

WELCOME

Welcome to the very first edition of LLANGWMFUTURE e-magazine, the official voice of the Llangwm Village Hall Committee.

As you no doubt already know, after a long period of consultation and debate, the Llangwm Community Council has generously given us their support in building a NEW Village Hall.

The task facing us is a formidable one, but our aim is to deliver a brand NEW Village Hall for our community, which can serve as a proper centre, with up to date facilities.

To do that it will be essential for our community to come together as one, just as the residents of Llangwm did 43 years ago when the existing Village Hall was built.

We want to share everything with you – all new developments as they happen. We are committed to keeping the residents of Llangwm fully informed.

This e-magazine is the ‘mouth piece’ to do just that. Each month a new edition will be launched to provide everyone with the very latest developments.

And we need you to contribute and participate. Your views will be valued and appreciated. Let us know what you think via the YOUR COMMENTS section.

CELEBRATING THE PAST

Almost 50 years ago to the day the people of Llangwm decided they wanted to build their own Village Hall. A job easier said than done! Where was the money going to come from?

Britain in the 1970's was a hostile climate for raising money - recession, strikes and in 1974 the introduction of a three-day working week made raising money even more difficult.

Over the generations the people of Llangwm had deservedly gained a reputation for being resourceful, resilient and determined and throughout the County were perceived as a community that achieved and always 'punched above their weight'.

They rolled up their sleeves, they closed ranks and as one, they went about the task of raising the money to do the job. A huge community fund raising effort resulted, which included raffles, concerts, dances, and perhaps the most determined fund raising mechanic of all, regular door-to-door collections.

The Chair of the Village Hall Committee at that time, Osmonde John, helped get a mortgage from the County Council and another well known Llangwm figure, Tony Kiff, made sure that the correct materials arrived on site in a timely, organised fashion!.

All Llangwm responded brilliantly and the money needed was raised, so 1978 they were rewarded with their very own, brand new, Village Hall.

The result – one of the biggest success stories the village has experienced over the last decades.

Its success has come from its unique secular positioning within the village. Through the decades it has played host to a multitude of organisations and events. They include the village Church and Chapels, concerts, weddings, wakes and Literary festivals etc. and in September 1984, it hosted the after match dinner when a touring rugby team from the United States of America played against Llangwm Rugby Football Club - quite an achievement!

Over the years infrastructure upgrades have taken place – with most recently new toilet facilities. But now wear, tear and time have all taken their toll and have finally caught up with the much loved Village Hall...

WHY IS A NEW VILLAGE HALL NECESSARY?

The chief problems highlighted by the users, after repeated consultations were these:

- **cold, unwelcoming, smells of damp, condensation problems & ineffective heating** so unsuitable for Tai Chi & Yoga classes as well as other small group classes and meetings, some of which have given up using the hall.
- **Inadequate kitchen facilities which no longer comply with current Food & Hygiene standards.** Therefore only warming up of pre prepared food is possible and space limited.
- **Insufficient hall space for many activities requested** eg short mat bowls, badminton, buggy fit, drama productions etc.
- **Complete lack of storage space.** Chairs, tables, cleaning equipment, playgroup toys, drama facilities, L.C.C. and History society records, display boards, book sale books etc. - all need more space.
- **Poor access and parking facilities.**
- **No separate room for committee meetings and small groups.**

These main complaints highlight two of the chief reasons why the Hall Committee are working towards building a new hall.

They are:

A) The structure of the building itself - after 42 years the Hall needs major investment rather than just maintenance. Building surveys commissioned by the Village Hall Committee have shown up the following problems:

The roof is in a very poor state.

1. 2020: Two specialists; Dick Knight (RICS) & HR Eynon Chartered Building Surveyor, revealed problems with the asbestos fabric of the roof itself as well as its supporting structure, including problems with rot and rust.
2. H R Eynon stated that the clay ridge tiles to the roof were delaminating and required replacement. The asbestos cement roof tiles are approaching the end of their serviceable life (with curling to the lower edges evident) and their verge overhang is inadequate. A number of tiles are damaged and broken.
3. Wet rot to roof truss members.
4. Diagonal bracing and binders need to be provided together with roof void cross ventilation.

5. Although the roof structure is of steel fabricated trusses these don't seem to have been galvanized. In view of the age of the structure and the ingress of 'weather', it is anticipated that corrosion may well be advanced.
6. The cost of removal of all the asbestos roof tiles and flooring throughout in 2017 was over £10k, with the cost of scaffolding extra.

Hall walls:

1. 2015: Dave Banforth's Insulation Company tested the cavity walls which revealed that the material in the cavities had degraded and hence was not providing insulation and allowing ingress of damp.
2. Lack of ventilation causing extensive condensation throughout, on walls & floors.

Hall Floor:

The Hall floor is composed of thermoplastic tiles which have asbestos backing

Electrics:

2021: Full electrical inspection carried out by Phil Owen revealed a failure to conform to current standards and needed urgent upgrading.

REPORTS CAN BE SEEN IN THE APPENDICES which are after the COMMENTS Section on the Home Page list.

B) The current Hall is now too small for the size of the village and all the myriad of activities that you have told us you would like to take place there.

We have therefore concluded that merely replacing ageing parts of the building, the hall would still have substandard outdated facilities, insufficient for the 21st century.

The costs involved to update the facilities:

- *removal of all the asbestos*
- *replacing the roof*
- *rebuilding walls*
- *replacing the floors*
- *updating the electrics*

The costs were not economic compared to rebuilding bigger and better. The costs were estimated in 2017 to be £25000. We concluded this was uneconomic compared to rebuilding bigger & better.

An important consideration was that VAT (20%) is not paid on new builds, but would have to be paid for all refurbishment and extensions

WHAT WILL A NEW VILLAGE HALL PROVIDE?

- A substantially larger, warm, friendly, space open to all with free WiFi – it can be a proper Community Space.
- A separate private room, useable for meetings, classes, library facilities etc.

- A larger hall for a range of weekly activities such as badminton, dancing, Tai Chi, Yoga, short mat bowls (a team could be entered into the Pembrokeshire Short Mat Bowls League), Buggy Fit etc. & general fitness training.
- Kitchen conforming to commercial requirements, large enough to cater for fundraising events, parties & children's parties, pop up cafes, weddings etc.
- Dismountable stage with professional lighting system perfect for choirs, drama productions, musical evenings, operas, Night Out productions etc.
- Exhibition display space for Artists & Crafts people based in the village and heritage exhibitions.
- Extra storage for sports and playground equipment, history archives & documents, furniture, cleaning materials.
- An eco-friendly and Covid-friendly design and build of which we can all be proud.

HOW WILL IT BE FUNDED?

We are applying for funding from two sources:

- Public Grants and Private Trusts
- Local Fundraising activity

Grant Applications have already been made to the National Lottery and the Welsh Government. We have been accepted in the first stage of the Welsh Government grant, and are reapplying for the first stage of the National Lottery grant. These are the only two funders at present who can allocate us a large enough grant to get the project off the ground. Smaller funders will come in later.

In the June edition of LLANGWMFUTURE we hope to launch a local fundraising initiative.

Our aim is to rekindle the community spirit that prevailed in our village 50 years ago. If we can all join ranks once again and work together constructively and positively as was done in the 1970's anything and everything is possible.

A NEW VILLAGE HALL will transform the lives of us all for the good. For over a year and because of COVID 19 we have all experienced very difficult times. There is now a real glimmer of hope in sight – together we can build a NEW VILLAGE HALL to be proud of. Let us once again uphold the Llangwm tradition of punching above our weight.

BUILDING THE FUTURE

OUR PROJECT LOGO - COLOUR WORKS

The rationale behind our new logo takes into account the glory years of Llangwm Rugby – a fine example of this village punching above its weight. Gold medal winners, Cup and League stalwarts in their heyday, Llangwm RFC defied their humble roots and rose triumphant.

The Llangwm Rugby strip is the well known black and amber, with a history in the early days of red shirts, then blue and black.

As a tribute to the heights which a small village can achieve over the years, these colours are used in the Project Logo – red, blue, black and amber.

Nowadays, as well as our village being one of the smallest to support so many rugby & cricket players, the achievements are also community & culture based, with among others, the Literary Festival and the Village Opera (which won a major U.K. award for Remembrance events).

Let us hope the past inspires an even greater future

COMMENTS

APPENDICES