



### **Chapel Group meeting 1/9/23 – 10am**

Present – Cllr D Willcocks, Chris Trewern and Clerk Mary Gosling

Apologies

**Vision :** Make the chapel a viable community asset for Ponsanooth Parish

**Plan:** (also attached)

- a. Establish revenue attracting activities (Brief).
- b. Work to be done to building to establish activities (Feasibility)
- c. Work required from the condition survey (Feasibility)
- d. Business Case d. Establish final product. (Briefing Note)
- e. Use the above to attract users and grant funders.
- f. NEXT STAGE - Design Development - Construction - In use (management)

It was noted that Trustees for the Methodist chapel are keen for info on Burial authority and PC moving on to this. It was confirmed that the business case and more info presented to the PC before this can be moved forward.

### **Business case**

After considering the feasibility for the Chapel. The Parish Council have supported moving to the next stage which is the business case.

The group have been approached by a resident keen to support this. It was agreed to meet with this person and then work towards establishing a brief to enable quotes.

**ACTION:** DW to email resident with this information, and follow up with a meeting to discuss quoting for it.

### **Current state of the building**

Buddleia causing issues in roof and is affecting the building.

**ACTION:** DW to send picture of buddleia and Mary get quotes

It was noted it needs to be clear the PC doesn't own building, 2 options

1. Main push to take on as community asset. So concerned about condition



2. PC do not take it on and it is sold, not our responsibility to make it sellable, however is PC's concern.

It was noted that Trustees for the Methodist chapel are keen for info on Burial authority and PC moving on to this. It was confirmed that the business case and more info presented to the PC before this can be moved forward.

**PBWC** What is left to do with architects?

**ACTION:** DW contact PBWC to complete stages.

**Grants update**

**ACTION:** MG to email what is spent and what is left

Date of next meeting

1<sup>st</sup> Friday of month 10am Café preferred.

6<sup>th</sup> Oct 23, 3<sup>rd</sup> Nov 23, 1<sup>st</sup> Dec 23



APPENDIX A

## Ponsanooth Chapel – Vision and Plan

1	<p><b>Vision:</b></p> <p><b>Make the chapel a viable community asset for Ponsanooth Parish.</b></p> <ul style="list-style-type: none"> <li>• Establish revenue attracting activities to cover the cost of running and maintenance costs</li> <li>• Establish popular communal activities to encourage the use of the building.</li> <li>• Ensure activities complement and not duplicate existing facilities, other than overflow.</li> </ul> <p><b>Plan:</b></p> <ol style="list-style-type: none"> <li>a. Establish revenue attracting activities (business plan).</li> <li>b. Work to be done to building to establish activities (Feasibility)</li> <li>c. Work required from the condition survey (Feasibility)</li> <li>d. Establish final product.(Briefing Note)</li> <li>e. Use the above to attract users and grant funders.</li> <li>f. NEXT STAGE</li> </ol> <p>The above plan headings will be used for the headings below</p>
2	<p><b><u>Establish revenue attracting activities (business plan).</u></b></p> <p><b>Potential uses: grouped into subheadings These have come from the group and suggestions from consultation with the village (FB 24/9/20 – over 180 comments received))</b></p> <p><b>Teaching / Adult education</b></p> <p>Lectures / TED Talks</p>



History

Music lessons

Heritage centre and museum

University uses

Pre school activities (overflow)

**Business**

Mathew Eastham Proposals (further discussion)

Storage

Surf board etc storage

Office space

Secretarial cover

Rent space to Antique Dealers

Rent space to Artists

Refill Store (in combination with shop?)

Rent business space for shops/crafts – Mobile Hair dresser, chiropractor, optician, reflexology, massage traetments etc

Meetings/ conferences

Restaurant

**Overflow from Ponsanooth Hall/ Preschool**

Dance Lessons

Yoga

Lunch Clubs

Plays / Pantomime

Storage for Pre school and Hall

**Groups not covered by Village Hall**



Youth club?

Choir Practice

Band Practice

Sustainability Hub (Mix of Social economic and Environmental offers)

**Venue**

Cinema

Comedy nights

Live bands

Church Services

Christmas Carols

Theatre/Drama

Art Exhibitions/ Art Centre

Open Mic music Evenings

Festival

**Holiday**

Hostel

Glamping

Champing

**Communal Uses (non fee generating)**

Community Library of tools (gardening equipment. Sewing machines etc)

Youth Centre

Eden style indoor greenhouse

Seed bank

Village bakery

Hydro electric power station – powered by leat



	<p>Renewable generation hub</p> <p>Museum (History – World Heritage)</p> <p><b>Leisure Activities</b></p> <p>Pool (Billiards)</p> <p>Badminton</p> <p>Table Tennis</p> <p>Indoor Bowls</p> <p>Swimming Pool</p> <p>Bowling alley</p> <p>Bingo</p> <p>Indoor skatepark</p> <p><b>Residential</b></p> <p>Apartments for young people tied to locals in the area</p> <p>Low cost Rentals (Social Enterprise)</p> <p>Transition centre</p> <p><b>Chapel Use</b></p> <p>Services</p> <p>Marriages</p> <p>Funerals</p>
3	<p><b>Work to be done to building to establish activities</b></p> <p>Restrictions</p> <ul style="list-style-type: none"> <li>• Consider parking restrictions, access, and parking.</li> <li>• Consider Listed Building restrictions</li> <li>• Historic England</li> <li>• Part of Mining World Heritage Site</li> <li>• Not closed (preserve possibility of VAT advantage)</li> </ul>



	<ul style="list-style-type: none"> <li>• Advantages to continue use as chapel (are there covenants)</li> </ul> <p>Requirements</p> <ul style="list-style-type: none"> <li>• Make use of renewables to reduce running costs</li> <li>• Minimal change to building to undertake activities (multi use)</li> <li>• Balance of income and community use</li> </ul> <p>Employ Designer to undertake feasibility</p> <ul style="list-style-type: none"> <li>• Methodist Option – link with Hall</li> <li>• AHF option see emails</li> </ul> <p>Hall to reconsider being a partner after the feasibility</p>
4	<p><b>Work required from the condition survey</b></p> <p>A recent survey is now available for the condition of the building and what work needs to be done.</p>
5	<p><b>Establish final product</b></p> <p>Review succession planning for community volunteers.</p> <ul style="list-style-type: none"> <li>• Potential for an administrator across the 3 community buildings</li> </ul> <p>Consider what the Methodist church expect regarding to change of use for the building, as the chapel is not closed for worship, there could be advantages of keeping it available for worship to secure a future use for the building.</p> <p><b>Prepare</b> briefing note to help those potentially interested in helping</p>



6

**Use the Plan to attract users and grant funders.**

Note : align any bids to the outcomes required by grant funders.

Funding Methodist

- Best Interests of the charity
- Mission of Church (Link)

Funding

PC (issue) – cant support churches (see sec 137 if we have fund) – See Mary’s info – about £5k

Explore any pots of funding that may be suitable.

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**Issues/Risks**

Are there any early activities that can be done in the hall to attract income

Are there any immediate issues with the building that need to be dealt with (review Survey)





**APPENDIX B**

**SUSTAINABILITY QUESTIONNAIRE/ STRATEGY**

Additional Question:

How will this project aim to address environmental sustainability challenges, and minimise carbon impact?

In answering this question, please place a tick next to each theme in the list below that your project will address, and provide more detail in the box below:

<input checked="" type="checkbox"/>	<p><b>Buildings and Asset Management</b>, including the use of low-carbon and sustainably procured materials and construction processes, energy savings and efficiency in retrofit, and reduced water consumption.</p> <p><b><u>How our project will support this theme;</u></b>          Our Architect through our briefing process will specify low-carbon and sustainably procured materials and construction processes.          Through the feasibility process and with what we want to achieve as a project the Architect will review what energy savings and retrofit efficiencies can be achieved. We will also consider the specification of fittings to reduce water consumption.</p>
<input checked="" type="checkbox"/>	<p><b>Energy Innovation</b>, including the use and possible generation of renewable energy sources, reducing project dependence on fossil fuels.</p> <p><b><u>How our project will support this theme;</u></b>          Through the feasibility process the architect will consider energy sources to reduce the facilities dependence on fossil fuels and reduce the ongoing energy costs.          We are currently considering PV, insulation and alternative heating sources (GSHP and ASHP) as part of the overall strategy</p>
<input checked="" type="checkbox"/>	<p><b>Waste</b>, including the minimising of waste and use of recycling.</p> <p><b><u>How our project will support this theme;</u></b>          As part of the construction process the architect will design appropriately to reduce the amount of waste. As part of the contract documents the contractor will be instructed to reduce waste, recycle materials and use energy efficient machinery as much as possible</p>



	<p>The management and use of the building will be set up to enable users to reduce waste and recycle and this will be integral to the design</p>
<input checked="" type="checkbox"/>	<p><b>Land and Nature</b>, including efforts to mitigate air, water, soil, and noise pollution and negative impacts on biodiversity, as well as positive enhancements including tree and wildflower planting and the installation of insect hotels and green walls and roofs.</p> <p><b><u>How our project will support this theme;</u></b></p> <p>Most of our project will be contained within the building itself so there will be little effect on air, water and soil; effective contact documents will ensure that Noise pollution of construction activities will be reduced to practical levels. The ongoing use of the building is being considered as part of the feasibility to ensure that local residents are not effected by the use of the building any more than its existing use.</p> <p>The Parish Council is in negotiation to take on the maintenance of the Chapel Graveyard. This will be done in a responsible way to encourage and continue the current bio diversity.</p>
<input checked="" type="checkbox"/>	<p><b>Climate Impacts</b>, including resilience plans to see your project through projected climate changes, e.g. increased rainfall, heatwaves or drought.</p> <p><b><u>How our project will support this theme;</u></b></p> <p>Resilience</p> <p>Increased rainfall, the project will help with ensuring the envelope of the building will not deteriorate and suffer the impacts of heavy rainfall. Flooding will be reviewed particularly surface water run off</p> <p>Heatwaves or drought; GSHP or ASHP introduce the possibility for these systems to be run n reverse during hot periods. The mass of the building helps with the cooling. The architect will consider other options during the feasibility</p>
<input checked="" type="checkbox"/>	<p><b>People</b>, including the promotion of healthy and active lifestyles for staff and users, an approach rooted in localism, and mechanisms for engaging new groups with environmental sustainability goals.</p> <p><b><u>How our project will support this theme;</u></b></p> <p>As a Parish council we are currently reviewing our ongoing targets and healthy living and sustainability is one of por core themes. We have set up a climate action group to review ways to engage with Residents and to undertake projects and to further sustainability and environmental goals. This links with the Climate action group of the Falmouth and Penryn Community network (The 9 town and parish councils around Falmouth – of which Posnanooth is one - Darren Willcocks is a co Ordinator for this group). This group is in turn directly linked to Cornwall Council through Cornwall Councillors and Cornwall Council staff</p>



<input checked="" type="checkbox"/>	<p><b>Transport</b>, including the installation of sustainable infrastructure (e.g. electric car charging points, bicycle repair, storage and hire) and consideration around access to your project via walking paths, cycle trails, trains and bus routes.</p> <p><b><u>How our project will support this theme;</u></b></p> <p>The Building does not have a lot of capacity for cars; however the thrust for the use of the building was to be use by the residents of the village. There is a bust stop within walking distance of the Chapel and there are paths all around the chapel which make it accessible form all parts of the village by foot or bike.</p>
<input checked="" type="checkbox"/>	<p><b>Governance and Communication</b>, including the development of a sustainability strategy that complements conservation goals, sets targets and monitors progress, as well as the interpretation and communication of sustainability goals and how to achieve them as a means of sharing information and promoting behavioural change among staff and users.</p> <p><b><u>How our project will support this theme;</u></b></p> <p>A strategy document is being developed</p>