



# LLANGYNWYD RANGERS BOYS AND GIRLS CLUB

Charity number: 1191676

Business and Community Use Plan

December 2022

## 1.0 Executive Summary

### 1.1 Purpose of the Plan

The plan is to examine Llangynwyd Rangers Boys and Girls Club's (the Club) proposals for taking on Llangynwyd Playing Field under a Community Asset Transfer (C.A.T.) and to provide assurance as to the viability of the project. The plan may also be used to engage the support of external funders.

The site consists of two grass football pitches, changing room / pavilion, small car park and an area of grassland.

### 1.2 The Project

The Club (Charity No: 1191676) aim to transform Llangynwyd playing fields and changing rooms:

- 1) By Spring 2023, complete essential maintenance on the existing changing rooms (roof, external walls, windows etc.). External funding required from Bridgend C.B.C. C.A.T. Fund.
- 2) By Spring 2024, reconfigure the changing rooms to cater for the needs of women & girls' football within the Llynfi Valley plus create a new indoor educational / social space for community activities. External funding sourced from Cymru Football Foundation 'Fit-For-Future Facilities Programme', Sport Wales and Welsh Government's Community Facilities Programme.

The project builds on the Club's significant progress over the last 18 months:

- Sizeable drainage improvement work to perimeter and pitches.
- Unification of women & girls football within the Club.
- F.A.W. 'Platinum' club accreditation status.
- Agreement to self-manage football pitches and purchase of maintenance equipment.
- Reconstitution as a Charitable Incorporated Organisation.
- Volunteer recruitment drive and renewed enthusiasm.

Medium term ambitions, subject to external funding, include the development of the Llangynwyd wetland and nature areas that straddle the playing fields.

### 1.3 The Business Case

The Club core running costs are estimated to increase by £14,937 per annum (changing rooms) and £7,000 (pitches) once the asset transfer is completed. Running costs offset by the Club saving approximately £10,065 per annum on pitch hire (Llangynwyd playing fields plus reduced need for external 3G hire) plus in-kind voluntary support and better utilisation of the Club's charitable status to increase fundraising revenue. Crucially Llangynwyd playing fields and changing rooms will be able to comfortably accommodate the Club's multiple age groups. The project benefits from key education partner, sport, political and community stakeholder support (see 2.3).

The pavilion requires essential maintenance of £131,034 plus VAT (Manning Construction quote post procurement exercise, process overseen by Bridgend CBC Quantity Surveyor Team, based on two building condition surveys Hurley & Davies 2017 and Faith & Gould 2020) in order to bring the facility to an acceptable standard. The business case and funding application will need to be

submitted to the C.A.T. Steering Group for assessment and referred to the Bridgend C.B.C. Cabinet for approval as it exceeds the overall £50,000 threshold.

If successful the project will allow the Club to achieve its football aspirations securing and improving recreational facilities for club members and the wider community. Financial projections show that the project is financially viable:

<b>Llangynwyd Rangers Boys &amp; Girls Club</b>						
<b>Income and Expenditure Projections: Summary</b>						
	<b>Pre CAT</b>	<b>Post CAT</b>	<b>Post CAT</b>	<b>Post CAT</b>	<b>Post CAT</b>	<b>Post CAT</b>
<b>Income £:</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>
Football Income:	27,967	38,688	41,011	43,489	46,134	48,959
Pitch Rental Income:	-	-	-	-	-	-
Pavilion Income:	-	1,500	1,575	1,654	1,736	1,823
Other Income (Revenue):	24,672	14,648	15,980	17,136	18,930	20,635
<b>Total Income:</b>	<b>52,639</b>	<b>54,836</b>	<b>58,566</b>	<b>62,279</b>	<b>66,801</b>	<b>71,417</b>
<b>Expenditure £:</b>						
People Costs:	12,983	9,501	10,023	10,428	11,115	11,712
Pavilion Costs:	2,773	17,710	18,895	20,160	21,510	22,952
Football Costs:	31,521	20,198	21,450	22,787	24,214	22,863
Pitch Revenue Costs:	-	7,000	7,350	7,718	8,103	8,509
<b>Total Expenditure:</b>	<b>47,277</b>	<b>54,409</b>	<b>57,718</b>	<b>61,092</b>	<b>64,942</b>	<b>66,035</b>
<b>Surplus (Deficit)</b>	<b>5,363</b>	<b>427</b>	<b>848</b>	<b>1,187</b>	<b>1,858</b>	<b>5,382</b>
<b>Balance</b>	<b>59,193</b>	<b>59,619</b>	<b>60,467</b>	<b>61,654</b>	<b>63,513</b>	<b>68,894</b>
*cash in bank opening: £53,830						

## 2. The Project

### 2.1. The Charity / The Applicant

Founded 1947, Llangynwyd Rangers Boys' and Girls' Club develops young players to reach their potential, create positive role models and supports sides to achieve success at the highest levels of Welsh football pyramid. The Club is proud of its F.A.W. 'Platinum' club accreditation.

The Club boasts 15 sections, over 300 registered players from U6, mini, junior, girls, youth to seniors and prides itself on bringing the game of football to anyone who wants to play.

The Club's vision is football development in Llangynwyd and the Llynfi Valley with trustees and volunteers constantly striving for excellence on the pitch and through coaching, support for other clubs and the Club's positive impact on the wider community. Outcomes include club development through player growth and retention, raising standards, developing better players and increasing participation.

To achieve its vision the Club needs to provide facilities of the highest standard – a hub for Llynfi Valley football - to ensure that those playing and watching are proud to be a part of the Club.

Football participation rates among women and girls are much lower than among men. Thus, the Club delivers a number of initiatives that help broaden the appeal of football. The F.A.W. 'Huddle' since launching in April 2021, has attracted over 180 girls to free, fun football sessions (92% originally non club members), highlighting the latent demand for informal recreational football. The Club fully supports the F.A.W. 'Our Wales: For Her | Ein Cymru: Amdani' initiative to create the best environment (including appropriate and welcoming facilities at Llangynwyd playing fields and changing rooms), support structures and opportunities to accelerate the growth of women and girls' football for it to reach its full potential.

Llangynwyd Rangers Boys and Girls Club, is a Charitable Incorporated Organisation (1191676) – Foundation model. Charitable objects are in sync with the objectives outlined in this plan. There CIO has 6 Trustees providing voluntarily an array of skills, contacts and experience:

- Mark Jenkins (Chair)
- Jonathan Owens
- Erica James
- Justin Kingdon
- Gemma Charnock
- Philip Poole

Previously, the club operated under another charity, LLANGYNWYD RANGERS BOYS' AND GIRLS' CLUB OF WALES FOOTBALL CLUB. Charity number: 1118531 but that needed to be wound down in order to obtain limited liability status via a new C.I.O., LLANGYNWYD RANGERS BOYS AND GIRLS CLUB, charity number: 1191676, a pre-requisite for an asset transfer of this scale and nature.

## 2.2 Club Priorities (Club Member Consultation):

- To renovate and refurbish the changing rooms / pavilion bringing them to an acceptable standard resulting in a facility that would be welcoming and could accommodate all gender and ages groups from u5s through to seniors.
- To establish new 'mini' pitches to cater for the club's extensive junior section, so finally all sections can call Llangynwyd Playing Fields home.
- To ensure grass pitches are well maintained, level, well drained with improved access and partitioning.
- To develop pitches to adequate standard to allow school use during daytime hours, along with development of an indoor hall / space, with access to projectors, to allow classroom learning to take place.
- To leverage the success of the F.A.W. 'Huddle' that has progressed (for the first time in club history) to the establishment of girls only teams across various ages - u8s/9s, u11s, u13s. A full committee, team management, first aiders supports the girls' structure.
- To overcome obstacles that inhibit growth such as not being able to provide welcoming fit for purpose facilities for all.
- To give all teams every chance of securing high level football across both genders with the aim of getting the ladies/girls to the highest tier possible within the F.A.W. pyramid system and men's team achieving a minimum of Tier 2 football within the next 10 years.
- To put the health and well-being of the community at the forefront of plans and provide a recreational space and environment that everyone can enjoy (see 4.2).
- To retain roots i.e. maintain the 'Boys & Girls Club' ethos that puts the wider development and welfare of the young people at the heart of the Club.
- To recognise that operations are supported by 10-15 volunteers and that their efforts must be acknowledged.

## 2.3 Progress To Date:

Community asset transfer discussions began in 2019 yet it has been within the last 9-12 months that the transition process to full self-management of facilities has made most strides:

### **Bridgend C.B.C. Support Secured:**

- The Club agreed and completed the self management agreement for both pitches with Bridgend C.B.C. in May 2022. In turn this unlocked £50,000 of Bridgend C.B.C. grant funding to complete the drainage works required on the perimeter of playing fields. Addressing this issue

significantly improved pitch quality and increased the reliability of fixtures. Provided an adequate maintenance regime is followed it will give years of dependable performance.

- The Club took responsibility for pitch maintenance (from Bridgend C.B.C.). To do so, the Club purchased professional ground maintenance machinery (Sept 2022) with a £10,000 grant secured from Bridgend C.B.C.. The asset cost £18,300 with the Club funding the remaining balance.

#### **Key Stakeholder Support Secured:**

- Trustees have made considerable efforts to garner backing convening meetings with key stakeholders and generating support from the local Community Council, Chris Elmore MP and Huw Irranca-Davies MS. It is clear that the project needed buy-in from education partners (Llangynwyd Comprehensive School, Llangynwyd Primary School, Cwmfelin and the local Welsh Primary School (selected letters of intent / support included in Appendix B).
- The Club has received professional support from GAVO, F.A.W., The Coalfields Regeneration Trust (Game on Wales).
- As a statement of intent, the Club have taken action themselves to give the pavilion a cosmetic lift (pre lease agreement), painting the whole of the inside and out, laying new floor in main building, providing signage etc. The club have secured partnership with 'BT Connected Clubs' so that Wi-Fi can be installed (subject to licence agreement) at the facility allowing children access to learning as well as the various other opportunities this brings.
- The Club have engaged with numerous architects regarding the landscape and playing fields and have plans underway to relay out the area so that more pitches can be put in place so there will be designated areas for mini, junior, and senior football (equipment has already been purchased).

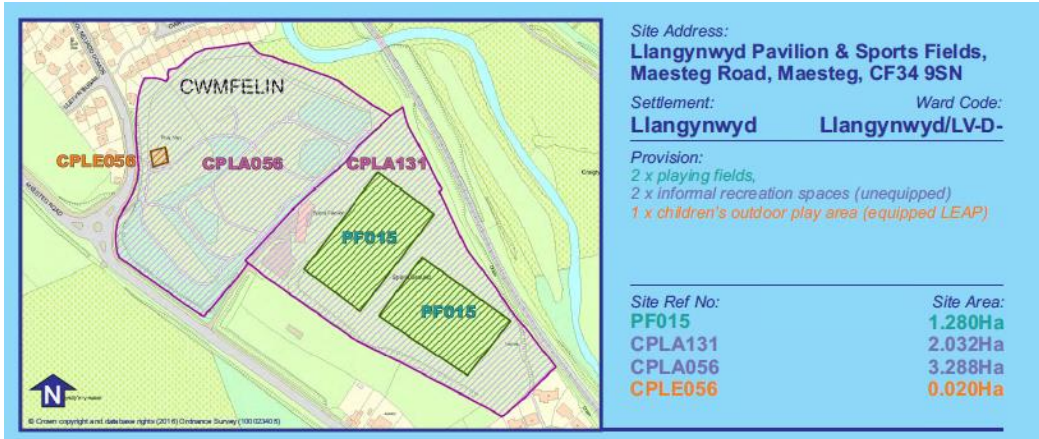
#### **2.4 The Site: Llangynwyd Playing Field**

Llangynwyd Playing Field is held in trust by Bridgend C.B.C as part of its leisure provision within the county. The playing fields were bought for the purposes of the Physical Training and Recreation Act 1937 for the purposes of a recreation ground with no restrictions appearing to be in evidence.

The cost to rent Llangynwyd Playing Field is £4,800 per season. Due to grass pitch postponements and capacity issues the Club also rents external training facilities at £7,020 per season.

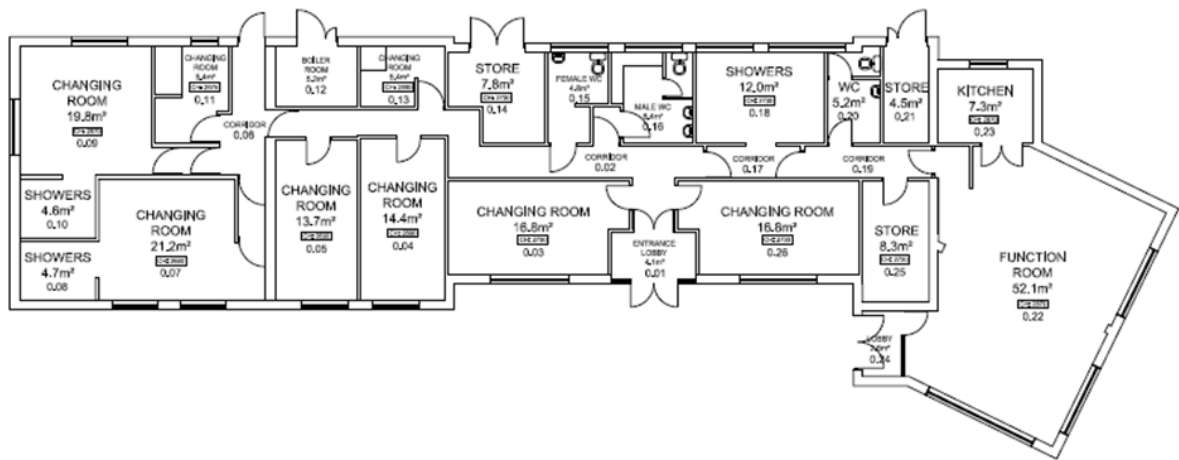
The proposal is to transfer to the Club, for self-management under a 35-year lease under the Bridgend C.B.C.'s Community Asset Transfer programme:

- Pavilion
- 2 x full size football pitches
- Car Park





The Changing Room / Pavilion



UPRN - 10045  
LLANGYNWYD PAVILION  
BLOCK 1  
GROUND FLOOR PLAN  
10/02/12

KEY	Room Use / Name	CHANGING ROOM
Room Area	21.2m <sup>2</sup>	
Call by N/E/S/E	CH 2680	
Room No.	027	
*Room No. may be prefixed by UPRN and Block No. and may vary		

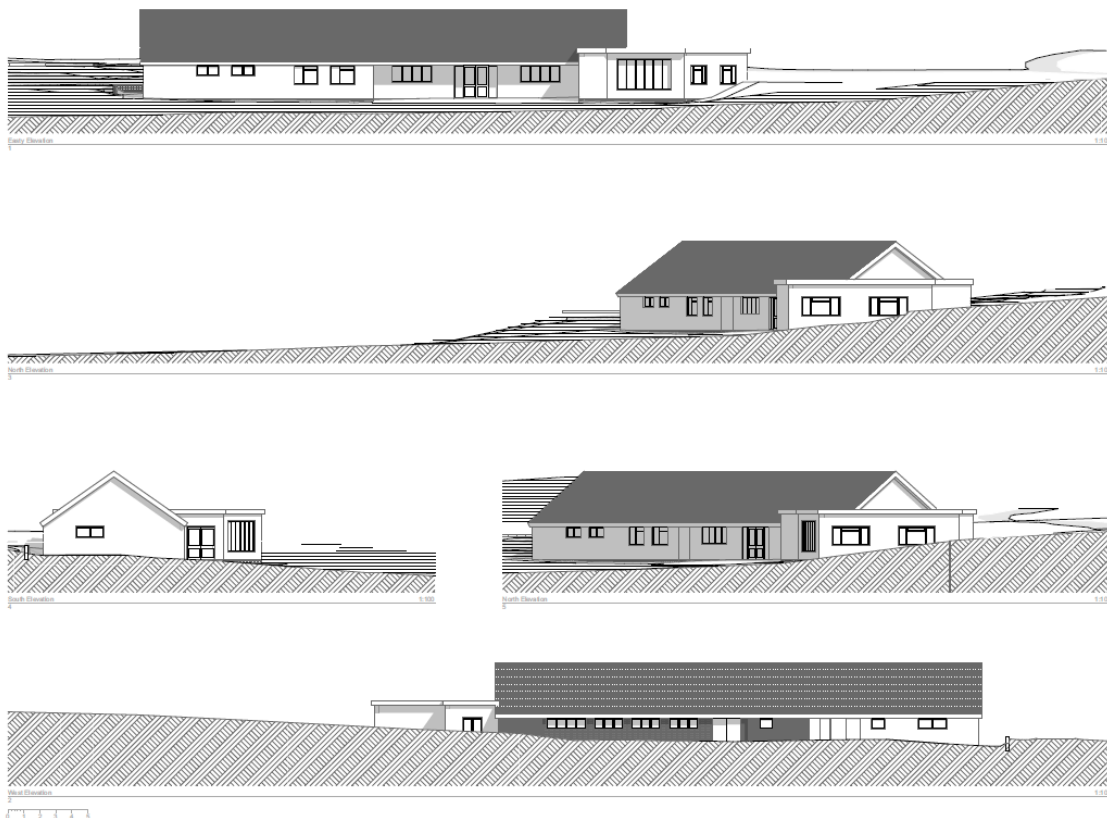


We need your help to maintain the accuracy of this data. Please e-mail: [Architectural.Services@brw.gov.uk](mailto:Architectural.Services@brw.gov.uk) for any alterations to the plans.



Existing Layout





### Existing Elevations

The current building has 6 changing rooms, however is not fit for purpose and the facility has a significant maintenance back log.

Bridgend C.B.C. commissioned a condition survey of the building (May 2017 - Hurley and Davies Property Consultants). It identified numerous ongoing issues including faulty roof, failing render, issues with the services, damp issues, general wear and tear, fixtures and fittings nearing or surpassed their expected life expectancy:

*“The poor condition and lack of maintenance of external elements as well as a combination of inadequate heating and ventilation are having a detrimental effect on the internal finishes. Extensive refurbishment works will be required to bring the building back to a satisfactory standard for its current function.”*

Another survey was commissioned by Bridgend C.B.C. (March 2020 - Faithful & Gould). This report again identified a significant back log of maintenance that needed to be addressed urgently. This urgent back log was estimated to cost £76,000 to rectify based on costs in 2020. In July 2021, Bridgend C.B.C.'s Building Surveyors highlighted a minimum of £80,000 to ensure the building was fit purpose; this cost is now £131,034 excluding VAT.

Additionally, the internal layout is poor and doesn't meet current F.A.W. design guidance for changing rooms / sport pavilions. There are communal shower areas located in the same corridor as spectator toilets, thus causing real privacy and safeguarding concerns. Males and females are unable to use the changing areas at the same time.

As highlighted, the Club has a flourishing junior section and new girls' section, and the current facilities are a barrier to this continued growth. The Club have put in place policies and procedures to protect its members and requires a facility that supports this good practice. If the Club are to grow their girls' section, then they need facilities that provide a safe and welcoming environment.

The social area is not appropriate to service the membership of the club with inadequate facilities and size of area too small to accommodate the needs of the club.



### 3.0 Renovation & Improvement Plans)

- 1) By Spring 2023, complete essential maintenance on the existing changing rooms (roof, external walls, windows etc.).

Cost: £131,034 plus VAT (Manning Construction)

Funding Sourced: Bridgend C.B.C. C.A.T. Fund

The current facility is not fit for purpose and the building has a significant maintenance back log. Essential repairs are required immediately. The current building is in a state of disrepair and unsuitable for a modern football club. Works to include: windows & doors upgraded to double glazing, all fascia boards replaced; damp within the pavilion addressed; roofing repairs (see full schedule of works, cost reports and detailed tender comparison).

A competitive tender process was undertaken (Sept / Oct 2022). The tender was based on the schedule of works Bridgend C.B.C. provided and was checked and approved internally by Bridgend C.B.C. Quantity Surveying team.

Tender submissions received were as follows:

<b>CONTRACTOR</b>	<b>TOTAL COST £</b>	<b>VAT £</b>	<b>TOTAL £</b>
Stafford Construction	195,057.50	39,011.50	234,069.00
Manning Construction	131,034.04	26,206.81	157,240.85
Glamorgan Services	232,608.00	46,521.60	279,129.60

“Considering the forgoing, I conclude that the contract sum submitted by Manning Construction of £131,034.04 is a keen price for the Works and submit this report to the Community Asset Transfer Officer for consideration.” M.Ibrahim ( Quantity Surveyor) 27/10/22 BCB0080549 –PROPOSED REFURBISHMENT AT LLANGYNWYD PLAYING FIELDS.

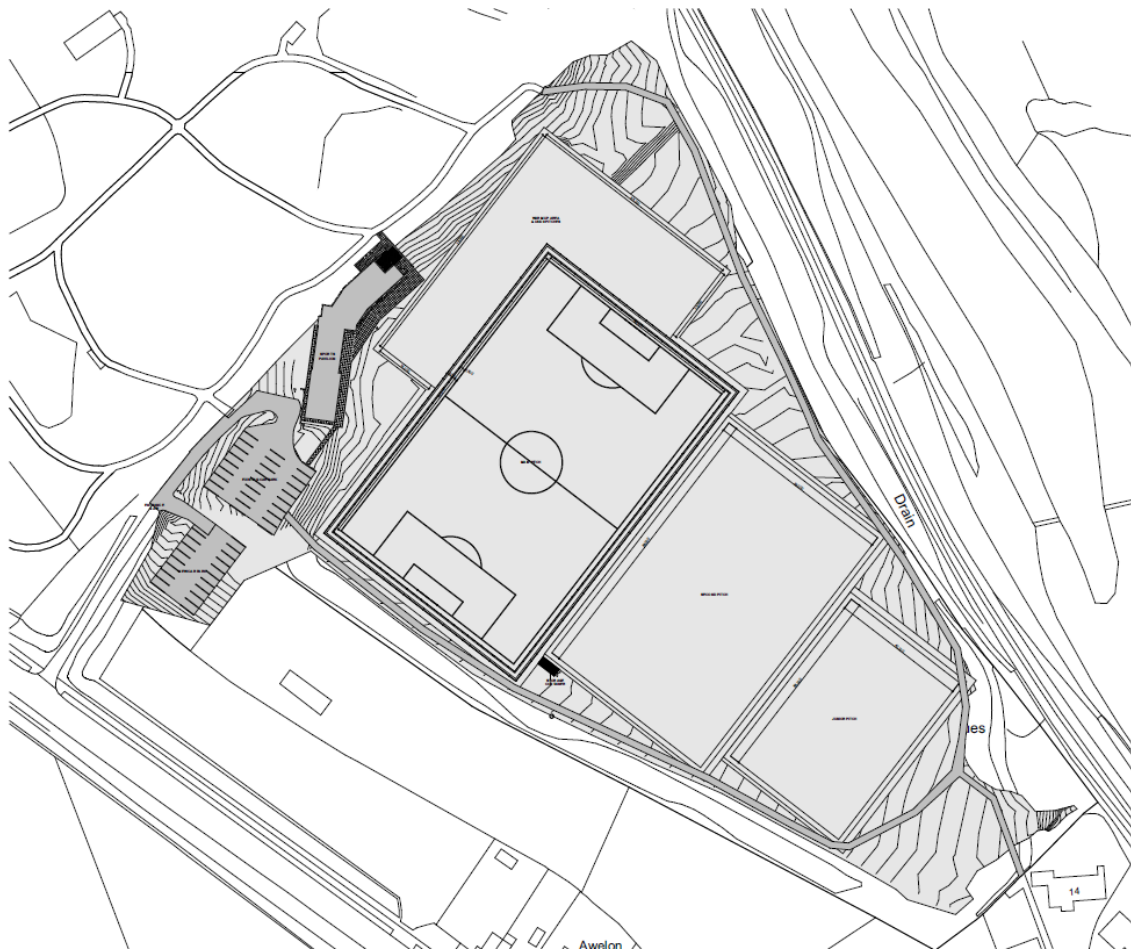


Phase 1 Proposed

- 2) By Spring 2024, reconfigure the changing rooms to cater for the needs of women & girls' football within the Llynfi Valley plus create a new indoor educational / social space for community activities.

Quote: Circa £220,000 plus VAT

External funding sourced from Cymru Football Foundation 'Fit-For-Future Facilities Programme', Sport Wales and Welsh Government's Community Facilities Programme.



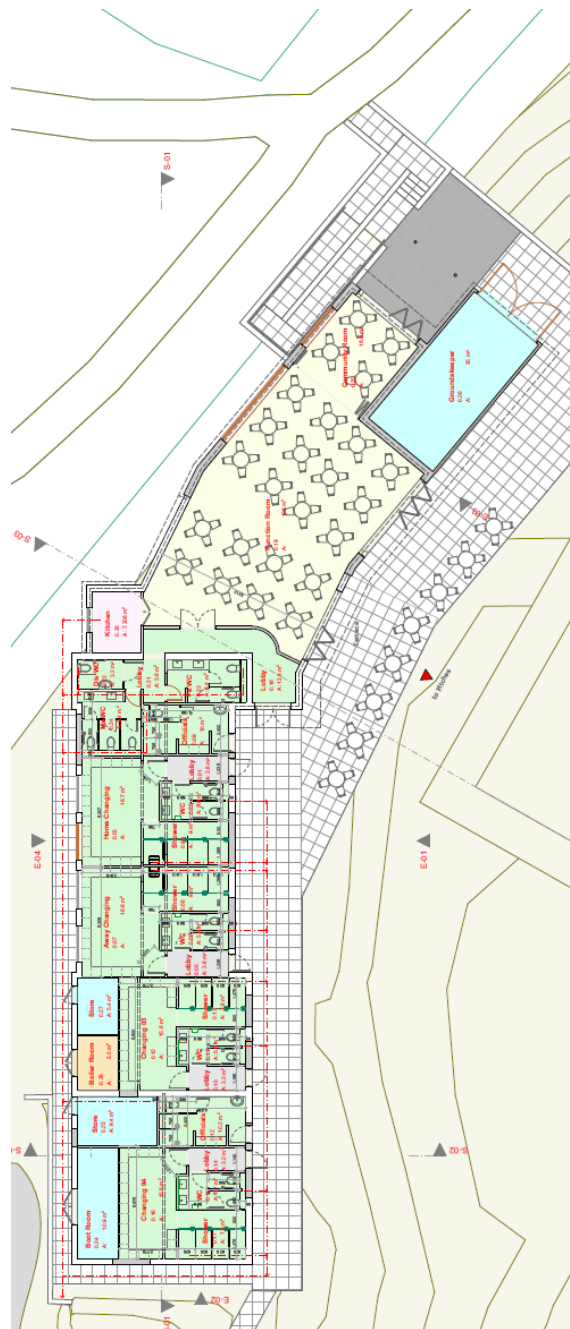
The changing rooms require reconfiguration and modernisation to cater for existing demand and the new thriving women & girls section, which has been kick-started through the successful F.A.W. 'Huddle' Programme.

The current pavilion also lacks any formal space for communal (income-generating) activities. The firm belief is that with the running of a successful multi-functional pavilion (instead of what is currently seen as simply changing rooms) will allow The Club to thrive. Thus:

**Changing Rooms / Pavilion Redevelopment:** Extension to create a facility that will be accessible to all. Reconfiguration will be in line with F.A.W. recommendations / guidelines i.e. changing room size

and pavilion best practice. Although the senior men's team currently operates at Tier 4 designs will be configured with longer term ambitions in mind i.e. promotion to Tier 2 and creating a centre of excellence for women & girls football in the Llynfi Valley. This will include four changing rooms with integrated shower areas and WCs so they can be used by any male or female team. There will be changing facilities for referees which will double up as flexible changing rooms for girls playing in mixed teams.

The facility will also have dual social area to service the spectators and parents of players providing refreshments that doubles as a educational space for schools and provision of F.A.W. Coach Education courses. This will be serviced by a kitchen and toilet block, including disabled WC.





### 3.4 Medium Term Developments:

Medium term plans includes:

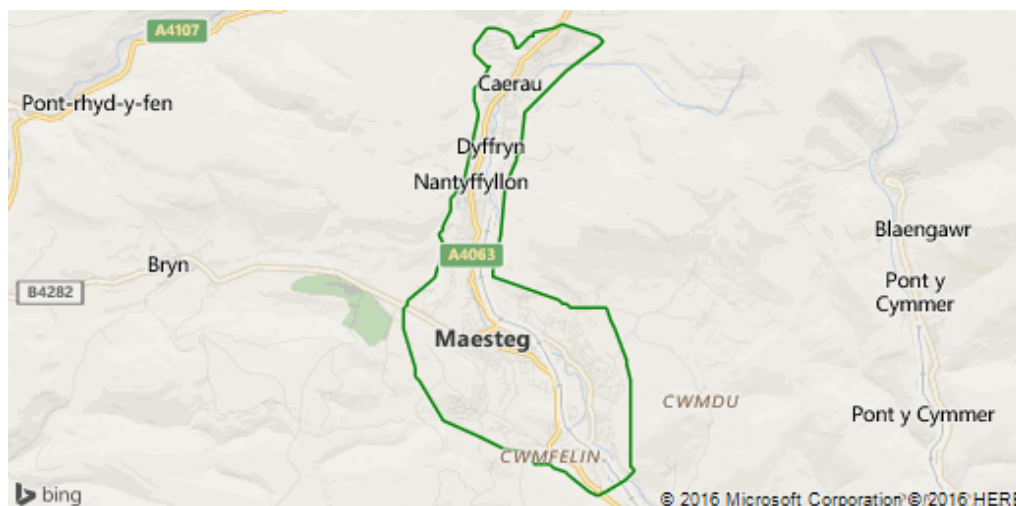
- Development of surrounding areas for pathways, that allow more access for the public and dog walkers, with an aim of using this pathway as a safe cycle to school route. Park runs also a possibility.
- Working alongside the environmental agency development of the nature reserve, wetlands and overall benefit to the environment.
- Possibility of new 'open access' MUGA or outdoor gym equipment to allow more informal physical activity to take place, thus improving the health and well-being of local residents. The MUGA / small 3G would also provide an off-pitch grass training area and possibly floodlight (subject to planning). It would be possible to situate the training area close to the pavilion.



## 4.0 The Market & Need










### 4.1 Current Usage

The site currently hosts multiple teams and sections and benefits from development potential. The main catchment area for the site is the CF34 postcode area including the Maesteg and Llangynwyd wards shown in the map below. Although this will be the main catchment area with a radius of 1-3 miles, the site will also attract people from Nantyllyfyllon and Caerau wards and more broadly through the Llynfi valley. Currently the Club has members in all age groups from the above mentioned areas.



As with many other former mining communities Llangynwyd and the Llynfi Valley has issues around health, skills and employment; a legacy of neglect and underinvestment resulting in deprivation. The Club (with its BGC ethos) has always used its power and influence to help address some of these inequalities i.e. volunteering opportunities, skills development and sport & health initiatives.

Introduction Page 3 for an introduction to this report

 <b>Population</b>	There are 3,015 people living in Llangynwyd <small>See pages 4-10 for more information on population by age and gender, ethnicity, country of birth, language, migration, household composition and religion</small>	 <b>Education &amp; skills</b>	27% of people have no qualifications in Llangynwyd compared with 26% across Wales <small>See pages 33-34 for more information on qualifications, pupil attainment and absences</small>
 <b>Vulnerable groups</b>	17% of children are living in poverty in Llangynwyd compared with 23% across Wales <small>See pages 11-20 for more information on children in poverty, people out of work, people in deprived areas, disability, pensioners and other vulnerable groups</small>	 <b>Economy</b>	39% people aged 16-74 are in full-time employment in Llangynwyd compared with 36% across Wales <small>See pages 35-40 for more information on people's jobs, job opportunities, income and local businesses</small>
 <b>Housing</b>	1% of households lack central heating in Llangynwyd compared with 2% across Wales <small>See pages 21-27 for more information on housing characteristics: dwelling types, housing tenure, affordability, overcrowding, age of dwelling and communal establishments</small>	 <b>Access &amp; transport</b>	18% of households have no car in Llangynwyd compared with 23% across Wales <small>See pages 41-43 for more information on transport, distances services and digital services</small>
 <b>Crime and Safety</b>	The overall crime rate is lower than the average across Wales <small>See pages 28-29 for more information on recorded crime and crime rates</small>	 <b>Communities &amp; environment</b>	64% of people live in a flood risk area in Llangynwyd compared with 41% across Wales <small>See pages 44-45 for more information on physical environment, air quality and neighbourhood classifications</small>
 <b>Health &amp; wellbeing</b>	24% of people have a limiting long-term illness in Llangynwyd compared with 23% across Wales <small>See pages 30-32 for more information on limited long-term illness, life expectancy and mortality, and general health</small>	<b>Appendix A</b>	Page 46 for information on the geographies used in this report and 46 for acknowledgements

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Considerable redevelopment and regeneration has happened in the Llynfi Valley over the last two decades yet it remains an area with significant economic and social challenges. The challenges have been made all the more difficult given the cuts in government spending that have affected sports provision particularly hard and thus has necessitated the need for clubs like Llangynwyd Rangers to develop plans to secure community assets for continued community use.

On completion of the community asset transfer and with investment the Club will retain a much needed recreational community resource. The site will act as the focus for sport and wider community regeneration in line with the well-being goals of the Well-being of Future Generations (Wales) Act 2015 and the Welsh Government Tackling Poverty Action Plan.

The development will create and deliver public benefit to the communities of Llangynwyd and the Llynfi Valley by:

- Providing an enhanced sports facility to encourage increased participation in football and sport, with associated health benefits
- The provision of a refurbished community facility and a base for a wide range of activities, outreach and service delivery.
- Supporting the local economy by utilising local tradespeople and volunteers wherever possible.

#### 4.2 Target Market & Growth

Increasing daytime use (pavilion main hall / space) is a key target. Potential users include the community council and local schools, as well as potentially bringing back spring & summer holiday sports packages, coffee mornings and men's shed activities. The Club has already been approached by nurseries and crèches for use of facility but this would be subject to Bridgend C.B.C. lease agreement.

Development of the wetland and nature area would result in need to cater for refreshments to the dog walkers and wildlife enthusiasts.

However, the issue facing the club currently is that facilities are old, outdated and not fit for purpose, restricting the growth and development of football. Better facilities are needed for existing and future players, particularly women and girls. The development of the sports fields and changing rooms / pavilion supports key agendas of F.A.W. Grassroots Investment and Sport Wales Community Sport strategy.

The project is strategically aligned to Bridgend C.B.C.'s Corporate Plan objectives; people in Bridgend County Borough are healthier; people in Bridgend County Borough are engaged and empowered to achieve their own potential:

- Supporting a Successful Economy – the club intend to use local suppliers to complete the works outsourced to third party providers. This in turn will support local jobs. The continued success of the club will also contribute to the community and local economy.
- Making Smarter Use of Resources - By completing the C.A.T. process with the Club, facilities will be used to its maximum potential for the benefit of the community. Bridgend C.B.C. will be able

to reduce its annual expenditure by transferring the costs of maintenance of pitches and changing room / pavilion.

- Helping People to become more Self-Reliant - as a result of the asset transfer, the club (and in turn the community) will no longer be reliant on Bridgend C.B.C. for the provision of the playing and changing facilities.

Supporting these priorities will provide a framework to grow and promote the club and increase revenue and sustainability.

Growth areas include new women & girls section(s) and informal football provision. The club will increase community use of the site by working in partnership with the local community council, Bridgend C.B.C., local schools (see letters of support), sports and community organisations.

The Club is committed to using a sports-based community development approach in addressing the social problems faced in the area. This is based on both the Club's own experience as well as good practice developed elsewhere in the UK. The club will:

- Provide opportunities for increased sports participation in the area for people of all ages and abilities.
- Use sports participation as a way of addressing health problems by increasing physical activity.
- Target young people in their late teens, addressing the nationally recognised problem of youth drop-out in 16+ age groups.
- Provide ways of engaging young people with developmental pathways so that they are not at risk of being involved in crime or anti-social behaviour.
- Provide opportunities for older people to be more active as part of an 'active ageing' agenda.
- Provide opportunities for education, training and employment to combat the problem of young people not in education, employment or training.

#### 4.3 Competition

There is no football 3G pitch in the Llynfi Valley. The nearest 3G is at Ysgol y Dderwen (5.2 miles away). Close by is Ysgol Gyfun Gymraeg Llangynwyd's sand based astro and fields although usage is closely controlled by the school.

## 5.0 Project Management

### 5.1 Governance

Llangynwyd Rangers Boys and Girls Club has 6 Trustees that govern the charity i.e. Community Asset Transfer, Risk, Fundraising. Day to day operations continue to be the focus of the wider supporters, committees and volunteers.

Many of the people involved are self-employed or professionals with a broad range of skills to support the Club's long-term viability, on a voluntary basis, with the aim of keeping costs as low as possible.

### 5.2 The role of volunteers

The Club has 28 volunteer coaches and all DBS Enhanced certified. Grant funding for coach education has enabled the Club to focus on developing a strong and motivated volunteer coaching team and presently all volunteer coaches are FAW Football Leaders Award qualified. The Club has two FAW C Certificate Qualified volunteer coaches, one coach with a FAW Goalkeeper Award Certificate, one coach with Coaching Disabilities Award. 6 volunteer coaches who are fluent Welsh Speakers.

There is a wide range of expertise within the Trustees and the wider network. A working group is established to manage the physical development of the site; the working group report to the Trustees and provide a first point of contact for contractors and any other works carried out on the site.

The Treasurer manages the day to day finances and oversees the capital expenditure on the site.

### 5.3 Policies & Procedures

The Club operate under the direction of its Trustees and has in place policies, procedures and systems required to support operational requirements and any increase in responsibilities e.g.:

- Covid-19 Risk Assessments
- Health and Safety
- Risk Assessment
- Fire Safety Policy & Guidance
- Volunteer Management

Governance and Regulation is managed by Trustees; all policies and procedures for current activities are in place and reviewed annually. As new activities are developed the Trustees will take advice to ensure all regulatory requirements are met and the appropriate policies and procedures are in place.

The Trustees liaise with development officers from key stakeholders such as the F.A.W., Bridgend C.B.C. CAT Officer and other funding / support organisations. Trustees meet with local residents, the Community Council and other organisations in the area to encourage partnership working and ensure proposals meet the needs of the wider community. For example, pitch drainage



improvement work as highlighted in the Llangynwyd Middle Community Council Key Achievements<sup>1</sup> report.

The Club has insurance policies to cover building, contents and other liabilities. Amendments to these policies will be required based on increased responsibility post C.A.T..

#### 5.4 Marketing & Promotion

The project has attracted widespread support particularly local politicians, local authority and community council (element of capital funding already secured).

The primary market is limited however the main income driver, the volume of the player and supporter base (gift aid donations / fundraising) is a largely untapped market. As noted in the financial plan (Appendix A) the club intends to increase donations and income by being able to host, accommodate and provide new community events.

The Club benefits from a strong social media presence:

- @LlanRangers (Twitter 1,210 followers)
- @Llanrangers (Facebook 711 followers)
- @llangynwydrangersfc/ (Instagram 357 followers)

### 6. Financial Position

#### 6.1 Current Financial Position

Llangynwyd Rangers Boys and Girls Club are in solid position financially; activities are self-financing, with income covering running costs. Annual accounts illustrate the financial sustainability of the organisation.

Approximately 90% of income is self-generated i.e. player subs, sponsorship, fundraising. Annual accounts illustrate the financial sustainability of the organisation. The Charity does not employ any staff and is not registered for VAT.

LLANGYNWYD RANGERS BOYS AND GIRLS CLUB: Charity number: 1191676	Income	Expenditure	Surplus / Deficit
30/9/22	£52,077	£46,236	£5,481
30/09/21	£26,064	£16,934	£9,130
31/05/20*	£28,793	£16,072	£12.7k
31/05/19*	£32.73k	£19.23k	£13.5k
31/05/18*	£30.32k	£32.49k	(£2.17k)

\*Year End for LLANGYNWYD RANGERS BOYS' AND GIRLS' CLUB OF WALES FOOTBALL CLUB (the former charity).

<sup>1</sup> <https://www.llangynwydmiddlecommunitycouncil.co.uk/wp-content/uploads/sites/79/2022/11/Attachment-4-Annual-Report-2021-22.pdf>



## 6.2 Project Finances

There are both short and medium term capital cost implications to the project: The capital build costs (phase 2 pavilion extension) are subject to planning permission. .

A detailed breakdown is provided in 5 year Financial Plan. Key points include:

- Pitch maintenance largely reliant on volunteer input.
- Pitches and pavilion leased from Bridgend C.B.C. on a 35-year lease at peppercorn rent / discretionary rates.
- Main costs: insurance, cleaning, stock subject to annual inflationary increases.
- Utility estimates double / triple prior (pre COVID) bills.
- No external hire of pitches as all capacity taken by internal teams.
- Club no longer need to hire external pitches elsewhere to play or train.

## 6.3 Potential Funding Routes

The Club seek direct grant funding to support the capital development, principally via Bridgend C.B.C.'s C.A.T. Fund, Cymru Football Foundation 'Fit-For-Future Facilities' & 'Fit-For-Future Equipment Fund' Programme, Sport Wales 'Be Active Fund', Welsh Government Community Facilities Fund.

Supplementary bids sought via The Coalfields Regeneration Trust Community Grant, Fords Legacy and Community Council grant fund.

## Revenue

The Club will ultimately be responsible for ongoing additional revenue costs – circa £19,000 p.a. – post transfer. The club will work to generate increased revenue from new income streams derived from the revamped pavilion to cover additional running costs, but principally costs will be absorbed by the Club.

Latent demand justifies the need to better utilise and reconfigure the existing 2 pitches and in turn lessen the Club's external hire costs. A single 'home' will significantly reduce travel costs, reduce the need for the youngest members of the club to travel removing barriers to participation and encourage wider family involvement in the club. A single, enhanced, fit-for-purpose place to call home will provide a sustainable income for the long term and help offset pitch and pavilion maintenance costs.

Pitches will be maintained by the club and made available to hire on a full cost recovery model through hire fees to external users. At this stage there is no intention to charge schools for usage.

## 6.4 Financial Projections

The table below identifies the projected turnover and profitability of the Club for the first 5 years of operation, post CAT. Detailed projections are set out in Appendix A - Financial Plan.

Llangynwyd Rangers Boys & Girls Club						
Income and Expenditure Projections: Summary						
	Pre CAT	Post CAT	Post CAT	Post CAT	Post CAT	Post CAT
Income £:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Football Income:	27,967	38,688	41,011	43,489	46,134	48,959
Pitch Rental Income:	-	-	-	-	-	-
Pavilion Income:	-	1,500	1,575	1,654	1,736	1,823
Other Income (Revenue):	24,672	14,648	15,980	17,136	18,930	20,635
<b>Total Income:</b>	<b>52,639</b>	<b>54,836</b>	<b>58,566</b>	<b>62,279</b>	<b>66,801</b>	<b>71,417</b>
Expenditure £:						
People Costs:	12,983	9,501	10,023	10,428	11,115	11,712
Pavilion Costs:	2,773	17,710	18,895	20,160	21,510	22,952
Football Costs:	31,521	20,198	21,450	22,787	24,214	22,863
Pitch Revenue Costs:	-	7,000	7,350	7,718	8,103	8,509
<b>Total Expenditure:</b>	<b>47,277</b>	<b>54,409</b>	<b>57,718</b>	<b>61,092</b>	<b>64,942</b>	<b>66,035</b>
<b>Surplus (Deficit)</b>	<b>5,363</b>	<b>427</b>	<b>848</b>	<b>1,187</b>	<b>1,858</b>	<b>5,382</b>
<b>Balance</b>	<b>59,193</b>	<b>59,619</b>	<b>60,467</b>	<b>61,654</b>	<b>63,513</b>	<b>68,894</b>
*cash in bank opening: £53,830						

## 6.5 Cashflow Requirements

The day to day operational cash flow requirements will be managed within the Club's ongoing working capital. The cash flow requirements of the capital development will be managed jointly by The Club and Bridgend C.B.C. / F.A.W. once the construction profile is determined and the grant drawdown profiles identified.

## 7. SWOT & Risk Analysis

### 7.1 SWOT Analysis

S.W.O.T ANALYSIS	
STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Charitable status</li> <li>• Effective club management structure</li> <li>• Large senior and junior membership.</li> <li>• High quality qualified coaching base.</li> <li>• Reliable and regular income through subscriptions.</li> <li>• High percentage of bi-lingual (Welsh speaking) coaches.</li> <li>• Good links with other statutory and voluntary organisations.</li> <li>• Strong volunteer base.</li> <li>• Support from politicians, local organisations, Community Council.</li> <li>• On-site pitch maintenance machinery.</li> </ul>	<ul style="list-style-type: none"> <li>• Poor state of current facility.</li> <li>• Needing to hire expensive external training facilities to cater for such as large set-up.</li> <li>• Local demographics limit off-field growth.</li> <li>• Limited groundkeeper knowledge.</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Improved facilities would reduce costs, encourage retention of players and allow progression in the league.</li> <li>• Refurbishment of the Pavilion to generate income and extend training opportunities</li> <li>• Environmental / wetland area.</li> <li>• Access to new funding opportunities.</li> <li>• Partnerships with schools, University, statutory organisations and community council</li> <li>• Successful new girls 'Huddle' programme</li> <li>• Gift Aid / Marketing / Fundraising.</li> </ul>	<ul style="list-style-type: none"> <li>• Capital funding not secured.</li> <li>• Other sports facilities developments i.e. 3Gs.</li> <li>• Not being able to meet F.A.W. ground criteria requirements in future years.</li> <li>• Not being able to secure medium term capital development aspirations.</li> <li>• Bridgend C.B.C.'s pitch hire fee (FCR) increases.</li> </ul>

### 7.2 Risk Mitigations Based on SWOT Analysis

Mitigations have been considered based on weakness and threats identified in the SWOT analysis. The risk of non-delivery is mitigated by the following factors:

- Ongoing commitment from Club supporters, including match and in-kind contributions.

- Stable financial position and reserve, with potential to underwrite / match fund elements of the ongoing revenue costs.
- Capital funding bids already in progress and track record of successfully undertaking general maintenance and improvements.

Risk	Impact	Mitigation
Failure to secure any redevelopment (phase 2) capital grant funding	Wider Redevelopment reliant on securing grant funding	<p>The existing changing rooms require immediate repair. Regardless of successfully obtained additional redevelopment grant funding the repair backlog needs to be addressed.</p> <p>The Club makes applications to several funding organisations to maximise the level of funding available.</p> <p>Where there is a shortfall, design changes will be considered. There is also scope to phase the work.</p>
Decline in participation	A reduction in income	<p>Indications that all sections will embrace new developments. Improved social media presence and Huddle set-up help increase participation.</p>
Health and safety and property management issues	Operational issues potentially leading to liability and reputational damage	<p>Review Health and Safety policy and procedures particularly in light of the COVID challenges. Some maintenance tasks may need to be subcontracted to ensure appropriate H&amp;S.</p>

## 8. Conclusion

The Club aims to take greater control of the existing community asset Llangynwyd Playing Fields and changing rooms / pavilion ensuring its sustainability, now and in the future.

To cater to the increased demand the project centres on refurbishing the pavilion and the creation of new mini football pitches. Beneficiaries include women and girls new to football, existing club members, local community groups and schools. Llangynwyd (and wider Llynfi Valley) is an area of deprivation in need of support. The business case outlines the project, its benefits and demonstrates short and medium-term financial viability.

### **Appendix A: Detailed Financial Projections – 5 Year Financial Plan**

### **Appendix B: Selected Letters of Support**

### **Appendix C: Building Condition Survey (separate attachment)**

### **Appendix D: Pavilion Cost Report / Quotation Comparison (separate attachment)**

**Appendix A: Detailed Financial Projections – 5 Year Financial Plan**

Detailed Financial Projections: Llangynwyd Rangers Boys & Girls Club									
Income £:	Pre CAT	Post CAT	Post CAT	Post CAT	Post CAT	Post CAT	Notes	all costs inc VAT	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6			
<b>Football Income (Subscriptions):</b>	27,967						New Pitchero system:		
Minis	-	15,120	15,876	16,670	17,503	18,378	Apr 23 Est: 105 players @ £12 month	5% growth	
Juniors	-	15,792	16,582	17,411	18,281	19,195	Apr 23 Est: 94 players @ £14 month	5% growth	
Girls	-	7,776	8,554	9,409	10,350	11,385	Apr 23 Est: 54 players @ £12 month	10% growth	
		<b>27,967</b>							
<b>Pitch Rental Income:</b>									
Pitch Hire (2nd Pitch)	-	-	-	-	-	-	In-kind as other club contributing to maintenance		
Floodlights	-	-	-	-	-	-	n/a		
		-							
<b>Pavilion Income:</b>									
Onsite Refreshments / Cabin	-	1,500	1,575	1,654	1,736	1,823	5% increase p.a.		
Changing Room Facilities	-	-	-	-	-	-			
		-							
<b>Other Income:</b>									
Donations (Gift Aid), Interest & Fun Days	292	3,000	3,750	4,688	5,859	7,324	25% increase p.a.	inc. gift aid	
Seniors Lucky Fours	7,137	7,494	7,869	7,869	8,262	8,262	5% increase p.a.		
Sponsorship / Advertising Boards	3,956	4,154	4,361	4,580	4,809	5,049	5% increase p.a.		
Revenue Grants:	13,287	-	-	-	-	-	i.e. coach education, equipment		
		<b>24,672</b>							
<b>Total Income</b>		<b>52,639</b>	<b>54,836</b>	<b>58,566</b>	<b>62,279</b>	<b>66,801</b>	<b>71,417</b>		
<b>Expenditure:</b>									
<b>People Costs:</b>									
Salary Costs	-	-	-	-	-	-			
Staff & Volunteer Training	2,114	2,000	2,000	2,000	2,000	2,000	inc. coach ed.		
Fundraising Costs	1,569	2,504	2,839	3,243	3,734	4,331	65% profit - Fun Days etc. inc. int tickets		
Lucky Fours Winners	3,569	3,747	3,934	3,934	4,131	4,131	50% of income		
Audit / Professional Fees	5,731	1,250	1,250	1,250	1,250	1,250			
		<b>12,983</b>							
<b>Pavilion Costs:</b>									
Stock / Supplies / Cleaning	2,773	3,420	3,659	3,916	4,190	4,483	inc. cabin stock; 7% increase p.a.		
Electricity	-	7,196	7,700	8,239	8,815	9,432	double: 2016 BCBC annual figures		
Water	-	555	594	635	680	727	triple: 2016 BCBC annual figures		
Gas	-	1,592	1,703	1,823	1,950	2,087	figure n/a - estimate		
Rates	-	-	-	-	-	-	no rates anticipated		
Annual fixed costs	-	593	635	679	726	777	at 50% quoted cost of BCBC 7% increase p.a.		
Waste / Pest / Other	-	670	717	767	821	878	7% increase p.a.		
One off repairs	-	934	999	1,069	1,144	1,224	post refurb - at 30% quoted cost of BCBC (2016 estimate)		
Insurance / Licences	-	2,750	2,888	3,032	3,183	3,343	PL; Contents & Buildings; 5% increase p.a.		
		<b>2,773</b>							
<b>Football Costs:</b>									
Ref Fees / Fines / COMET	1,585	2,321	2,461	2,609	2,768	2,938	6% of subscriptions		
Presentation & Trophies	4,964	3,482	3,691	3,914	4,152	4,406	9% of subs		
Ground & Training Fees (external to Llan)	7,020	1,755	1,878	2,009	2,150	2,300	Reduced by 3/4		
Equipment & Kit	10,947	6,964	7,382	7,828	8,304	8,813	18% subs		
BCBC Hire Costs	4,800	-	-	-	-	-	End post CAT		
Players Insurance & Affiliation Fees	660	1,934	2,051	2,174	2,307	2,448	5% subs		
Transport & Laundry	1,545	1,548	1,640	1,740	1,845	1,958	4% subs		
		<b>31,521</b>							
<b>Pitch Revenue Costs:</b>									
Regular Maintenance (Pitch 1)	-	4,000	4,200	4,410	4,631	4,862	Volunteer driven: at 50% quoted cost of external contractor		
Regular Maintenance (Pitch 2)	-	3,000	3,150	3,308	3,473	3,647	Volunteer driven: at 50% quoted cost of external contractor		
		-							
<b>Total Expenditure</b>		<b>47,277</b>	<b>54,409</b>	<b>57,718</b>	<b>61,092</b>	<b>64,942</b>	<b>66,035</b>		
<b>Surplus (Deficit)</b>		<b>5,363</b>	<b>427</b>	<b>848</b>	<b>1,187</b>	<b>1,858</b>	<b>5,382</b>		
<b>Balances b/f</b>		<b>59,193</b>	<b>59,619</b>	<b>60,467</b>	<b>61,654</b>	<b>63,513</b>	<b>68,894</b>		
*cash in bank opening: £53,830									

### Pitch & Pavilion Usage Overview

Detailed Financial Projections: Llangynwyd Rangers Boys & Girls Club	Pitch 1 (Main)		Mini Pitches		Floodlights n/a	Changing Rooms								
	Whole	Half	Whole	Half										
Llan Rangers FC Seniors (1st & 2nd)	0	0	0	0	n/a	£30 game								
Llan Rangers FC Mini & Juniors	0	0	0	0	n/a	£30 game								
Other Users - Schools	0	n/a	0	n/a	n/a	£30 game								
Other Users - Other Football Clubs	90	n/a	55	n/a	n/a	£30 game								
<b>Pitch Hire</b>														
Llan Rangers Senior Team home games (1st)	18	games at	£0	per game totalling	£0	Main Pitch	Inc. friendlies & training							
Llan Rangers Team home games (2nds)	18	games at	£0	per game totalling	£0	Main Pitch	Inc. friendlies & training							
Llan Rangers Mini & Juniors	180	games at	£0	per game totalling	£0	Main Pitch / Mini Pitch	Inc. festivals & training							
Llan Rangers 'Huddle'	26	sessions per year	£0	per game totalling	£0	Mini Pitches	2 hours per week							
Other Users - Schools	30	games at	£0	per game totalling	£0	Mini Pitches	Inc. friendlies & training							
Other Users - Other Football Clubs	0	games at	£0	per game totalling	£0	Mini Pitches	Inc. friendlies & training							
	<b>272</b>				<b>£0</b>									
<b>Seasonality</b>														
Football related seasonality	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar		
	3%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	5%	3%		
<b>Revenue Forecasts</b>														
Year 1	Apr	Jan	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Jan	
	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
<b>Customer Type - Year 1 (home team only)</b>														
	Weekly Usage (hr)	Av no users	No. Weeks	Total User Hours										
Llan Rangers Senior Team home games (1st)	4	15	18	1,080										
Llan Rangers Team home games (2nds)	4	14	18	1,008										
Llan Rangers Mini & Juniors	12	75	30	27,000										
Llan Rangers 'Huddle'	2	18	26	936										
Other Users - Schools	4	30	18	2160										
Other Users - Other Football Clubs	0	30	14	0										
<b>Totals</b>	<b>26</b>	<b>182</b>	<b>124</b>	<b>32,184</b>										

### Llangynwyd Rangers Boys & Girls Club

#### Income and Expenditure Projections: Summary

	Pre CAT	Post CAT	Post CAT	Post CAT	Post CAT	Post CAT
Income £:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Football Income:	27,967	38,688	41,011	43,489	46,134	48,959
Pitch Rental Income:	-	-	-	-	-	-
Pavilion Income:	-	1,500	1,575	1,654	1,736	1,823
Other Income (Revenue):	24,672	14,648	15,980	17,136	18,930	20,635
<b>Total Income:</b>	<b>52,639</b>	<b>54,836</b>	<b>58,566</b>	<b>62,279</b>	<b>66,801</b>	<b>71,417</b>
<b>Expenditure £:</b>						
People Costs:	12,983	9,501	10,023	10,428	11,115	11,712
Pavilion Costs:	2,773	17,710	18,895	20,160	21,510	22,952
Football Costs:	31,521	20,198	21,450	22,787	24,214	22,863
Pitch Revenue Costs:	-	7,000	7,350	7,718	8,103	8,509
<b>Total Expenditure:</b>	<b>47,277</b>	<b>54,409</b>	<b>57,718</b>	<b>61,092</b>	<b>64,942</b>	<b>66,035</b>
<b>Surplus (Deficit)</b>	<b>5,363</b>	<b>427</b>	<b>848</b>	<b>1,187</b>	<b>1,858</b>	<b>5,382</b>
<b>Balance</b>	<b>59,193</b>	<b>59,619</b>	<b>60,467</b>	<b>61,654</b>	<b>63,513</b>	<b>68,894</b>
* cash in bank opening: £53,830						



Appendix B: Selected Letters of Support



**YSGOL GYFUN GYMRAEG LLANGYNWYD**

PRIFATHRO | HEADTEACHER: MR MEURIG JONES BA (Anrh), CPCP  
📍 LLANGYNWYD, PEN-Y-BONT AR OGWR, CF34 9RW  
✉️ POST.YGGLLANGYNWYD@BRIDGEND.GOV.UK  
🌐 WWW.YGGLLANGYNWYD.CYMRU  
🐦 @YGGLLANGYNWYD  
☎️ 01656 815700  
📞 01656 815701

Mis Mai 2021

**LLYTHYR O ARGYMHELLIAD & CHEFNOGAETH – PROSIECT CYMUNEDOL LLANGYNWYD**

Trwy gyfrwng y llythyr hwn ac ar ran holl gymuned ysgol Ysgol Gyfun Gymraeg Llangynwyd, hoffem estyn ein cefnogaeth swyddogol i Glwb Pêl-droed Llangynwyd Rangers gyda'i gynllun tymor hir ar gyfer datblygiad y prosiect cymunedol o fewn caeau chwarae ardal Llangynwyd.

Gyda'r effaith gadarnhaol y gallai'r datblygiadau hyn cael ar gynyddu'r lefelau o ymrwymiad gan ddysgwyr YGG Llangynwyd tuag at weithgareddau pêl-droed yn yr ardal leol (yn y byr dymor a'r hir dymor), rydym yn barod i gytuno ar berthynas gydweithredol gyda'r holl sefydliadau sy'n ymwneud â'r ardal gyfagos er mwyn llunio'r ddarpariaeth fwyaf effeithiol bosibl i bobl a chymuned Llangynwyd.

Os oes unrhyw gwestiynau pellach, cysylltwch gyda ni trwy'r ysgol yn uniongyrchol.

May 2021

**LETTER OF RECOMMENDATION & SUPPORT – LLANGYNWYD COMMUNITY PROJECT**

Through the medium of this letter and on behalf of the whole Ysgol Gyfun Gymraeg Llangynwyd school community, we would like to officially extend our official support to Llangynwyd Rangers FC with their long-term development plan for the wider community project for the Llangynwyd playing fields area.

Due to the likely positive impact that these developments would have on increasing the levels of commitment from YGG Llangynwyd learners towards football activities within the local area (in the short term and long term), we are prepared to agree on a working relationship between all parties involved in the surrounding area in order to formulate the most effective provision possible for the people and community of Llangynwyd.

If you have any further questions, please contact us directly through the school.

Yr eiddoch yn gywir / Yours Faithfully,

Mr. Joshua Hughes  
Arweinydd Addysg Gorfforol / Head of PE

Mr. Meurig Jones  
Prifathro / Headteacher

**D Y S G . . . D A W N . . . D Y F O D O L . . .**





Ysfaol Gynradd Llangynwyd Primary School  
Heol Cadrawd  
Llangynwyd  
CF34 9TE

E-bost/Email: [admin.llangynwydprimary@bridgend.gov.uk](mailto:admin.llangynwydprimary@bridgend.gov.uk)

Ffôn / Phone: 01656 815565

Prifathro/Headteacher: Mr Christopher Jones

20<sup>th</sup> May 2021

Dear Mrs James,

I am writing to you in support of what you as a club are offering the pupils who attend my school.

After what has been a very difficult year, our children are enjoying the training, opportunities and more importantly the fun you are giving them. The ambitious and exciting girls football project that has recently started is thriving and you are offering all ages the opportunity to take part in sport.

We are excited to work with you to help redevelop the playing area to further develop the activities and opportunities for the young people in Llangynwyd, Maesteg and the wider area.

The smiles and the enthusiastic way my pupils talk about their football experiences with your club has clearly had a massive impact on their wellbeing and mental health. The fact that they are all back playing is fantastic.

We both have the same aim. We want our young people to develop and continue to have:

- fantastic experiences,
- develop relationships with peers
- leadership skills
- sense of achievement
- skill development
- working as a team

I believe in the months and years to come, it is imperative that we work closely together, with our young people in Llangynwyd and Maesteg.

Please do not hesitate to contact me if I can help in any way to further develop our mutual aims and aspirations.

Christopher Jones

Headteacher

Tel: 01656 815615

01656 815619

E-Mail:



Pennaeth / Headteacher

Mrs Sarah G D Richards

YSGOL CYNWYD SANT

Pen-y-wern

Maesteg

CF34 9YE

11-08-21

Dear Mr Poole and All at Llangynwyd Rangers,

I am writing to you in support of what you as a Club are offering many of the pupils who attend Ysgol Cynwyd Sant.

Following a very difficult year, our pupils are now enjoying the training, opportunities and more importantly the fun you are providing for them. The ambitious and exciting girls' football project that began recently is thriving due to the fact that you are offering all ages the opportunity to take part in sport. Almost every girl from our Yr. 4 cohort has attended. The smiles and the enthusiastic way our pupils talk about their football experiences with your club has clearly had a positive impact on their wellbeing and mental health.

Along with all our Cluster schools within the Llydi valley, we are excited to support you with the redevelopment of the playing area in order to further extend the activities and opportunities for the young people of Maesteg.

We all share the same aim. We want our young people to develop and continue to have:

- fantastic experiences,
- develop relationships with peers
- leadership skills
- sense of achievement
- skill development
- working as a team
- socialising within a safe environment

I believe in the months and years to come, it is imperative that we all work closely together for the benefit of our wider community in Maesteg.

Please do not hesitate to contact us if we can be of any assistance in the future.

Cofion gorau,

*Sarah G. D. Richards*

Pennaeth / Headteacher



*This document has been prepared with support from the Bridgend C.B.C. C.A.T. project & The Coalfields Regeneration Trust.*