

**Targeted Finance Fund 2023 – 2024
Report Value - £78,398.67**

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Application Reference: TFF-23-06

Project Title	Redevelopment of Llanybydder Old School into a Business Wellness Hub
Applicant	Llanybydder Old School Community Centre
Ward	Llanybydder
Key Account Management	<p>The Targeted Finance Fund is a discretionary fund available to Key Account Management (KAM) clients. For an organisation to become a KAM client they must be a third sector not for profit organisation that falls into one of the following 3 categories:</p> <ul style="list-style-type: none"> • Existing social enterprises that have the potential to grow, be sustainable and create employment a • Emerging projects that have the potential to create jobs a • Third sector organisations that deliver vital services within our communities a
Project Description	<p>The priority focus of the Llanybydder growth plan team is to secure capital investment to create a centre that supports the economic growth of the town, by providing a space for business to trade by means of small units within the existing Old School located within the town. The redevelopment of Llanybydder Old School will act as a driver to retain economic activity within the town and as a catalyst for the development of new businesses, both creating and safeguarding jobs. The creation of fit for purpose space ensuring reliable digital connectivity accompanied by a programme of support delivered from the facility will in turn enable the economy of the town to grow.</p> <p>The project proposals are to develop the old school into a Wellness and business hub for the town and the surrounding rural villages and areas. The charity would continue to oversee and manage the facility with the day to day running of the centre operating as a social enterprise model. The social enterprise would be the umbrella under which following 7 aspects of the facility operate:</p> <ul style="list-style-type: none"> • Working spaces / micro units • Learning & personal development hub • Group activity space hire • Meeting / conference facility hire. • Function / event space hire • Community gym • Café <p>Following many meetings with the 10 Towns Growth team and consultations with the people of Llanybydder it became evident that the town is lacking a community/event space. Many of the town stakeholders have noted that there is nowhere for the youth to spend their time in the evenings and weekends, hence the increase in anti-social behaviour and damage to street furniture.</p>

	<p>Funding support from TFF would enable the trustees to complete their project and open the Old School as a multi-use space for all ages.</p> <p>The trustees are therefore proposing to offer a safe welcoming space for these youths to spend their time and get them engaged in the community centre. Whether this be by attending a youth club or fitness classes etc</p> <p>The trustees have appointed Bell Designs as their Quantity Surveyor (QS). The QS has created new designs for the Old School to comply with current building regulations and has submitted a change of use application to the planning department for a cafe. Tender packs were sent to potential builders, two tenders were returned, and the QS will be leading and managing this project on behalf of the trustees.</p> <p>The trustees have successfully secured funding from the 10 Towns revenue fund for a town development co-ordinator until end of December 2024, this individual will be responsible for drawing up a tariff for room hire, contacting potential businesses to discuss the micro-business space and creating a marketing campaign for the hub. The trustees are committed to making this project sustainable and ensuring that this officer is kept in post to co-ordinate the hub as the four trustees are all volunteers.</p>
<p>Economic Benefit</p>	<ul style="list-style-type: none"> • Number of individuals into training/education - 100 • Number of individuals into volunteering - 0 • Number of community groups/organisations assisted – 1 • Number of social enterprises created - 0 • Number of jobs created - 2 • Number of jobs safeguarded – 0 • Public and private leverage funding - £175,000 • Increased turnover/profitability - £50k
<p>Total Project Cost</p> <p>Eligible Capital</p> <p>Eligible Revenue</p> <p>Ineligible Costs</p> <p>Amount and % of grant requested.</p> <p>Match funding</p>	<p style="text-align: center;">£195,000.00 – Net</p> <p style="text-align: center;">£195,000.00 Full build as detailed in bill of Quantities.</p> <p style="text-align: center;">Nil</p> <p style="text-align: center;">Nil</p> <p style="text-align: center;">£20,000 @ 10.2 %</p> <p style="text-align: center;">£175,000.00 Ten Towns - £100k – Secured. Shared Prosperity Fund - £75k - Secured.</p>
<p>Evidence of Need / Community Engagement</p>	<p>Extensive consultation has been carried out online and face to face meetings with the people of Llanybydder, supporting evidence provided.</p> <p>Over a period of two years, several consultations were held with the people and were carried out on a face-to-face basis with 6 focus groups, through forms and via social media. Over one hundred responses were received with similar themes running throughout which showed a need for the following facilities within the town:</p>

<p>Cllr and Officer Consultations Undertaken</p>	<p>By redeveloping the Old School which includes the main hall, loft space and back room, this will enable the trustees to offer a more diverse range of services for the community/businesses. These services include:</p> <ul style="list-style-type: none"> • Commercial kitchen space – for small businesses to cook & bake. • Community café • Main hall space – for weddings, concerts, keep fit classes, market day and events. • Micro-business units – shared working space for small businesses • Reliable broadband – for businesses and community meetings • Growing space – allotments available to the community for growing their own produce <p>All the above services will be on offer for a fixed price for community and businesses and will generate an income for the trustees. This will enable them to put the income back into the Old School and sustain a part time roll for a co-ordinator and cleaner.</p> <p>Local businesses were consulted in 2021 via Chilmark Consulting and Carmarthenshire County Council to find out what they needed to support their businesses or help with startups and this plan responds to The Economic Growth Plan and their recommendations.</p> <p>Cllr Denise Owen – is fully supportive of the project.</p>
<p>Recommendation</p>	<p>Award - £20,000</p>
<p>Subject to:</p>	

Application Reference: TFF-23-07

Project Title	Project Management for development of Canolfan Prosesu & Sychu Bwyd Trimsaran
Applicant	Tetrim Teas
Ward	Trimsaran
Key Account Management	<p>The Targeted Finance Fund is a discretionary fund available to Key Account Management (KAM) clients. For an organisation to become a KAM client they must be a third sector not for profit organisation that falls into one of the following 3 categories:</p> <ul style="list-style-type: none"> • Existing social enterprises that have the potential to grow, be sustainable and create employment ✓ • Emerging projects that have the potential to create jobs ✓ • Third sector organisations that deliver vital services within our communities ✓
Project Description	<p>This project is to create a Food Processing and Drying Centre, for both pan-Wales food businesses, local businesses, individuals, and community groups, following discussions which have been undertaken with Tetrim Teas, Madarch Cymru, Cleobury PM & Aberystwyth University, which identified the need for a commercial food drying/processing centre in Wales, for perishable goods such as fruit, vegetables, herbs, flowers, microgreens, mushrooms etc.</p> <p>There is a derelict community asset at the heart of Trimsaran, a deprived village in Carmarthenshire and they wish to locate to the old Miners' Welfare Hall, which they have secured a long-term lease from the Community Council bringing the building back to life with profit shares to the community, which will also enable the Community Council to renovate the second hall for community use.</p> <p>The capital funding would be spent on reinstating and renovating a community asset and bringing it back from a dangerous eyesore at the heart of the community.</p> <p>The revenue fund will support with a project manager role for 10 months, with experience of project managing refurbishment and construction projects and be familiar with the project needs and food grade requirements, to oversee the refurbishment of a disused and dilapidated community asset to be refurbished as the home of the Food Processing and Drying Centre.</p> <p>Two key areas of value:</p> <ul style="list-style-type: none"> • This type of business is greatly needed in Wales. If situated in the village, this could offer low, medium, and high-skilled employment in a deprived area with very poor transport links, limiting job opportunities. This could bring in new employment and community benefits for the local community, all linked to wellness and health-related products, therefore there would be a positive knock-on effect in the community. • Bringing a community asset back to life for the area and enabling the Community Council to repair the remaining part of the building for their own use. <p>Long term and wider community Universities and Colleges linked to the innovative R&D unit would benefit the</p>

	<p>food projects involved and be benefitted in return through an outreach facility linked to a commercial food processing unit. This could also become a networking/innovation opportunity and a space for researchers to base themselves and link with the companies that are using the unit to develop further public funding proposals.</p> <p>It is not only a needed resource for Wales, but it also directly supports the local ambition around a circular economy, developing a stronger food and drinks industry in the county, Welsh language employment opportunities and strengthening the local economy – a Sir Gar £. Profit would remain in Sir Gar and Wales and would ultimately stop this profit share from leaving Wales as currently there is a gap in the market for a Wales-based food drying and processing Centre.</p> <p>Tetrim Teas will continue as a not-for-profit tea manufacturer, but the food processing and drying centre would be an affordable next step in the offering.</p>
<p>Economic Benefit</p>	<ul style="list-style-type: none"> • Number of individuals receiving skills and training - 120 • Number of social enterprises created – 3 • Number of volunteering opportunities created - 3 • Number of jobs created –1 • Jobs safeguarded – 4 • Completed building renovation - 1 • Public and private leverage funding £149,789.00
<p>Total Project Cost</p> <p>Eligible Capital</p> <p>Eligible Revenue</p> <p>Ineligible Costs</p> <p>Amount and % of grant requested</p> <p>Match funding</p>	<p style="text-align: center;">£169,789.00 – Net</p> <p style="text-align: center;">£134,814.00 £115,000 – Renovation £19,564 – Equipment £250.00 – Building change of use fee</p> <p style="text-align: center;">£34,975.00 Project Manager Salary & Associated costs</p> <p style="text-align: center;">Nil</p> <p style="text-align: center;">£20,000 @ 11.8%</p> <p style="text-align: center;">£149,789.00 £115,000 – SPF Sustainable Communities – applied £34,789.00 – Own funds secured</p>
<p>Cllr and Officer Consultations Undertaken</p>	<ul style="list-style-type: none"> • County Councillor Kim Broom – Trimsaran Ward • Tetrim Business Plan – Financial Projections 2023-2026 • Group worked with authority on community engagement in 2022-23 to hear directly from communities of growing spaces.
<p>Evidence of Need / Community Engagement</p>	<p>There are no commercial food drying and processing centres in the region, or in Wales, of this kind. Therefore, this would be a unique offering bringing benefits to a deprived community through increased job opportunities, health benefits from the outputs, and profits share benefits.</p> <p>The letters of support show’s that there is a definite need for such a facility. There is support from within the community and commercial opportunities</p>

	<p>from national companies that would need the facility (many currently divide up areas of need or give their work to organisations outside of Wales).</p> <p>Having worked with the local authority on community engagement in 2022-23 and hearing directly from communities of growing projects and the need to be able to process food grown in the county somewhere local to keep food miles low, it seems there are huge plus points to so many organisations across the region and beyond.</p>
<p>Recommendation</p>	<p>Award - £20,000</p>
<p>Subject to:</p>	<p>Securing - SPF Sustainable Communities Round 4 funding</p>

Application Reference: TFF-23-08

Project Title	Roof Refurbishment
Applicant	Whitland Memorial Hall
Ward	Whitland
Key Account Management	<p>The Targeted Finance Fund is a discretionary fund available to Key Account Management (KAM) clients. For an organisation to become a KAM client they must be a third sector not for profit organisation that falls into one of the following 3 categories:</p> <ul style="list-style-type: none"> • Existing social enterprises that have the potential to grow, be sustainable and create employment a • Emerging projects that have the potential to create jobs a • Third sector organisations that deliver vital services within our communities a
Project Description	<p>Whitland Memorial Hall was built in 1927 “to be used in perpetuity as a place of recreation and social intercourse for the benefit of the inhabitants of the Town of Whitland without distinction of sect or politics”. In the hall, there are tablets with the names of the fallen in the World Wars, and every year on Remembrance Day a service is held at the Hall. The hall comprises 2 large rooms, kitchen, toilets, and a couple of storage spaces.</p> <p>Since 2010, when the Hall underwent extensive refurbishment, its Management Committee has worked hard to engage with the community and facilitate the use of the hall by a variety of persons, groups, organisations, etc., the hall is now extensively used, besides the regular users the hall is also used for one-off meetings and workshops, birthday parties, exhibitions, etc.</p> <p>The Management Committee is committed to maintain the fabric of the hall not just for the current generation but in creating a sustainable building to serve many future generations. In recent years it has become obvious that the existing roof needed to be investigated, to avoid further deterioration and risk that the building becomes not fit for purpose. Now, there are no major holes or gaps on the roof causing leaks and damage, due to the small repairs carried out but it is important that steps are taken before it becomes irreparable, and the Hall loses all the work done so far to be the home to so many activities and groups.</p> <p>To further increase the chances of sustainability they would use the opportunity created by the exposure of the roof space to add external insulation over and/or between its rafters to reduce heat loss. Insulating a pitched roof over and between the rafters is a common method chosen for re-roofing existing buildings as it provides superior thermal performance for the building, giving an airtight continuous layer of high-performance insulation and results in a well-insulated loft space.</p> <p>Whilst having a “new and better insulated roof” cannot be claimed to be a new service it certainly will enhance and improve what the Hall already provides, enable us to further explore new ideas and initiatives which without a doubt will guarantee its future sustainability.</p>
Economic Benefit	<ul style="list-style-type: none"> • Number of individuals into training/education - • Number of individuals into volunteering - • Number of community groups/organisations assisted – 1

	<ul style="list-style-type: none"> • Number of social enterprises created - • Number of jobs created - • Number of jobs safeguarded – 1 • Public and private leverage funding - £40,000
Total Project Cost	£49,250.00 - Gross
Eligible Capital	£49,250.00 Roof Refurbishment & Insulation
Eligible Revenue	Nil
Ineligible Costs	Nil
Amount and % of grant requested.	£19,250.00 @ 39%
Match funding	£30,000.00 Own funds secured - fundraising
Evidence of Need / Community Engagement	<p>Engaging with stakeholders and securing their support was the most appropriate approach, given the nature of this project, many letters of support have been received, confirming their support with the following statements.</p> <p>Whitland Community will benefit from the project since everyone in the Town of Whitland and surrounding area is able to access and use the Hall. As it can be seen by the list of current regular activities and users, the Hall already caters for a very wide range of activities, ages, and interests, ongoing, encouraging variety and diversity since the Hall will be in better position to guaranty continuity and sustainability.</p> <p>The project will give us a community building for the next 100 years. Furthermore, the addition of roof insulation will contribute towards further energy efficiency and further sustainability.</p>
Cllr and Officer Consultations Undertaken	Cllr Sue Allen is fully supportive of the project delivery.
Recommendation	Award - £19,250.00
Subject to:	

Application Reference: TFF-23-09

Project Title	IT Modernisation Project
Applicant	Myddfai Trading Company Ltd
Ward	Llangadog
Key Account Management	<p>The Targeted Finance Fund is a discretionary fund available to Key Account Management (KAM) clients. For an organisation to become a KAM client they must be a third sector not for profit organisation that falls into one of the following 3 categories:</p> <ul style="list-style-type: none"> • Existing social enterprises that have the potential to grow, be sustainable and create employment. ✓ • Emerging projects that have the potential to create jobs ✓ • Third sector organisations that deliver vital services within our communities ✓
Project Description	<p>Myddfai Trading Company Ltd is a limited company which has been operating as a social enterprise for over 12 years, selling luxury toiletries and gifts with a social conscience. With products available online, in retail outlets and at holiday accommodation, they offer a range of hair and body, bath and home fragrance products.</p> <p>Their mission is to provide employment and work experience opportunities for vulnerable people from the local community. By working alongside the organisation, the team members gain work experience, social interaction, and confidence in a safe and comfortable working environment.</p> <p>The Company has seen significant growth in recent years, however further growth is limited by current capacity. The purpose of the project is to upgrade information technology infrastructure to increase efficiency, speeding up administration and sales processes. The project will also allow the group to print their own high-quality labels for small run product lines, thereby reducing their reliance on external printers and reducing overall day to day costs.</p> <p>This will enable the business to develop to the next stage by increasing capacity; developing new products; investing in new equipment; and providing more employment and work experience opportunities in the local community. As well as this, with increased raw materials and electricity costs, the group aim to keep its pricing competitive, but to do this, costs and overheads must reduce, with future sustainability being at the forefront of the company.</p> <p>The funding will replace old and outdated computers, also purchasing a specialist label printer, enabling production of high-quality product labels in-house, which will provide employment for a new member of staff, also enabling existing staff to work more productively and improve on business efficiency.</p> <p>The upgrading of their IT systems and the introduction of a label printer will enable them to increase their current product range as currently it is not financially viable for them to produce small runs of new products, as they would not achieve economies of scale on label production.</p> <p>This project will mean that they will be able to respond quickly to changes and developments in the marketplace for toiletries, assuring future sustainability of the company and of all its products and services.</p>

Economic Benefit	<ul style="list-style-type: none"> • Number of individuals into training/education - 25 • Number of community groups/organisations assisted - 1 • Number of social enterprises supported - 1 • Number of jobs created – 1 • Public and private leverage funding - £947.17
Total Project Cost	£4,735.84 - Net
Eligible Revenue	£4,735.84 Computer Speakers, thermal label printer, colour printer, wall mount bracket, IT software & hardware
Ineligible Costs	N/A
Amount and % of grant requested	£3,788.67 @ 80%
Match funding	£947.17 Own Funds secured
Cllr and Officer Consultations Undertaken	<ul style="list-style-type: none"> • County Councillor Andrew Davies – Llangadog Ward • Myddfai Trading Company Ltd Business Plan 2021-2023
Evidence of Need / Community Engagement	<p>The organisation is the only kind in the area to be creating and providing the products that they sell, as well as the work experience opportunities. They are also aware and confident that from the growth in their customer base, that there is a need and demand for Welsh-made branded toiletries.</p> <p>The projected growth of the business will enable continued employment and work experience opportunities over and above those already provided. They have been informed by several of the organisations they work with that they struggle to find meaningful work experience opportunities for their residents and students, and they value the opportunities that the Company provides.</p> <p>Project beneficiaries are local people seeking employment, including people with learning difficulties, who often find it difficult to secure meaningful employment. The project will also benefit those who are unable to undertake paid employment and who benefit from supervised work experience, this in turn will benefit the local economy.</p> <p>The group actively promote employment and work experience opportunities for people with additional needs within the local community and this is fundamental to the company's ethos as a social enterprise.</p>
Recommendation	Award - £3,788.67
Subject to:	

Application Reference: TFF/23/10

Project Title	Battery Storage and Heat Pump Upgrade
Applicant	Llanarthne New Village Hall
Ward	Llanddarog
Key Account Management	<p>The Targeted Finance Fund is a discretionary fund available to Key Account Management (KAM) clients. For an organisation to become a KAM client they must be a third sector not for profit organisation that falls into one of the following 3 categories:</p> <ul style="list-style-type: none"> • Existing social enterprises that have the potential to grow, be sustainable and create employment ✓ • Emerging projects that have the potential to create jobs✓ • Third sector organisations that deliver vital services within our communities✓
Project Description	<p>When the Village Hall was constructed in 2008 a solar PV array and water river source heat pump was installed which has been very effective in its operation. However, a recent review of the electricity costs has revealed an increase in annual costs from £2,700 to £7,500. In seeking to reduce this cost, exploiting further green technologies now available to attain their net zero ambitions the Hall Committee wish to install two additional elements to the Hall's heating system.</p> <p>During weekdays the majority of the Hall's utilisation tends to be in the evenings when the solar panels do not produce energy. Currently, the excess energy produced by the panels during the day is simply exported to the national grid. Whilst the Hall benefits from an income stream for this generated and exported electricity, the rate received is far less than the rate charged for the additional electricity used by the Hall.</p> <p>Funding is required for the installation of a Storage Battery system such that excess electricity generated in the day can be utilised in the evening. The second element is the installation of an additional solar thermal system for the efficient heating of water used in the Hall's kitchen, toilets, and shower facilities.</p> <p>The additionality provided is a significant cost reduction in the operation of the Hall, enhancing its resilience and sustainability. The cost reduction achieved will enable the Hall to maintain or reduce the charges levied on hirers whilst also enabling the continuity and cost reduction of community services such as the Warm Hub, free use for eligible users etc.</p> <p>The proposed installation is an enhancement to the green technologies already adopted by the Hall and will significantly contribute to the carbon footprint reduction sought. The technologies requested are proven, readily available and are already used in similar environments. The facilities of the Hall and the provision enabled therein are in high demand and are competitively priced. There is no duplication of such provision in the direct locality, and it does not displace any commercially available resources.</p> <p>The Hall Committee anticipate the Towy Valley Cycle path will provide greater footfall to the Hall and increase demand on its facilities. A recent extension to the Hall has increased usage significantly enabling several</p>

	functions to be hosted simultaneously. However, the financing of the extension has absorbed the financial reserves of the Hall and without the grant funding sought the proposed installation would not proceed.
Economic Benefit	<ul style="list-style-type: none"> • Number of individuals into volunteering - 20 • Number of individuals into employment • Number of community groups/organisations assisted - 23 • Number of jobs safeguarded – 2 • Increased users of facility - 40 • Public and private leverage funding – £3,840.00
Total Project Cost	£19,200.00 - Gross
Eligible Capital	£19,200.00 £8,500 – Battery storage system £10,700 – Solar thermal heating system
Amount and % of grant requested	£15,360.00
Match funding	£3,840.00 Own funds secured
Cllr and Officer Consultations Undertaken	<ul style="list-style-type: none"> • Cllr. Ann Davies • Sam Palmer – Project Officer Towy Valley • Simon Charles – Transport Strategy & Infrastructure Manager
Evidence of Need / Community Engagement	<p>The hall and its facilities are in high demand, utilised seven days a week with a broad range of community classes, a warm hub facility, hire by commercial and voluntary users in the week and private hire on weekends. The Hall and its charitable arm support a thriving community engagement programme all year with a diverse range of offering for toddlers through to senior citizens.</p> <p>The evidence for need is derived from the monitoring of expenditure over the period from its construction to today. Without installing the identified equipment, the excessive energy costs, currently being absorbed by extensive fund-raising activity, would have to be passed on to users. Research has identified that such cost increases would render some provision non-viable reducing key learning, social and voluntary activity in the community.</p> <p>Consultation has been undertaken with other similar venues utilising the technology and cost reduction data analysed. The community is kept informed of the Hall's net zero ambition with a continuous display providing energy generation data and cost reduction achieved.</p> <p>A survey of users evidenced overwhelming support for the installation. The Hall is also viewed by the community as a test bed for such technologies and has influenced many householders to invest in similar technologies.</p>
Ownership/Lease	Ownership Registered Charity -1080289
Recommendation	Award - £15,360.00
Subject to:	