



Neuadd Dyfi Development Plan

Executive Summary

The objective of this business plan is to continue developing the Neuadd Dyfi to its full potential as a modern community facility for the village and a flexible cultural venue for South Gwynedd. The physical infrastructure has no value unless it is designed well, maintained well and managed well. It is our challenge to spot, plan and nurture the opportunities to make this happen.

This is the third 10 year business plan.

In essence our objectives are to: -

- Build on the successes of the last two plans.
- To address any long-term maintenance issues that the building has
- To implement energy efficiency measures to maximise sustainability
- To make changes and improvements that will increase the building's ability to respond to different uses so as to have relevance to our community in changing and challenging times.
- Market the hall to a wider audience creating a more resilient and relevant community resource.

To achieve this, it will make use of community consultation such as the outcomes of the Community needs survey produced in 2021 and the future production of an Aberdyfi Place Plan

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Neuadd Dyfi Development and Business Plan

This is an updated business plan for the Neuadd Dyfi. It replaces the plan first produced in 1998, then 2007 and updated in 2009, then further in 2011. It is set in the context of the ongoing development of the Neuadd Dyfi. It explains the nature of the Neuadd Dyfi, the building and the Neuadd Dyfi Management Committee. It has an updated look at the Aberdyfi area, its population and structure and its needs. It examines the current management and activities of the hall. For the two key development projects it sets out the rationale for the project both in the material sense of for example “a new roof” but also the long-term role the building has in our community. It covers the work done to date, the consultation process and the way the project will be financed, managed, monitored and evaluated.

1. Vision

The vision is that the Neuadd Dyfi will build on its strengths and continue to be the cultural and social hub of our community.

The Organisation and its Aims

The Neuadd Dyfi is Aberdyfi's community hall. It is run by a volunteer management committee. It is a registered charity whose Trust Deed states that:-



The property ... shall be held upon trust for the purposes of a village hall for the use of the inhabitants of the Community of Aberdyfi in the County of Gwynedd ... without distinction of political, religious or other opinions including use for the promotion of the Arts, meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants.

- It is the aim of the Management Committee that the hall will become the social and cultural hub of the village and make a significant contribution to the health and well-being of its community.

2. History of the Neuadd Dyfi

January 1957

Plans were drawn up for a new hall to be built on the site of the old Pavilion Theatre brought from Oswestry in the 1930's. Fund raising started in earnest.

August 1957

Rebuilding started. The plans were modified to include a new floor and seats.

December 1957

The completed building opened with a Gala Concert on the 6th of December at which the hall was named the Neuadd Dyfi.

1958 to 1968

The Neuadd Dyfi was run both as a cinema in the early years and as a community hall. Dancing was made possible by the removal of the front rows of seating, though this was far from ideal as the floor sloped. The foyer was leased to various tenants and used as a shop. Girl Guides, the Youth Club, Dovey Sailing Club, the Music Society, and the Gardening Club all used the hall at various times.

March 1977

It was recognised that the Neuadd Dyfi, though appropriate as a concert venue, was severely limited for other functions. It was resolved to investigate the possibility of building an extension.

1977 to 2000

The hall was used for a variety of community activities, primarily drama-based, and the Youth Club. A number of schemes were put forward to upgrade and improve the facilities. However apart from rewiring, some structural work and general maintenance, little was achieved and these were frustrating years.



1The Neuadd falling into decay

2000/1

However in 2000 the Neuadd got both permission and funding for a £350,000 refurbishment and extension. This work involved re-roofing the existing hall, building an annexe with a kitchen, toilets and a small meeting room. 180 of the fixed seats were removed and the sloping area used for dances was levelled and a sprung maple floor installed. Stackable seating was purchased and the sound and lighting significantly upgraded.

Facilities for those with disabilities were installed,

including a wheelchair lift and an induction loop.

2001 to 2011



Re roofed revitalised with a small annex

The new building had been in operation for some 10 years.

The Neuadd Dyfi is a wonderful mix. It is a 400 seat theatre; it is a dining venue for 150; it is a party venue for 200; it is where the Youth Club meets; it is where art is created and is exhibited. It is where things happen.

The hall has seen a significant increase in usage by a diverse mix of local users and users from further afield. From far afield visitors have been BBC Gardeners' Question Time, the Welsh Young Farmers national drama finals and the National Assembly regional meeting. Amongst local activities and events have been the Women's Institute and the Youth Club meetings, pantomimes, weddings, private parties, funeral receptions, children's parties, community lunches,

and recitals to name but some. The shortcomings in the existing space limits the building from achieving its full potential

2011 to present

With the community annexe completed our community benefited from the additional space and facilities.

The Studio has provided very flexible space: -



The very versatile "Studio"

- Dividable changing rooms for pantomime and visiting groups such as the young farmers
- Rehearsal studios for Individual or groups
- Exhibition space for art
- Craft and art sessions for the young and old
- Meeting space
- Private parties

The building still had shortcomings and a number of these have been addressed:-

- 2014 Stage lighting Project Mainly funded through arts Council for Wales £22K
- 2015 Rebuilding the stage and stage grid, funded through Mantell Gwynedd £37K
- 2017 Resource Efficiency project phase 1 Mainly WEFO £158K

This was the development of an energy audit and then various options to improve the energy efficiency of the hall. The main achievements were a ground source heating system for the main hall and air handling unit for the annexe.

3. Legal Status and Governance

The Neuadd Dyfi is a community hall previously owned by Gwynedd Council (the landlord) and leased to the Management Committee with the Aberdyfi Community Council as its custodian trustee. In 2008 options were discussed. The Council required various covenants to be in place to preserve the building as a community asset.

In October 2009 the Management Committee purchased the freehold from Gwynedd Council and vested the property in the Official Custodian for Charities (the Charity Commission) At the same time the governing document of the charity was brought up to date. (See **Appendix 1** for the structure of the Management Committee). The hall is registered as a charity under registration number 519879. The full costs of purchase were done with locally raised funds from individuals or user groups.

The Lease and Trust Deed states that the building is for the purposes of a village hall so as to improve the conditions of life of the inhabitants of the community of Aberdyfi. This model seems appropriate and there are no current plans to change it. However we must always be aware of the reliance on a small number of key personnel.

We are working with the Social Business Wales project delivered through the Wales Co-operative centre, to review our ongoing requirements and legal status.

The Neuadd Dyfi is currently managed by a committee made up of representatives from the Community Council, village organisations, interested individuals and co-opted members. This is in accordance with the constitution of the Neuadd Dyfi as set out in its Governing Document.

The Management Committee are the charity trustees.

i) Operations

Currently most operational work involved in the general running of the hall has been done on a voluntary basis. This includes cleaning, taking bookings, dealing with finance, repairs and minor improvements. The hall employs a caretaker for about 20 hours a month. It is anticipated that additional hours will be required in the future but not sufficient to warrant a permanent position... An "Operating Manual" has been produced which lists all relevant suppliers, services login details etc.

ii) Risk Assessment

This is done and annually reviewed and can be seen on the website www.neuaddyfi.org

4. The Journey So Far

The 1998 Plan set the path to saving the hall from irrelevance. With the help of over £350k funding the integrity of the building was secured and some vital improvements were carried out. This work was completed in 2001

The 2011 plan listed the objectives below

Our aim is to **"promote the health, welfare and fabric of the community and enhance a cultural focus for the area"** to do this we need to achieve a number of objectives:

- *Provide the building with alternative energy. Our building is large and expensive to heat. By providing economical power we can provide a warm welcoming venue for a wide range of activities from large concerts to exercise classes for our elderly residents. We now have two efficient ground source heating systems which work well creating a cosy environment for all users.*
- *We have obtained funding to build the shell of a community annex but we do not have funds to outfit it or develop it to its full potential. Once fully developed it will be a multi-purpose venue supporting many activities including the provision of changing rooms for larger concerts which draw audiences from many communities. The annexe has been built and been in regular use by a diverse range of users*
- *We want to build a doctor's surgery. This will replace the current village surgery. It will also maintain within the village a community hub around which we can provide access to services and build community support activities. The surgery has the support of the local health board and GP's in the area. On this count we were not successful and there are no current plans to do this*
- *We estimated these improvements will increase the footfall of our hall by about 30% to 2000 by the end 2013. We have about 23 user groups and we anticipate 5 additional / activities and an increase of 10% for additional current user group hours.*

This will produce a really great venue and focal point for Aberdyfi and surrounding communities. Targets had been set to Year 3 total of £20k actual achieved £20K By 2019 this had risen to £32k. User groups come and go as support and interest changes with time. However overall, there has been an increase in the type and quantity of activity that could and has taken place easily meeting our targets. Then there was covid! A more detailed analysis is provided below.

5. Projects Delivered to Date

We have a 22-year history of successfully delivering projects to do with the hall



2000 Refurbishment and building an annexe to the hall circa £350K

2012 Building our community annexe, funded by CFAP and others £370K

2014 Stage lighting Project Mainly Arts Council for Wales £22K

2015 Rebuilding the stage and stage grid, funded through Mantell Gwynedd £37K

2017 Resource Efficiency project phase 1 Mainly WEFO £158K

this was the development of an energy audit and then various options to improve this. The main achievements were a ground source heating system for the main hall and air handling unit for the annexe

Plus other minor projects.

We have successfully managed the halls finances over the years

On the management committee we have those that run their own businesses, those that are involved in the arts, farmers, firemen, electronics engineers and a retired national park warden, providing a good spectrum of skills and experiences. We have also had many years working with consultants, builders and technical services.

We think our track record speaks for itself. On our website www.neuadddyfi.org you can see our 1997 business plan and then the 2011 plan. This is a development from these plans. Ideas and hopes in previous plans were mainly dreams but a lot has become reality. T. E. Lawrence said "Those who dream by night in the dusty recesses of their minds wake in the day to find that all was vanity; but the dreamers of the day are dangerous men, for they may act their dream with open eyes, and make it possible"

6. Financial Overview

We now have 25 years of annual accounts which demonstrate sound financial management and prudence. During that time, we have managed projects totalling just over £1million transforming the hall. To run and maintain the hall requires about £12k rising to £20k with full usage. This is met through a mix of premises hire, sale of electricity, donations, and grants. The Community Council allocates a certain amount each year plus some of the revenue produced from the car park. Surplus funds are put into a reserve account allowing a buffer. Also it allows for longer term projects to be researched and developed. Covid has seriously affected hire income, though with prudence and ongoing support from village organisations we are cautiously optimistic

The last three years accounts give an overview

Income		2019/20	2020/2021	2022 provisional
	Grant and Awards		23,000	2,000
	Donations	11,358	11,349	14,000
	Premises Hire	11,508	671	6,000
	Sale of Electricity	1,679	2,853	2,700
	Cultural Event Income	7,359	0	2,000
	Gates Project (Grants Donations)			10,000
Total Income		31,904	37,873	36,700
Expenditure				
	Water	493	407	500
	Electricity and Gas	4,019	2,515	3,500
	Repairs Maintenance	4,097	4,270	4,000
	Cleaning	2,096	404	2,000
	Internet	950	618	618
	Licence and Subscription	607	468	500
	Insurance	2,626	2,790	3,200
	Accountancy	780	780	1,000
	Sundry	12	12	12
	Cultural Event Cost	5,087	0	1,000
	Gates Project			10,000
	Roof Project(architect fees etc)			5,700
Total Expenditure		20,767	12,264	32,030

Predicting income post covid over the next three years is a very speculative process. It could take a few years to settle down.

Working with two scenarios, firstly meeting fixed costs and secondly meeting costs that rise with increased use. This we feel gives a more honest picture for planning ahead

We are in the fortunate position of having various income streams. Firstly, there is the committed annual donations through Community Council Precept and from Aberdyfi Advertising and Improvements Committee. Then there is the "Feed In" Tarif from our solar panels which is good for another 18 years. This gives us a base income of about £13.5K a year which just about matches costs.



Ignoring all other income the revenue funding picture looks like this:-

Secure income	Income		2022/2023	2023/2024	2024/2025
		Donations(regular Annual)	11,000	11,000	11,000
		Sale of Electricity	2,400	2,500	2,600
Predictable Costs	Total Income		13,400	13,500	13,600
	Expenditure				
		Water	500	500	500
		Electricity and Gas	2,500	2,500	2,500
		Repairs Maintenance	4,000	4,000	4,000
		Cleaning	1,000	2,000	2,000
		Internet	620	620	620
		Licence and Subscription	607	468	500
		Insurance	3,200	3,300	3,400
		Accountancy	780	780	1000
	Total Expenditure		13,207	14,168	14,520

This gives the reassuring picture that the hall can cover its baseline costs with limited use. That however is not what we plan for the hall! Ignoring all other income, (taking the **very cautious view** that it might take a few years to return to “normal”) the picture looks like this:

Cash flow predictions for the next three years where the roof project is completed in year 2022/2023

Revenue	Income		2022/2023	2023/2024	2024/2025
		Donations (regular Annual)	11,000	11,000	11,000
		Premises Hire	5,000	6,000	12,000
		Sale of Electricity	2,300	2,300	2,300
		Sale electricity new PV	500	1,000	1,000
		Total Income	18,800	20,300	26,300
Revenue	Expenditure				
		Water	500	500	500
		Electricity and Gas	5,000	5,000	5,000
		Repairs Maintenance	4,097	4,270	4,000
		Cleaning	2,000	2,500	3,000
		Internet	620	620	620
		Licence and Subscription	600	700	800
		Insurance	2,626	2,790	3,200
		Accountancy	780	780	1,000
		Cultural Event Cost	3,000	4,000	5,000
	Total Expenditure		19,223	21,160	23,120

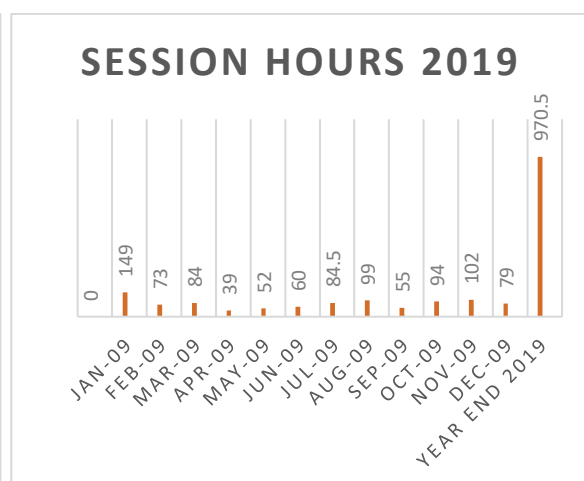
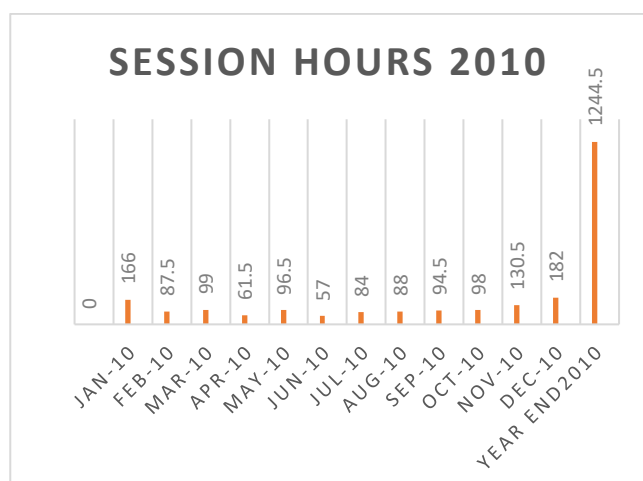
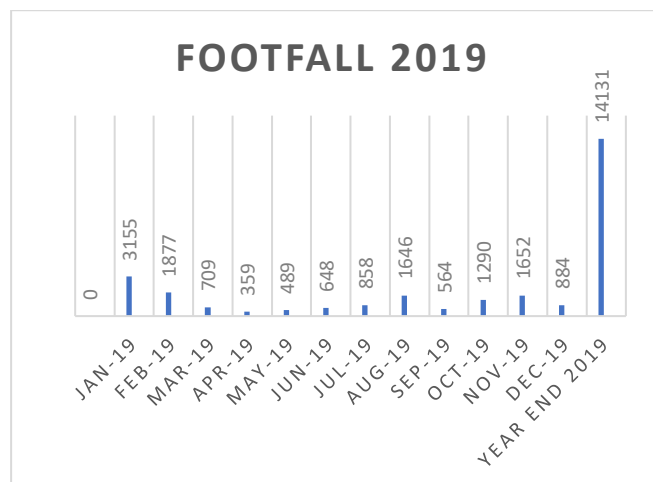
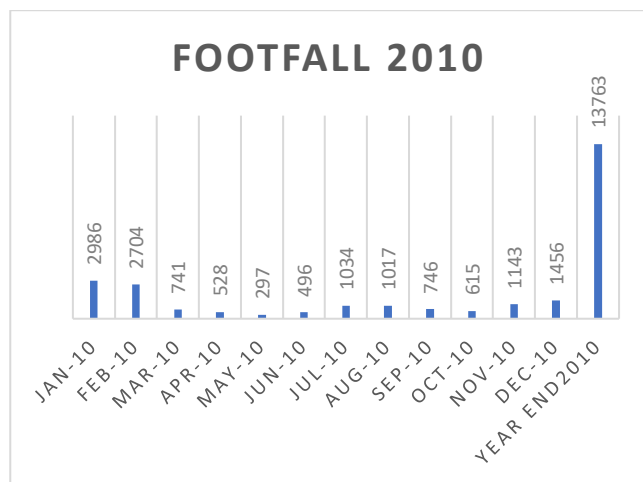
7. Use of the Hall



One of the main strengths of the hall has been its flexibility and its ability to adapt to a wide range of users and uses.

One day it can be a very presentable wedding venue. The next a craft fair or venue for starting a mountain marathon for 150 participants.

As a tool for looking at pattern of usage we have collated Footfall and Session Hours



As a caveat there are a lot of variances between “sessions” which could involve a few or a large number of people. However, when combined with income figures it does give a useful overview.

Between these years of 2010 to 2020 considerable change has taken place within Aberdyfi and not all for the good. In 2011 the population was 1282 with a median age of 56. **See appendix 5.** Sadly the 2021 census figures have not been released yet to confirm the opinion that the population is aging yet further.

The community needs survey does report that in June 2021:-

- 62.3% of local households are priced out of the local market
- No privately rented accommodation is currently available in Aberdyfi.
- 54% of all properties in the village are 2nd homes, holiday lets, or empty

Changes that have affected hiring of the hall are significant:

- Women’s Institute closed after 100 years in Aberdyfi due to aging demographic and no younger members
- Youth Club Gwynedd Council ceased funding throughout the county
- With declining young people in the village our primary school closed
- Despite being part of our business plan we lost our doctors surgery
- Mothers Union closed having been run by an ageing group
- Garden club difficulty in volunteer succession went into “mothballs”

In 2010 there were 89 days with no sessions, 187 with one, 71 with two and 9 with 3 sessions. In 2019 130 days with no bookings, 118 with one session, 75 with two, 35 with three and 2 with four



On the face of it this could appear disappointing. Growth had not been as great as hoped for.

However, despite the loss of key user groups the hall did increase its foot fall and with its new facilities broadened its user group base and paid its way. The quality and flexibility of the new additions are outstanding. Hire fees almost doubled from £8.5k in 2010 to £16.5k in 2019. The quality of provision is illustrated by such users as Rolls Royce who commented that the conference facilities we provided were outstanding.

Understanding the trends going forward within our community is important which leads forward to....

8. The next step.....

Research and evidence for further development

i. Community Needs Survey

In early 2021 a group of local people came together to form the 'The Aberdyfi Community Needs Group,' with the aim of identifying the changing needs of the community in the wake of the Covid-19 pandemic. The Neuadd Dyfi was central to the team commissioning this report.

The group commissioned 'Resources for Change' (R4C) to help develop an initial community wide survey to enable local people to have their say. To build a representative overview of the community and identify ways to improve things for residents. We collaborated with the 'North-West Wales Rural Housing Enablers' to enable us to engage the community while adhering to Covid-19 regulations, and they produced a separate 'Local Housing Needs Survey' which should be read alongside this report. Their summaries and conclusions are also included in this report to provide a full overview of the situation. The report summarises the findings of the community survey and provide the initial evidence for further discussions and developments. These could include the development of individual projects and associated funding applications, or they could be developed into a more comprehensive Community Place Plan. The results will also be presented to the Local Authorities to provide evidence of local need for the latest Local Development Plan (LDP).

The main findings relating to our community hall are

- Improving the community owned buildings & facilities in Aberdyfi ranked highest in priorities
- There were repeated specific calls for improving current facilities: In the Neuadd Dyfi: "Installing retractable seats to increase and make the most of the available space in the main hall, and open up new opportunities"
- One of the most popular activities was the shows, exhibitions, and particularly the pantomime which are held at Neuadd Dyfi. The Community lunch club also features prominently, also held at the Neuadd.

ii.The Roof Project

The roof installed in 2000 had a design life of 25 yrs It is a plastisol covered steel profile roof with about 60mm insulation It is showing considerable deterioration. There are numerous leaks internally causing damage.



There are products such as Giromax® Technology: Innovative Cut Edge Corrosion Treatments & Coating Solutions which could extend its life. However this could only give an extended life of a few years and cost £30k to

do.

Our proximity to the sea reduces any guarantee.

Research shows us one of the best options for the roof is from the Cardiff based manufacturing company Euroclad and their Veio system. Budget will determine quality and lifespan we can afford.



With the Photo voltaic we have looked at more conventional Solar panels. They may still an option, but they are heavier visually more intrusive and create greater wind resistance. This preferred system is one developed by Bivpco with start-up funding from Welsh Government and Swansea University. There might be cheaper ones available, but this has some unique advantages. It is laminated directly onto the roofing panels.

Architect drawings have been done, Structural engineers loading calculations have been produced and a cost plan.

The plan is to seek funding and go out to tender. The QS estimated spend is £300k though there may be some savings to be made

iii.Extended lifetime long term Maintenance

With the roof overcovered, including extra insulation, the main element of current project secures the building. Other than external painting no major maintenance work is anticipated. The building will be in good condition.

Internally all electrical consumer units are being brought up to current regulations

With this work in place no major maintenance is anticipated for 20years. (though we must always be prepared for the unexpected!)

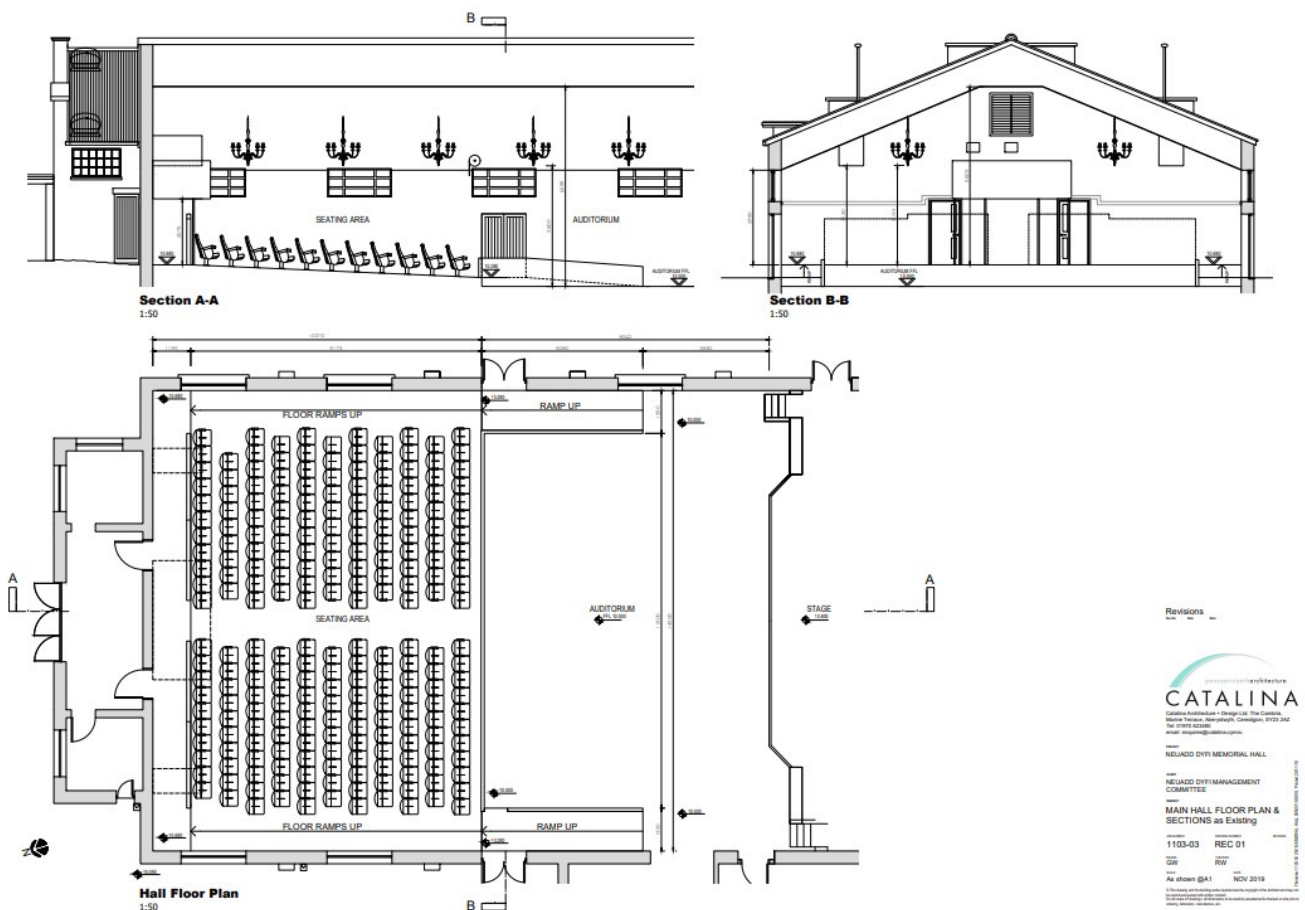
iv. Feasibility study for new seating layout in the main hall

In 2019 Catalina Architects were commissioned to make provisional drawings to test the feasibility of installing a retractable seating system.

It was assessed that there were no technical barriers to this project. Seating numbers not that dissimilar to the current layout could be achieved. The benefits achieved would be much more efficient use of space opening up the possibility for:-

- Bigger wedding type receptions
- Bigger Exhibitions
- Bigger active fit participation
- With the seating system there would be much better sight lines for performance events
- Additional insulation can be installed

As it is now



Section A-A
1:50

Section B-B
1:50

Hall Floor Plan
1:50

CATALINA
COMMUNITY CENTER

1153-03 SK 10 A

NOV 2019

An energy survey of the site was completed in February 2015, along with an analysis of recent billing data. It is calculated that the organisation spends almost £2,500 per annum on electricity and gas (excluding standing charges and VAT). The total energy consumption results in a carbon footprint of almost 11 tCO₂ (tonnes of carbon dioxide) per annum. An initial target to reduce this by 5% is suggested.

Building energy survey of the community hall
The key recommendations for the community include:

- Install ventilation for the Studio
- Install improved ventilation for the Hall in conjunction with a Ground Source Heat Pump
- Improve lighting efficiency
- Improve recycling facilities

vi.BSSEC: - Heating, ventilation & insulation technical report for Neuadd Dyfi

The REW report was followed up in the BSSEC report

The 3 key recommendations were:

1. Studio - It is recommended that the proposed mechanical ventilation system is installed in the annex with some performance and efficiency changes made to the specifications. This will improve air quality, thermal comfort and achieve building control compliance. Funding of at least £35,000 should be sought. **This has been achieved installed and operating efficiently**

2. Main Hall Fabric -

It is recommended that the roof of the main hall is provided with at least 185 mm of thermal insulation as part of an over-roofing/cladding project. It is recommended that the floor (stage and tiered areas) are applied with at least 150 mm of thermal insulation to the underside of the floor. The void between the main hall suspended ceiling and stage area should also be sealed to prevent draughts. These improvements will reduce heat losses by 22%.

These works should form part of a wider maintenance and improvement project. Funding for these improvements should be identified by an architect for the entire project. **The Roof is a main part of the current plan. If the new seating system project goes live insulation under that section of floor can be installed.**

3. Main Hall Heating and Ventilation – It is recommended that a natural ventilation and ground source heat pump solution is provided in the main hall. This will resolve many problems in the main hall such as infra-red bodily heating, headaches, draughts, controllability and high energy consumption. Funding of around £260,000 should be applied for. **The Ground Source heating has been installed. There is no current plan to install natural ventilation system. All ground source systems operating well**

9. The Environment



Drilling 55m boreholes

We are working to benchmark our Environmental performance so as to meet and exceed guide targets.

With the whole building being heated by two ground source heat pump systems the Neuadd Dyfi is well ahead of meeting Net Zero Strategy: Build Back Greener of UK Government policies and proposals for decarbonising all sectors of the UK economy to meet our net zero target by 2050.

Ground Source Heat pumps do use electricity and we have a policy of buying that in from renewable sources. We also produce our own electricity from our 3.5KW array. With the overcoating of the main hall roof, it is our intention to add another 11kw capacity. The preferred system is one developed by Bivpco with start-up funding from Welsh Government and



Existing PV

Swansea University The downside of this is that we produce power during daylight hours though our needs are mainly at night. To counter this the intention is to install solar power batteries which have the double advantage of not only being able to store generated power but also buy in cheaper power at night-time. This is a



Heat pump system

relatively new technology but merits further research.

With the extreme volatility of global energy prices the

10. Biodiversity

We have not got a lot of outdoor space but what we have we are working to create a rich



habitat. We have planted a native species hedgerow which is growing well and attracting bird life. We have obtained funding to erect two bespoke gates commissioned from a local blacksmith. These will be works of art. These should define the space and our garden we aim will become a tranquil place for wildlife and humans.

Bats were not detected in a recent survey but to support those in the area we are, with guidance from the Snowdonia National Park ecology officer, putting bat and bird boxes in strategic places.

11. The Work of the Neuadd Dyfi

i.SWOT Analysis

Strengths Established track record. Neuadd Dyfi has a committed management team. The building design is good There is a demonstrable need. The project fits many of the grant frameworks. The project slots into local, regional and national strategies	Weaknesses The long timescale to process grants. Slow processes in applying for grants. Slow process in consulting and designing Because of the enormous amount of work involved much of the burden of filling grant applications falls on a few shoulders. Small reserves of Neuadd Dyfi funds, so totally dependent on grant aid for capital projects
Opportunities Post Covid funds are just coming on stream with possibilities of substantial sums Political climate is right to achieve the key outcomes of the project There is an opportunity to create something really special which will have a lasting benefit to the community of Aberdyfi	Threats Ageing of key management members the next generation not stepping up to the plate Grant applications may not be successful Post Covid recession may cut available funds. Low Confidence due to the pandemic might slow return to participants to events and activities

This analysis confirmed that the positive aspects of the project outweighed the negative aspects and was a factor in the Management Committee's support for the project.

ii.Making Sure it Works

We return to the same chart produced in 2011 business plan

The Management Committee will be responsible, as part of their duties as committee members, for evaluating the success of the next phase redevelopment project as it progresses and after completion. The table below sets out the foreseen outcomes of the project, the relevant Performance Indicators, the key milestones and the timescale that they will use in this evaluation.

Outcomes	Target Outputs / PI's	Key Milestones	Timescale
Prevent the loss of the main hall by adding new layer	• Achieving funds required • Completing of the alterations and improvements building	• Options for roof agreed • Funds applied for and raised • Installers appointed • Project completed up and running	December 2022
Neuadd Dyfi by providing a more usable main hall by flattening the floor and installing retractable seating system	• Achieving funding • Completing installation • Numbers attending activities including extra large function groups such as wedding receptions	• Design of system agreed • Funds applied for and raised • Installers appointed • Project completed up and running	December 2023
Respond at a local level to the global need to reduce the ND's carbon footprint	• Electricity consumption purchased from non-renewable source reduced to a maximum of 25% of former level • Maximise on home produced energy	• Additional 11KW capacity installed • System up and running	2023
Respond to the need to enhance the community's "Health and Well-being" status by providing an improved venue allowing better range of cultural social and physical activities Contribute to the goals of the Well-being of Future Generations (Wales) Act 2015	• increase in numbers attending existing activities to pre covid levels plus 10% • Nurture new activities • Increase the footfall of pre covid levels by 10%	Achieving • foot fall • Hours usage • Groups • Positive reviews	2027
Maintain the Neuadd Dyfi on a stable financial footing	• Completion of project within budget • Generate additional revenue from electric generation	• Year end accounts	April 2023 and ongoing
Generate sense of pride and achievement in the volunteer management committee for having been involved in a successful project.	• Existing project team have sense of fulfilment • Recruiting 5 new active committee members	User surveys and monitoring	ongoing

Some of the quantitative ways that will be used to measure the success of the project are shown in the above table.

However, further measures will be developed to assess other factors which will play a part in the success. These factors will include:

- Numbers of non-resident, holiday residents and day visitors using the Neuadd Dyfi
- Improvements in Health and Well-being as perceived by residents
- Perceptions of Aberdyfi as a vibrant and rewarding place to live

Some of these measures will require creative thinking to construct, as no easy sources of data exist. It is likely that satisfaction and hall user surveys will be necessary as will the use of the Neuadd Dyfi website combined with incentive schemes to collect sufficient data from which to draw valid conclusions.

iii. Social Value:- Cradle to the Grave

Value for money

It is our ambition to provide value in our community for all sectors from the young to the not so young.

In developing how we measure this value we are starting to initiate the use of this tool and process of “Social Value”. Social Value International defines that “Social value is about understanding the relative importance of changes that people experience and using the insights we gain from this understanding to make better decisions. By taking this relative importance into account we can ensure that the decisions we make focus on what is valuable to people, and through this we can start to increase the positive and reduce the negatives effects and ultimately increase the overall value of our work.”

On a local level we are working with Mantell Gwynedd to pioneer the use of “social Value “ in community buildings

We will aim to maximise the social value created within the hall by:

- Looking at current data we have available
- Engaging with the main users of the hall and looking at what the benefits are but also where we can support greater social, environmental and economic outcomes
- Looking at new collaborations to further enhance the work of the hall
- Look at our own supply chain list to ensure we can maximise value
- Any other opportunity to create more social impact

Essentially the Neuadd Dyfi is an umbrella organisation that mainly hosts other self-governing groups and organisations. It is those groups and organisations that enable the social value to be achieved and the data to evaluate this impact is in their hands. We need to engage with them to gather and understand this data.

iv. Case Studies :-Adults, Health and Well-Being

In the 2011 business plan we highlighted some case studies, and it is of interest to revisit these.

Case 1

Mr B, a widower in his early seventies, spends a lot of time at home feeling isolated and lonely. His engineering background leads him to being encouraged by the Aberdyfi Players to help out making pantomime props and scenery. His talents are much appreciated. Over the years he develops friendships and discovers others share the interest in ballroom dancing that he has not been able to follow since the death of his wife. A group led by him decide to start a dance club which is a great success. A year later a newcomer to the village, Mrs A, a widow, joins the dance group. She meets Mr B, they fall in love and Mr B at 79 and Mrs A at 72 marry very happily. Without a lively and welcoming theatre group and the investment in a good dance floor it is very unlikely that this story would have had such a fairy-tale ending.

11 years on sadly Mr B has passed away. His widow still attends activities and events at the hall and has a rich network of friendships stemming from these activities.

Case 2

17 yr old son of a hill farming family, sullen and uncommunicative. Joins pantomime group; develops friendship with other youngsters in chorus who are keen sailors. Asked by them to help out on Yacht Club safety boat. Gains another interest and increases in confidence. Asks if he can join the RNLI; becomes committed member of Aberdyfi lifeboat crew. Parents report that he is now a pleasure to live with.

11 years on he is now married with two young children. His wife has set up the parent and toddler group and as a family they are joining in with a variety of hall-based activities

Case 3

Young mother with two children aged 3 and 5 moves into social housing in the village; knows no one at all in village; encouraged to join dance group and then pantomime chorus. Reports that "the fun and friendship have changed my life for ever". 11 years on she is still here and taking part.

Case 4

A group of women - not friends at the time- are encouraged to help out at community lunches. With the skill and encouragement of a mentor who has been running these events for a number

of years they develop their catering expertise and grow in confidence. They now run their own monthly event, catering at community lunches for up to 100. 11 years on though some individuals have passed away this group are still active. Strong friendships have developed Covid has prevented activity but plans are afoot to start up as soon as able.



v.New beginnings

It has long been the policy of the Neuadd Dyfi to support and encourage new groups. To break down barriers to engagement we do not charge for the first session or two and where possible reduce the fee to help them get established. Having a track record over many years we have the experience to mentor and help to make it work. Aberdyfi Tots is a case in point where a few new mums wanted to get together, when allowed, during covid. We were able to help them in producing a risk assessment with a safe way of running the sessions. We charged a fixed fee per parent of £1.50 so that it didn't matter if two or ten parents turned up a session could happen. The hope is that these are the volunteers in years to come.

We try to look at the bigger picture and have the long view.

In the same vein we have explored different ways of doing things. The Covid Pandemic has thrown up all sorts of obstacles to the effective use of community buildings, but it has also presented new opportunities. With the help of a volunteer team we have installed a data network within the hall, acquired some good cameras and with donations from a local resident and a grant from the "CAMBRIAN RAILWAY PARTNERSHIP AWARD" We have dipped our toes into live streamingwith some success



- Café de Paris show life streamed seen as far away as Colorado and Dubai
- Meirionnydd Young Farmers Eisteddfod streamed to 50 families who couldn't attend due to covid
- Used at Art society demonstration so that socially distanced members could watch close-up work produced by a visiting instructor
- Live streaming and production of promotional videos for a fitness instructor.

All this creates opportunities for the future

- Conference events greater participation
- Recording shows
- Wedding
- And more ideas we haven't even thought of yet.

It is all about building capacity and capability

12. Future Management of the Neuadd Dyfi

The Charity model for governance adopted in 2009 was considered best practice at the time. This business plan asks various questions about future governance.

- With the complexity of regulatory compliance etc. is the reliance on volunteer management sustainable?
- Would a social enterprise be a better model?
- As a development from the findings of “the Community Needs Survey” a not-for-profit company has been formed called “Aberdyfi Community Projects Ltd”. In the first instance it is to attempt to take over community ownership of the Post Office, workshop, flat and office space. (This is ownership not running.) In the long term there may be synergy in providing employed management opportunities for running this and maybe incorporating other community assets.

This management plan does not currently provide answers to long term management of the Neuadd Dyfi but does ask question “how will the Neuadd Dyfi be Managed in the future?”

The mission continues to maintain and develop the Neuadd Dyfi to provide community benefits to the residents of Aberdyfi.

13. Marketing

Promoting and marketing the hall has taken place over the last 20 years or so but it has very much been done passively and reactionary.

- Passively in that there is a website for people to discover and the physical presence of the building does generate interest.
- Reactionary in that an inquiry is made and with enthusiasm we react to and we work hard to turn the possibility into a booking. This works well when there is the enthusiastic volunteer ready to give up their time.

There is an argument that we need to be more proactive and dare we say “Professional” In one area this most definitely could be the case and that is “Weddings”. The Neuadd Dyfi sees on average two to three weddings a year. For the right couple it is perfect but for others it is hard for them to see the potential.

Weddings at the Neuadd generate a lot of extra work both in the planning stage, setting up and after the event. This is rewarded in a higher fee and to a degree being part of a very special event especially when it is a local family that we know.

The potential is there to grow these events especially as a number of traditional local venues are no longer hosting weddings, such as Plas Dolguog hall in Machynlleth. ND has two weddings booked for summer 2022.

Factors that would allow ND to up its game would be:

- Further developing the garden and the outside area. The bespoke gates is a great start and should be installed.
- Invest in transformational systems to make transformation of the space easier.
- Factoring in the services of a “Wedding Planner” could take a lot of the hard work out of finding caterers etc. It could also reduce the need for volunteer help. There would be a cost. This would be just an option as many like to save money by doing the work themselves
- Flatten the main hall floor (with retractable seating for theatre events.) This would allow the sit down capacity in front of the stage in front of the stage to be increased from about 80 to over 150. Additional capacity on the Stage would allow functions of 200+ to be achieved.
- Further enhancement to the layout could be achieved with a newbuild lobby/bar area on the west side of the building. This would reduce compression through the current side area. It would merit producing some concept drawings



14. The Well-Being of Future Generations – A Bigger Context



What we do and achieve in the Neuadd Dyfi is part of a bigger picture. The Well-Being of Future Generations (Wales) Act 2015 provides a convenient context for this. All the goals of this act are mirrored in what we the Neuadd Dyfi Management committee strive to achieve at a local level

- a prosperous Wales
- a resilient Wales
- a healthier Wales
- a more equal Wales
- a Wales of cohesive communities
- a Wales of vibrant culture and thriving Welsh language
- a globally responsible Wales

We are very much on the same journey

It is for the future generations that we do this...Oh that we could wave a magic wand!



Appendix 1

Structure of Neuadd Dyfi Management Committee

The structure of the Neuadd Dyfi's Management Committee set out below as in the Governing Document. This shows how several of Aberdyfi's constituents are represented on the Management Committee and have consequently been involved in the development plan.

6. The Committee

6.1 The Committee shall consist of:

6.1.1 14 elected members, and 8 appointed members and may include not more than

6.1.2 3 co-opted members.

All such members of the Committee are charity trustees for the purposes of charity law.

Elected members

6.2 The elected members must be elected at an annual general meeting or a special general meeting convened in the circumstances described in clause 8.3. At least 8 of the elected trustees must be elected from:

- a) the list in clause 6.3, or
- b) a list of bodies which regularly use the village hall building, and this list may be reviewed and updated at the annual general meeting.'

Current members of the Neuadd Dyfi Management Committee

(Note Community Council elections are due in May 2022 and Neuadd Dyfi AGM before financial year end)

Representing	Name	Background	Office
Fire Service	Louis Hiatt	Local Businessman and Fire officer	
Aberdyfi Players	Trevor Lumley	Electrical engineer	
Rotary Club	John Reynolds	Retired businessman	
Drop in Centre Group	Sandy Andrews	Fitness Instructor	
Community Council 1	Dave Williams	National Park warden	Vice Chair
2	Dewi Owen	Farmer	
3	Brian Kelly	Retired Electronic Engineer	
4	Megan Reynolds	Retired senior nurse	
5	Catrin O'Neill	Musician	
Gwynedd Council	Dewi Owen	Farmer	
Individual 1	Des George	Retired trainer	Chair/Treasurer
2	Tony Bowron	Retired Housing Association Director	
3	Gillian Miranda	Business woman	
4	John Reynolds	Retired Business Man	
5	Jan Rajput	Shop assistant	

Appendix 2

Regular users of the hall

Organisation/User Group	No. of Members or Users	Age Range	Frequency of bookings	Activity Type
Aberdyfi Players	100 members	3 to 83	For 27 years weekly In Autumn Winter5+ Since 2020 Covid curtailed	Pantomime and summer show Panto 6 performances 350+ audience 100% Volunteer Run
Tai Chi	6 to 7	50 to 90	Weekly one session	low-to-moderate aerobic exercise
Art Society	36	50 to 90 plus	Twice monthly pls 2 exhibitions	Art sessions plus exhibitions 100% Volunteer run
Dance Fitness	12 limited by social distancing	50 to 85	Twice weekly sessions	Fitness for the elderly
Aberdyfi Tots	Up to10 Adults plus 10 Tots	0 to 30's	Weekly	New group Parent and children up to 3yrs 100% Volunteer run
Drop in Centre  Intergenerational activity	Maximum 19 so far	Open to all ages mainly	Weekly	New initiative volunteer run with support of Gwynedd Council The aim is to build a stronger community with the focus on wellbeing. This will be done by creating space where people can socialise and take part in activities. These activities will be driven by the needs of users and run for their benefit.
Tylino Babi	6 plus babies	0 to 30's	Weekly	New baby massage

				session run by Gwynedd Council
Community Lunch	10 volunteers 60 to 100 attending	20 to 90+	Monthly in Autumn Winter Spring	Lunches for all Currently on hold due to covid 100% Volunteer Run
CFfl Meirionnydd	Up to 100 participants and 300 audience	12 to 24	Once or twice annually	Welsh language Young Farmers performance competitions. Drama Panto Eisteddfod Covid restricted this year Volunteer run organisation with some employed help.
Nosan Allan	Audiences 60 to 400	All	About 6 to 10 times a year	Professional shows sponsored by Arts Council for Wales Night Out Scheme Shows have volunteer helpers
Sarah Verity Dance School	30+ participants audiences up to 200	3 to 50 yrs	Variable constrained by covid and plans for more	Professionally run Dance and Yoga For wide range of participants Has run big show casing events for her participants uses volunteer helpers
Glee Club	20 to 30	20 to 80+	Weekly sessions Occasional shows	Professionally run singing workshops leading to public shows and performances Also individual singing lessons. Covid has curtailed much of its activities

Blood Donation	About 50 a session		Previously about 4 days a year	Giving Blood
Criw Celf	35 to 40	7 to 11	Two sessions monthly for 10 months a year On hold due to Covid	Art club for children aged 7 to 11 years old Organised by Gwynedd Council Funded by Arts Council for Wales
Aberdyfi Belles	20	60 to 90	Weekly on hold due to Covid	Women's choir group 100% Volunteers
Snowdonia National Park	Up to 70	20 to 80+	Occasional	Liaison meetings for local farmers and councils.
Running Groups	Up to 100	20 to 60	5 to 8 times a year	Start and finish for extreme running events organised by 3 different event companies
Weddings	Up to 130	All ages	Up to 3 a year with more enquiries Covid caused cancelation of 3 weddings in 2020 one managed to reschedule in 2021. Two booked for 2022	Low budget self organised wedding events. Usually primarily volunteer helpers
Private parties	Up to 120	All	Three or four a year	Mainly Family get-togethers
Counselling	2 or 3	25+	A Not happened since covid	1 to 2 hour sessions often with 2 facilitators
Outward Bound	Up to 100	17 to 30	Conference regularly for a number of years over two weeks in September. Postponed/cancelled 2020 due to covid. Occasional staff social gatherings.	Conference facilities for Outward Bound Groups Rolls Royce in September
Aberdyfi Search and Rescue	50	20 to 70	Bi monthly on hold due to covid	Equipment checks, Training sessions AGM etc. 100% Volunteer run

Gwynedd Harbour Liaison Group	25	30 to 70	Twice a year	Gwynedd Council run half day meetings discussing Aberdyfi Harbour issues
Craft Fairs	100	All	Two all day summer craft fairs were held. Currently on hold due to Covid	Privately run craft fairs for local artists to sell their wares
Funerals	Up to 100 plus	All	When needed	Funeral teas, wakes & celebrations of life
Plas Panteidal Residents Association	40	40 to 80	4 times a year	Residents association meetings

Appendix 3

Usage Statistics

Raw data for 2010 and 2019 is shown below. This is a crude method of monitoring the usage of the hall but does give an overview. The picture can significantly vary year on year depending on bookings of such events such as weddings. With this caveat we present them in their entirety.

Activities undertaken during 2010

Date	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
1	Party	players	Fitness dancing	Alpha group dance	Gwynedd council meeting		dancing	Art Society Players meeting		Community lunch Dancing Dancing	Yoga fit Dragon tree players	Training course Youth club
2		players	Harbour committee Mothers union				Choir practice	Art Society			Mothers union players	Training course Dancing
3	Players	Players	Youth club			Band practice Dance group		Art Society Dragon tree mr	Bright light solar Players mr		Youth club	Training course Community lunch players
4	Fitness Players		Piano lessons dancing practice		Mothers Union			Art Society	Garden club exhibition	Fitness Dragon tree Dancing	Piano lessons Dancing	Christmas dance
5	players	4 th Panto performance	Community lunch dancing	Caravan meet veloco mbe		Football club party	Fitness Dancing dancing	Art Society		Mothers union	Community lunch players	concert
6	Players	5 th ,6 th panto perf	1 st aid		Dance practice			Art Society Players mr	Fitness Dragon tree dancing	Youth club	Charities fayr	Training course S4C show Dragon tree
7	Youth club	Carpit sale players	1 st aid		Alpha dance	Fitness Dancing		Art Society		Piano lessons dancing First aid		Training course Yogafit players
8	Players Piano lessons	Fitness, dancing	Yoga fit dancing	dance		Police liaison meeting		Art Society Players meeting	Youth Club	Dancing Players mr	Yoga fit Dragon tree players	Training course Youth club
9	party	Public meeting the bells		Alpha Dance dance		Players open meeting	Players auditions	Dragon tree	Dancing piano lessons	Private party	players	Training course Piano lessons players
10	Players	Youth club	Youth club	Private party	Fitness Dance dance	Piano lessons Dance practice	Players auditions	Dragon tree	Dancing Players mr	Players	Youth club	Training course players
11	Players	Piano lessons Dancing	Piano lessons dancing						Dyc party	Dragon tree Dancing	Piano lessons dancing	NSPCC
12	Players	Community lunch dancing	Alpha course dancing	Dance dance	Country side Council for Wales	Private party	Fitness Dance dance		players		players	Plaers set build
Date	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec

13	Player s Youth club		Tai chi	Alpha group dance	Dancing group			Playe rs mr	Fitness Dragon tree dancin g	Youth club	Private party	Dragon tree yoga fit players
14	Piano lesson s Player s		Youth Dance practic e		Alpha Group	Dance dance				Piano lessons dancin g 1st aid	players	Theatre Clwydd
15	Comm unity lunch Player s	dancin g	Fitness dancin g	Church group dancin g		ND commi tee meetin g			Youth club	Dancin g Players	Fitness Dragon tree players	Youth Club
Date	Jan	Feb	Mar	April	May	Jun	July	Aug	Sept	Octobe r	Novem ber	Decem ber
16	Player s party			Communi ty lunch Dance	Tai Chi			Drag on tree	Weddi ng Recept ion setting		players	players
17	Player s	Youth club	Youth club		Fitness Dancing dancing	Piano lesson s dance		Drag on tree	Weddi ng Recept ion	Players set	Youth club	Players
18	Fitness Player s	Piano lessons Dancin g	Piano lessons dancin g	Youth dance practic e			Drago n tree player s	True energy	Drago n tree	Fitness Dragon tree Dancin g	Piano lessons Dancin g	
19	player s	dancin g	Alpha course Dancin g	Fitness Dance Dance	Public meeting the bell	party	Dance 1 Dance 2	playe rs		Harbou r commit tee meetin g Players	players	Players Private party
20	Player s				Dancing			Ritz teas Playe rs	Fitness Dragon tree dancin g	Youth club	dancin g	Players
21	Player s	First respon ders meetin g		Youth club	Alpha group dancing	Dancin g dancin g	WI	Privat e Party		Piano lessons Dancin g 1st aid	Dragon tree	
Date	Jan	<u>Feb</u>	Mar	<u>April</u>	May	Jun	July	Augu st	Sept	Octobe r	Novem ber	Decem ber
22	player s	Fitness dancin g	Fitness Dancin g	Piano Dance			Art societ y exhibit ion Player s meetin g		Youth club	Dancin g Players	Fitness Dragon tree Dragon tree players	
23	Choral Conce rt			Alpha Dance dance	Youth dance practice	Dancin g	Art societ y exhibit ion	Drag on Tree	Piano lesson s Dancin g		players	
Date	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec

24	Panto performance Players	Wi Youth club	Youth club		Fitness Dance dance	Art soc dancing	Art society exhibition	Dragon Tree	Dancing	Christening	Wi Youth club	
25	players	Piano practise Dancing	Piano practise Dancing Art society		Aberdyfi players	Private party	Art society exhibition Dragon tree			Dragon tree Dancing	Piano lessons Dancing	
26	Panto perf	Young farmers show	Alpha course dancing	Fitness dance	Wi Dance practice	Private party	Art society exhibition		Harvest supper		players	
27	wi	Young farmers show	Gardeni ng club	Richard robots trust meetin g	Dance group	sale	Art society exhibition	Playe rs mr	Fitness Dragon tree dancing	Wi Youth club	St peters mr	Players
28	player s			Wi Youth Club	Band practice	Dancin g dancing	Art society exhibition	Drag on Tree Concert		Piano lessons Dancing Art soc	players	Players
29	1 st performance		Fitness dancing	Gwyne dd council Art society Dancing practice	School		Art society exhibition		Wi Youth club	Dancin g	Dragon tree Dragon tree players	
30	2 nd ,3 rd panto perf		Mother s union	Alpha dancing		WI	Art society exhibition Player s mr	Drag on Tree	Piano lesson s Dancing Art soc		Players Trainin g course mr	
31	player s		WI		Tai Chi		Art society exhibition Dragon tree mr	Drag on tree				

89 days with no bookings

187 with one session

71 with two sessions

9 with 3 sessions

267 days in total

Activities undertaken during 2019

Date	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
1	Party	Panto Performance 4		Tai Chi Zumba ND Committee meeting	Counseling Kick Boxing		Zumba Tai Chi	Art Soc		Art soc Glee club Players	Players	Players prop making
2	Panto sing	Panto Performance 5&6	Touring show	Art Society Glee				Art soc	Zumba Tai Chi			Zumba Tai Chi Players
3	Dancing Panto	Panto clear up day			Players Film Night	Funeral Players AGM	Zumba Misha Counseling	Art Soc	Rolls Royce Art society Players committee	SNP meeting		Players Glee
4	Panto full hall	TaiChi& Zumba	Zumba taiChi Players review			Art Society		Art soc		Players	Zumba Tai Chi Players	
5	Panto set painting	Art soc Mountain rescue	Art Society Harbour users	Zumba		Counseling	Tables loan	Art soc Zumba			Glee Players	Zumba
6	Panto set build Panto full hall	Parent & Toddler Blood donor	Blood donation Parent and Toddlers	Criw Celf Art	Zumba Tai Chi	Zumba	Tables loan	Art soc	Players Meeting			Players
7	Tai chi Keep fit Panto full hall Panto set painting				Art Society Glee Club		Player prod	Art soc Dance fit		Players	Tai Chi	Running event
8	Panto 2 sessions Panto set painting	Community lunch	Community Lunch Zumba	Zumba Tai Chi	Zumba		Zumba Taichi	Zumba		Glee Players	Community lunch Players	Players Prop making
9	Parent & Toddlers Panto set painting	Criw Celf art	Criw Celf Art	Glee Club			Zumba misha		Zumba Tai Chi		Criw Celf art	Zumba Tai Chi Players
10	Panto Bits Panto set painting		Dance practice			Zumba Tai Chi Dance show 2 sessions				Zumba	Private party	Players Glee
11	Community Lunch Zumba Panto full hall	Taichi Zumba	Zumba Tai Chi					Player prod		Community lunch Players	Zumba Taichi Players	Public meeting Band rehearsal
12	Panto set painting	Glee Club		Zumba		Dance show practice 2 sessions	Players audition Trainig event	Counseling Zumba	Tai Chi	Criw cif art	Harbour users Counseling Glee Players	AGM ND Setting up for Lunch

Date	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
13	Panto Set Build Panto full hall	Parent \$ Todler	Gort services Mountain Rescue		Zumba Tai Chi	Zumba	Players audition Private party				Meeting in Studio	Christmas community lunch Players
14	Zumba Tai Chi Panto Full hall				Glee Club		Meeting room Player production		Criw Cif art	Tai Chi Harvest Supper Players	Zumba	Criw art session
15	Art society Panto 2 sessions		Zumba Hansel gretel	Zumba Tai Chi		Criw Celf art Dance show practice	Zumba Tai Chi	Counseling Zumba Tai Chi	Players read through	Art soc Glee Players	Players	Players prop making
16	Parent Toddlers Panto singing Panto set paintin			Art Society Glee		Dance Show all day			Zumba Tai Chi Rolls Royce		Plas Panteidal Mid Wales opera	Zumbal players
17	Panto bits Panto set paintin			Counseling	Performance Atlantic Ladies	Zumba Tai Chi	Dancefit Counseling	Run start Craft fair	Rolls Royce Art society	Players	Players prop making	Counseling Glee Players
18	Zumba Panto full technical rehearsal		Zumba Tai Chi	Church Maundy supper	Criw Celf art			Private party Players production	Rolls Royce Asart	Young farmers club	Zumba Tai Chi Players	Children Party Band Practice
19	Set build	Art society Glee Club	Art Society			Players committee		Circus raj Performance Zumba Tai Chi		Theatre show	Glee Players	
20	Panto selbuild Panto Dress rehearsal	Parent Toddlers			Zumba Players committee	Zumba	Craft fair	Circus raj		Players		Players
21	Tai Chi Zumba Panto rehearsal				Art Society Glee	Sound Journey	Dog Show Player production			Tai Chi Counseling Players	Zumba Cymni Mega setup	
Date												G;ee
22	Art soc Panto 3 sessions	Mountain rescue studio& mainhall	Zumba		<u>Asart</u>		Zumba Tachi	Tai chi Counseling			Cwmni Mega show Players	
23	Panto rehearse Panto lighting rig		Plas Panreidal Players Oscars	Glee Club	Zumba	Zumba Tai Chi Players meeting			Zumba Tai Chi	Counseling Glee Players	Dance practice	
Date	Jan	Feb	Mar	April	May	Jun	July	Aug	Sep	Oct	Nov	Dec

24	Panto full run through						Zumba Tai Chi Players	Craft fair	Players		Dance show	
25	Zumba Panto children		Zumba TaiChi						Dance fit	Zumba Players	Zumba Tai Chi Players	
26	Panto full show 1 and 2	Glee Club		Bubble smuch Theatre show					Zumba TaiChi	Sandy	Counselling Players Glee	
27	Panto show 3				Kick Boxing Counseling	Zumba			Players			
28	Zumba Tai chi Panto		Mountain Rescue				Player prod		Private party	Players Zumba	Zumba	
29	Panto		Zumba	Zumba Tai Chi	Zumba	Plas Panteid al meeting	Art society Exhibition	Counseling Tai Chi		Counseling Glee Players	Players	
30	Panto		Rowing Club Party	Glee Club		Players prod meet	Art Soc		Zumba Tai Chi Players	Funeral tea	Charity Fair	
31	Panto				Criw Celf Art session		Art soc Dance fit Counseling					NYE Party

130 days with No bookings

118 with one session

75 with two sessions

35 with three sessions

2 with four sessions

230 days in total

Date	footfall	Hours	Date	footfall	hours
Jan-10			Jan-19		
Party	70	6	Party	70	3
players	30	5	Panto sing	30	3
players set build	10	40	Dancing	2	2
fitness	8	1	Panto	75	5
players	40	3	set paint	6	5
players	40	3	Panto set	10	2
players	45	3	Set paint	6	5
Party	54	6	Panto full	85	7
youth club	15	3	Tai Ci	12	1

	players	60	6	Zumba	10	1
	players	55	5	set paint	6	5
	players	50	4	Panto full	70	5
	youth club	15	3	Panto 2sess	70	3
	players	45	4	Parent toddlers	12	2
	players	50	3	Panto bits	20	3
	community lunch	80	3	Community lunch	80	3
	players	100	3	set paint	6	5
	Party	25	3	Zumba	10	1
	players	100	6	Panto full	100	5
	fitness	10	1	Panto set buid	10	4
	players	45	3	Panto full	100	4
	Choral Concert	350	4	zumba	10	1
	players	70	6	Taichi	10	1
	players	40	3	Set paint	6	5
	wi	30	3	Zumba	10	1
	players	40	3	Panto full	100	3
	players	400	5	Art soc	12	3
	players	450	5	Panto 2 sessions	60	3
	players	475	5	Parent toddlers	15	2
players	80	3	Panto sing	30	3	
players	80	3	Panto bits	40	3	
piano lessons	24	12	Zumba	10	1	
			Panto tech	100	5	
			Panto set	10	3	
			Panto reh	100	5	
			Tai chi	10	1	
			Zumba	10	1	
			Panto reh	100	5	
			Art soc	12	3	
			Panto	100	5	
			Panto full	100	4	
			Panto show	1000	10	
			Panto Show	500	5	
			Zumba	10	1	
			Tai Chi	10	1	
	Jan-10	2986	166	Jan-19	3155	149
Feb-10				Feb-19		
players	475	5	Panto perf	500	5	
players	475	5	Panto perf	1000	10	
players	475	5	Panto clear up	40	6	
players	30	5	Taici	10	1	
fitness	12	1	Zumba	10	1	
dancing	24	3	Art soc	12	4	
public meeting	30	2	Mount resc	20	3	
youth club	12	2	Parent toddler	12	3	
dancing	16	16	Blood donate	30	6	
community lunch	75	2	Community lunch	80	4	

dancing	4	1.5	Criw celf art	20	4
dancing	10	1	Tai Chi	10	1
dancing	20	2	Zumba	10	1
youth club	12	3	Glee club	20	3
dancing	16	1.5	Parent toddler	12	3
dancing	3	1	Art soc	12	4
dancing	15	1	Glee club	20	3
dancing	5	1	Parent toddler	12	3
dancing	18	2	Mountain Rescue	20	3
wi	28	2	Counseling	2	2
youth club	11	2	Glee club	25	3
dancing	14	1.5			
young farmers	400	5			
young farmers	500	5			
piano lessons	24	12			
	Feb-10	2704	87.5	Feb-19	1877
Mar-10				Mar-19	73
fitness	8	1	Twisted Tales	80	4
dancing	5	1	Zumba	12	1
dancing	26	2	Tai Chi	12	12
harbour committee	16	2.5	Players review	25	3
mothers union	12	2	Art Society	12	3
youth club	11	2	Harbour users	20	3
dancing	20	1.5	Blood donat	50	5
community lunch	80	2	Parent tod	15	3
dancing	2	1	Community lunch	80	3
dancing	11	1	Zumba	10	1
1st aid	13	7.5	Criw celf art	20	3
1st aid	13	7.5	Dance	2	2
dancing	5	1	Zumba	10	1
dancing	20	2	Tai Chi	10	1
youth club	14	2	Gort	2	3
dancing	12	1.5	Mountain Rescu	25	3
alpha group	14	2	Zumba	12	1
dancing	3	1	Panto meet	20	2
dancing	14	1	Hansel Gretel	25	4
fitness	7	1	Zumba	11	1
Tai Chi	10	1	Tai Chi	10	1
dancing	3	1	Art Society	14	3
dancing	11	2	Zumba	10	1
youth club	10	2	Plas Panteidal	30	2
dancing	18	1.5	Players Oscars	50	5
alpha group	10	2	Zumba	12	1
dancing	3	1	Tai Chi	10	1
dancing	13	1	Mountain Rescu	20	3
fitness	5	1	Zumba	10	1
dancing	3	1	Rowing club Party	90	7
dancing	15	2			
youth club	10	2			

	dancing	10	2				
	art society	10	2				
	alpha group	9	2				
	dancing	3	1				
	dancing	7	1				
	gardening club	180	6				
	fitness	8	1				
	dancing	20	2				
	mothers union	13	2				
	WI	30	2				
	youth club	10	2				
	piano lessons	24	16				
	Mar-10	741	99		Mar-19	709	84
Apr-10				Apr-19			
	alpha group	10	2		Tai Chi	11	1
	Dancing	20	1.5		Zumba	11	1
	Caravan Association	60	2		ND Committee	14	2
	Meeting	10	2		Art Soc	14	3
	Dancing	12	1.5		Zumba	11	1
	alpha group	11	2		Criw celf	20	3
	Dancing	2	1		Zumba	10	1
	Dancing	12	1		Tai Chi	10	1
	party	70	3		Glee Club	30	3
	Dancing	3	1.5		zumba	10	1
	Dancing	3	1		Zumba	11	1
	Dancing	12	2		Tai Chi	11	1
	alpha group	11	2		Art Soc	13	3
	Dancing	16	1.5		Glee Club	30	3
	Community Lunch	80	3		Counseling	2	2
					Church Maundy		
	Dancing	2	1		supper	30	3
	Dancing	11	1		Glee Club	30	3
	fitness	4	1		Bubble	69	4
	Dancing	3	1.5		Zumba	11	1
	Dancing	15	2		Tai Chi	11	1
	youth club	9	2				
	Dancing	18	1.5				
	alpha group	10	2				
	Dancing	2	1				
	Dancing	7	1				
	fitness	5	1				
	wi	30	2				
	Meeting gcc	20	2				
	arts soc	12	2				
	Dancing	16	1.5				
	alpha group	7	2				
	Dancing	7	1				
	piano lessons	18	9				
	Apr-10	528	61.5		Apr-19	359	39

May-10			May-19		
mothers union	10	2	Counseling	2	2
Dancing	24	2.5	Kick Box	7	2
alpha group	13	2.5	Players film night	55	5
fitness	5	1	Zumba	9	1
Dancing	3	0.5	Tai Chi	9	1
Dancing	7	1	Art soc	13	3
ccw	5	30	Glee Club	35	3
Dancing	10	1.5	Zumba	10	1
alpha group	10	2.5	Players committee	10	3
tai chi	10	2	Zumba	10	1
Dancing	3	0.5	Tai Chi	10	1
Dancing	13	1	Glee club	35	3
public meeting	25	2	Atlantic ladies	138	4
Dancing	16	1.5	Criw Celf	18	3
alpha group	9	2.5	Zumba	10	1
fitness	8	1	Art Soc	14	3
Dancing	21	1	Glee Club	35	3
players	35	2	Asart	22	3
wi	25	2	Zumba	11	1
Dancing	10	1.5	Kick Box	6	2
school	2	25	Counseling	2	2
gwynedd council	15	2	Zumba	10	1
piano lessons	18	9	Criw Celf	18	3
May-10	297	96.5	May-19	489	52
Jun-10			Jun-19		
dancing	16	2.5	Funeral	70	3
football club	45	5	Plaers AGM	45	2
dancing	3	0.5	Art soc	13	3
dancing	12	1	Counseling	2	2
dancing	8	1.5	Zumba	10	1
party	80	5	Zumba	10	1
dancing	3	0.5	Tai Chi	10	1
dancing	15	1	Dance show practice	40	5
			Dance show practice	40	5
dancing	8	1.5	40	40	5
band night	5	2	Zumba	8	1
players	60	3	Criw celf	18	3
fitness	8	1	Dance show prac	40	5
dancing	3	1	Dance show	220	8
dancing	11	1	Zumba	11	1
Art soc	8	2	Tai Chi	11	1
Party	90	4	Players meeting	10	3
table top	50	2	Zumba	10	1
fitness	6	1	Sound Journey	15	3
dancing	3	0.5	Zumba	8	1
dancing	13	1	Tai Chi	8	1

Jul-10	wi	25	2	Jul-19	Players meeting	16	1
	piano lessons	24	18		Kick boxing	7	2
					Counseling	2	2
					Zumba	8	1
					Criw Celf	16	3
	Jun-10	496	57		Jun-19	648	60
	dancing	20	2		Zumba	8	1
	fitness	4	1		Tai Chi	8	1
	dancing	3	0.5		Zumba	8	1
	Dancing	12	1		Dance fit	25	2
	players	40	6.5		Counseling	2	2
	fitness	3	1		Players production	10	3
	Dancing	3	0.5		Zumba	10	1
	Dancing	12	1		Tai Chi	10	1
	players	9	2		Dancefit	35	2
	Dancing	3	0.5		Players audition	40	5
	Dancing	11	1		Train event	22	3
	wi	27	2		Players audition	15	3
	Art soc	60	8.5		Private party	100	5
	Art soc	177	8.5		Counseling	2	2
Art soc	650	48	ZUmba	8	1		
			Tai Chi	8	1		
			Run start	50	1		
			Craft fair	100	7		
			Dog Show	50	3		
			Players production	10	3		
			Zumba	8	1		
			Tai Chi	8	1		
			Zumba	8	1		
			Zumba	8	1		
			Players production	10	3		
			Art soc Opening	50	1		
			art soc day1	50	8.5		
			Art soc day2	60	8.5		
			Dance fit	35	3		
			Art soc day3	100	8.5		
	Jul-10	1034	84		Jul-19	858	84.5
Aug-10				Aug-19			
	art soc	650	56		Art soc	100	7
	Dragon tree	25	4		Art soc	100	7
	Dragon tree	10	2		Art soc	100	7
	players	8	2		Players production	10	3
	ritz teas	110	4		Zumba	100	1
	players	9	2		Art soc	50	7
	party	65	4		Dance fit	35	2
	Dragon tree	20	2.5		Art soc	100	7
	Dragon tree	20	1		Art soc	100	7

Sep-10	Dragon tree	20	4	Sep-19	Art soc	100	7
	concert	60	4		Players production	10	3
	Dragon tree	20	2.5		Counseling	2	2
					Zumba	10	1
					Dance fit	35	2
					Counseling	2	2
					Run start	70	1
					Craft fair	100	5
					Player production		3
					Private party	35	2
					Circus Raj	395	3
					Zumba	11	1
					Tai chi	11	1
					Circus Raj	8	4
					Tai Chi	8	1
					Counseling	8	1
					Craft Fair	120	7
					Players production1	10	3
					Counseling	8	1
					Tai Chi	8	1
	Aug-10	1017	88		Aug-19	1646	99
Sep-10	Dragon tree	20	1.5	Sep-19	Zumba	11	1
	bright light	20	2.5		Tai Chi	11	1
	gardening club	110	3		Rolls Royce	55	2
	fitness	5	1		Players committee	10	3
	Dragon tree	25	3		Rolls royce	50	3
	dancing	17	2		Rolls royce	25	1
	youth club	12	2		Players Meeting	14	2
	dancing	12	2		Zumba	7	1
	dancing	12	2		Tai Chi	7	1
	dyc party	77	5		Criw Celf art	35	6
	Dragon tree	20	1		Players read	55	3
	dancing	22	2		Zumba	10	1
	youth club	14	2		Tai Chi	10	1
	wedding reception setting?	135	24		Rolls royce	25	2
	fitness	1	5		Rolls royce	55	2
	dancing	25	3		Rolls royce	55	11
	youth club	12	2		Asart	25	3
	dancing	12	1.5		Zumba	7	1
	dancing	12	2		Tai Chi	7	1
	fitness	5	1		Players	35	2
	harvest supper	60	4		Dance fit	25	2
	Dragon tree	24	3.5		Zumba	10	1
	dancing	12	2		Tai Chi	10	1
	wi	30	2		Counseling	2	2
	youth club	14	2		Tai Chi	8	1
	dancing	20	1.5				

	piano lessons	18	12					
		Sep-10	746	94.5		Sep-19	564	55
Oct-10					Oct-19			
	community lunch	64	4.5		Art soc	15	3	
	dancing	12	2		Glee	25	2	
	fitness	1	6		Players	30	3	
	Dragon tree	25	3.5		SNP Meeting	20	3	
	dancing	27	2		Players	60	3	
	mothers union	14	2		Players	20	2	
	youth club	17	2		Glee	25	2	
	first aid	2	10		Players	40	3	
	dancing	20	2.5		Community Lunch	80	3	
	dancing	12	2		Players	50	4	
	party	20	4		Criw Cif	35	6	
	players	25	1.5		Harves supper	22	2	
	Dragon tree	15	3.5		Players	23	2	
	dancing	22	2		Art Soc	15	3	
	youth club	19	2		Glee	20	2	
	dancing	12	2		Players	60	3	
	players	10	2.5		Players	20	2	
	dancing	12	2		Young Farmers	250	6	
	fitness	22	1		Show I aint afraid	63	4	
	Dragon tree	15	2.5		Players scenery	10	3	
	dancing	25	2		Players	22	3	
	harbor committee	18	3		Taichi	10	1	
	players	30	1		Counseling	2	2	
	youth club	9	2		Players	20	2	
	dancing	8	1.5		Counseling	3	2	
	dancing	12	2		Glee	18	2	
	christening	42	4.5		Players	65	3	
	Dragon tree	17	2		Players	50	3	
	dancing	20	2		Craft	12	3	
	wi	30	2		Players	20	2	
	dancing	14	1.5		Counseling	2	2	
	piano lessons	24	15		Glee	18	2	
					Players	55	3	
					Funeral Tea	110	3	
		Oct-10	615	98		Oct-19	1290	94
Nov-10					Nov-19			
	Dragon tree	20	2		Players	55	3	
	players	25	2		Players	10	2	
	mothers union	10	2		Zumba	10	1	
	players	25	2		Tai Chi	10	1	
	dancing	11	2		Players	20	2	
	community lunch	65	3		Glee	18	2	
	players	30	3		Players	55	3	
	charities fayre	120	4		Zumba	10	1	
	Dragon tree	20	2		Community Lunch	80	3	
	players	30	2.5		Criw Celf art	35	6	

Dec-10	players	35	3	Dec-19	Private party	50	3
	youth club	11	2		Set build	10	3
	dancing	12	1.5		Zumba	10	1
	players	40	3		Tai Chi	10	1
	party	105	5		Players	22	2
	fitness	6	1		Harbour users	21	3
	tai chi	8	1		Counseling	2	1
	players	25	2		Glee	20	2
	players	25	2		Players	60	3
	youth club	12	2		Meeting	25	2
	dancing	10	1.5		zumba	9	1
	players	25	2		Players	55	3
	dancing	9	1		Mid Wales Opera	66	3
	Dragon tree	22	5		Plas panteidal	25	3
	fitness	8	1		Players Prop	10	3
	Dragon tree	12	1		Zumba	8	1
	Dragon tree	15	3		Tai Chi	8	1
	players	35	3		Players	22	2
	players	35	3		Glee	18	2
	wi	25	2		Players	60	3
	youth club	13	2		Cymni Mega setuo	7	3
	dancing	18	1.5		Cymni Meg	400	3
	players	15	3		Dance workshop	20	3
	st peters	20	2		Roots show	65	3
	players	45	3		Set build	10	3
	Dragon tree	12	1		Zumba	8	1
	Dragon tree	20	2.5		Tai Chi	8	1
	players	45	3		Players	20	2
	players	45	2		Counseling	2	2
	players set build	10	20		Glee	18	2
	players	45	3		Players	55	3
	piano lessons	24	18		Zumba	10	1
					Players	65	3
					Charity Fair	150	5
		Nov-10	1143		130.5		Nov-19
	youth club	14	2		Players set building	10	3
	dancing	6	1.5		Zumba	11	1
	community lunch	100	3		Taichi	11	1
	players	55	3.5		Players	18	2
	dancing	10	2		Glee	16	2
	players	30	3		Players	55	3
	peter carry	40	3		Zumba	9	1
	s4c	200	3		Players	55	3
	dragon tree	8	2		Running event	30	1
	players	12	2		Players set building	10	3
	players	20	2		Zumba	9	1
	youth club	13	2		Taichi	8	1
	players set build	10	40		Players	20	2

others	60	22	Glee	15	2
Players various	450	30	Players	55	3
Theatre Clwyd	400	3	Public meeting	50	2
training course	6	10	Band rehearse	14	3
piano lessons	12	8	AGM ND	10	1
players set build	10	40	Lunch setup	10	3
			Community lunch	100	4
			Players	60	3
			Criw celf	35	6
			Players set building	10	3
			Zumba	8	1
			Taichi	8	1
			Counseling	2	2
			Glee	15	2
			Players	55	3
			Children party	25	2
			Band Practice	15	3
			Players	55	3
			Set building	10	3
			NYE Party	70	5
	Dec-10	1456	Dec-19	884	79
		Footfall		Footfall	Hours
Year					
end	2010	13763	2019	14131	970.5

Appendix 4

Other relevant venues in the area that provide facilities for the public

The Institute, Aberdyfi

This houses the Community Council offices, a snooker room, the library and reading room plus a couple of small meeting rooms. It is situated in a very pretty estuary location but sits directly on the main coastal road which runs through the village and has no dedicated parking facilities.

Although attractive with a friendly atmosphere and outstanding views of the estuary from the main Meeting Room, The Institute is limited in space, does not at present have easy access for the less able, and is not capable of being developed to house the range of facilities that will be available in an extended Neuadd Dyfi.

Dovey Yacht Club, Aberdyfi

Aberdyfi Golf Club

Both are private members only clubs which do hire their catering and dining facilities to outside parties for functions. Their purpose is primarily to serve the interests of their members rather than the local community.

The Neuadd Pendre, Tywyn

This is a small complex of rooms, two of which are dedicated to Tywyn Youth Club. There is a hall with a flat floor and a stage, which is now dominated by a restored cinema Wurlitzer

organ. There is seating for 180 on stackable chairs. There are two other meeting/ changing rooms. Facilities are limited compared with those that will be available in an extended Neuadd Dyfi.

Bro Dyfi Leisure Centre, Tywyn

This is a local authority dedicated sports complex of swimming pool, badminton courts etc.

Tywyn School community hall

This is a hall with some community access. Its main function is that of a school hall which limits its usage to non-school time. There are no dedicated changing facilities and the layout is not ideal for theatre use.

Apart from small village halls such as those in Abergynolwyn and Llanegryn, other relevant buildings within a 20 mile radius are:

Y Tabernacl, Machynlleth

In nearby Machynlleth there is Y Tabernacl, the Museum of Modern Art. This is a beautifully restored building housed partially in an old chapel with new exhibition rooms developed to the side. In the auditorium there is seating for some 350 on the original pews. The acoustics are excellent though stage facilities are somewhat limiting. It is a specialist venue for art exhibitions, choral events, drama and opera.

Bro Dyfi Leisure Centre, Machynlleth

A local authority sports hall, swimming pool and leisure complex in Machynlleth similar to the one in Tywyn.

Appendix 5

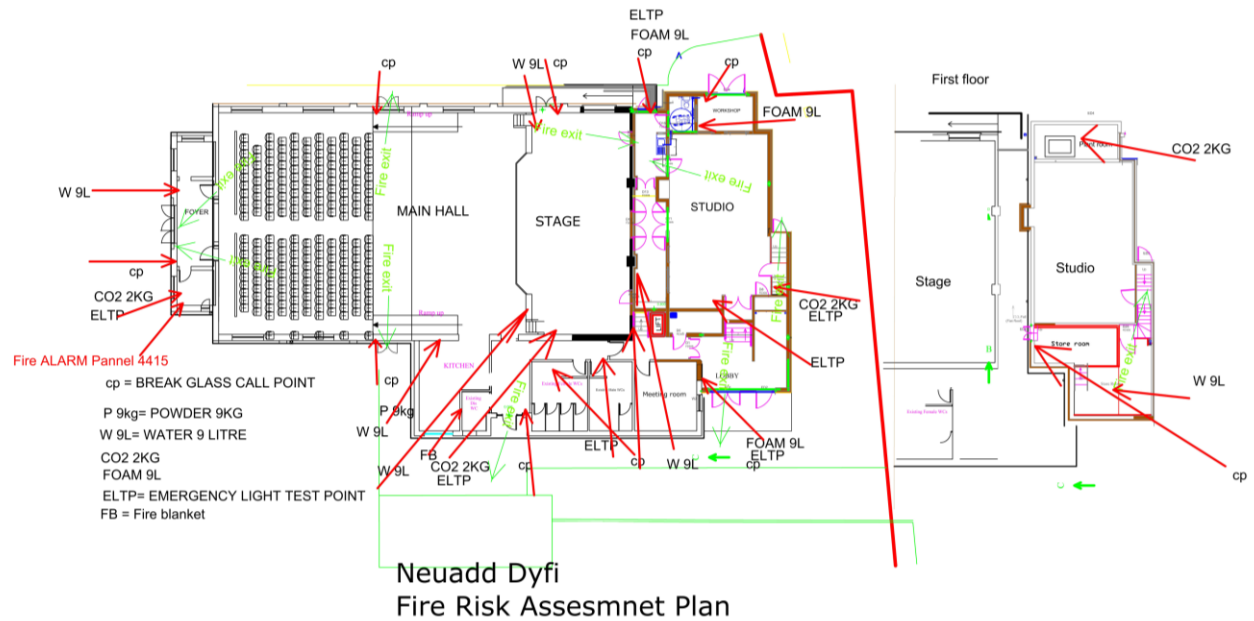
Population Statistics. Unfortunately, the 2021 census figures are not yet available

Date	2011	
Geography	Aberdovey	
Measures	value	percent
Age		
All usual residents	1,282	100.0
Age 0 to 4	30	2.3
Age 5 to 7	26	2.0
Age 8 to 9	15	1.2
Age 10 to 14	44	3.4
Age 15	7	0.5
Age 16 to 17	20	1.6
Age 18 to 19	19	1.5
Age 20 to 24	58	4.5
Age 25 to 29	57	4.4
Age 30 to 44	145	11.3
Age 45 to 59	296	23.1
Age 60 to 64	136	10.6
Age 65 to 74	217	16.9

Age 75 to 84	152	11.9
Age 85 to 89	50	3.9
Age 90 and over	10	0.8
Median Age	56.0	-

Appendix 6

Plan of the hall



Assembly Point
In Car Park

As of October 2012