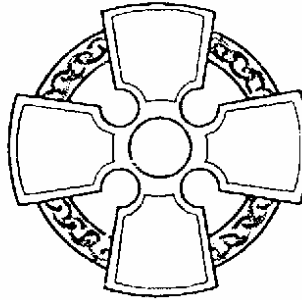




**REPORT BY ERSKINE CORPORATION LIMITED INVESTIGATING
THE FEASIBILITY OF REPLACING ST DAVID'S CHURCH AND HALL
WITH A MULTIUSE STRUCTURE FOR THE **CHURCH IN WALES** -
JULY 28, 2002**

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PLEASE NOTE

If you are reading this report on screen you will find links and cross references, specifically in the table of contents and the references to section numbers. To access them in acrobat reader, hover over the link with the mouse and the 'hand' will become a 'finger', Click and it will take you to the cross reference. Click the back button to return. **If you wish to print this document** please note the margins in this document are set for **double sided printing**, in line with our environmental policy.

Items in ***italics*** represent the ***stakeholders*** or ***potential stakeholders*** (referred to as ***interested parties*** or ***actors***).

This report has been created in **English only**.

1 INTRODUCTION

This project was initiated by the *Reverend Shirley Griffiths* and *Andrew Rainsford*, the *stewardship officer* of the *diocese of St Asaph*.

Following her appointment to the parish of *Abergele & Pensarn* in July 26th, 2002, *Reverend Griffiths* has been in consultation with the *parishioners* of *St David's* about the possibility of the transforming *St David's church and hall*.

Following a formal tender process [erskine] were instructed to obtain the views of the community and community groups to add gravitas to a funding bid application for the project.

2 CONTEXT¹

The *Parish of Abergele and Pensarn* has grown considerably over the years and the present resident population is approximately 10,200. This grows during the summer months and tailing off as the *holidaying population* leaves the area. Access to the coast, major cities and the countryside is convenient as the A55 trunk road runs through the district. This road does however physically and culturally divide the town of *Abergele* from *Pensarn & Belgrano*.

Abergele Golf Club is a very popular sporting and social focus point along with the Rugby and Cricket Clubs. The *Abergele Leisure Centre*, which is located next to the *Emrys ap Iwan English secondary school* and newly established *community college*, has a first class swimming pool and sports facilities.

There are three *primary schools* in the Parish, one Welsh and two English which are located on the same campus. The *English medium secondary school* is located next to the leisure centre and community college with the *Welsh medium secondary school* located in Penrhyn Bay.

Welsh and English are spoken in the town and the Welsh language continues to thrive with many people who move to the area choosing to learn it.

Founded in 1923, the family owned, multi franchise car dealership, '*Slaters*' is a large employer in the town and has an altruistic approach to the community, supporting many voluntary and charitable programmes.

There are areas of *Pensarn* that offer modern housing for commuters and the retired which benefit by easy access to the shops and the beach.

Many of the social problems associated with *Pensarn* are linked with the flats that lie adjacent to the *church and church hall of St David*. These properties were once popular with holidaymakers but many are now unoccupied, or have a transient population and are in urgent need of redevelopment.

¹ Based on information created by the church in Wales and supplied by Reverend Griffiths.

3 PROJECT OBJECTIVES

The project objectives were to:

- **provide** comprehensive, robust research which is high in added value by placing the views of *local residents* and *community groups* front and centre.
- **build** trust and respect between ourselves and all *stakeholders* to ensure the consultation process produced accurate, well focussed results.
- **produce** an innovative, realistic, achievable consultation summary to assist the *church in Wales* with their funding bid for the project (if this regarded by the *community* as the preferred option).
- **ensure** the project enjoys the ownership and buy in of the *indigenous community* whilst taking into account the surrounding *environs* and *external agencies*.
- **help** the community turn the opportunity into ACTION

4 PROJECT SUMMARY

The project summaries were published in two forms, the second which was directed at the general public.

style one

'To undertake an in depth, defined community consultation to establish the needs and uses for an integrated church / community centre and explore the feelings of the community with respect to the demolition of the existing St David's church & hall, Pensarn to locate the new multi use facility.'

style two

'We need people's thoughts and ideas about building a new community centre and church in Persarn to replace St David's church and hall. We also need to hear from any groups or people that might want to use such a building and also from anybody that does not want the church and hall replaced.'

In the following document these summaries will be referred to as '*the project*'.

5 THE CONSULTATION PROCESS

5.1 advertising

The process began by advertising the project twice in the 'The Abergele & St Asaph Visitor' using the project summaries detailed above. In addition one thousand two hundred leaflets were distributed with the Rhyl, Perstatyn & Abergele Journal, which is a free paper distributed to all homes in the area. A further three hundred leaflets were distributed within the community through other community organisations.

The text of the leaflets was as follows:

PENSARN & BELGRANO COMMUNITY FACILITIES

Do you live in Pensarn or Belgrano? Would you like a great facility to use for ANY COMMUNITY PURPOSE?!

Such as - Club Meetings, Dance Groups, Aerobics, Parent Toddler Groups, Health Groups, Social Functions, Wedding Parties, Sports Facilities - the possibilities are endless.

St David's church and hall either need major repairs or rebuilding. The church in Wales is open to ideas from the whole of our community on what you would like the buildings to be replaced by - Come and have your say, give us your ideas on what you want.

PUBLIC MEETINGS

9th April 2003 Wednesday - St David's church hall, Pensarn - 7:00pm

10th April 2003 Thursday - St David's church hall, Pensarn - 10:00am

Meetings to discuss the future of St David's church and hall will follow the church Services on:

13th April 2003 Sunday - St Michael's church, Abergele - 11:00am

13th April 2003 Sunday - St David's church, Pensarn - 3:00pm

If you have any questions or comments: Freephone Angela on 0800 037 35 55 or e-mail: angela@erskinecorp.com.

Take a look at the website at: <http://abergeleparish.stdavids.org.uk>

5.2 discussion groups

In addition to the public meetings there were two discussion groups held. At the first two public meetings the attendees were asked various questions in relation to the proposed project and their comments and suggestions were noted. The results are published later in this report.

These questions for the formal focus groups were:

- Do we need a church in the community
- Should we have a church and hall on the site?
- Who uses the hall now?
- What uses could a new facility be used for?
- What would be required in the multifunctional facility?
- Are there existing Groups that would use a new facility?
- Was the local area improving / declining?
- General discussion session
- Who would be interested in volunteering to join a steering committee for the project?

To finalise proceedings we asked the groups to give one point from the discussion that they felt most strongly about.

The second two public meetings, held in St Michael's and St David's after regular church services, were more informal to gauge the feelings of the existing parishioners and establish if there were any objections to the project. In our experience these type of meetings provide a suitable venue and platform for objections to be aired.

5.3 telephone interviews

During the course of the project many telephone interviews were undertaken with members of the community, community groups, associations, organisations, authorities and businesses.

In addition we received many telephone calls using our freephone number from residents of Pensarn & Belgrano with feedback to the project.

5.4 press

Press releases were put out to the media which resulted in two articles. One of the articles follows.

Series of meetings will give residents chance to discuss needs of their community

BRIGHT FUTURE

EXCITING plans are in the pipeline to modernise a run-down church and provide a deprived town with much needed community facilities.

For some time the state of St David's Church in Pensarn has been a concern to both councillors and residents and meetings have been held in a bid to determine the future of the building which has deteriorated rapidly in recent years.

But this week the *Visitor* can reveal the community of Pensarn could soon be benefiting from not just a new church but also a 21st century community centre.

A team of specialist consultants have been appointed to find out what residents really want and will be working with the community in forthcoming weeks.

"Over the next six weeks we will hold meetings with parishioners, community groups and individuals inviting them to contribute and share their ideas," said Angela Campbell of Erskine Corporation, who will carry out the consultation.

Vicar of Pensarn and Abergele, Rev Shirley Griffiths, has been keen for the church to be

by JUSTINE BAILEY

developed for some time and is urging local clubs and organisations who may benefit from the new centre to come forward.

"It would be our aim to open our doors to all and provide much-needed facilities serving the needs of the wider community," she said.

"In order for us to receive the appropriate funding and prove the viability of a new multi-use structure, we need to identify all the clubs and groups in the area."

Councillors Jean Stubbs, Peter Fowler and Kevin Brown have been playing an active role in the planning stages of this potential development.

"Pensarn as a community needs a lot of support," said Coun Brown. "There are various groups who struggle to find somewhere to meet."

"The good thing about this whole project is it is community-led and there will be public consultations. If the community doesn't want a community centre it won't go ahead."

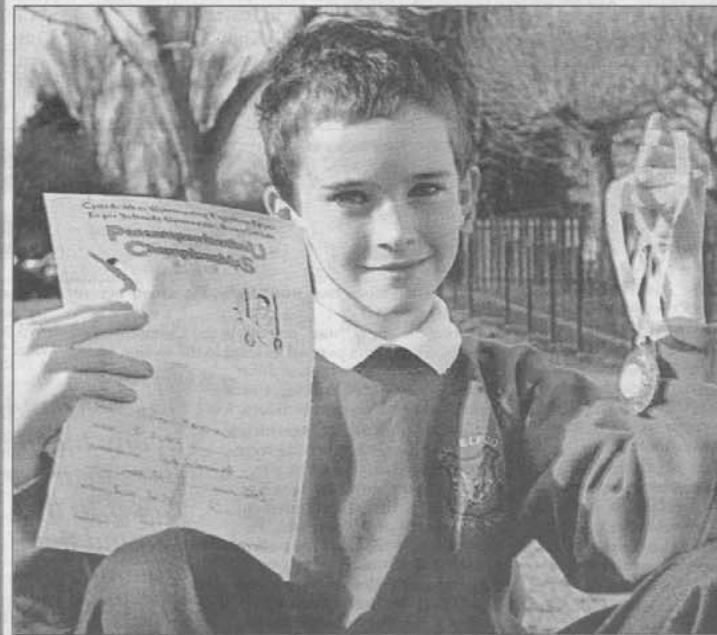
● Further details and dates of consultation meetings will be published in the *Visitor* in forthcoming weeks.

Alternatively to find out more contact Angela Campbell on freephone 0800 0139139.

The good thing about this is whole project is it is community led.

Coun Kevin Brown

Head over heels with success

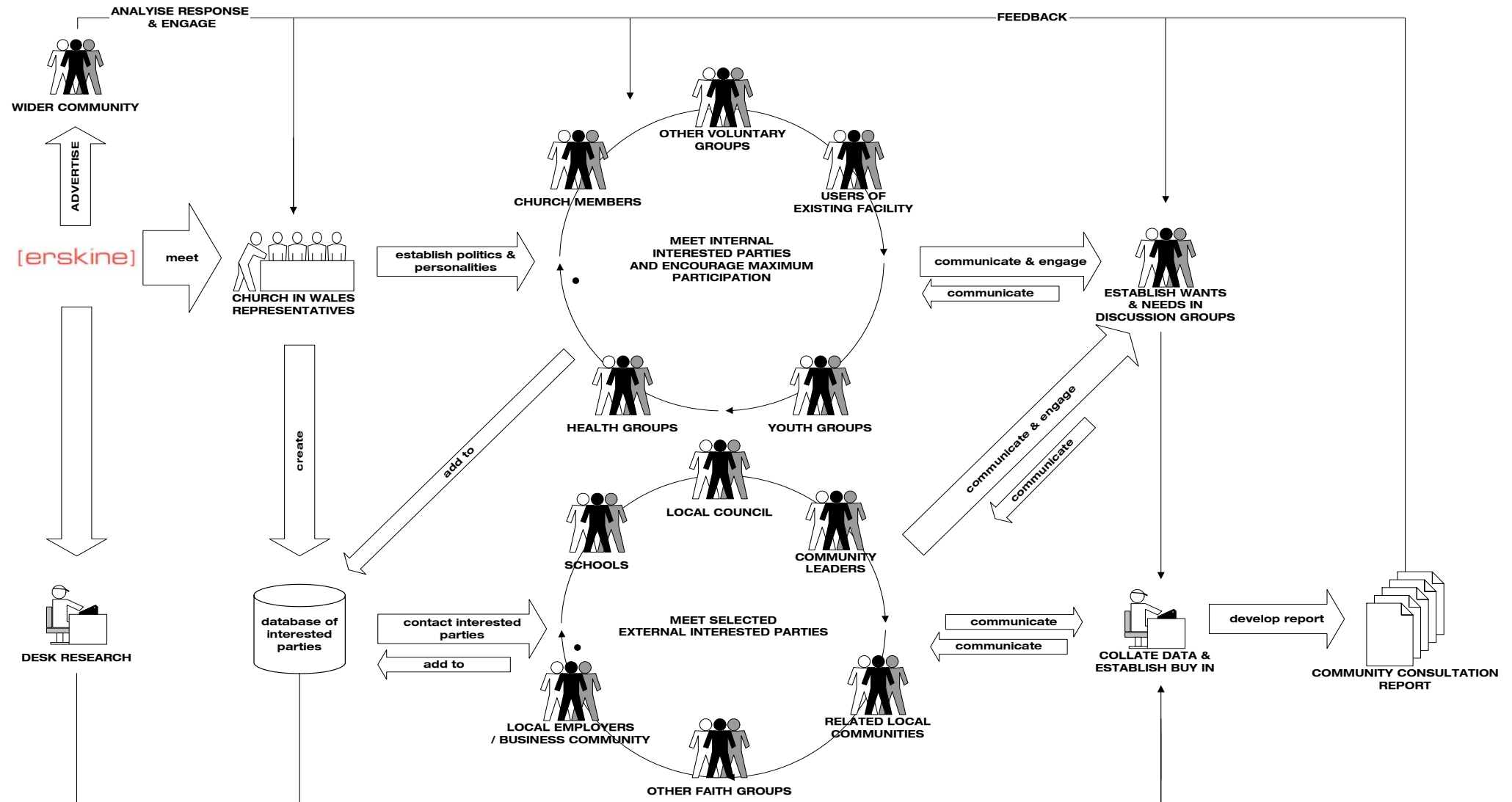


THE impressive gymnastics of one youngster resulted in him gaining first prize in a North Wales championship.

Michael Spedding (pictured), a year five pupil at St Elford Junior School in Abergele, gained first place in the Under-11s Club Intermediate Section with a score of 34.70 when he competed in the Eryri School Gymnastic Association Championships.

Pic: MARK ATHERTON
VGMA_8979

5.6 visual representation of the process



6 WHO PARTICIPATED

Eight people attended an initial meeting on March 10th, 2003 including Parishioners and a Councillor.

Further to the advertising, twenty one people attended the public meeting at St David's hall 7.00pm on April 09th, 2003; fifteen people attended the public meeting at St David's hall 10:00 am on April 10th, 2003. Both of these meetings broadly represented the community and included parishioners, residents, local teachers, police representatives, users and potential users of the hall along with Abergele town & Conwy county borough councillors.

Over fifty people attended the meeting at St Michael's, Abergele on April 13th, 2003 held after the 11.00 am church service; twenty people attended the meeting at St David's church Pensarn on April 13th, 2003 held after the 3:00pm church service. Fifteen telephone calls were received asking general questions with regard to the project

Ten telephone interviews were conducted with local businesses within Pensarn and Abergele, Funeral Directors, Schools, Chamber of Commerce and many other organisations.

In June, thirty pupils of Ysol Emrys ap Iwan School were consulted and their comments are outlined in the attached letter of support (see section 12.3) and included in the results of this report.

In addition [erskine] presented the proposals to Abergele Town Council at a full council meeting and met, at length, with The Right Reverend John Davies, Bishop of St Asaph. Their letters of support are featured in sections 12.1 and 12.2.

The Reverend Shirley Griffiths attends meetings of Cytun (Council of churches) which is made up of the Christian faith groups in Abergele, Pensarn & Belgrano. These include the English Presbyterian church (located very close to St David's in Pensarn); Welsh Baptists; Welsh Independents; Welsh Presbyterian church, Roman Catholic, English Wesleyan Methodists; Welsh Wesleyan Methodists; St David's and St Michael's both of the church in Wales. At the last meeting she referred to the proposed development and it was heartily supported by the group.

7 RESULTS – THE EXISTING STRUCTURE

7.1 land & architecture

The ‘Iron church’ was erected around 1880² and a drawing exists (see section 7.3) showing the architect to be an S Southern of Wrexham. It is believed to be prefabricated and may have been built in response to the building in 1878 of the Presbyterian Chapel, which is still stands a few hundred metres away from St David’s.

The church building itself is interesting in its appearance but has now come to the end of its life as urgent and major repairs are now required³. The church was originally used by the residents, visitors and the domestic staff who served them in the then magnificent holiday homes for wealthy families of Manchester and Liverpool. These homes have now been split up into flats for rent. These are the flats referred to in section 2 of this document.

The church hall was built around fifty years ago and again is of a prefabricated nature. It is in need of extensive refurbishment.

Insurance premiums of the church hall are high due in part to the materials used in the construction of the building. Premiums have escalated from two hundred and fifty to seven hundred and fifty pounds although these have been negotiated down. Insurers are unhappy about the suspended gas heaters in St David’s church given its wooden construction.

There is a car park at the rear of the site which was sold by the church to Conwy County Borough Council (CCBC) some years ago. The car park has become a focal point for fly tipping and car crime as many vehicles are deposited and sometimes set alight here following joyriding.

7.2 facilities

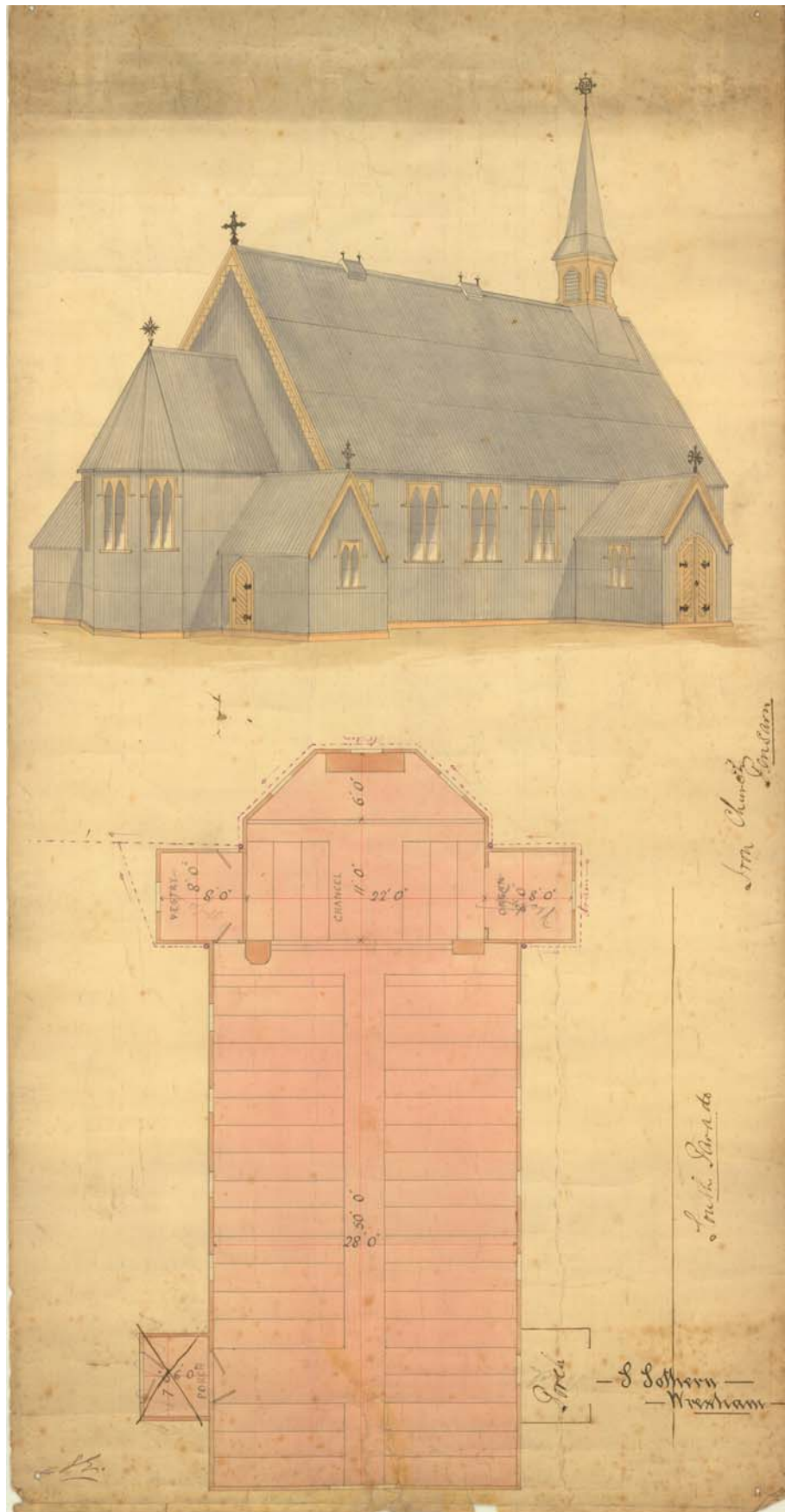
The facilities of the church and hall are extremely basic and do not conform to any of the regulations regarding disabled access. The church itself does provide an induction loop for the hard of hearing which is fed from the existing sound reinforcement system.

A fine feature of the church is the wooden sanctuary and chancel; the finest feature of the hall is the dance floor which has an excellent reputation with the two local dance groups who regularly use the facility.

² Information taken from the book ‘Abergele – The Story of a Parish by Ellis Wynne Williams’

³ See the 1998 quinquennial report prepared by TACP architects on behalf of the church in Wales

7.3 original drawings of 'The Iron church'



7.4 existing usage

activity / group	Sunday			Monday			Tuesday			Wednesday			Thursday			Friday			Saturday		
	M	A	E	M	A	E	M	A	E	M	A	E	M	A	E	M	A	E	M	A	E
Abandoned Animals																					
Abergele Labour Party (note #1)																					
Alcoholics Anonymous																					
Conwy County Borough Council - polling station (note #2)																					
Parochial Church Council (note #3)																					
Play Bus (outside / lawn use - note #4)																					
Saturday Evening Dance Club																					
Second Wednesday Youth Group																					
Speech Therapy / Dysphasia Support Group																					
St David's Congregational																					
Stroke Club																					
Townswomen's Guild																					
Tuesday Evening Dance Club																					

notes

M = morning, A = afternoon, E = evening

#1. first Wednesday in the month

#2. used regularly as a polling station for elections

#3. monthly

#4. occasionally during school holidays

8 RESULTS – THE PROPOSED STRUCTURE

The information below is a summary of the results of all the meetings and consultation.

8.1 consensus

During the whole of this consultation there were only five people who objected to the demolition of the existing church and church hall and the building of a new structure. Three of these five were all very happy for the proposed project to proceed once their questions were answered and they saw the considerable support for the project. It was the general opinion that if the project does not proceed now, it may never happen – ‘We have an opportunity here – lets grasp it’. On the other hand there was a comment made at one of the meetings ‘are we thinking too big?’

8.2 the church in the community

The question was asked - should there be a church in Pensarn? That the question needed to be asked at all was a surprise to the people gathered and one hundred percent of the audience gave an emphatic YES. A comment was made - ‘No church, no Community’. This was a feature common to all the meetings and there was the very firm belief that the church should be the heart of the community.

There have been other local success stories in relation to multiuse buildings incorporating churches. Colwyn Heights is an example of where the building originally opened as a modern community centre with IT facilities, a multiuse hall (large enough for sports activities) and a ‘wet’ room. Local demand led to a ‘quiet time’ which has now turned into a time of worship. Another example of the church and diversification is the Loreto Convent where yoga and meditation classes are run. Within the parish of Abergele, St Michael’s now have regular exhibitions and a wide variety of activities for pupils at the local schools.

It is believed that by making the church a part of a well used community centre it will aid in connecting and engaging with the whole community, young and old. It was made clear that something had to be done to encourage young people and children to come to church. This facility would encourage children and young people to engage with the church in a comfortable, non formal, environment.

The Bishop of St Asaph commented that this was a potentially excellent partnership between the local authority and the church in Wales to provide a new heart to the Pensarn & Belgrano community.

8.3 children & young people

The local beat policeman did state that the children and young people did think that St David’s was ‘for old people’. He felt that a new community structure would be an excellent asset to the area and was willing to advise on the potential security issues in the planning stage (see letter of support in section 12.6).

A number of discussions focussed on the need to consult with the young to find out exactly what they wanted⁴.

The children and young people gave a list of facilities they would like and the proposal of a new facility in the area was very enthusiastically accepted. They pointed out, along with others from the other consultation groups, that St David’s is a central geographical location providing a good stop off point between the schools and the areas of Pensarn & Belgrano.

⁴ A discussion group was held with thirty children and young people at Ysol Emrys ap Iwan School the results of which are included in this section.

We believe that Abergele Youth Action group are looking to raise funding for a dedicated youth worker. The new facility could be a base for such a worker for the Pensarn & Belgrano area.

8.4 the community and facilities

It is clear that the current facilities afforded by the current buildings do not meet with modern expectations from adults, children and young people alike hence the usage of the existing building is declining.

There is considerable support however for the existing bell cote (turret), pitch pine sanctuary and chancel of St David's to be retained and incorporated into any new structure.

The floor in the existing hall makes an excellent dance floor and any replacement would need to be as good.

There was a feeling that if practical, the church hall should be retained whilst building work is in progress. This would provide a facility for church services and other activities during the transitional period.

In addition to the buildings, a new car park - which will be essential for the facility, could provide a location for a mobile library service which could also use the internet access provided by the new building⁵. In support of this point, during the Easter holidays 2003 there was a request to use the grounds for a holiday play session. A play bus run by Linda Taverner, a governor at Emrys ap Iwan High School and an activist in Abergele Youth Action, was visiting Pensarn and parked adjacent to the grounds. They were keen to use the hall in the future if facilities were improved.

It was noted in several of the discussion groups there are sparse facilities in Pensarn & Belgrano for children, young families and the middle aged; further facilities need to be made available, or improved, for the elderly. At present, groups have to meet outside Pensarn & Belgrano because of the inadequate facilities of the current hall resulting in much needed money is being spent outside the area. Some groups, such as the stroke club, have had to move from St David's hall to other venues due to the lack of existing facilities.

The site is central to Pensarn & Belgrano and would provide a much needed community 'heart' and focal point to the area.

8.5 costs & sustainability

Clearly this project needs to be sustainable in the medium term and once funding is obtained, a business plan needs to be drawn up to determine these criteria. This plan will also need to project the pro-forma hire costs of the rooms within the new building and any potential sensitivities to price in the area.

It was tabled that the cost of a proposed project could be minimised by using imaginative design. One of the attendees has a degree in 3D design and will be of help if needed. Another way to help with the cost would be to run an architectural competition with a local architect & student involved.

8.6 education

At one of the public meetings Pam Rees Davies of Llandrillo College explained that people of all adult ages are less likely to go back into adult education if they have to travel out of their own local area and a good local community facility therefore encourages people back into education. Once they have undertaken one course locally, there is a likelihood that they will further their education and training. She pointed out that the college would be very keen to run courses from a new facility for parents, grandparents and children. A questionnaire was distributed and she requested that people return to her. The purpose of which was to give the college an idea of demand and nature of

⁵ It is now government policy for all libraries to provide internet access.

courses in the area. The college needs to further engage with local communities and will back this project one hundred percent, running any courses for which there was demand. She pointed out most of these courses are free to the community.

8.7 crime & disorder

The transient population in the surrounding flats is problematic and there is considerable pressure being applied to Conwy County Borough Council (CCBC) to address these issues. At the request of Abergele Town Council, Andrew Bowden, Head of Housing Services at CCBC, has been contacted to lend support for a Neighbourhood Renewal Assessment to be undertaken.

Taking these problems in perspective there have only been three incidents of violence in the last six months⁶ however there is considerable evidence of drug abuse in and around the area. It is mainly a problem during the hours of darkness and many elder residents are reluctant to walk the streets at night. Indeed, whilst one of our meetings took place, stones were thrown at the door of St David's hall.

There was concern as to potential vandalism to any new building and therefore adequate security measures would have to be introduced. It was pointed out that vandalism is everywhere, not just in this area.

It was postulated that children and young people have nothing to do and this is why they resort to vandalism. Furthermore, if they have ownership in a building it has been shown vandalism is significantly reduced. A good local example is Towyn community centre which is generally not subject to vandalism. Some mentioned that if we do nothing the vandalism problem would get worse in the future. There have been recent problems in Kimnel Bay specifically on April 04, 2003 where the dance meeting at the hall had to be stopped because a motor bike belonging to one of the participants was being vandalised outside.

It was discussed that building the community a facility providing a multitude of activities may encourage the people to stay in the area on a long term basis thereby diluting the transient population issue and creating a stable community.

8.8 environment

Rubbish and 'fly tipping' tends to be a problem in alleys and in the car park at the rear of St David's. A recent incident saw some of this rubbish being set alight and burning down a telegraph pole thereby cutting off telephones for some of the area.

Assuming a new facility was created, the issue of the potential increase in noise was raised by ourselves, with the meeting participants and telephone callers. It was believed that this would not be a problem. Comments were made in relation to the availability of street parking and its relation to the new building. The need for a suitably sized car park was mentioned.

8.9 land

The land to the rear of the existing building was sold to CCBC some years ago. It was intended this land should be used as a car park however the result was that it became a tipping ground for rubbish and an area where abandoned cars were set on fire. Negotiations are underway to incorporate the land back to the new building project. If agreed this would provide much flexibility in terms of position of the proposed new structure, remove the problems associated with the car park and provide a ratchet to leverage grant funding.

⁶ these figures were prior to April 10th, 2003 and were supplied by PC Neale Duffy

8.10 management committee & employees

It is clear that the new centre would need to be run efficiently and profitably. It was suggested that a caretaker would be required but further investigation into this post should be undertaken to establish whether this should be a part or full time position. Full time may provide additional security for the building and provide a professional image to the centre maximising usage but would considerably increase the on-costs of the project.

The following residents were interested in forming a steering group for the project:

Sam Beckett	Pensarn and Abergele Youth and Community Group
Barbara Hopwood	Neighbourhood Watch. Leisure Centre Focus Group
Penny Livingstone	Mental Health Carers Group HAFAL CCF
Cllr Jean Stubbs	Conwy County Borough Council
Margaret Holden	Saturday Night Dancers
Tom Pickering	Pensarn Resident
Peter Fowler	Abergele Town Council
Rev Shirley Griffiths	Vicar of the Parish of Abergele
Enid Royston	Resident of Belgrano
Cathryn Timothy	Pensarn resident with architectural interest
Val Rees	Pensarn resident
Jim Fozzard	Pensarn resident

8.11 the structure

Should be:

- able to cater for all ages
- built in a style to reflect the architecture of the old St David's church
- licensed for the sale & consumption of alcohol for special occasions only
- perhaps licensed for weddings

and have:

- a small dedicated worship area that can be partitioned off when not in use but could be opened up to the larger hall when necessary.
- acoustics designed for music and the spoken word
- disabled access
- toilets with disabled access and baby changing facilities
- broadband internet connection
- small IT suite (five computers)
- a high level of security & monitoring as vandalism is a potential problem.
- a functional kitchen to accommodate the potential usage
- a sound reinforcement system with induction loop
- flexible partitioning to reduce the size of the rooms into manageable spaces⁷
- a collapsible stage that can be stored
- plenty of secure equipment storage to cater for individual groups / societies
- sky TV (there was a little disagreement over this item)

⁷ Abergele Hospital Chapel is an example of this

- business facilities such as LCD projector / overhead projector.
- a screen suitable for Cinema / OHP / LCD projectors
- a piano and / or organ
- a environmentally efficient heating & insulation system
- a cash machine on the outside wall (there is no bank or existing provision in Pensarn / Belgrano)
- a pool / snooker table
- a green area to the side of the new structure

In addition to these facilities there is a requirement for the following rooms:

- Cleaners cupboard
- Caretakers office or flat
- Meeting rooms
- Wet room for arts / crafts

8.12 proposed usage

church; community cinema; weddings – service and reception; homework club; breakfast club; crèche; out of school club; table tennis; snooker / pool; badminton; yoga; children's parties - serviced by some form of community transport – e.g. minibus; mobile library; mother and baby groups; advice centre; blood donor centre; part time surgery; personal use; independent associations; judo / martial arts club; teaching food technology; dog training – this may not be possible due to children and dogs cannot use the same facility; frisbee club; art exhibition by and for all ages; bands and groups of all music; indoor bowling; keep fit; craft; all types of sport; music and drama; choir; pantomime; brownies - it was stated that at present there is a waiting list in Abergele of twenty four youngsters wanting to join the brownies, due to limited facilities; young peoples disco with non alcoholic drinks; Sunday school; bible classes; bingo, heritage / local history groups; citizens advice; children's groups; youth groups, parent clubs; internet café; IT suites; older peoples groups ; disabled groups; funerals and wakes; social club; dance club; coffee mornings; sewing club; fund raising; discos; rock climbing wall; cycling groups; adult education – at present one of the people present a seventy two year old has to travel twenty minutes out of the area; internet courses - there are older people in the community who would like facilities and to know how to use it; craft activities; wet Room; gym; rugby club; football club; job club (as opposed to job centre); luncheon club; five aside football.

8.13 existing groups

The groups below are very interested in using new facilities:

- HAFAL mental health group
- neighbourhood watch
- Abergele spinners, weavers and dyers
- Pensarn and Abergele youth and community group - This group headed by Sam Beckett applied for lottery funding for a community café and citizens advice team. This was turned down on the basis that a need was not demonstrated. The new facility would be an ideal venue for this.
- Llandrillo College
- Presbyterian church – This church has a small hall within two hundred meters of St David's but both are in a very poor state of repair. The incumbent would welcome a new facility that could be used.
- UFO research group
- townswomens guild
- second Wednesday youth group
- Abergele labour party
- stroke club

- St David's church guild
- speech therapy / dysphasia support group
- abandoned animals
- alcoholics anonymous
- Conwy county borough council (polling station)

8.14 summary of points most important to discussion groups

ranking	comment
5	Great innovative approach to helping the community and encouraging people into the church.
5	Community enhancement
4	Opportunity for a new start
2	There are so many people behind what is being done
2	It needs to look right and functional
1	Enthusiasm and involvement
1	Sense of community
1	HOPE
1	It includes and will help all ages
1	No change required
1	Bringing Pensarn & Belgrano up to date
1	Helping the young – giving them a purpose
1	A good solution for the future of the area
1	The sooner it happens the better

9 PROJECT OUTPUTS

9.1 key outputs

If the project were to go ahead it would meet the key Welsh Assembly Government themes of tackling social disadvantage, sustainability and equal opportunity. In addition the project is likely to create one job and safeguard others.

9.2 additionally

Within the consultation we investigated current provision of similar facilities within the area, taking into account transport and accessibility issues. Duplication issues were assessed and found that the proposed facility would work well with existing provision which is located in Abergele itself.

The project would compliment other publicly funded initiatives in the area and could act as a hub for initiatives that need a physical location from which to operate.

9.3 beneficiaries

This document provides the evidence of need for the facility which will directly benefit: children and young people; the elderly and infirm; the middle aged; the disabled; those with limited mobility; the two local churches; local education providers; local businesses, the library service; local authorities; police force

10 MONITORING & SUSTAINABILITY

The project will be monitored by the steering group and management council of the facility. Progress will be monitored in relation to the business plan that will be completed prior to the funding application.

Clearly any project of this nature must be sustainable. It is clear from our findings there is considerable demand in the area; it will be up to the ingenuity of the management council to ensure these opportunities are realised.

11 CONCLUSION & RECOMMENDATIONS

Taking all the results into account, it is clear that there is overwhelming support for this project from all parties within the community.

Projects such as these are often cornerstones to the physical and social regeneration of a whole area; we believe this may well inspire the local & county borough council, along with private investors, to further invest in the rebirth of the Pensarn & Belgrano area.

It is our recommendation based upon our work that the project moves into the next stage as soon as possible.

11.1 recommendations

- Form the steering group for the project with the local residents, produce a schedule of meetings, compile an action plan and agree roles and responsibilities.
- Formally agree the project with CCBC and ensure the land sold to CCBC in 1985 by the representative body of the Church in Wales (see section 8.9) is available for use in the project then instruct solicitors to draw up agreements between all the parties.
- Select by formal tender and then engage a suitable architect to draw up plans and apply to CCBC for planning approval. This is likely to be made from a selection of three namely: Mr John Pugh of TACP (current architects to the church in Wales); Conwy County Borough architects department and a local architect yet to be identified.
- Cost the proposed plans by using a suitable chartered building surveyor, obtain quotations for required ancillary equipment and then estimate the capital costs of the project.
- Engage local chartered surveyors to value the existing land & buildings and the land alone, making the assumption that suitable planning permissions were obtained.
- Produce a business plan to identify the revenue elements of the project which would identify on-costs such as utilities, insurance and caretakers along with potential hire rates and income streams etc.
- Apply for grant funding from a single, or selection of, potential funding bodies to include the capital and revenue aspects of the project. The stewardship officer of the diocese of St Asaph has already recommended an application to the 'community facilities and activities programme' run by the Welsh assembly government.

12 APPENDIX A - LETTERS OF SUPPORT

12.1 Abergele Town Council



Eich Cyf./Your Ref.

Tel: 01745 833242

Fax: 01745 839157

info@abergele-towncouncil.co.uk

July 18, 2003

S.J. Campbell, Esq., B.Sc., MinstD,
The Estate House,
West Marton,
SKIPTON,
BD23 3UE.

Dear Mr. Campbell,

The Town Council is most grateful to you for your attendance at its meeting on Thursday, 3rd July, 2003 and for out-lining the proposals you have in mind for St. David's Church and Hall in Pensarn.

The need for such facilities in that locality is readily recognised and the Council wishes you to know that it supports the venture in principle.

You will recall the suggestion made to you at the meeting that there would be benefit in you approaching Mr. Andrew BOWDEN, Head of Housing Services, of the Conwy County Borough Council currently engaged in a Neighbourhood Renewal Assessment.

The Town Hall looks forward to the publication of the feasibility Study so that it may consider your proposals further.

Yours sincerely

Town Clerk.

12.2 Bishop of St Asaph


Mr Simon Campbell
The Estate House
West Marton
Skipton
BD23 3UE



Y GWIR BARCH JOHN S DAVIES, ESGOB LLANELWY
21 July 2003
THE RIGHT REV D JOHN S DAVIES, BISHOP OF ST ASAPH

Dear Mr Campbell

I have great pleasure in supporting the application for the Pensarn project currently being made by the Parish of Abergele (Church in Wales) and Conwy County Borough Council.

The project is an ideal use of the present site and reflects initiative and the resolve of the church and local authority to diversify its facilities for the benefit of the wider community.

+ John St Asaph

The Right Reverend John S Davies
Bishop of St Asaph

12.3 Ysol Emrys ap Iwan School

QUALITY AND EXCELLENCE
Emrys ap Iwan
SAFON A RHAGORIAETH

17 June 2003

The Rev. Mrs S Griffiths
The Vicarage
28 Lon Dirion
ABERGELE
Conwy
LL22 8PX

Dear Shirley

Re: St David's Church and Hall, Pensarn

As Chair of Abergele Youth Action and Headteacher of Ysgol Emrys ap Iwan I give my wholehearted support to your church for helping to provide amenities/facilities/activities for the young people in the locality.

Following a recent gathering of 30 local 11 – 18 year olds the following wish list was compiled:

- Moto-cross track
- Stake park
- Discos (*)
- 4. Cyber café (*)
- Gig Nights (*)
- 6. Free access to Leisure Facilities
- 7. Trips/Excursions
- 8. Drama Class (*)
- 9. Cinema/Films (*)
- 10. Cycle tracks/Secure cycle parking
- 11. Singing/Dancing/Music lessons (*)
- 12. Homework Help Club (*)
- 13. Art classes (*)
- 14. Youth Club for under 15's (*)
- 15. Snooker/Pool Club (*)
- 16. Go Karting
- 17. Quad biking
- 18. Girls rugby and soccer teams
- 19. Reading Club (*)
- 20. Beach cleaning team
- 21. Pottery Club (*)

I am sure that St David's Church/Hall could help in this provision for local youngsters. Particularly with the activities that have been marked (*). This would help to integrate activities not only in Pensarn but also across the Greater Abergele area.

Yours sincerely



Mr N A Southorn
Headteacher

INVESTORS IN PEOPLE



BUDDSODDWR MEWN POBL

Headteacher: N. A. Southorn, BA, MBA

Faenol Avenue, Abergele, Conwy. LL22 7HE

Tel/Ffon: (01745) 832287 • Fax/Ffacs: (01745) 826268

info@emrysapiwan.conwy.sch.uk • www.emrysapiwan.conwy.sch.uk

12.4 Llandrillo College

12.5 Councillor Jean Stubbs



Cllr. Mrs. J. Stubbs
9 Lôn Kimmel, Pensarn, Abergele. LL22 7SG

Rev Shirley Griffiths
The Vicarage
28 Lon Dirion
Abergele
Conwy

Tel: (01745) 822465

e-mail: cllr.jean.stubbs@conwy.gov.uk

Date: 18 June 2003

Dear Shirley

I wish to give you my support in the Pensarn Project on which the Church and the County Council are working.

It is a project which I had been looking to happen in Pensarn for some time, but had only been able to obtain the promise of the land and the toilet block at the roundabout. This would have only been a small project but would have been a start.

Fortunately for the people of Pensarn and Belgrano the Church put forward a plan to me and I am only too pleased to back the Project concerned.

Hopefully the Project will go ahead and the people will reap the benefit.

Yours sincerely

A handwritten signature in black ink, appearing to read "J. Stubbs".

Cllr. Mrs. J. Stubbs

12.6 PC Neale Duffy



**NORTH WALES POLICE
HEDDLU GOGLEDD CYMRU**

**CONWY DIVISION,
POLICE STATION
LLANDDULAS ROAD,
ABERGELE,
LL22 7BT**

**RHANBARTH CONWY,
GORSAF HEDDLU,
FFORDD LLANDDULAS,
ABERGELE,
LL22 7BT**

**TEL/FFON: 01492-517171 EXT 5373/4/5
FAX/FFACS: 01492-511343**

TO REVD SHIRLEY T GRIFFITHS

DATE 10TH APRIL 2003

OPEN MEETING HELD AT ST DAVIDS CHURCH HALL.

Shirley, I would like to take this opportunity to thank you for inviting me to the open meeting on the future of the church and hall. I was pleased to see a good turn out and found the views expressed very helpful in the way forward for the site. I was excited by the prospect of a new facility that can be enjoyed by the whole community and I am sure it will receive the strong support from all ages that it deserves.

I found the presentation given by the Erskine Corporation expanded the thoughts of the people attending the meeting, which was very helpful. I would be pleased if you can keep me updated on the progress of the project and if I can be of any help in the future you only have to ask.

Thanks once again,

**Neale Duffy
Pc 1676
Community Beat Manager
Abergele**

12.7 The St Asaph Diocesan Advisory Committee on the care of churches

13 APPENDIX B - PENSARN STATISTICS⁸

There are one thousand one hundred and fifteen homes in Belgrano and Pensarn. There is a development which may proceed which will add a further eighty, three bed roomed dwellings in the Belgrano district.

The crown copyright information below has been published with permission from the HMSO can be found at:

<http://www.neighbourhood.statistics.gov.uk/areaprofileframes.asp?aid=178544&hid=&tid=1&AREA=Pensarn%20ward>

13.1 resident population and age

The resident population of Pensarn, as measured in the 2001 Census, was 2,693 of which 49 per cent were male and 51 per cent were female. The resident population of Conwy was 109,596, of which 48 per cent were male and 52 per cent were female.

Resident population (percentage)

	Pensarn	Conwy	England and Wales
Under 16	21.0	18.4	20.2
16 to 19	4.2	4.3	4.9
20 to 29	9.9	9.2	12.6
30 to 59	41.5	38.9	41.5
60 to 74	15.4	17.6	13.3
75 and over	7.9	11.6	7.6
Average age	39.7	43.1	38.6

13.2 marital status

Resident population aged 16 and over (percentage)

	Pensarn	Conwy	England and Wales
Single (never married)	25.2	24.8	30.1
Married or re-married	53.3	52.6	50.9
Separated	2.0	2.1	2.4
Divorced	9.9	9.2	8.2
Widowed	9.6	11.2	8.4

13.3 ethnic group

Resident population (percentage)

	Pensarn	Conwy	Wales
White	99.4	98.9	97.9
Mixed	0.1	0.4	0.6
Asian or Asian British	0.0	0.3	0.9
Indian	0.0	0.1	0.3

⁸ All information sourced: 2001 census - crown copyright.

Pakistani	0.0	0.1	0.3
Bangladeshi	0.0	0.0	0.2
Other Asian	0.0	0.1	0.1
Black or Black British	0.0	0.1	0.2
Caribbean	0.0	0.0	0.1
African	0.0	0.0	0.1
Other Black	0.0	0.0	0.0
Chinese or Other Ethnic Group	0.5	0.3	0.4

13.4 religion

Resident population (percentage)

	Pensarn	Conwy	England and Wales
Christian	77.6	77.7	71.8
Buddhist	0.3	0.2	0.3
Hindu	0.0	0.1	1.1
Jewish	0.1	0.1	0.5
Muslim	0.2	0.2	3.0
Sikh	0.0	0.0	0.6
Other religions	0.2	0.2	0.3
No religion	14.0	14.0	14.8
Religion not stated	7.7	7.4	7.7

13.5 health and provision of care⁹

The 2001 Census asked people to describe their health, over the preceding 12 months as 'good', 'fairly good' or 'not good'.

Resident population (percentage)

	Pensarn	Conwy	England and Wales
Good	67.6	65.2	68.6
Fairly good	22.6	23.3	22.2
Not good	9.8	11.6	9.2

It also asked questions about any limiting long-term illness, health problem or disability which limited people's daily activities or the work they could do.

Resident population (percentage)

	Pensarn	Conwy	England and Wales
With a limiting long-term illness	19.9	23.5	18.2

For the first time, the 2001 Census asked a question about any voluntary care provided to look after, or give any help or support to family members, friends, neighbours or others because of long term physical or mental ill-health or disability, or problems relating to old age.

Resident population (percentage)

	Pensarn	Conwy	England and Wales
--	---------	-------	-------------------

⁹ Source: Department for Work and Pensions, 2000

Provided unpaid care	10.6	11.2	10.0
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There are two main benefits associated with health that are paid to people needing help with personal care. They are the 'Disability Living Allowance' and the 'Attendance Allowance'.

The Disability Living Allowance is a benefit paid to people under 65, who are disabled, and need help with personal care, and/or getting around. In August 2000, 5,765 people in Conwy received this benefit.

The Attendance Allowance is paid to people over the age of 65, who are so severely disabled, physically or mentally, that they need supervision or a great deal of help with personal care. In May 2000, 4,010 people in Conwy received this benefit.

13.6 economic activity¹⁰

Resident population aged 16 to 74 (percentage)

	Pensarn	Conwy	England and Wales
Employed	62.6	55.3	60.6
Unemployed	3.2	3.7	3.4
Economically active full-time students	2.8	2.0	2.6
Retired	16.2	18.8	13.6
Economically inactive students	2.5	3.6	4.7
Looking after home/family	4.8	5.8	6.5
Permanently sick or disabled	5.5	7.9	5.5
Other economically inactive	2.5	2.9	3.1

Within Pensarn, 18 per cent of those unemployed were aged 50 and over, 0 per cent had never worked and 28 per cent were long term unemployed. In August 2000, there were 1,520 Jobseeker Allowance claimants in Conwy of which 30 per cent had child dependants. The Job Seeker Allowance (JSA) is payable to people under pensionable age who are available for, and actively seeking, work of at least 40 hours a week. Figures produced here are those only for people claiming income-based JSA.

In August 2000, there were 8,420 Income Support claimants in Conwy, of which 2 per cent were aged under 20. Income support was introduced on April 11th 1988 and can be paid to a person who is aged 16 and over, is not working 16 hours or more a week, and has less money coming in than the law says they need to live on.

¹⁰ Source: Department for Work and Pensions, 2000

13.7 students and qualifications

Students and schoolchildren aged 16 to 74

	Pensarn	Conwy	England and Wales
Total number of full-time students and schoolchildren aged 16 to 74	99	4,231	2,648,992
Percentage of total resident population	3.7	3.9	5.1
Total number aged 16 to 17	54	2,295	1,014,284
Total number aged 18 to 74	45	1,936	1,634,708

Note : Students and schoolchildren were counted at their term-time address.

Resident population aged 16 to 74 (percentage)

	Pensarn	Conwy	England and Wales
Had no qualifications	35.1	31.8	29.1
Qualified to degree level or higher	10.9	17.6	19.8

13.8 housing and households¹¹

In Pensarn there were 1,152 households in 2001. 100 per cent of the resident population lived in households. The remainder of the population lived in communal establishments. The number of households in Conwy was 48,062.

Number of households (percentage)

	Pensarn	Conwy	England and Wales
One person households	30.6	32.8	30.0
Pensioners living alone	17.7	19.2	14.4
Other All Pensioner households	10.5	13.3	9.4
Contained dependent children	30.4	26.0	29.5
Lone parent households with dependent children	6.0	6.0	6.5
Owner occupied	76.7	73.4	68.9
Rented from Council	8.2	7.8	13.2
Rented from Housing Association or Registered Social Landlord	2.3	4.0	6.0
Private rented or lived rent free	12.8	14.7	11.9
Without central heating	22.8	14.6	8.5
Without sole use of bath, shower or toilet	0.3	0.5	0.5
Have no car or van	26.6	24.2	26.8
Have 2 or more cars or vans	25.5	28.7	29.4
Average household size (number)	2.3	2.2	2.4
Average number of rooms per household	5.5	5.5	5.3

¹¹ Sources: 2001 Census, ONS and The Land Registry, 2001

£'s and number of households (percentage)

	Conwy		England & Wales	
	Average price	Percentage of households living in this type of property	Average price	Percentage of households living in this type of property
Detached	105,238.0	35.3	178,806.0	22.8
Semi-detached	61,039.0	31.6	101,733.0	31.6
Terraced	52,233.0	15.0	89,499.0	26.0
Flat	56,031.0	17.8	120,185.0	19.2
All property types	74,731.0		119,436.0	

13.9 levels of crime in conwy¹²

Notifiable offences recorded by the police. April 2000 to March 2001.

	Violence against the person	Sexual offences	Robbery	Burglary from a dwelling	Theft of a motor vehicle	Theft from a motor vehicle
Total number of offences recorded, Conwy	806	43	30	439	233	713
Rate per 1,000 population, Conwy	7.2	0.4	0.3	3.9	2.1	6.4
Rate per 1,000 population, England and Wales	11.4	0.7	1.8	7.6	6.4	11.9

13.10 notes about this summary

1. This summary brings together data from a number of sources, all of which are available elsewhere within the Neighbourhood Statistics website.

2. In some cases the data shown in this summary may have been rounded and figures shown may differ slightly from those published elsewhere. Due to rounding of percentages, the addition of categories may not sum to exactly 100 per cent in all cases. It should also be noted that in some cases, different tables may show different counts for the same population, due to disclosure protection measures used to prevent the inadvertent disclosure of information about identifiable individuals. Figures quoted should therefore be used for guidance only.

3. These summary statistics are based on administrative ward boundaries legally in force at the end of 2002, which includes ward boundaries that became operative in a number of Local Authorities in May 2003, and some others that will become operative in May 2004.

¹² Source: Home Office, 2001

14 APPENDIX C - ERSKINE CONTACT DETAILS

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