

MOLD TOWN COUNCIL

Minutes of the Extra Ordinary Meeting of Mold Town Council held at St David's Church Hall, St David's Lane at 6pm on Wednesday 10th January 2024 (also, by Video conferencing).

PRESENT:

Councillors: Cllrs. Teresa Carberry (Mayor and Chairman), Sarah Taylor (Deputy Mayor), Haydn Jones, Tina Claydon, Robin Guest, Chris Bithell, Paul Beacher, Geoff Collett and Pete Dando

Via Zoom: Cllrs. Bryan Grew, Tim Maunders, Joanne Edwards and Catherine Frances Hill.

Officers: Jo Lane, Town Clerk and Finance Officer

Guest: Karen Whitney-Lang, Regeneration Manager – Flintshire County Council and Heather Hicks, Third Sector Development Officer – Funding – Flintshire Local Voluntary Council.

169. APOLOGIES: Cllr. Megan Lloyd Hughes

ABSENT: Cllr Brian Lloyd and Cllr Haydn Bateman

Cllr Geoff Collett shared the sad news that ex Mold Town Councillor, Phil Thomas had passed away and requested a one-minute silence.

A one-minute silence took place.

170. DECLARATIONS OF INTEREST

There were no declarations of interest.

171. EXPLORATION OF GRANTS FOR TOWN HALL REDEVELOPMENT

Councillor Teresa Carberry welcomed Karen and Heather to the meeting and thanked them for attending.

Karen Whitney-Lang, Regeneration Manager

Karen provided a quick overview of her role. Currently there are funds available through the Shared Prosperity Fund (up to £10,000) to support feasibility studies for regeneration projects. This fund would require working closely with Flintshire County Council Regeneration Team who would be able to support with the process. The funds are available until the end of the calendar year (December 2024).

18.09pm Cllr Maunders joined the meeting via Zoom.

Transforming Towns Grant – Place Making Scheme, Welsh Government. The grant is split into two schemes. The first is the regional area panel which can provide grants of up to £250,000. The second is the Strategic panel which can provide grants up to £1.5million pound. With both grants up to 70% can be applied for with a minimum of

30% match funding required. This programme is confirmed up to next year, the situation regarding funds beyond that is unknown.

0% Regeneration Loans are also available via Flintshire County Council to support vibrancy in the Town Centre. The loans are repayable over a 5-7-year period. There is a £530 administration fee to apply.

The Flintshire County Council Regeneration Team is a small team of 5 officers working across 7 towns. They have a big remit to work to but will provide support wherever possible.

Question and answer session

Q. The Town Hall was built by the Chairman of the Council. It was built for the people of Mold. Would the grant mentioned be available to purchase the building or is it only available for the regeneration of the building?

A. It is recommended to form a working group to take the grant funding forward. The grant is not available for acquiring the building but the cost to purchase the building could act as match funding towards the grant. A feasibility study and Business Plan would be needed to progress forward with the funding application (best practice). It is also recommended to involve FCC Officers and WG from the beginning of the grant application process.

Q. Would the work/ nature of the Town Council be enough to meet the criteria of the grant funding?

A. The grant is available to improve the vibrancy of the Town Centre and increase footfall. A feasibility study of how the building can be used once upgraded would help to see if the project would meet the terms of the funding.

Q. To clarify the redevelopment of the Town Hall would need to include use by the community?

A. Yes

Q. Can we apply for the £10,000 to undertake a feasibility study for the Town Hall even though we do not own the building?

A. The Town Council could apply for the funds but would require to match fund by a minimum of 30%.

Heather Hicks, Third Sector Development Officer – Funding

Heather explained that in general funding available for a Town Council/ Local Authority is restrictive. Partnering with a third sector organisation would help widen the opportunities available.

There are limited grants available to help with the purchase of the building. The only one available is National Heritage Lottery Fund (NHLF). The NHLF has just gone through a Strategic Review process and their priorities have changed, although the new grant scheme has not yet launched.

The new priority for the NHLF is – “Heritage at Risk” and the following four areas should be considered when applying for funds:

1. Saving heritage: conserving and valuing heritage, for now and the future.
2. Protecting the environment: supporting nature recovery and environmental sustainability.
3. Inclusion, access and participation: supporting greater inclusion, diversity access and participation in heritage.
4. Organisational sustainability: strengthening heritage to be adaptive and financially resilient, contributing to communities and economies.

Full details regarding the new strategic grant scheme and amount available should be launched within the next month. NHLF are more amenable to working with the Public Sector.

Question and answer session

Q. There are examples of Village Halls that have been set up as Community Development Companies to enable them to apply for grant – would this be possible.

A. This would be fully dependant on the Governing Documents for the Community Development Company.

There are currently a few grants available to support with the purchasing of properties:

1. Community Ownership Fund (Local Authorities are not eligible)
2. Welsh Government Community Facilities Programme (Local Authorities not eligible). All funds available for this year financial year have been spent, however, they are still processing applications. Therefore, funds that become available next year may already be allocated.
3. Community Assets Loan Fund – to apply for this fund legal status must be a charity.

Q. There are two elements needed to progress forward 1. Acquisition of the building and 2. Refurbishment of the building. Would the acquisition of the building be needed prior to applying for grant funding for the redevelopment?

A. Funders want to ensure that the funds used are making a difference to the local community. Acquisition or a long term lease would be needed.

Q. What is the process of undertaking a Feasibility Study?

A. First a brief/ specification for the work would need to be written, following this business would be encouraged to tender for the work. However, there are few companies who undertake feasibility studies. The Feasibility study should look at how the building is used now, how could it be used and who is involved in the process.

Following this a Business Plan would also be needed highlighting what consultation work has taken place with the local community, with local community groups and other public bodies.

A Regeneration Loan could be used for the purchase of the Town Hall with no payment required in the first 12 months. Prior to any application for Grant funds to be submitted conversations with the funder would be needed as well as information regarding

consultations that have taken place, feasibility study and a business plan. An Estate Evaluation of the Town Hall would also be needed.

Cllr Teresa Carberry thanked Karen and Heather for attending the meeting and for providing information regarding the grant process and grants available.

Meeting closed at 19.18pm

Mayor’s signature: Date:

**SUMMARY OF DECLARATIONS MADE BY MEMBERS
IN ACCORDANCE WITH MOLD TOWN COUNCIL’S
CODE OF CONDUCT**

MOLD TOWN COUNCIL		DATE: 10th January 2024	
MEMBER	ITEM	MINUTE NO. REFERS	

WORD/MINUTES/MTC/MIN/ JL240110