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Research Evaluation Consulting

Tregaron Old School Feasibility Study: Final Report

Whilen y Porthmyn

July 2017



Cyngor Sir
CEREDIGION
County Council





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Executive Summary

This report presents the findings of a feasibility study into the future of the Tregaron Old School.

This study was initiated by Whilen y Porthmyn with funding from the European LEADER Programme, approved by the Cynnal y Cardi Local Action Group and commissioned by Ceredigion County Council. The study's brief was to engage with the community and canvass its opinion on the future of the Old School buildings (main building and Mills Building).

The research process comprised the following elements:

- A **scoping phase**, which including community consultation (workshop and online survey) to understand the general feeling towards the Old School and a desk-based review of the services and childcare offer in the area.
- The fieldwork comprised a second online survey with a focus on childcare, interviews with childcare specialists, which led to the design of a childcare model which could be used as information for selection of a childcare providers.
- A **cost analysis** of the different options available to the Trust¹ for the future of the Old School.
- A **final community workshop**, at which the study's findings were presented and attendees voted on options presented to them.

Background and Context

The Tregaron Old School was decommissioned as a school in 2014 and used as a community library until 2015. The site is owned by the Educational Trust with Ceredigion County Council acting as Trustee. The articles of the Trust require the buildings to be used for educational activities.

Considering the current state of the buildings they would need to be fully refurbished to be used for educational activities.

The feasibility study aimed to assess the suitability of the Tregaron Old School site for use as a community facility.

Research Findings

To begin the study, a workshop was organised and the community was invited to attend to discuss the future of the Old School site. Some members of the community attended and there was no consensus regarding the use of the Old School.

An online survey was circulated by Whilen y Porthmyn to the population of Tregaron and the wider community area. It showed that half of the respondents wanted the Old School to be restored for use by the community, a fifth wanted the buildings to be sold and demolished, 18% for the school to be redeveloped with a new building. The survey results also suggest that residents feel that there is a lack of services in the town, including childcare, bank, library and activities for children.

¹ The Charitable Trust in charge of the Old School and Mills Building.

The desk-based research highlighted a lack of childcare provision in the Tregaron area compared to the Ceredigion average; there is no full day care provision and only one childminder². A second survey with a focus on childcare was therefore produced and disseminated via social media, schools and community groups. The survey results indicated that the population would support and use a childcare facility at the Old School, if it had appropriate prices and opening hours. A childcare model was designed using available data from the Ceredigion Childcare Assessment.

Other Possible Uses of the Old School

A number of alternative potential uses for the Old School were identified during the research period, such as an outward bound / study centre, a co-working space, and a rehearsal space / music studio. It was also recognised that other old buildings in Tregaron might be able to house these activities.

Options for the Old School

Four headline options were identified for the Old School and associated Mills Building. These can be summarised as follows:

1. Restore the site for community use.
2. Restore the Mills Building and demolish the remainder of the site.
3. Demolish the current buildings and build a new community facility on the site.
4. Sell the site and utilise the income for an alternative project / projects.
5. Do nothing.

Costings for each of the options were produced using refurbishment cost estimates from TC Consult³ and informal site valuations from a prominent local property agent.

These options were presented at a community meeting held in Tregaron on 5th June 2017. An additional suggestion of disposing of the site and building a new facility for childcare on the existing school grounds was presented by the Trust on the day; due to new information regarding the space available on the school campus to build a purpose built nursery. It attracted the most votes at the meeting.

It was agreed by the attendees that the proposal should be taken forward to a joint meeting of the trustees and the School Governing body for further discussion. The management and governance of such provision would need to be considered, along with the issue of whether a social enterprise, franchise or private business model would be the most appropriate means of delivering provision.

Available Funding Options

The main report details the funding streams that are available and could be utilised for the development of the Old School site. They consider the possible redevelopment costs and the delivery of potential new projects at the site.

² Two additional childminders should start in September 2017

³ <http://www.tc-consult.co.uk>

Funding streams identified include Welsh Government's Rural Development Community Fund with a new round of funding currently open at the time of writing, Cynnal y Cardi could potentially support pilot projects, and Big Lottery Rural Programme Community Grants could also come into play.

Recommendations

The following recommendations are based on the findings of the study:

1. Pursue and develop the new-build option in the school grounds.
2. Take legal advice about the make-up of the two trusts and the mechanisms for amalgamating them into one.
3. Consider the use of other available buildings in Tregaron for some of the purposes raised – especially a rural co-working centre with the potential for partnerships.
4. Undertake further research to truly understand the nature and size of the demand for childcare in the area.
5. Investigate the sale of the Old School to a sympathetic buyer – possibly a Housing Association who could repurpose it for residential living, whilst retaining the spirit and character of the building.
6. Encourage the community to take ownership of the next steps and to drive any developments to make the required changes to happen.

1 Introduction

Miller Research were commissioned to conduct a feasibility study on the suitability of the 'Tregaron Old School' site for use as a community facility. The study was delivered with Whilen y Porthmyn⁴ utilising funding from the European Leader Programme, approved by Cynnal y Cardi Local Action Group and commissioned by Ceredigion County Council. The community's involvement was an integral part of the approach to the feasibility study.

1.1 Objectives of the Study

The feasibility study set out to achieve the following objectives:

- Review the current position of the site, existing documents, plans and proposals including the results of community consultations.
- Interview key stakeholders; including Cylch Caron Project, Tregaron Family Centre, Henry Richard School, Mudiad Ysgolion Meithrin, Tregaron Leisure Centre, and Town Council.
- Identify the potential for reusing the facilities on the old school site to benefit the community.
- Assess the feasibility, costs and sustainability of specific schemes; suggest uses which would generate income to cover the costs of running the facilities.
- Prepare a draft implementation/business plan.
- Deliver the draft implementation plan to the community via a public meeting and consult on the options available to determine which option the community would favour.
- Provide a clear recommendation on the likely viability of any proposal.

As per all projects receiving financial support from European Structural Funds, RDP projects must demonstrate compliance with the three Cross-Cutting Themes (CCTs), specifically equal opportunities, sustainable development, and poverty and social exclusion.

1.2 Overview of the Research Approach

In summary, the methodology for the feasibility study has involved scoping (reviewing existing documentation / stakeholder interviews), community consultation (workshop and online survey), a detailed childcare study (in-depth consultations, asset mapping and an online childcare survey), options reviewed and a community event to agree a viable option going forward. The co-production research approach and findings to deliver the feasibility study has been explored in more detail in Section 3.

1.3 Purpose and Structure of this Report

The purpose of this report is to provide a summary of the findings from the feasibility study, to present the options and recommendations for next steps for the Old School site.

⁴ Whilen Y Porthmyn / Drovers Wheel is a community voluntary organisation and company limited by guarantee. It was set up in 2012 to fill the gap left by the withdrawal of the Communities First Programme from Tregaron.

The structure of this report is as follows:

- Section 2 – Background and Context of the Old School site
- Section 3 – Research Approach and Findings
- Section 4 - Other Possible Uses of the Old School
- Section 5 - Options for the Old School
- Section 6 - Available Funding Options
- Section 7 - Conclusions and Recommendations

2 Background and Context

This section of the report sets out the background to the Old School and explores the rationale for the feasibility study. In addition, this section of the report explores the socio-economic context of Tregaron from available data that suggests the need for the development of community service provision.

2.1 Tregaron Old School Context and Feasibility Study Rationale

Tregaron Old School was built in 1897 as a mixed school for the town. It passed into local authority administration in 1935 and was run successfully for almost 80 years. In 1983, a bequest provided money for an additional building (the Mills Building) to be added next to the School, providing a sixth form centre, which was previously absent in the town. The Tregaron Old School and the Mills Building were de-commissioned as a school in 2014.

The site is currently owned by an Educational Trust, with Ceredigion County Council acting as Trustee. The articles of the Trust require the buildings to be used for Educational Purposes. It has recently expressed intent to transfer the ownership to a community organisation as soon as is practical and a public meeting was held in 2015 to discuss the possibilities for the site. At this meeting it was proposed that a single trust be created out of the separate Old School and Mills Building trusts. No action was taken, however, and in 2016, Whilen y Porthmyn, with support from Cynnal y Cardi, commissioned this study to revisit the issue, investigate community perceptions and identify a way forward for the site.

Figure 1 View of the Front of the Tregaron Old School, 2016.



Source: Image taken by Miller Research.

Our understanding in terms of disposals is that the land and buildings within the remit of the trust can be sold, but capital receipts should remain within the trust. However, it was felt acceptable for the site to be split, and receipts from the sale of the main building be spent on restoring the Mills Building for community (educational) purposes.

The educational covenant presents a potential barrier to repurposing the site and it is important to understand what is meant by the term “educational”. According to the Charity Commission, education can include the following:

- Formal and community education / development
- Training and lifelong learning
- Research and adding to knowledge and understanding
- Development of individual capabilities, competences, skills and understanding

The guidance notes⁵ that education has to be considered to be of benefit to the recipients. In this context: *“Increasing useful skills, capabilities and capacities is clearly of benefit if the skill, capability or capacity is useful.”* This relatively broad definition allows a degree of freedom in potential options for the site within the bounds of the Trust.

There is also guidance⁶ on the types of organisation that may be considered educational and these include:

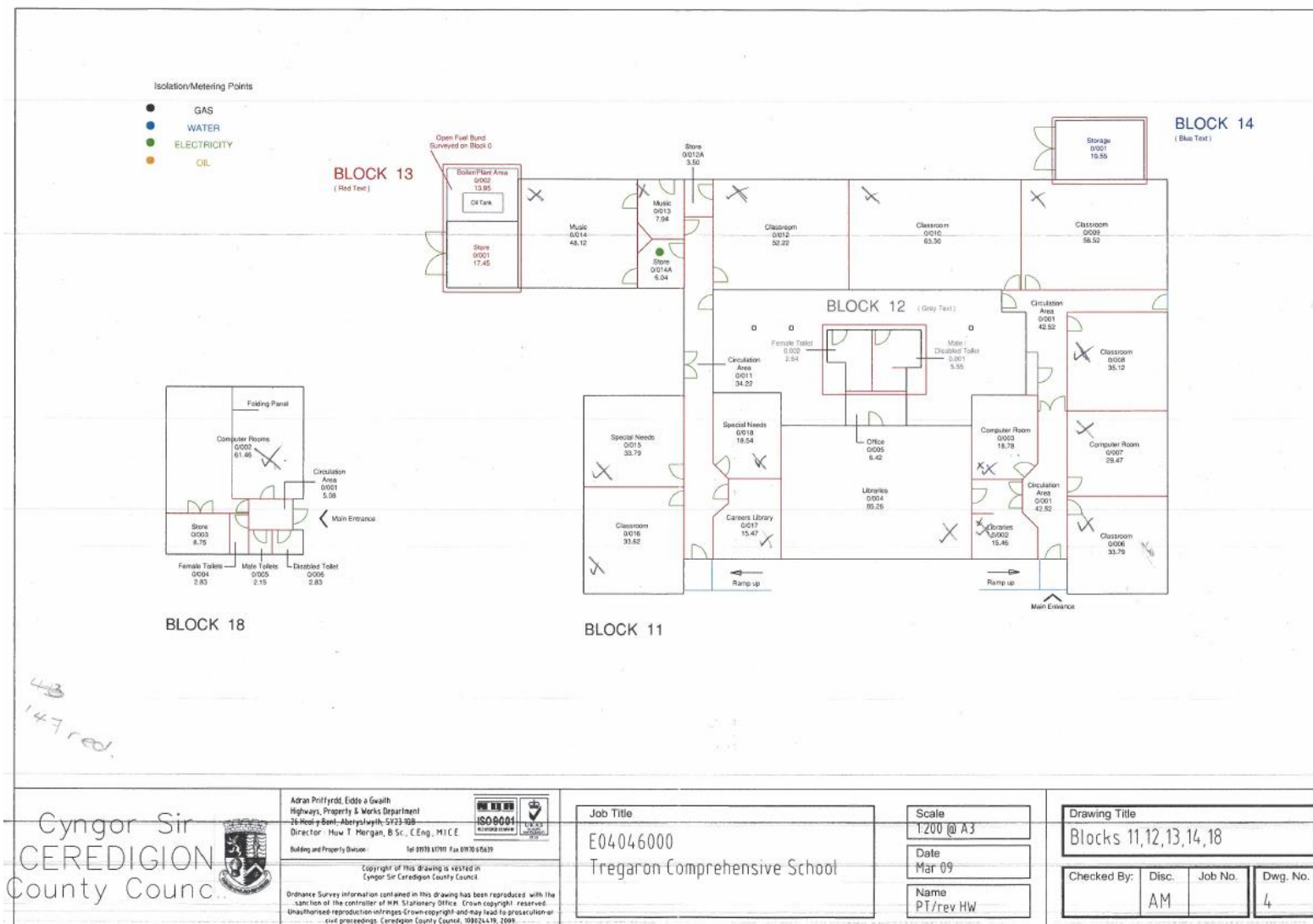
- Schools, colleges, universities and supporters
- Pre-school and out of school / playgroups etc.
- Youth sports facilities, life skills training
- Research foundations and think tanks
- Museums, libraries, galleries
- Information media: radio / tv, conferences, lectures

The floor plan of the Old School site is presented in Figure 2, showing the range of rooms that are available within the building, with some scope for multiple options to be developed to utilise the space effectively.

⁵ <http://www.legislation.gov.uk/ukpga/2011/25/section/3>

⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/358536/the-advancement-of-education-for-the-public-benefit.pdf p23-24

Figure 2 Floor plan of the Old School site



Source: Ceredigion County Council.

As can be seen in Figure 3, the Old School building was also used for a community library until 2015. A mobile library service replaced it, and this remains a well-utilised facility for the town.

The Old School and Mills Building both require extensive internal refurbishment to reach an acceptable standard for use. For example, the flooring has come up in parts of the building so will need to be repaired or replaced and the building will also require toilets that meet the needs of potential users.

Figure 3 Library and Classroom inside the Tregaron Old School, 2016.



Source: Image taken by Miller Research.

The exact internal developments required will be dependent upon the way in which the building is eventually used. For example, certain activities might require different health and safety standards to ensure it is safe for specific audiences (e.g.: children).

This feasibility study aims to assess the suitability of the Tregaron Old School site for use as a community facility. The study is based on community engagement at all stages of delivery; exploring the options for the site, demand from the community and associated costs of refurbishment; to have a clear recommendation on the viability of any proposal. It is intended to support Ceredigion County Council in making a decision on the future of the site.

2.2 Local Context of Tregaron

Tregaron is an historic market town in Ceredigion. It offers a wide range of buildings that are currently designated for public use; examples include the following:

- Memorial Hall (the location of Whilen y Porthmyn office);
- Chapel,
- Leisure Centre,
- School Hall,
- Kite Centre, and
- Sports Pavilion.

For the purpose of this report, Tregaron has been defined by three Output Areas⁷, and by one Lower Super Output Area⁸, as seen in Appendix 1 and 2 respectively.

A total of 1,186 individuals were estimated to live in Tregaron in 2015.⁹ Seventeen per cent of individuals living in Tregaron are aged 0 to 15. It has a higher proportion of individuals aged over 65 (27%) than the average in Wales (20%)¹⁰, and 56 per cent of this age group are women (54% average in Wales)¹¹. This suggests there is a need to provide services and facilities for the older demographic that currently live in Tregaron, albeit there is also potential to attract a younger demographic with families to move into the area.

Interestingly, with a higher unemployment rate and lower qualification levels than average in the county, there is the need to engage individuals through the provision of additional services or activities. For example, approximately 62 per cent of the population of Tregaron was aged 16 to 64, and in 2011 they had an unemployment rate of 3.6 per cent, which was slightly higher than the Ceredigion average of 2.6 per cent.¹² More than one-third (34%) of individuals living in Tregaron had no qualifications in 2011, whilst nearly a third (29%) of individuals had up to Level 2 qualifications (i.e. GCSE A*-G, diplomas and apprenticeships).¹³¹⁴ There is therefore the need to continue to develop adult learning in the area of Tregaron to enhance the skills and qualifications that people already have available to them.

Furthermore, in 2011, six per cent of the Tregaron population were lone parent families with dependent children, which is only slightly higher than in Ceredigion (5%) and lower than the average in Wales (8%).¹⁵

Further analysis shows that in recent years, there has also been a steady decline of businesses and community facilities located in the market town, and this has resulted in the closure of several vital community services. This gap in provision suggests there is a need for further services and activities in the area to offer support to individuals, especially those aged over 65, individuals that are unemployed and those with low levels of educational attainment. Therefore investment and support is needed in the area to support social cohesion and development to Tregaron.

⁷ Three Output Areas: W00002941, W00002942 and W00002944.

⁸ One Lower Super Output Area: W01000550.

⁹ Small area population estimates (SAPE), ONS accessed via StatsWales. Population Estimates by Lower Super Output Area and Age Group, Mid-year 2015. <https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Estimates/Small-Area/populationestimates-by-lowersuperoutputarea-agegroup>

¹⁰ Small area population estimates (SAPE), ONS accessed via StatsWales. Population Estimates by Lower Super Output Area and Age Group, Mid-year 2015. <https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Estimates/Small-Area/populationestimates-by-lowersuperoutputarea-agegroup>

¹¹ Small area population estimates (SAPE), ONS accessed via StatsWales. Female Population Estimates by Lower Super Output Area and Age Group, Mid-year 2015. <https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Estimates/Small-Area/populationestimates-by-lowersuperoutputarea-agegroup>

¹² 2011 Census, Nomis, ONS. Economic activity.

¹³ 2011 Census, Nomis, ONS. Highest level of qualification.

¹⁴ 2011 Census, Nomis, ONS. Highest level of qualification – UK figures: 22.7% no qualifications, 27.2% degree or above, 36% apprenticeship

¹⁵ 2011 Census, Nomis, ONS. Household Composition.

3 Research Approach and Findings

A multi-layered research approach was developed to deliver insight from the community and this included collaboration with Whilen Y Porthmyn at all stages of the research. This section of the report describes the approach taken and the key findings from each research approach.

3.1 Scoping

Stakeholder Interviews

Early stage scoping interviews were conducted with six stakeholders. The aim of the interviews was to gain an understanding of the socio-economic landscape of Tregaron, current availability of services and the ongoing requirement for services in the local area. Interviews were conducted with representatives from:

- Clych Caron Project,
- Mudiad Ysgolion Meithrin,
- Tregaron Family Centre,
- Henry Richard School,
- Tregaron Leisure Centre, and
- Town Council.

Initial insight was gained about what the Old School could be used for in the community, including ideas around childcare facilities / after school clubs, adult clubs / facilities. Subject to the conditions of the educational covenant, wider uses such as flexible / shared workspaces, “surgery” facilities for community support organisations or a centre for social enterprise could also be considered as possibilities. The loss of services in the town was widely discussed, especially the potential loss of the leisure centre; community ownership of which was in negotiation at the time of the interviews.

3.2 Initial community consultation

Community Workshop

A community workshop was run as a drop-in session held on 15th November 2016 in the Talbot Hotel in Tregaron. This was deemed to be a neutral and accessible venue and therefore best met the needs of different stakeholders in the local area. There was a holistic discussion about what the Old School could be used for, what services were needed/missing in Tregaron and the existing assets available in the town. A total of 12 people attended the workshop, following extensive publicity through posters, leaflets and social media.

At this early stage in the project, there was a wide range of ideas for the redeployment of the Old School site. These included: nursery / crèche facility with after school clubs, life-long learning, computer room, activities for disabled individuals, residential space, activities for young people, bike rental/repair shop, integrated children’s centre, etc. There was a wide range of perspectives gained about the requirement for different services and activities in the area.

Stakeholders also discussed the extensive range of current assets and spaces that are available in Tregaron and the level of usage by residents. Further information about the insight from the community workshop can be found in Appendix 3, whilst a summary of community perceptions of local facilities is shown below:

Community Asset	Usage	Further Information
Memorial Hall	Very well used	A well-used space for Christmas Fair, Family centre (during the day), snooker hall (members only – under-utilised space in the upstairs of the memorial hall), cubs, scouts, Tai Chi, WI, British Legion, etc.
School Hall	Low/medium usage	Very limited outside school activities
Chapel	Very well used	Choir practices, Welsh Legion, youth club, history society and yoga.
Library Van	Well used	Unreliable, but popular when it comes
Leisure Centre	Very well used	Well-used, fully booked, specific use of activities with limited spare space for other activities
Rugby Club	Well used	Tends to be used as an overflow hall
Bowls Club	Well used	Very busy in the summer and the specific winter events
Kite Centre	Medium	Open Easter to October, museum and meeting space
Swimming Club	Well used	No space – only open limited days
Sports Pavilion	Low usage	Under-used
Pavilion – Bont	Lowest usage	People travel there for specific events, but not used very much. Only allowed to use as part of the existing licence (i.e. four times a year)

From this, it was identified that there is currently little space where activities can be conducted on a day-to-day basis, with a permanent presence, rather than being of a sessional nature, with all materials and equipment packed away at the end of the event.

Online Survey

Following the workshop, Miller Research worked with the client to develop an online survey to obtain the views of a wider audience. This ran between 2nd December 2016 and 27th January 2017 and received 129 responses (in English and Welsh)¹⁶. The survey was

¹⁶ Caveat: only the first question was answered by all the respondents, most of the others had fewer than 50 responses, therefore the percentages have to be read with caution.

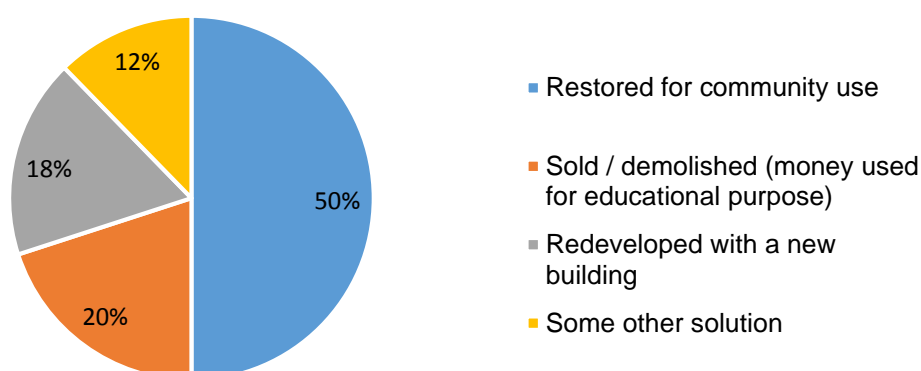
distributed by Whilen y Porthmyn to local stakeholders in Tregaron and to specific organisations to circulate more widely. The survey was also distributed at events, such as the Christmas Fair, which allowed for people to respond to paper questionnaires if required. The survey responses were then compiled with the online responses to create one comprehensive data set, and the findings are explored below.

3.3 Initial Survey Findings

The findings from the online survey showed no clear consensus on the future of the Old School.

Half of the respondents stated that they would like the Old School to be restored for community use. A fifth suggested that the building should be demolished or sold with the proceeds being used by the community for educational purposes, 18 per cent thought that a new building should be constructed on all or part of the site for community use (Figure 4).

Figure 4 What do you think should happen to the Old School?



Source: Miller Research survey 2016-17 base: 130

Among the people who cited other solutions (16), eight stated that the site should be developed for some form of childcare/nursery provision.

Currently, in Tregaron, there are several community activities run by existing groups such as the Ysgol Feithrin (nursery school), Family Centre and Whilen y Porthmyn, which are hosted in locations which are not suited to their requirements or which face relocation in the near future.

Because it is important that any actions relating to the Old School be driven by need, respondents were asked about services which are currently lacking in Tregaron and the surrounding area. In responses, childcare was one area which stood out as an issue, accounting for up to 30 responses¹⁷ (Figure 5). This included references to facilities such as a nursery, crèche and before and after school clubs, as well as a library, cinema and a bank.

¹⁷ Words looked for: childcare, nursery, crèche, pre-school, after school club, Meithrinfa dydd a clwb ysgol, gofal plant

Figure 5 Missing services in Tregaron

Creche Ysgol Club Provision Children Meithrinfa Dydd
 Centre Lampeter Facilities Pre School
 Child Care Gofal Plant Library Cinema
 Nursery Weather Bank Education

Source: Miller Research, survey 2016-2017 Base: 63

Childcare facilities would be supported as a service if they were set up in Tregaron, according to 46 per cent of respondents who claimed they would use a crèche, nursery or some childcare provision.

A total of 43 respondents suggested organisations which could be contacted to explore the use of the Old School following a redevelopment, either by running facilities or hiring part of the building. Examples given are shown in Figure 6.

Figure 6 Which organisation could contribute to running or hiring space in a redeveloped Old School?

Merched y Wawr Gofal Cyngor Education YFC
 Unsure Whilen y Porthmyn Gymuned
 Group Club Scouts Facilities Ceredigion
 Canolfan Family Centre

Source: Miller Research, survey 2016-2017 Base: 43

3.4 Childcare Study

In Depth Consultations

Following a conversation with the development officer from Mudiad Meithrin¹⁸, it arose that there is interest from the organisation to open a nursery or playgroup in a new location due to the relocation of the local primary school to the secondary school campus in September 2017. Therefore, there is a possibility that Mudiad Meithrin could support the development of Ysgol Feithrin at the Old School site, utilising the Mills Building if it were suitably restored. The possibility of redeveloping the Mills Building requires further investigation.

Asset Mapping

¹⁸ "Welsh early years specialists" - one of the five childcare providers organisation in Wales

The Old School has two buildings, the Old Mill and the main building. The main Building comprises¹⁹:

1. Main Library: 85.25 m² (potential main room for up to 34 2-5yrs old)
2. Computer room 3: 18.78m² (potentially a staff room)
3. Classroom 6: 33.70m² (potentially an after school club)
4. With some structural changes to the building the following rooms could be used:²⁰
 - a. Special needs room: 18.54m² (potentially for under 2 years old to sleep)
 - b. Classroom 16: 33.62m² (potential room for up to 9 under 2 years old)
5. Need for toilettes adapted to children

The Mills Building comprises:

1. Computer room (main space including a folding panel): 61.45 m²
2. Circulation area: 5.08 m²
3. Storage: 8.75 m²
4. Toilets (women, men, disabled): 7.81 m²

3.5 Childcare Survey

Methodology

Following the findings from the first survey, it came out that around half of the respondents wanted to save the building for community use, but not one specific idea stood out as a specific preferred option for the use of the whole building.

However, as indicated above childcare was widely identified as a missing service in Tregaron (specifically, for example, nursery/crèche, childminder, after school club and holiday club.

Miller Research in agreement with Whilen y Porthmyn decided to run a second survey concentrated purely on childcare to get a better understanding of community views on the type of childcare needed and all the specifics around childcare provision such as price, opening times, age, etc.

Findings from the Survey

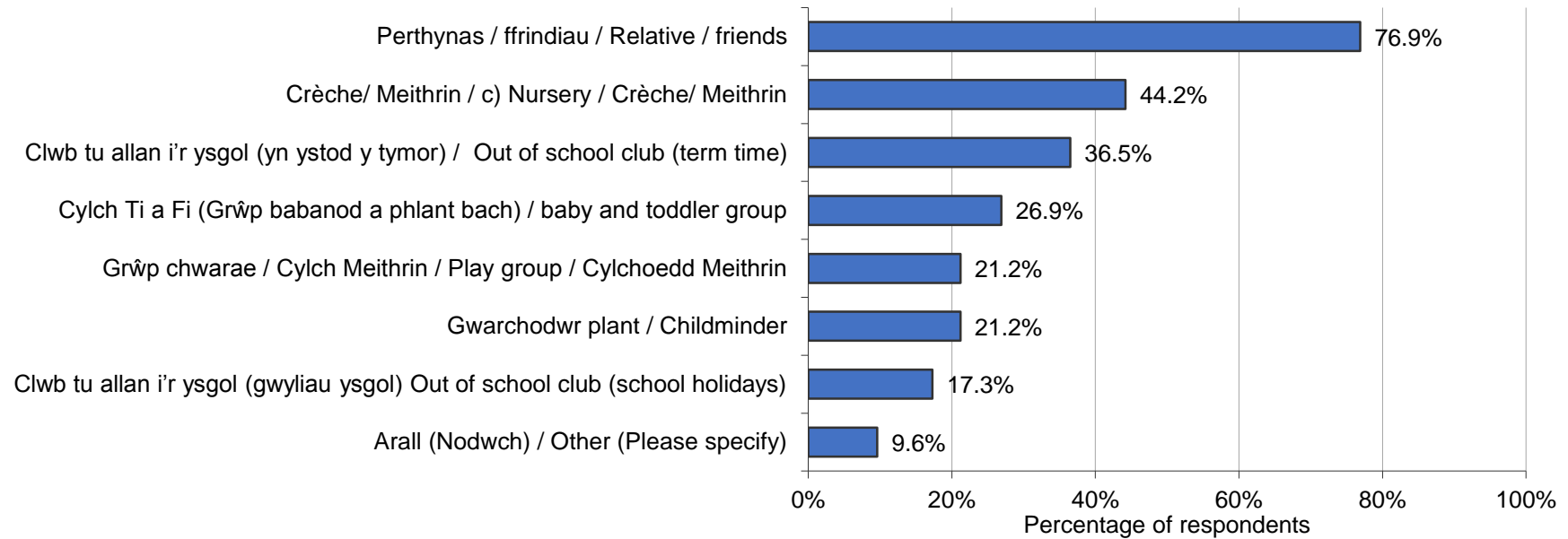
The survey (in English and Welsh) ran from 3rd April until May 26th; it received 66 responses which are analysed below.

The survey shows that the type of childcare most commonly used currently by parents/carers in Tregaron is the help of relatives or/friends (76.9%); it is, however, not specified whether this is due to the lack of formal childcare in the local area, convenience (e.g.: reducing the need to travel distances to access childcare), to save on childcare cost or other reasons. The next most common type of childcare used by respondents is nursery/crèche (44.2%). It is evident that parents use more than one type of childcare as demonstrated in Figure 7 below.

¹⁹ Names and dimensions refer to Figure 2

²⁰ An opening should be made between the main library and the special needs room and classroom 16

The majority of parents/carers who take their children to nursery travel more than 10 miles (56.5%). A third of parents using friends and/or family as childcare have to travel more than 10 miles too (see Table 1).

Figure 7: Do you currently use any of the following childcare or out of school provision?

Source: Survey 2017 Miller Research, Base: 52

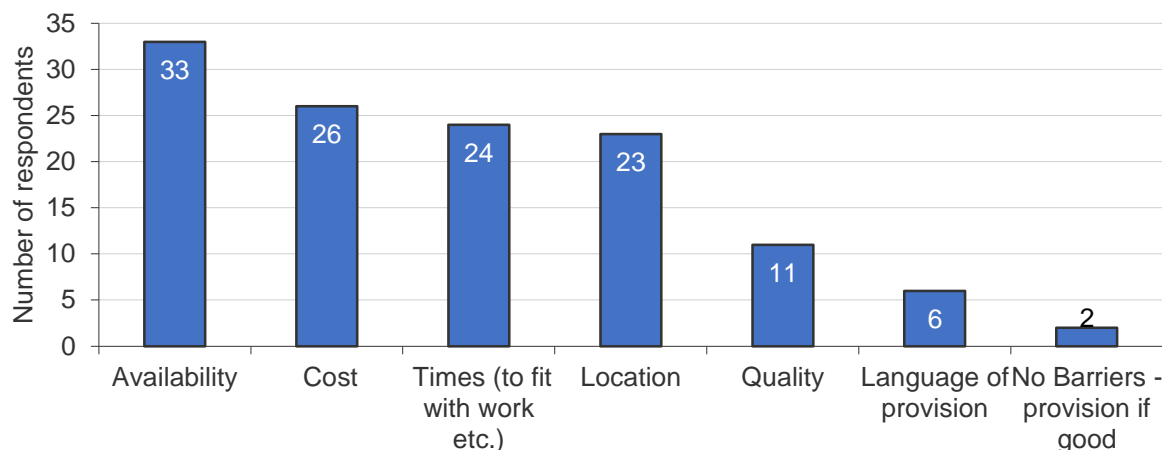
Table 1: How far, on average, do you have to travel to access childcare at present? (number of respondents, multiple answers allowed)

	Gwarchodwr plant / Childminder	Perthynas / ffrindiau / Relative / friends	Crèche/ Meithrin / Nursery / Crèche/ Meithrin	Cylch Ti a Fi (Grŵp babanod a phlant bach) / baby and toddler group	Grŵp chwarae / Cylch Meithrin / Play group / Cylchoedd Meithrin	Clwb tu allan i'r ysgol (yn ystod y tymor) / Out of school club (term time)	Clwb tu allan i'r ysgol (gwyliau ysgol) Out of school club (school holidays)
■ Llai na 2 filltir /Less than 2 miles	3	15	3	7	10	4	0
■ 2-5 o filltiroedd / 2-5 miles	5	7	5	4	4	4	3
■ 6-10 o filltiroedd / 6-10 miles	5	10	2	2	1	5	1
■ 10 + milltir / More than 10 miles	2	14	13	0	0	4	4

Source: Survey 2017 Miller Research Base:51

The main barrier to accessing childcare for parents/carers in the Tregaron area is availability followed closely by cost. As a result, any provision should make sure that price is on par with the Ceredigion average that most parents said they would agree to pay (Appendix 4). For example, half of the respondents said they would be happy to pay between £25 and £35 per day for a child in a nursery.

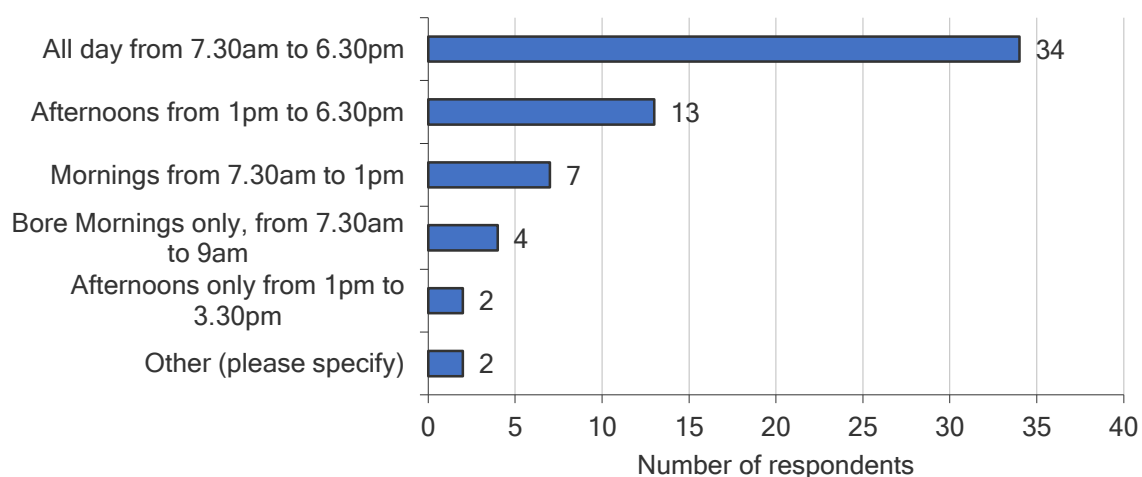
Figure 8: What would you consider to be the biggest barriers to accessing childcare for parents/carers in the Tregaron area?



Source: Survey 2017 Miller Research, Base: 47

Among the possible childcare setting responding parents/carers would be very interested in a crèche (24) and before /after school club (25) but out of term provision is also a concern for parents, 29 of them saying they would be very interested in a holiday club (at the right price). More than three-quarters of respondents stated a desire for a potential childcare provision to be open between 7.30 am and 6.30 pm (Figure 9).

Figure 9: If childcare was made available, what sort of times would you like it to be open?



Source: 2017 Survey Miller Research, base: 44

3.6 Future of childcare in Tregaron

Currently there is a Cylch Meithrin Tregaron located in the primary school, however, it will have to be relocated from September 2018 when the Primary School joins the Secondary

School campus. Cylch Meithrin Tregaron no longer provides the three-year-old education as this is now offered in the school.

A relatively new Welsh language Day Nursery set in the centre of Ceredigion which caters for families from a large area Tregaron, Aberaeron, Llanrhystud, Llangwyrfon, etc. is currently full. There are 12 children on their waiting list but they cannot offer them a place as they are having trouble recruiting Welsh speaking staff to open the nursery to more children.

Two new childminders are due to register and would provide a solution for early years and holiday provision.

The Tregaron town catchment area comprises three wards:

Tregaron catchment area:
Llangeitho Ward
Comprises Llangeitho, Capel Betws Lleucu, Llanddewi Brefi
Lledrod Ward
Comprises Pont-rhyd y groes, Pontrhydfendigaid, Ysbyty Ystwyth
Tregaron Ward
Comprises Tregaron

3.7 Childcare Model

The Childcare assessment conducted by the Ceredigion Council and the Childcare Survey discussed above led to the conclusion that there is a need to review the Childcare provision in Tregaron. As a result, we explored the feasibility of opening a childcare setting in Tregaron and looked at the requirements involved.

We designed a Childcare Model comprising of all the necessary elements needed to be taken into account when considering the creation of a childcare setting. The type of childcare most needed being a nursery building, this is the basis of our model, but it could also include wrap around service and a holiday club. The model considers the following (explored in more detail below):

- The space needed in total and for each age group
- The number of staff required
- The opening times
- The potential income based on 26 children staying for a full day, five days a week
- The potential income from the wrap around services and holiday club
- The number of children required for a nursery to be sustainable

3.7.1 Population

Ceredigion

The Population in Ceredigion is 74,600, and 15% of the population are children aged 0-15 (10,224 children aged 0-14 years old).

Table 2 Children population in Ceredigion

Age	Children Population
0-4	3,365
5-7	2,046
8-9	1,388
10-14	3,425
Total	10,224

Source: ONS 2015 MYE

The number of registered childcare places available in the county has decreased significantly between 2015 and 2017. There is a real need for childcare in certain areas, notably Tregaron (see Table 6).

Table 3 Childcare provision in Ceredigion

Type of childcare	Number of places
Open access Play	56
Crèche	112
Childminders	340
Sessional care	428
Full Day care	486
Out of school	369
Total	1,914

Source: 2016 survey Self-assessment of Service Statement (SASS).

Table 4 Rate of provision in Ceredigion

Average Ceredigion offer per 100 children	Day care rate:	23.9
	After school rate:	15.9
	Holiday:	15.7
Total	Rate including sessional care:	24.5

Source: 2011 Census.

Tregaron

The Tregaron area (comprising the wards of Llangeitho, Lledrod and Tregaron) has a population of 4738 inhabitants (MYE 2015), including 727 children (0-14 years old) who collectively represent 15 per cent of the total population.

Table 5 Tregaron Children Population

Age (years)	Number of children
0-4	246
5-7	132
8-9	101
10-14	248

Source: ONS 2011 Census

The childcare provision is very low in the Tregaron area; there are 108 places (Table 6) taking into account all type of childcare; which includes only one childminder offering day care for the three wards.

Table 6 Childcare Provision Tregaron

Type of childcare	Number of places
Open access Play	0
Crèche	0
Childminders (2 to start soon)	4
Sessional care	51 (29 - afternoon)
Full Day care	0
Out of school	24

Source: ONS 2011 Census

Table 7 Rate of Childcare Provision

Average Tregaron offer per 100 children	Day care rate: (does not include sessional care)	2.0
	After school rate:	15.9
	Holiday:	0.7
Total	Rate including sessional care:	14.5

Source: ONS 2011 Census

3.7.2 Childcare needs

There is currently a need for childcare in Tregaron (shown by the surveys and childcare assessment), mostly for full day care, but also for pre-school and after school.

In addition, the Cylch Meithrin will lose its space, and there is no planned relocation of the provision in the school campus.

If Tregaron were to offer childcare at the same rate (per 100 children) as the whole of Ceredigion, 58 places for full care day would need to be created. There might not be a need for that number of places, but the model can be applied to fewer children.

Table 8 Ceredigion Childcare Provision Rates Applied to Tregaron

"Ideal" rate per 100 children		
Childcare needed	Day care places (0-4)	58
	After school places (5-14)	32
	Holiday care places (5-14)	32

Source: Miller Research

3.7.3 Space and Staff Required

The space required per child is dependent on their age. For example, each child under two years old requires 3.5m², a two year old child requires 2.5m² and three to five year old children require 2.3m². In addition to the space to welcome the children, a nursery would need a staff room, toilets for children and staff, a separate sleeping area (included in the floor space) and a separate area for children under two years old (included in the floor space).

The space available in the Mills Building would limit the capacity of an offer for a nursery / pre-school /after school provision. The size of the building is only 83.09 m² (including toilets, corridor and storage).

The building should be at least 125 m² and up to 160 m² to cater for 56 children during the day, as well as 26 in the morning and the afternoon,

The space available in the old school main building is as follow²¹:

- Library 2 & 4, computer room, office 5: 125.9 m²
- Including special needs room 18: 144.45 m²
- Including career library 17: 159.92 m²
- The above does not include the provision of toilets.

For a nursery setting, the requirement for staff is as per Table 9

Table 9 Staff requirement per child

Age	Ratio	Number of children	Number of staff needed for 26 children mix 0-4 years old
Under 2	1:3	9	3
2 years old	1:4	8	2
3-7 years old	1:8	10	2

Source: <https://www.nidirect.gov.uk/articles/day-nurseries>

²¹ See floor map on Figure 2

The number of staff required would depend on the number of children present. Initially, only two or three staff would be necessary, and later, should nursery demand increased, more staff could be hired. A further requirement that needs to be considered is that 50 per cent of the staff would need to have a childcare qualification.

3.7.4 Daily Cost of Childcare per Child

The average cost of childcare in Ceredigion per child per session, day and week is explored in more detail in Table 10.

Table 10 Average Cost in Ceredigion per Child per Session/ Day/ Week

	Nursery / Full Day Care
Part time (25 hours) average in Ceredigion	Between £16 -£25 per day - around £100 a week
Full time (45 hours) average in Ceredigion	Between £20 and £27 – around £180 per week
	Cylch Meithrin / Sessional Day Care
	10 hours free per week for 3 years old + top up fee
2.5 hour-session	£6-£7
	Out of school care (after school and holiday)
After school 3.15/3.30pm-5.30/6pm	Between £5-9 per session
	Holiday Club
Up to 30 hours	Between £16-£36 per day (£20)

Source: Childcare sufficiency assessment 2017-2022

3.7.5 Possible Income

The potential income from day care and out of school care for one day and for a five day week has been outlined in Table 11 for two options. Option One would be to have 26 children and 26 pre-school children and in addition 26 after school placements (3.15pm-6pm). Option Two in comparison has higher number of children in day care (52), in pre-school (32) and after school (32).

Table 11 Possible Income from Daycare and Out of School Care

Day Care Option One	Per day	Per 5-day Week
26 children day care 8am- 6pm	26 x £26 = 676	£3,380
26 pre-school 8-9am	26 x £2.6 = 67.6	£338
26 after school 3.15-6pm	26 x £6.5 = 169	£845
Total Per Week		£4,563

Day Care Option Two	Per day	Per 5-day Week
52 children day care 7.30am to 6.30pm	52x £30= 1,560	£7,800
32 pre-school 7.30-9am	32x£3=96	£480
32 after school 3.15-6.30pm	32 x£7= 224	£1,120
Total Per Week		£9,400

Source: Childcare sufficiency assessment 2017-2022 / Miller Research

Table 11 therefore shows the possible income for a nursery offering full day care, as well as pre and after school club for two scenarios, 26 children and 52 for the full day care.

Furthermore, if the Cylch Meithrin was moved to the same building as the nursery an additional room would be necessary, and the potential earnings would be £202.80 for one morning session (9.30am -12pm) per day, with the opportunity to offer an afternoon session if staff were available.

Finally, the building could be used for holiday care for children and offer either 26 places or 52 depending on demand, staff and space used in the Old School. This is summarised in the table below.

Table 12: Possible income from Holiday Club

School Holidays	Per 1 Day Week	Per 5 Day Week
Holiday care for 26 places	26 x £20 = £520	£2,600
Holiday care for 52 places	52 x £20 =£1,040	£5,200

Source: Childcare sufficiency assessment 2017-2022 / Miller Research

In summary, this Childcare Model shows that the Old School would be a suitable location, following some renovation work and if being compliant with health and safety standards to look after children.

It is also important to note that the demand in Tregaron might not be as high as the rate of childcare places offered in Ceredigion, which is why two options have been set out.

The Old School, as a whole, would most likely be too big to be used entirely for a childcare setting, therefore, other activities/events would need to take place in the building. These activities would need to either take place at a time when the nursery is not open or potentially use a different entrance if members of the public were to enter the premises when children are being looked after.

3.7.6 Additional Requirements

There are additional requirements that would need to be considered to ensure the building would be safe and suitable for children's services.

- The building has to be secured with no possible contact with the public apart from parents.
- It needs to be an enclosed place, from which children cannot leave.
- It needs one separate room for those under the age of two years (current gap in the local area)
- It needs one separate room for after school
- Ideally, the Mills Building could accommodate 20 children for the Cylch Meithrin. However, after speaking to a representative of Meithrin Mudiad, if they were to put in, for example, a Lottery Fund application and the main building was then sold or demolished; they would be worried that the use of the space might not be compatible with a childcare setting.

Economic Role of Childcare

Further evidence supports the findings of the Childcare Model explored above. Investing in childcare makes sense economically, as reported in an article published on the Family and Childcare Trust website in October 2016²². This is because there are clear benefits both for parents and children, supporting the former to work and boosting the development of the latter.

The UK has introduced several schemes to help parents with childcare costs such as universal credit, tax credit, free early education and childcare vouchers; however not all families are taking advantage of what is available due to a lack of knowledge and confusion about what is available. In addition, for some families, the costs are still a barrier and there is a real need for more affordable childcare or more government help.

The Confederation of British Industry is on board and has made a proposal which includes 15 hours of free childcare for all children aged one to four years instead of making this available only for those aged three and four years, as is currently the case. This would be a considerable investment, but one that is felt necessary to help some families to access childcare and support people to get back into work.

Some of the advantages of offering more affordable childcare and having more parents in work include a reduction in the number of households claiming in- or out- of work benefits; and an increase, both in tax contributions and active participation in the economy.

A further advantage would be the creation of jobs necessary to run the childcare setting - with an increase in demand for childcare there would be a need for more childcare workers/childminders. Finally, a town with high quality, affordable childcare would potentially be more attractive to families with young children and could encourage such people to remain living in the area and continue contributing to the local economy and community. This can be seen in the case study example in Nova Scotia set out below.

²² <https://www.familyandchildcaretrust.org/cbi-agree-investment-childcare-makes-economic-sense>

In Nova Scotia Canada a study has been run and shown that investing in childcare stimulates the economy and provide significant socio-economic returns to society. For example, every \$1 spent on childcare services increases the GDP by \$2.30. Furthermore, every \$1 million invested in childcare creates 40 jobs, increase tax and boost the economy. Childcare should not be seen only as a service to families, but as an important economic driver that the province should support.

The Childcare Model and the further research evidence suggest there is an economic case to increase the offer of childcare provision in Tregaron. This has therefore been included as a viable option for consideration by the community for the development of the Old School Site in Tregaron.

4 Other Possible Uses of the Old School

During the research period, a number of alternative potential uses for the Old School were identified. Whilst many of these would not fit with the educational remit of the Trust, others might be acceptable additional services for the town.

These included:

- Outward Bound study centre – whilst this would be a possible use, it was not possible to find a suitable organisation to take forward the idea within the timescale of the research;
- Co-working space – Independent co-working enterprise Indycube was approached to discuss the possibility of working in a refurbished Old School building. There was some interest here, although it would be contingent on the restoration project being carried out to provide suitable space and facilities. Co-working spaces can bring significant benefits to isolated communities; allowing individuals to work where they might otherwise find it difficult because of childcare issues, lack of transport etc. At present, there is very little provision for rural co-working in Wales and none identified in rural Ceredigion. Hence there might be scope for a co-working space to be established in the town at a future date.
- Rehearsal space / music studios. There is a general lack of rehearsal space for musicians and, given the association of Tregaron with Welsh medium music through the Tregaron festival, there may be scope for a project to stimulate local musicians and bands to develop. Although a possible contact for this was suggested, there was no uptake of the idea within the scope of this study.

Hence there are potential activities that could find a place in Tregaron, although these may be better housed in other buildings in the town.

5 Options for the Old School

Four headline options were identified for the Old School and associated Mills Building. These may be summarised as follows:

6. Restore the site for community use
7. Restore the Mills Building and demolish the remainder of the site
8. Demolish the current buildings and build a new community facility on the site
9. Dispose of the site and utilise the income for an alternative project / projects
10. Do nothing

Costs for each of the options were drawn up, based on refurbishment cost estimates from TC Consult²³ and informal site valuations from a prominent local property agent. These were triangulated against similar project examples from elsewhere to ensure appropriateness. Costs were then used to prepare headline cost benefits of each option. The detailed costs are attached at Appendix 6 of this report. It should be noted, however, that without extensive, detailed surveying of the property, estimates should be taken as lying within an order of magnitude, rather than as a quote for refurbishment.

These options were taken to the final community meeting, held in Tregaron on 5th June 2017. A number of organisations, which could potentially use the site, were present, including:



²³ <http://www.tc-consult.co.uk>

- Indycube
- Ceredigion Family Information Service
- Business Wales
- Mudiad Ysgolion Meithring
- Coleg Ceredigion
- Family centre
- CAVO
- Carers UK
- Dysgu Bro

Around 40 people attended the event and were offered the chance to discuss issues with any of the representatives of the organisations present, before Miller Research presented the findings from the research and the options available for the Old School, including costs.

Following a presentation of the background, context and options for the site, there was a wide ranging discussion and a subsequent vote on the options presented.

Members of the community were invited to attend the meeting to make a decision on the night about the Old School's future following the presentation and the options available. Discussions highlighted the threat to many community services in the town and the need to establish more community involvement in provision of support. There was, however, no group or individual willing to take on the task of restoring the Old School for community use.

The vote included an additional suggestion of disposing of the site and building a new facility for childcare on the existing school grounds. This would have the clear advantage of proximity to the school for before and after school clubs and would enable the Old School site value to be realised without additional capital costs for development. It would, however, require careful research and negotiation to ensure it complied with the terms of the Old School and Mills Building Trusts.

This last option attracted the most votes at the meeting and it was agreed that the proposal should be taken forward to a joint meeting of the trustees and the School Governing body to discuss further.

The options as presented are reviewed in more detail below.

Option	Benefits	Costs	Barriers	Comments
Restore the site for community use	<p>The asset value of the building is retained in the community.</p> <p>At risk services are potentially found a home in the town.</p> <p>The building provides a critical mass for community activities, allowing for childcare and learning / entrepreneurship activities to take place under the same roof.</p> <p>Wider benefits:</p> <p>Employment, community activity and entrepreneurship.</p> <p>Highest level of activity supported.</p>	<p>High.</p> <p>Est at £716,000 for a light touch refurbishment to make safe and fit for purpose.</p>	<p>Ownership of project.</p> <p>Locating suitable tenants.</p> <p>Significant fundraising required.</p> <p>Moderate rate of return. (£20-30K p.a. estimated)</p>	<p>Whilst this was seen by many people as the most attractive alternative, there was no appetite at any of the public meetings for a group or individual to take ownership of the project.</p>
Restore the Mills Building and dispose of the remainder	<p>Sale of the main site would probably provide sufficient income to effect a restoration of the Mills Building for community use.</p> <p>The Mills Building is a more manageable size and would be less of a burden for the community to run.</p> <p>Wider benefits:</p> <p>Mills Building retained as a community asset.</p> <p>Employment creation.</p>	<p>Moderate.</p> <p>Restoration cost estimated @£662/m² = £61,556.</p> <p>If rest of site could be sold for £80K - £100K then interest on £20K - £40K could be allocated for other community uses. (est at £600-1200 p.a.).</p>	<p>Difficulties of ring fencing Mills Building site.</p> <p>Lack of control over Old School building and its future. May be incompatible with community use.</p>	<p>Whilst more practical than the whole site project, this was not seen as a viable alternative by many respondents.</p> <p>As before, there was no clear group or individual willing to take ownership of the project.</p>

Demolish the current buildings and build a new community facility on the site	<p>There may be scope for considering a new build community centre or childcare facility on the Old School site.</p> <p>Wider benefits:</p> <p>Employment creation.</p> <p>Higher level of activity supported.</p>	<p>Outline cost of a 250m² building = £350K approx. (Plus demolition and site clearance)</p> <p>Rental value of £11K-£12K p.a. could be allocated to community projects.</p>	<p>The whole cost would need to be found through fundraising, as there would be no asset sale.</p>	<p>This was not seen as a particularly attractive alternative, as any childcare facility would be across the road from the school – posing safety issues.</p> <p>As before, there was no clear group or individual willing to take ownership of the project.</p>
Dispose of the site and utilise the income for an alternative project / projects	<p>If the site was disposed of, educational grants could be allocated from the resulting funds. Alternatively, the money could potentially be spent on an alternative site for education purposes that would not be funded through statutory routes.</p> <p>It was suggested at the final community meeting that the school might be amenable to allocating and for a new build childcare facility on the school grounds.</p> <p>Wider benefits:</p> <p>Activity supported.</p>	<p>Sales of Old School site would be likely to raise £80K - £100K as is, or possibly £150K - £200K with residential planning. This could yield £4,500 - £6,000 per year if invested.</p> <p>There could be scope for marketing the existing building as a residential conversion.</p> <p>If the proposal to build on the school site was taken up, there could be a potential shortfall of £100K - £150K, which would need to be filled by fundraising efforts.</p>	<p>Details of the Trust conditions relating to use of assets from a sale would need to be clarified. Ownership issues on the school site would similarly require some clarification to ensure best value for the community.</p> <p>The trustees of the separate Mills Building Trust would need to be brought into the process, to create a new (combined) trust to sell the site and work on procurement of a new building on the Ysgol Henry Richards site,</p>	<p>This proposal had the initial backing of trustees and school governors present at the final community meeting.</p> <p>Subject to agreement of legal issues, it offers the most practical solution to achieve community benefit.</p>
Do nothing	<p>None – the Old School is currently detrimental to the image of Tregaron as a vibrant market</p>	<p>Costs of maintenance and insurance.</p>	<p>Do nothing is not an option in this case, as Ceredigion</p>	<p>It is clear that this is not a viable option and action</p>

	town. The building is falling deeper into disrepair and will become an increasing liability over time.		CC is keen to dispose of the asset.	needs to be taken.
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The likely costs and potential benefits in terms of capital and revenue receipts of the various options are outlined below.

Table 13 Summary of Cost Options for the Old School

Option	Investment	Potential Return	Sales Value
Disposal of site	Nil	£4,500 - £6,000 pa	£150K - £200K with planning, £80K-£100K without.
Demolish and rebuild	£350K - £400K	£11,000 - £12,000 pa	Nil (although rebuilding on the current school site would release the site value above).
Mills Building restoration	Nil	£3,750 plus asset value	Partial sale of site may realise 70% of whole site value?
Full restoration	£700K - £800K	£20,000 - £30,000 pa plus enhanced asset value	Nil

Source: TC Consult

6 Available Funding Options

This section of the report sets out the available funding streams that could be utilised for the development of the Old School site. The funding has been considered for possible redevelopment costs and the delivery of potential new projects at the site.

The available funding streams have been set out in Table 14 below. It explores the various characteristics to be considered for each funding stream. These include:

- Funder: the organisation or funding stream that is managing the funding allocation.
- Amount: the maximum available funding allocation from this organisation.
- Purpose: the overall remit of the funding allocation.
- Type: whether the funding can be used for capital or revenue grants.
- Deadline: any key timescales to be aware of for bidding for the funding allocation.
- Further information: sets out where more information about the funding stream can be found.

In summary, there are a few different funding streams that could be utilised for the development of the site. The funding streams of specific interest are Rural Development Community Fund (RDCF) with a potential new round of funding opening, Cynnal y Cardi to potentially support pilot projects, and the Big Lottery Rural Programme Community Grants.

The options that have been explored in Section 6 include where potential applications of funding could be developed to support the financial need of the projects.

Table 14 Summary of the Available Funding Streams

Funder	Amount	Purpose	Type	Deadline	Further information
Millennium Stadium Trust Fund Regional Fund	£7,500	Arts, Community, Environment and Sports.	Revenue/ Capital	Opens 03/04/17 and closes noon 21/07/17	http://www.millenniumstadiumtrust.org.uk/regional-grant-scheme/
People's Postcode Trust	Up to £10,000 for a range of community projects	Community projects	Revenue/ Capital	Next round open August 17	http://www.postcodetrust.org.uk/
Awards for All Wales	Up to £5,000	Wide range of community, health, educational and environmental projects.	Revenue/ Capital	Rolling Deadline	https://www.biglotteryfund.org.uk/global-content/programmes/wales/awards-for-all-wales
The Prince's Countryside Fund	Up to £50,000 (including VAT)	To improve the prospects of viability for family farm businesses, sustain rural communities and drive economic vibrancy and to support aid delivery in emergency and building resilience.		Next round opens 04/09/17 until 05/10/17	http://www.princescountrysidefund.org.uk/grant-giving-programme/grant-programme
People and Places	Up to £1,000,000	Improving Communities	Revenue/ Capital	Rolling Deadline	https://www.biglotteryfund.org.uk/prog_people_places
Rural Development Community Fund (RDCF)	Up to £3,000,000	One strand of the RDCF is the investment in recreational, tourist infrastructure and activities to improve health and quality of life	Revenue/ Capital	A potential new round of funding opening	http://gov.wales/topics/environmentcountryside/farmingandcountryside/cap/ruraldevelopment/wales-rural-development-programme-2014-2020/?lang=en
Cynnal y Cardi	Up to £3,000,000	Support can be provided for the following areas: Project Development, Pilot Projects, Feasibility Studies, Facilitation, Training, Mentoring and Consultation		Rolling submissions – up-coming deadlines 19/06/17 and 04/09/2017	http://www.cynnalycardi.org.uk/english/?page_id=2519
Cefn Croes Windfarm	Max £25,000 per year	Support any type of activity that involves local people, through small community organisations, that benefits their community. The activities must provide some measure of economic, environmental, educational, social or cultural benefit for people living in the area.		Applications will be considered in Spring and Autumn each year. Applications for the next round of grant should be sent to the secretary before the end of April or October	http://ponterwydcommunity.org.uk/cms/community-groups/cefn-croes-community-trust/

Big Lottery Rural Programme: Community Grants	£10,000 - £350,000	Creating solutions to tackle rural poverty in Wales, including Ceredigion.		Round 1 has closed, potential future rounds of funding	https://www.biglotteryfund.org.uk/global-content/programmes/wales/rural-programme-community-grants
				<ul style="list-style-type: none"> • Funding Events: Meet Your Social Investor 2017 - South Wales • Meet Your Social Investor 2017 - North Wales 	
Wales Co-operative Centre					

Source: Miller Research.

7 Conclusions and Recommendations

7.1 Conclusions

This project brings together the findings from two community engagement surveys and a community workshop. Collectively, they have provided us with the evidence of the local population's preferences for the Old School's future as well as an understanding of the services currently lacking in Tregaron.

The findings of the studies have demonstrated that there is an interest in the community for an improved childcare offer in the town. This builds on the findings from the secondary research, which revealed a considerable lack of childcare provision in Tregaron, whilst the potential closure of the Clych Meithrin would leave the town with no pre-school setting.

With the insight obtained from the Ceredigion Childcare Assessment and the data obtained from the survey we have designed a Childcare model which could be used as a basis for the creation of a childcare setting.

Nonetheless, whilst the survey results indicate support for the development of the Old School site as a childcare setting, a potentially more convenient idea of developing a new childcare option on the existing school site was presented during the community event. This was a new option which had not previously been considered; however taking forward the idea would require further research and negotiation to ensure it complied with the terms of the Old School and Mills Building trusts.

The local community was presented with all the options for utilising the site itself, along with to the alternative option of selling the site and building a new, purpose-built nursery on the school campus. A majority of people present at the event expressed a clear interest in a childcare provision within the existing school campus which would be built using capital raised from the sale of the Old School site. The management and governance of such provision would need to be considered, along with the issue of whether a social enterprise, franchise or private business would be the most appropriate

It was agreed that the proposal should be taken forward to a joint meeting of the trustees and the School Governing body to discuss further.

7.2 Recommendations for Next Steps

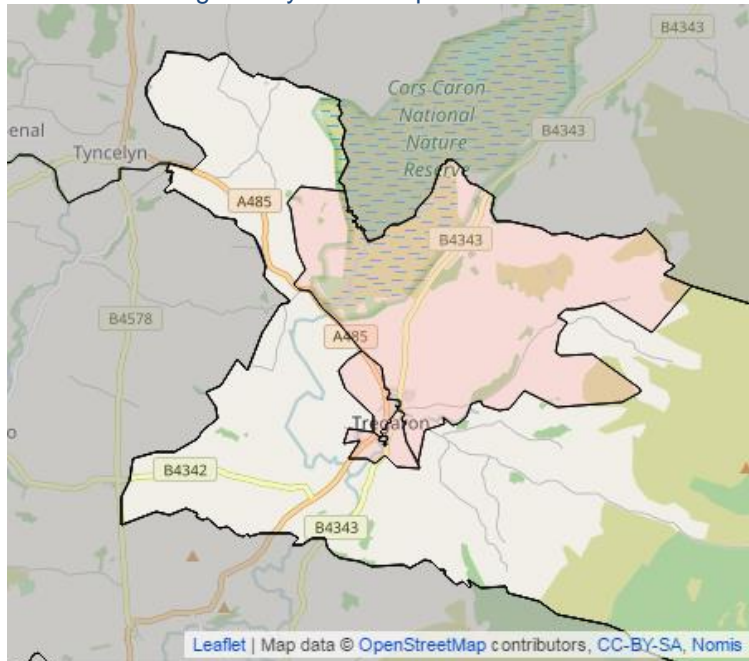
From the findings and conclusions from the study, a number of recommendations have been set out below for next steps for the Old School site.

7. Pursue and develop the new build option in the school grounds.
8. Take legal advice around the make-up of the two trusts and the mechanisms for amalgamating them into one trust.
9. Consider the use of other available buildings in Tregaron for some of the purposes raised – especially a rural co-working centre with the potential for partnerships.
10. Undertake further research to truly understand the nature and size of the demand for childcare in the area.

11. Investigate the sale of the Old School to a sympathetic buyer – possibly a Housing Association who could repurpose it for residential living, whilst retaining the spirit and character of the building.
12. For the community to take ownership of the next steps and to drive any developments to make the required changes to happen.

Appendix 1

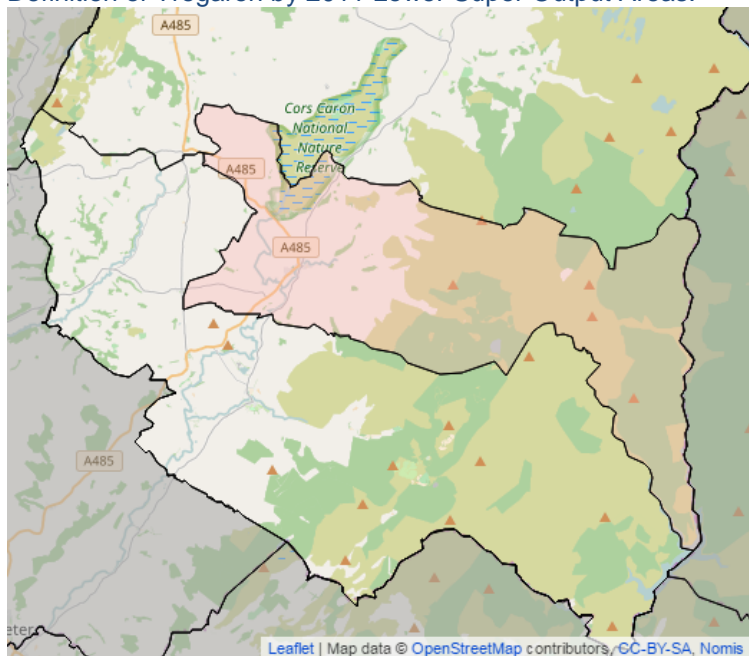
Definition of Tregaron by 2011 Output Areas.



Source: Nomis, ONS.

Appendix 2

Definition of Tregaron by 2011 Lower Super Output Areas.



Source: Nomis, ONS.

Appendix 3 Community Workshop – 15th November 2016

Workshop Approach

- The workshop was run as a drop-in workshop from 4.00pm until 7.00pm in the Talbot Hotel in Tregaron. This format allowed for flexibility to meet the needs of different stakeholders.
- This was a holistic discussion about potential uses of the Old School site, the type of services needed in Tregaron and the assets that are already available in the area.
- Twelve people attended the workshop.

Workshop Ideas

Background

- Tregaron is an empty town – lots of services closing including the primary school, hospital and pharmacy; and two empty banks. The community needs something to replace these voids.
- The Old School would be an asset transfer so owned by the community group / new set of trustees. Therefore, there would be no cost for the building itself, just the cost of renovation which would be required with any other building in the town.
- The Old School must be used for educational purposes.
- It is not within the scope of this feasibility study to consider other buildings in Tregaron.

Ideas for Old School

- When the existing nursery school moves to the new school site there will be no nursery / crèche facilities within Tregaron. Potential for school holiday care setting and activities in an after-school club/homework club (4 children currently use the after-school club, costing £7 per session with various activities available). There are currently 14 children in the nursery group (3-year-olds up to school age) and demand is set to rise in the future with increased birth rate. The nursery catchment area is also very large.

It would not be feasible to establish a nursery in a hall or leisure centre given the regulations around childcare services.

Government policy extending childcare provision to 30 hours a week from 2020, means that provision will have to be in place.

- There is a need for an integrated centre to bring services together for people with a focus on language and training.
- Life-long learning – educational classes for people not in work or adults generally – post 16 education.
- Commercial opportunity
- There is a need for a computer room (currently located in Whilen office).

- The new library will be in new school and therefore not incorporated into Old School development. There would also be potential safeguarding issues associated with integrating public services (for example, a library) and childcare services.
- Activities/workshops for disabled adults – based upon the Blaenau business model where Social Services pay social enterprises that create local crafts.
- Social enterprise.
- Residential space / town bunkhouse.
- Office space for rental or hot-desking.
- Outdoor pursuit centre for hard to reach groups.
- Expression of Interest on leisure centre – could this be integrated?
- Bike rental and repair shop – needs to be self-sufficient and be able to attract an income for the long term. This is a growing market and would provide skills, opportunities for local people to get involved.
- Demolish the school and sell the land.
- Build a swimming pool to replace the one due to be closed or green weather pitch for children..
- A variety of activities aimed at young people.
- An Integrated Children's Centre.

Current Assets and Spaces in Tregaron

Asset	Well Used (Out of 10)	Further Information
Memorial Hall	10	A well-used space for Christmas Fair, Family centre (during the day), snooker hall (members only – under-utilised space in the upstairs of the memorial hall), cubs, scouts, Tai Chi, WI, British Legion, etc.
School Hall	5	Very limited outside school activities
Chapel	10	Choir practices, Welsh Legion, youth club, history society and yoga.
Library Van	5	Unreliable, but popular when it comes.
Leisure Centre	8	Well-used, fully booked, specific use
Rugby Club	6	Overflow hall
Bowls Club	8	Very busy in the summer and the specific winter events
Kite Centre	5	Open Easter to October, museum and meeting space

Swimming pool	10	Already used at full capacity – only open limited days
Sports Pavilion	2	Under-used
Pavilion – Pont	1	People travel there for specific events. The licence on the property limits the usage so it is rarely used

In summary there are a comparatively large number of meeting rooms and activity spaces in Tregaron; however there is limited scope to establish permanent clubs or activities, given the need to leave these spaces empty for use by subsequent groups and activities.

Management, Funding and Other

- All the above buildings and assets are currently run by the community, and there are consequently lots of skills and expertise within the community. Nonetheless, there is still a concern that there are sufficient numbers of people to manage the facilities.
- There will be a need for trustees to manage any community project at the Old School. Whilen have only taken on the feasibility study to explore community preferences and needs, but have no clear steer to take on governance of any subsequent Old School development.
- Concern was raised over funding to renovate the building and to run any prospective community services. If there is no funding that would be available, then there is little value in considering the options.
- Tregaron is lacking a strategic vision and collective decision on the range of assets available in Tregaron.

Appendix 4

Question: Faint fydddech chi'n fodlon talu am ofal plant ar gyfer pob plentyn? How much would you be willing to pay for childcare for each child?

Nursery

	Llai na £25 / Less than £25	rhwng £25-£35 / Between £25-£35	Mwy na £35 / More than £35	Total
Am ddiwrnod llawn / For a full day	31.71% 13	51.22% 21	17.07% 7	41

Morning or afternoon session

	Llai na £10 / Less than £10	rhwng £10-£15 / between £10-£15	Mwy na £15 / more than £15	Total
Am sesiwn bore neu prynhawn / For a morning or afternoon session	41.67% 15	44.44% 16	13.89% 5	36

Pre-school

	Llai na £2 / Less than £2	Rhwng £2-£4 / between £2-£4	Mwy na £4 / More than £4	Total	Weighted Average
Clwb Brecwast / Preschool	44.44% 16	52.78% 19	2.78% 1	36	1.58

After-school club

	Llai na £5 / Less than £5	Rhwng £5-£7 / between £5-£7	Mwy na £7 / More than £7	Total
Clwb ar ôl ysgol / Afterschool Club	50.00% 22	50.00% 22	0.00% 0	44

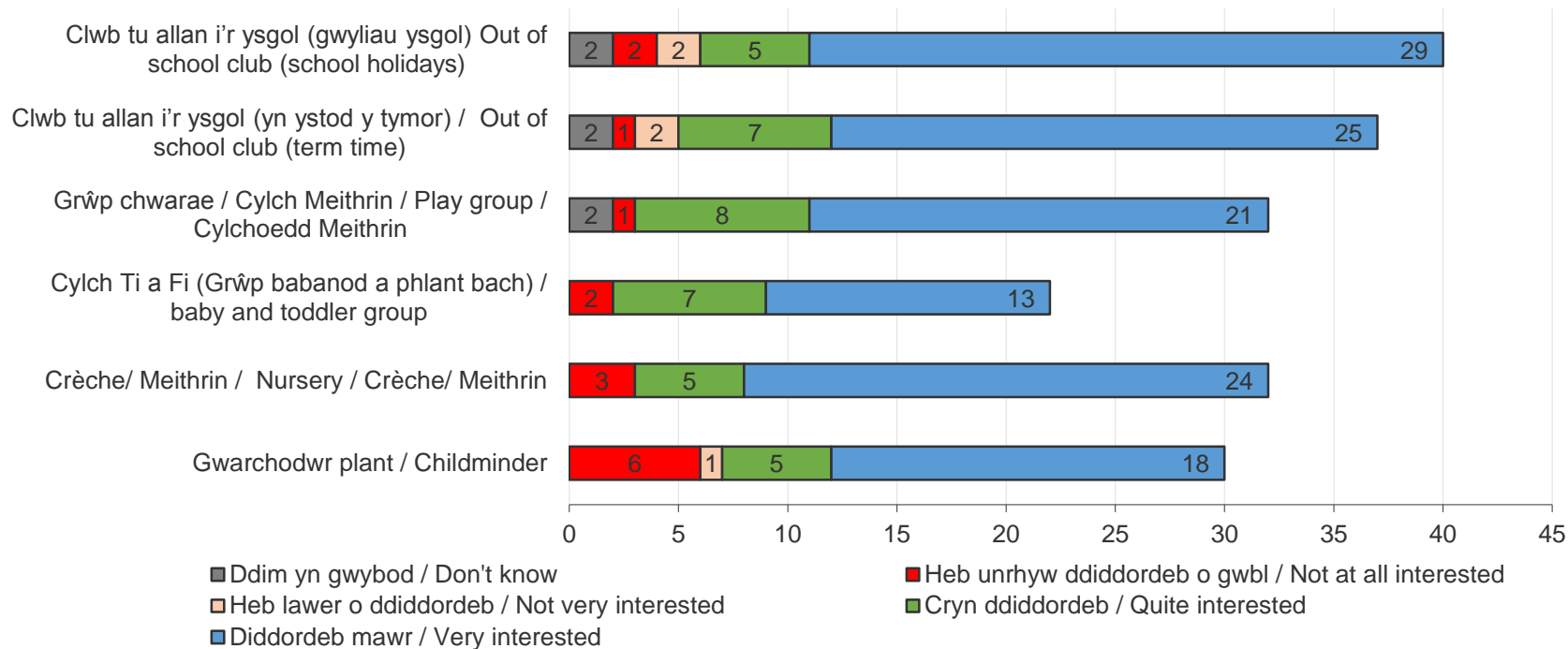
Holiday Club

	Llai na £80 yr wythnos / Less than £80 p	rhwng £80-£100 / between £80-£100	Mwy na £100 / More than £100	Total	Weighted Average
Clwb Gwyliau / Holiday club (per week)	55.81% 24	44.19% 19	0.00% 0	43	1.44

Source: Survey 2017 Miller Research, Base between 36 and 43 depending on type of childcare

Appendix 5

Q6: Faint o ddiddordeb fyddai gennych pe bae gofal plant gwell ar gael yn Nhregaron? TICIWCH Y BLWCH ISOD) / How interested would you be if improved childcare was available in Tregaron?



Source: Survey 2017 Miller Research, Base: 49

Appendix 6

TC17 24 Miller Research Tregaron
Renovation of Tregaron School
Miller Research



ORDER OF COST ESTIMATE

31 May 2017

Project type:					518. Meeting Rooms / 532. Community Centres / 711. Nurseries			
Location:					Ceredigion			
Gross Internal Floor Area					731		7,868	
					£	%	£/m2	£/ft2
1	Facilitating works				0	0.0%	0	0
2	Building works				731 m2 662 483,922	67.6%	662	62
3	External Works				0	0.0%	0	0
A Sub Total (1 + 2 + 3)					£484,000	67.6%	£662	£62
4	Main Contractor Preliminaries				15.00%	73,000	10.2%	100 9
B Sub Total (A + 4)					£557,000	77.8%	£762	£71
5	Main Contractor's Overheads & Profit				6.00%	33,000	4.6%	45 4
C WORKS COST ESTIMATE (B + 5)					£590,000	82.4%	£807	£75
6	Project/Design Team Fees				15.00%	89,000	12.4%	122 11
D Sub Total (C + 6)					£679,000	94.8%	£929	£86
7	Other Development/Project Costs				0	0.0%	0	0
E BASE COST ESTIMATE (D + 7)					c/f	£679,000	94.8%	£929 £86

	b/f		£679,000	94.8%	£929	£86	
Risk Allowances							
8	Design Development Risks (against Subtotal C)	1.50%	9,000	1.3%	12	1	
9	Construction Risks (against Subtotal C)	1.50%	9,000	1.3%	12	1	
10	Employer Change Risks (against Subtotal C)	1.50%	9,000	1.3%	12	1	
11	Other Risks (against Subtotal E)	1.50%	10,000	1.4%	14	1	
<hr/>							
F	COST LIMIT (excl Inflation) (E + 8 + 9 + 10 + 11)		£716,000	100.0%	£979	£90	
12	Tender Inflation estimate	0.00%	0	0.0%	0	0	
<hr/>							
G	COST LIMIT (excl Construction Inflation) (F + 12)		£716,000	100.0%	£979	£90	
13	Construction Inflation estimate	0.00%	0	0.0%	0	0	
<hr/>							
H	TOTAL COST LIMIT (G + 13)		£716,000	100.0%	£979	£90	

VAT ASSESSMENT – NOT INCLUDED

Notes

- 1 This is an Order of Cost Estimate based on limited information. This Estimate is not to be used as a basis for irrevocable agreements.
- 2 Rates for Building works reflect standard quality construction with standard specification finishes & fittings
- 3 Start on site: No details given regarding start on site so data used from 3Q 2017
- 4 Duration: No programme information available so no allowance for construction inflation
- 5 Based on the following Information:
E04046000 Tregaron Comprehensive School Block 11, 12, 13, 14, 18
- 6 No allowance has been made for loose furniture and fittings
- 7 No allowance for external works or the external structure of the building
- 8 No allowance for major structural repairs

Exclusions

- 1 VAT
- 2 Land purchase, administrative costs, finance charges and other development expenses
- 3 Legal costs
- 4 Local Authority, Planning and Building Regulation fees and charges
- 5 Section 106 costs
- 6 Section 278 costs
- 7 Tender inflation / Construction Inflation
- 8 No allowance has been made for dealing with contamination such as asbestos and the like.