only)	31

Outcomes	Achieved
No. of jobs created	0
No. of communities benefitting	1
No. of businesses benefitting	1

Project Contact Details

For more information please contact:

Charlie Falzon chuckenviro@gmail.com

Simon Morpeth simonmorpeth@hotmail.com

Partners/Match Funders Logos



Project Details

Key Data	Project Specifics
Delivered by:	Charlie Falzon Associates
Start Date:	1st November 2019
End Date:	1st May 2020
LEADER Theme:	2

Financial Details

Description	Amount	%
Total Expenditure:	£21,066.34	100.00%
RDP Funding:	£15,066.34	71.52%
Match funding:	£6,000.00	28.48%

Case study completed on: 17/06/2020