

BUSINESS PLAN

FOR

TREFFGARNE VILLAGE HALL

August 2007

Prepared by PBI from information provided by the client

Table of Contents

TREFFGARNE.....	3
HISTORY OF TREFFGARNE CHURCH HALL.....	3
RECENT DEVELOPMENTS.....	5
FUTURE DEVELOPMENT OF THE HALL.....	6
FINANCIALS.....	8
APPENDIX 1 – Survey Report April 2007.....	9

TREFFGARNE

Treffgarne is located approximately five miles to the north of the county town of Haverfordwest in Pembrokeshire. The main body of the village is located on an unclassified road approximately three quarters of a mile from the Haverfordwest to Fishguard A40 trunk road.

The Treffgarne Parish however, is more scattered and covers an area on either side of the A40 and to a point approximately two miles from the main A40 where it meets the boundary with the parish of Camrose. There is a population of approximately 250.

There are a number of farms in the parish and there is a church but the small sub post office closed five years ago. The post office had been an important meeting point in the village and has been sadly missed since its closure.

The population is made up of many young children through to older retired people.

Due to its location it acts as a dormitory to the main conurbations of Haverfordwest and Milford Haven. The nearest public houses are over two miles away and the nearest shops four miles.

Treffgarne Rocks and Treffgarne Gorge are well known landmarks in the county. The A40 runs through the gorge and, because it is such a narrow point the main Fishguard to London railway and the Western Cleddau river all run within a few yards of each other.

There are a number of public footpaths in the parish and these are used by locals and many visitors to the parish. Many of the visiting walkers park immediately to the front of the hall as it is the nearest point to the local landmark known as Lion Rock.

Until the 1970s the village was a very small hamlet with half a dozen houses but since that time the hamlet has developed into a village of over sixty houses and farms.

The route from the main A40 is a very steep hill, difficult for younger people but impossible for pensioners. The bus service which runs on the A40 is, therefore, almost useless for the older generation.

A new village hall will be a tremendous asset for the villagers.

HISTORY OF TREFFGARNE CHURCH HALL

The current hall has been a church hall since 1932. It is constructed of corrugated iron and internally is timber lined. It is approximately 50ft by 14ft. A lean to, 14ft by 12ft used to stand to one end of the building. This was demolished because of its poor condition but the concrete base is still visible. The building has an electricity supply but no water supply and hence no kitchen or toilet facilities. It is, however, located very conveniently in the centre of the village.

During its life it has been used as a church hall but many non church activities have been held in the hall. It was the village hall to all intents and purposes.

Coffee mornings were held regularly and youth club was regularly held. The local Young Farmers Club used the hall to practice for various competitions that they entered and also for building sets for the dramas that they would perform and floats for their events.

In the past it was no problem to bring pre prepared food to the hall for various functions and harvest suppers were always held in the hall until approximately six years ago. Water was boiled by kettles for hot drinks and the dirty crockery etc was taken away to peoples private houses to be washed. If anyone needed toilet facilities people living nearby would allow use of their facilities.

A further problem was access to the building. This is by some difficult steps and these proved a problem for the elderly and less able. They were impossible to negotiate by mothers with push chairs or prams.

The last major event that was held in the hall was the "Millennium Party." The party was a huge success and was attended by a large number of people – the hall was full. A temporary toilet was hired but food was prepared in advance and brought to the function.

With the passage of time peoples expectations and requirements have grown. As living standards continued to improve the "make do and mend" situation was becoming less and less acceptable. People wanted modern facilities at hand. The lack of such facilities meant that the hall was being used on far fewer occasions.

More importantly, with changes in legislation with disability access and also peoples litigious attitude, the building, in the current condition, became less functional almost unusable. Combined with this, the Parochial Church Council (PCC) which is made up of the church members was finding it more and more of a problem, financially, to continue maintaining the building. The condition of the structure, in particular the roof, deteriorated and with the result that the building was not used for any functions. It was used for storage of chairs and tables at the dry end of the building but has continued to deteriorate as time passed.

Efforts had been made some years ago to change the situation and approaches made to the Church in Wales. Events were held in the village to raise funds to repair the building. A lot of voluntary work was done and the building was painted and rewired, but at that time, the church authorities would not grant a lease to the villagers.

The plans were abandoned and the committee at that time was left with approximately £700 from the fund raising activities. This has remained in a bank account since that time.

The villagers have, once more, decided to attempt to redevelop the building and bring it to a usable standard. The building has fallen into a very poor state of repair as can be seen from the picture and will require a complete rebuild.



Illustration 1: Treffgarne Church Hall - January 2007

RECENT DEVELOPMENTS

In July 2006 moves were made to recommence action to improve the hall.

A meeting of villagers was called to measure the depth of interest in redoing the hall.

There was a good representation of villagers present and a number of letters had been received from people who were unable to attend.

A resume of the history of the church/ village hall committee was given. The committee had been set up in 1992 with the intention of possibly leasing the hall from the church authorities at a peppercorn rent. The intention being to enable the building to be described as a village hall and thus opening up possibilities of applying for grants for the much needed improvements that the building required. At that time there was doubt as to the ownership of the building but the deeds have been found since that time confirming that it is the property of the Church in Wales.

Everyone was given an opportunity to air their views and all the letters were read out. Different ideas came to the notice of those present. The result of the meeting was that a new committee should be appointed and the church authorities be approached again to ascertain their position with regard to leasing the hall to the village. The Representative Body of the Church in Wales has agreed to lease the building but the cost has not yet been agreed.

The next meeting was convened on 3rd October 2006 by which time it had been ascertained that the Community Regeneration Unit of Pembrokeshire County Council are prepared to assist with the project. The unit had prepared a questionnaire that was circulated with the notice of the meeting. The questionnaire was set in order to ascertain the feelings in the locality.

The strong feeling by this time was that the hall should be definitely be retained and repaired whether as a church hall or a village hall. A Constitution was prepared and this is titled "Constitution for the Treffgarne Village Hall Association.

The committee carried out a more detailed survey during March and April 2007. The response was very encouraging as 54 responses were received from a circulation of 70 forms. This represented a return of 77%. The report – prepared by Robin Jones is shown starting from page 10 of this plan. Robin has also developed a web site – address www.treffgarne.org.uk

A summary of the report is

- The age analysis shows a bias toward the older age group with an even distribution between male and female.
- The villagers were in favour of a new hall at a proportion of almost 4:1
- The lack of a social meeting point came out very clearly.
- It is difficult to gauge the participation level by locals but there was a strong feeling of "build it and people will use it."

FUTURE DEVELOPMENT OF THE HALL

The “Village Hall” could be a “Village Social Centre” and a “Community Hub”

It would become a multi-purpose community resource which is accessible to the wider community including the villages of Wolfscastle, Camrose and Hayscastle.

A varied programme of adult learning could be developed for both pleasure and personal development.

A wide range of possible uses have been suggested from the purely social :

- Barbecues
- Parties
- Coffee mornings
- Bingo

to the more educational and social service functions :

- Visiting Services – County Library, Post Office
- FE courses – a programme of adult learning for both pleasure and personal development
- Arts and Crafts
- WI
- Discussion groups
- Nursery/Pre school playgroup
- Young Farmers Club
- IT facilities
- Lend and borrow library

Also, in a more health and fitness conscious society sports and activities

- Visiting Chiropodist service
- Line Dancing
- Indoor sports, Table tennis, pool, badminton, short mat bowls.

As a hub for the locality, with suitable numbers of volunteers, the building could be open two or three mornings of the week or even more. Tea and coffee could be provided for a small charge and this could encourage people attend and thus to meet other villagers and develop a community feeling, a facility which is currently lacking.

Particular beneficiaries will be young people, the older population and people with a mobility problem - ie those who find it especially difficult to get to larger centres by public transport.

In order to attain this vision for the future of the hall it will need to be completely rebuilt. The current size is considered sufficient with the height being increased to accommodate sport such as badminton. This would be subject to planning permission being obtained.

The cost of the rebuild will now be quantified and the services of the Social Enterprise Coalition Pembrokeshire will be used to seek possible grant sources and to assist in applying for these grants.

A starting point will be an application to The Big Lotterys "Awards for All". The minimum is £500 and the maximum is £5000. This application will be made for the purpose of drawing up plans for the new hall and costing the project. Grants will then be sought for building the new hall and furnishing it suitably.



Illustration 2: Treffgarne Rocks Circa 1906

FINANCIALS

Financially, when the new hall is built the running costs will be minimal. If constructed with the modern, low maintenance materials now available, then there will be no maintenance costs in the early years. The annual costs will be the cost of heat and light – which is electricity as mains gas is not available in the village plus the cost of insurance. Cleaning will be done by a list of volunteers at no cost to the management committee.

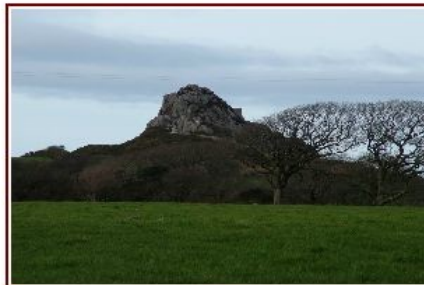
A hiring charge of £10 per hour and with only two hours per week would produce £1000. With regular bookings for clubs etc for two evenings per week

then discount could be offered. An income of £1,500 to £2,000 per annum can be anticipated.

APPENDIX 1 – Survey Report April 2007

Treffgarne Village Survey Report – May 2007

Report on Treffgarne Village Survey Conducted March to April 2007



Report Date: May 2007
Version: Draft 1

Page 1 of 10

Table of Contents

1. Introduction.....	3
2. Validity of Responses.....	3
3. Age and Gender Distribution.....	3
4. Quality of Life.....	4
5. Knowledge of Events / People.....	6
6. Participation.....	7
7. Other Services.....	7
8. Summary.....	9
9. Appendix A – the Survey.....	10

Report Date: May 2007

Version: Draft 1

Page 2 of 10

1. Introduction

As part of the work to establish the need and support for the redevelopment of the Treffgarne Church Hall to a Village Meeting Place, it was suggested that a more detailed analysis was conducted into the views of the local residents.

This entailed visiting every household in the village and community of Treffgarne with an open ended questionnaire (Appendix A). The surveyors asked the residents various questions attempting to obtain real views about whether or not to proceed with redeveloping the hall and identifying potential uses of such a venue.

This report is a summary of the responses received.

2. Validity of Responses

A total of 70 survey forms were prepared and distributed to members of the committee to visit each household in the village. Of the 70 forms, 54 responses were obtained, representing a return of 77%.

The surveyors tried not to 'lead' the interviewees but there was something of an inevitability about it when presenting the survey 'cold'. However, the variety of responses suggests that there was not a significant bias in this respect.

3. Age and Gender Distribution

The age groups analysed were:

5 to 10

11 to 18

19 to 59

60 and over

Figure 1 shows the age and sex distribution for the population of Treffgarne. It clearly shows a heavy bias towards the older end of the age range, with roughly equal females and males in each age group.

It is expected that further analysis would show that closer inspection of the 18 to 59 age group would show a skew to the higher end of that group as well.

This indicates that the population of Treffgarne is an ageing population, probably related to the high cost of housing in the area, which puts it out of the

Report Date: May 2007

Version: Draft 1

Page 3 of 10

reach of young families with children. This is in direct contrast to the situation 20 years ago, when the village had a high population of young families with higher numbers of children in the 5 to 18 age range.

It is difficult to see how this situation will change greatly in the near future and it is likely that any hall provision would be better suited to the ageing population rather than a younger element, always appreciating the requirement to support and encourage the development of youth activities and services.

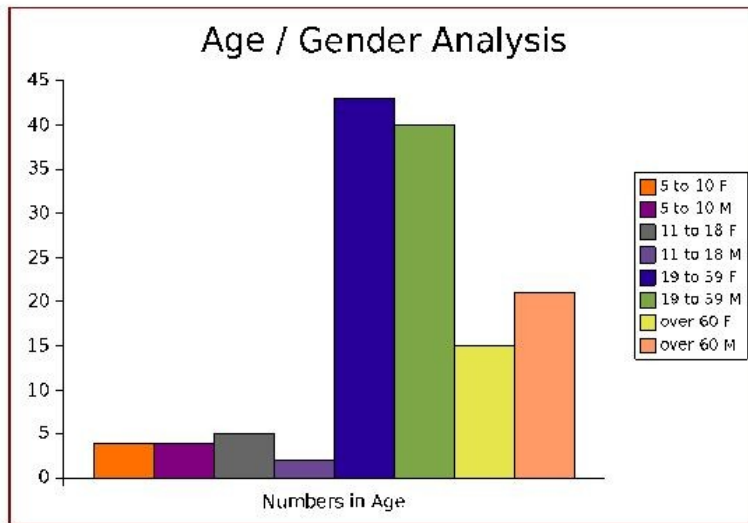


Figure 1

4. Quality of Life

This and the following categories were much more difficult to analyse because of the subjective nature of the questions.

This question was based on whether having a hall would improve the person(s) quality of life in the village. Any positive response, even one based on improving the quality of other villagers' lives, was regarded as YES and any negative response as NO.

Figure 2 illustrates the breakdown of responses into positive and negative.

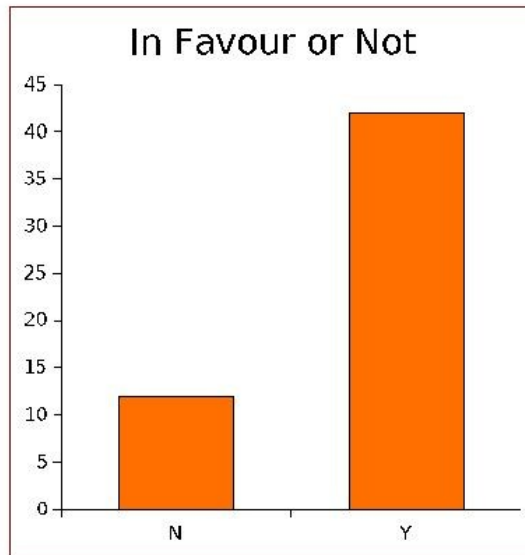


Figure 2

The majority of respondents were in favour of the concept of a village centre (42:12) and even some of those who were marked negative felt that the idea was good but that they would not personally use it.

The following is a representative (3.5:1) selection of the positive and negative comments received.

Positive	Negative
Can only enhance the quality of life	Wouldn't make any difference
Would improve life, nice to meet people	Not a lot because of jobs, location etc (out of village centre)
Good idea – meeting place and focal point	Would like to see an improvement in the existing hall but would not use it

Report Date: May 2007

Version: Draft 1

Page 5 of 10

Promote more of a community feel	
Enable to get to know one another and socialise	
Become more involved in social activities, both from health and social side	
Perhaps could walk to classes / functions instead of having to drive everywhere	
Has to be an advantage, socially, promoting community spirit and well-being	
Would provide the opportunity for the community to become closer and more aware of each other, in particular the more vulnerable.	
Widen social dimension / increase social interaction. Provide a venue for the local delivery of services and functions.	
We did have a meeting place in the form of the Church Hall. Some enjoyable gatherings were held. We also had a Post Office which provided a wonderful place for meeting and exchanging news.	

5. Knowledge of Events / People

There was a general concern that it was difficult to get to know other people in the village, with the only opportunity being through events organised primarily by the Church. The only other way for people to meet was by chance meetings while out walking or cycling or while gardening, washing the car etc.

Most people felt that the Notice Board was a useful feature (although few people are aware of how it came about) and other news seemed to get around by leaflet drops, mainly by the Church, or by word of mouth.

A general comment was that people seem to keep themselves to themselves, which is in contrast to the situation 15 to 20 years ago when it appears that there was a vibrant social life in the village, not related solely to the Hall but

also to the Post Office which was used as a meeting place during the day.

“There used to be many functions going on in the village, some based around the Church Hall but these seem to have dropped off over the last few years, possibly because of the loss of a focal point in the Post Office. A better name for the hall might be the Village Centre, forming a focal point for activities once again”

6. Participation

There was generally a lack of participation in local events but the impression was that this was because the opportunity for such participation is limited. There was a feeling that if events were organised then people would take part - “build it and they will come”.

“We have lived in Treffgarne for almost thirty years and did have some functions in the hall. I am sure a new hall would revive the village”

7. Other Services

This raised a large range of responses including things not related directly to the provision of a village hall but more to local amenities. A selection is listed:

- Orange bags for recycling, collection of 'green' refuse. This was a common comment.
- Recycling facilities
- Rubbish skip once a year
- Later buses from Haverfordwest and Fishguard
- Wheelie bins instead of black bags
- Street cleaning

More direct social uses suggested for the hall are listed below:

- Summer barbecues
- Christmas parties
- Nursery services
- Library services – expanded
- Gym / keep fit facilities
- FE courses
- Consultative meetings, eg with PCC officials on planning etc
- Visiting services
 - Post Office
 - Library
 - Travelling shop
- OAP meeting point
- Coffee mornings
- Bingo
- WI
- YFC
- Development of services for older residents
- Reading room for daily newspapers
- Lend and borrow library location
- Locally delivered health and well being services, eg GP, dentist, community nurse, chiropodist
- Discussion groups and talks
- Indoor sports, table tennis, pool, badminton
- Children and young persons' meeting area
- Line dancing
- Arts and Crafts

In other words, a wide range of activities and services could be delivered from a redeveloped hall.

8. Summary

- There seems to be general support for the redevelopment of the hall with a wide variety of uses suggested.
- *The population of the village is an ageing one and while there are young children in the locality, there is a desperate need for provision of services, both social and well-being for the less mobile.*
- The residents who had lived longest in the village remembered many events that used to take place in the hall and that those events helped to engender a community spirit in the village.
- There is currently little participation in events in the village, mainly because such events do not exist. The general feeling was that if functions and facilities were available, they would be used.
- The lack of a focal point in the village seems a common theme among residents and most felt that a Village Centre would improve the quality of life in the village.

9. Appendix A – the Survey

Address

Ages of Occupants

	F	M
5 to 10		
11 to 18		
18 to 59		
over 60		

How do you think having a meeting place in the village would improve your quality of life?

How do you currently get to know the other people who live in the village and also get to know what events are planned?

How do you currently participate in the delivery and development of local services?

Which other services would you like to see delivered and developed?

Report Date: May 2007

Version: Draft 1

Page 10 of 10