

The Porthcawl Maritime Centre Project

Harbourside

Feasibility study by Wider Impact Consultancy

Executive Summary



Harbourside 2014



Harbourside 2016



Harbourside 1900

Restoring Porthcawl's rich heritage as a premier seaside resort through a flagship development and infrastructure investment to enhance the health, leisure and economic performance of the County Borough of Bridgend



CONCEPT
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Introduction

Wider Impact Consultancy is delighted to have been commissioned by the Porthcawl Harbourside CIC to carry out an independent feasibility study into the ambitious proposal by the organisation to develop and deliver a leisure and maritime facility within the Porthcawl Harbour Quarter – to be known as ‘Harbourside’.

Aims of the commission have included establishing if there is a community and social need for Harbourside. Opportunity has also been taken to explore key issues linked to governance, which has included establishing if there is a business case to ensure its viability and economic sustainability.

It is our view that the development and delivery of Harbourside provides an almost unique opportunity for innovative and cost-effective partnership and collaborative working, bringing together public, private and third sectors to deliver a well thought out, high value, quality, innovative and much needed community facility, with far reaching social, community and economic benefits.

The Porthcawl Harbourside CIC has made a compelling case for this project to move forward to its next phase, which includes obtaining the full support and engagement of Bridgend County Borough Council, the Welsh Government, other key stakeholders, key funding providers and appropriate investors.



Edwin Lewis, Director,
Wider Impact Consultancy



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Foreword

The Porthcawl Maritime Centre proposal is the most innovative, unique and necessary development ever proposed for Porthcawl, and is amongst the most exciting in Wales. It has the size, scale and ambition required to be the catalyst to restore Porthcawl’s rich heritage as a premier tourist and visitor destination.

- ✓ It is innovative because it provides the first opportunity for a large scale and sustainable regeneration project to be truly ‘community led’ and be delivered through a partnership between public, private and the third sector where the skills of each work collaboratively for the benefit of the wider community.
- ✓ It is unique because it provides an exciting mix of niche retail, business incubation, leisure, health and social benefits which have been skilfully combined to offer a ‘whole family’ destination.
- ✓ It is necessary because it offers the scale of new employment and business opportunities required to address unemployment across the County Borough and, in particular, it will provide interesting and challenging jobs for our young people.

In addition to internal attractions, Harbourside will spawn a host of water and maritime business and visitor opportunities to transform the newly completed harbour into a vibrant marina necessary for it to be fully sustainable.

Something strategic needs to be done! This proposal has galvanised the whole community and enjoys the unqualified support of local organisations. Conceived and driven locally, it is entirely consistent with the following key strategies:

- ✓ **National – Vibrant & Viable Places, New Regeneration framework, Welsh Government March 2013:**
‘Sustainable development – the Welsh Government’s central organising principle, enabling long-term investment through locally conceived and delivered projects within a shared overarching strategy’.
- ✓ **Regional – Bridgend County Borough Council’s Destination Plan 2013-2016:**
‘Investment needs to focus on revitalising Porthcawl and the coast as the flagship destination within Bridgend County Borough’.
- ✓ **Local – Seven Bays Project 2007:**
‘The regeneration of the waterfront is a key element in the future development of Porthcawl as a premier seaside resort. Central to this will be a revitalised harbour, incorporating the reuse of historic buildings, new leisure facilities and a fully refurbished harbour within a prestigious and vibrant waterfront’.

The philosopher Malcolm Gladwell talks of ‘the tipping point’ in terms of ‘that magical moment when an idea, trend or social behaviour crosses a threshold, tips and spreads like

wildfire – it represents the point when ‘something with a strategic dynamic needs to be done – a champion with vision emerges’ – and the resources can be made available to make it happen’.

This is such a time – Porthcawl’s ‘tipping point’, a time for courage and boldness and a time to harness all talents and shape the future.



Michael Clarke Dip.I.M., MBA
Chair Porthcawl Harbourside CIC

Past, present and the future – the case for Harbourside

THE PAST

The historic harbour with its old lighthouse, watchtower and lifeboat station used to be a busy exporting port and fishing harbour before the huge docks at Cardiff, Barry, Port Talbot and Swansea eclipsed them in size and capabilities. In the 19th century large quantities of coal, iron and coke were shipped from Porthcawl which was the produce of the mineral districts of the neighbourhood.

By 1878 port trade had halved due to the decline of the iron industry but was supported briefly by an upsurge in the use of coal. In 1889 the port handled more than 800 vessels with three quarters of them loaded with coal. The future looked rosy until the new docks were opened at Barry in 1889 and in Port Talbot in 1898.

It was after the First World War that Porthcawl expanded as a popular seaside resort. In 1932 the Grand Pavilion Theatre was built. Porthcawl became the venue for thousands of miners to spend their annual holiday fortnight. The trains from the valleys arrived at Porthcawl station bulging with passengers mainly from the South Wales valleys eagerly embarking on their annual adventure.

THE PRESENT

Porthcawl is described as a 'town in waiting' and has enormous potential to be reborn as a desirable tourist destination drawing on its inherent character, harbour and natural resources. The long awaited regeneration of the waterfront area is important to move forward on and is a vital part of the Regional Tourism Strategy.



Numerous consultant reports have been commissioned by Bridgend County Borough Council over the last 10 years to examine tourism as a driver to increase employment and economic regeneration of the County Borough. Without exception, recommendations focus on **'the vital need to restore Porthcawl as a premier go to anchor destination with links to the broader package of visitor attractions across the County Borough'**.



THE FUTURE

The vision of the **Porthcawl Harbourside CIC** is clear:

Vision

Building on Porthcawl's rich maritime heritage to establish an exciting, innovative, high quality and economically sustainable multi-use destination. It is envisaged that the building will be 'an all year round' family centred maritime 'flagship' which will deliver cultural, educational, business, employment and health and wellbeing benefits to residents, tourists and visitors.



Building on an original objective to enable a sustainable base/headquarters for the Porthcawl Sea Cadets and the Welsh Surfing Federation, a group of Porthcawl based community minded business people have come together to create the new not for profit, community interest company: The Porthcawl **Harbourside** CIC.

Aims and objectives of the company include developing and delivering an ambitious, exciting, innovative and high quality multi-use 'flagship' building (pictured) which will deliver a kick-start and step-change in Porthcawl's infrastructure regeneration as a major South Wales seaside town destination.

Outcomes will include attracting thousands of visitors and tourists from across the County Borough of Bridgend and nationally throughout Wales and the United Kingdom with resultant **new jobs** and progress towards much needed economic stability. **Key to the success of Harbourside** is an inspirational and innovative proposal that supports national, regional and local regeneration strategies and initiatives with outcomes linked to public, private and third sector working together to tackle key issues such as, **levels of economic activity, jobs and employment prospects, healthier communities, sustaining the natural environment, and the preservation of an historic and successful (Welsh) coastal community.**

IN SUMMARY

Economic regeneration of Porthcawl is of strategic importance to the future prosperity of the whole County Borough of Bridgend. The Maritime Centre Project offers a sustainable development which is achievable in the near term and is a basis for true partnership working.

Porthcawl Harbourside CIC Board

Harbourside – ‘The Proposal’



MISSION STATEMENT

We will utilise the skills, expertise, experience and passion of Board members, staff, volunteers and stakeholders to develop, deliver and sustain Harbourside as an exciting, innovative and economically sustainable ‘all year round’ family centred maritime complex. It is our mission to ensure that Harbourside will be a place of enrichment, an exciting and fun place to visit, trade with and work in. It will be fully accessible to meet the wide, varying and changing needs and requirements of local community members, visitors and tourists alike.

The Porthcawl **Harbourside** CIC has submitted a proposal which is driven by the aspirations of residents, business leaders and visitors, who all agree that **investment in infrastructure and leisure are the essential pre-requisites to the future success of Porthcawl.**

The aims and objectives of Porthcawl **Harbourside** CIC are to develop a **Maritime Leisure Complex** as an integral part of the creation of the Harbour Quarter. This will consist of a flagship **Maritime Centre** known as **Harbourside**.

This impressive development will act as a catalyst for a step-change in Porthcawl’s economic performance through infrastructure regeneration to restore Porthcawl as a major seaside town destination. The extensive and innovative leisure attractions will draw **thousands of visitors and tourists** from within the County Borough of Bridgend, South Wales and far beyond.

The **Harbourside** facility which will be open throughout the day and evenings, seven days a week and throughout the year will provide **all year-round employment** supporting and extending the town’s traditional tourist season. The enterprise will also provide an important opportunity to link with and engage with existing businesses and facilities. Such outcomes are consistent with and support the **Bridgend County Borough Council Destination Plan 2013-2016.**

MAKING AN IMPACT

Harbourside will without doubt make an impact and as these images (right) demonstrate, will transform the harbour adding access to services vital to operating a vibrant and successful marina.

Facilities and Activities

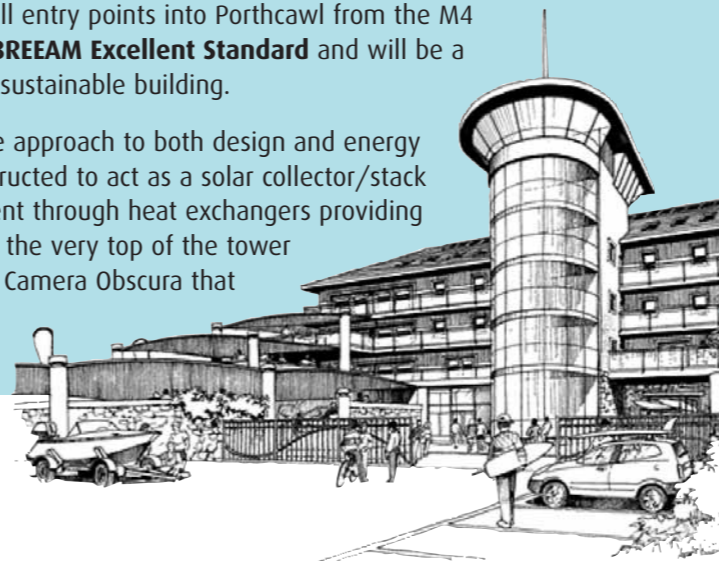
With an emphasis on maritime related sport, fitness, leisure, community learning, local heritage, the arts and employment, planned facilities and activities within **Harbourside** include:

- ✓ **Harbour Marine** – internal and external sea/water sports facilities, public toilet and shower facilities.
- ✓ **Leisure Activities** – Waverider, Training pool and Spa facilities.
- ✓ **Centre for Surfing excellence** – headquarters for the National Governing Body of Surfing in Wales and Welsh Surf Museum.
- ✓ **Health, Wellbeing & Fitness Suites** – a range of gym and fitness facilities, oxygen tanks, physio and hydrotherapy.
- ✓ **Coastal Life Centre** – ecological and environmental culture/local history, education/research and community learning in partnership with Swansea University.
- ✓ **The Venue** – amphitheatre and all weather outdoor performance space/cinema.
- ✓ **The Galleri** – innovative display venue for the use of local artists, historical groups and design and technology creative industries.
- ✓ **Conference Facilities** – up to **100** person multi-use capacity facilities for use by a wide range of local and visiting organisations such as the Sea Cadets and private sector visitors and stakeholders.

HARBOURSIDE BUILDING

With a projected capital construction cost in the region of **£7m**, **Harbourside** will be an exciting **‘signature/landmark building’** that will be seen from all entry points into Porthcawl from the M4 and A48. It will be designed and built to a minimum of **BREEM Excellent Standard** and will be a high quality, environmentally, ecologically, economically, sustainable building.

A focal point of the southern elevation is its leading edge approach to both design and energy self-sufficiency. The impressive South Tower will be constructed to act as a solar collector/stack from which heat is extracted from the upper level and sent through heat exchangers providing warm air to supplement/reduce heating energy costs. At the very top of the tower the Crow’s Nest forms a visitor platform equipped with a Camera Obscura that will enable users to see right across the bay into neighbouring Welsh counties and South West England.



CURRENT



FUTURE



- ✓ **Business Pods** – office spaces to include access by charities and community groups.
- ✓ **Shared Services** – a central reception for Business Pod tenants with support such as day-to-day administration services.
- ✓ **Y Cabanau** – 4 star ‘Cabins’, with high quality mixed accommodation linked to **Harbourside** events and venue hire – fully inclusive and accessible.
- ✓ **Boat racks/Storage** – supporting the profitable delivery of the refurbished Porthcawl Harbour and increasing the number of visitor spaces and the provision of waste disposal and fuel supply.
- ✓ **Y Gali (The Galley)** – quality day time café followed by an evening high quality licensed bistro – supporting local suppliers and procuring local produce.
- ✓ **The Crow’s Nest** – at the top of the **harbour building**, with facilities such as a public viewing gallery, a camera obscura attraction and essential facilities for coastguards/lifeguards and other emergency services.



The proposed facilities within the building will play a major role in the realisation of our vision of Welsh surfing in Wales, Europe and on the world stage. Having recently been recognised by the International Surfing Association as an independent surfing nation, the proposed building establishes our presence at the highest level.

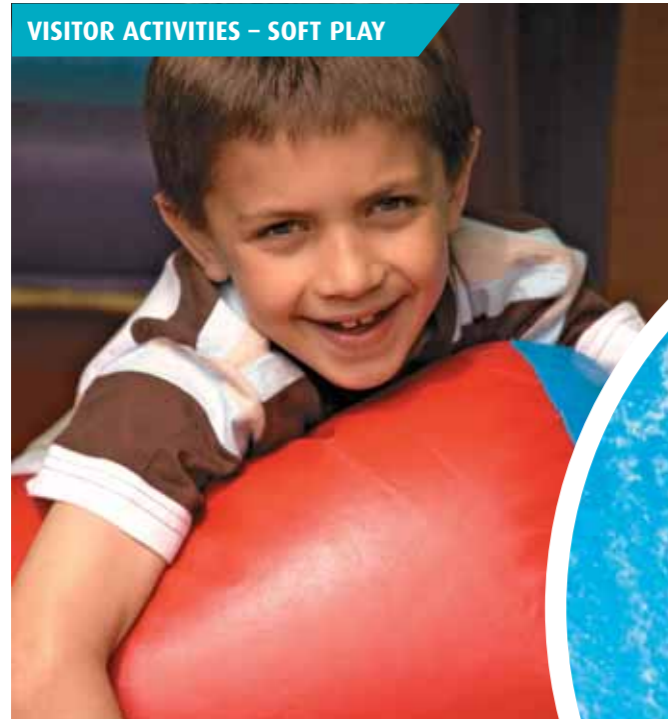
Craig Burrows – Chairman Welsh Surfing Federation

COASTAL LIFE CENTRE

The Porthcawl Harbourside CIC Education Team is made up of enthusiastic individuals with a wide range of credentials including; professors, doctors, lecturers, teachers and outdoor pursuits leaders. Programmes are being developed in consultation with a range of education institutions and it will support the STEM education scheme.

Also working in collaboration with SEACAMS (Sustainable Expansion of the Applied Coastal and Marine Sectors in Wales), as part of a Swansea University EU project and working with marine exhibit professionals, the outcomes will include the development of a Harbourside Coastal Life Visitor Centre.

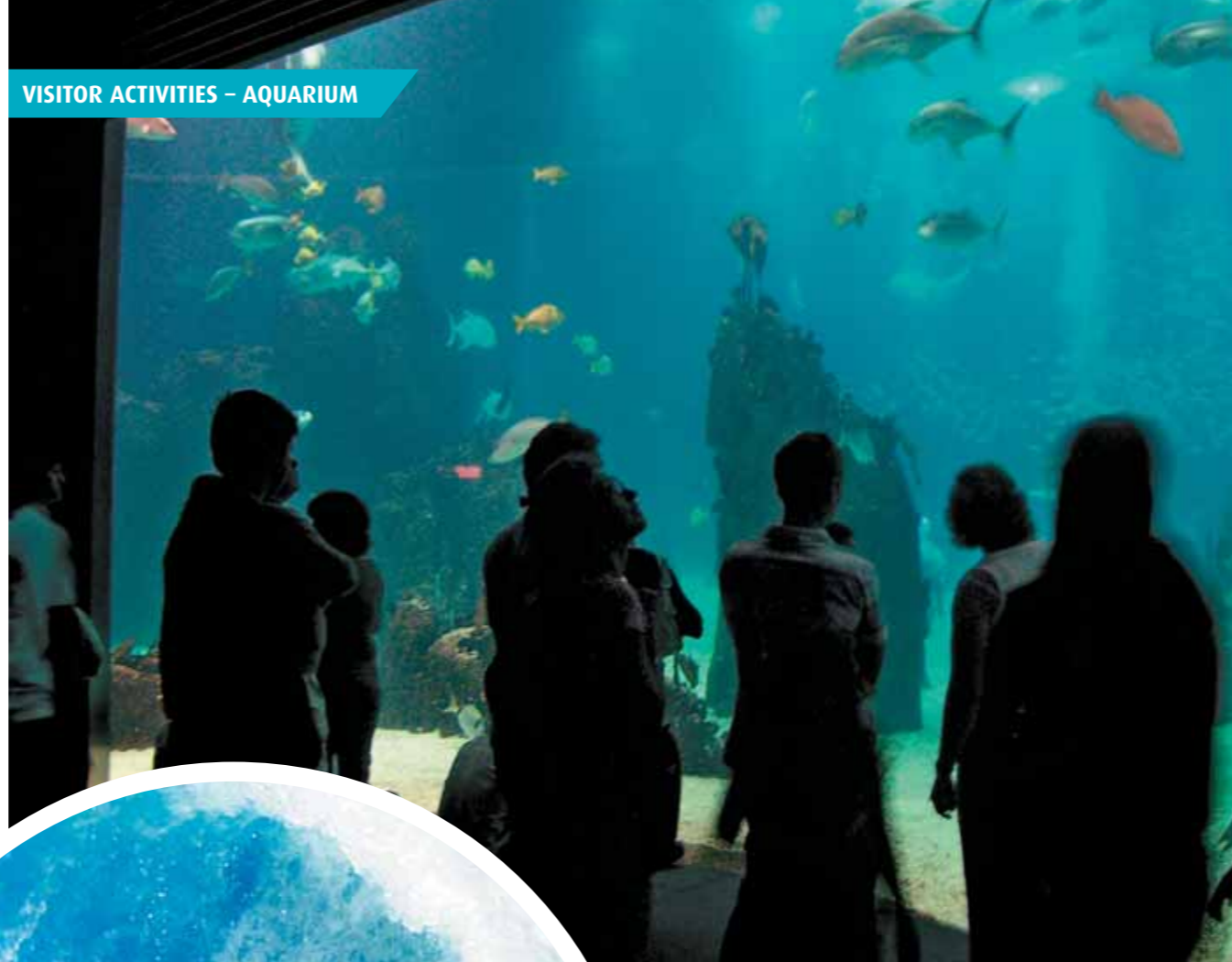
VISITOR ACTIVITIES – SOFT PLAY



Planned visitor facilities to include:

- ✓ A small aquarium housing local sea life, a snorkelling experience, touch tanks, wet laboratory, aquarium behind the scenes, interactive Porthcawl heritage exhibition.
- ✓ Coastal outdoor activity educational/family fun sessions.
- ✓ Maritime themed gallery with aquarium viewing wall, soft play area, children's parties and cooking activity.
- ✓ Porthcawl Coastwatch Club activities for local groups/residents.
- ✓ Maritime themed events.
- ✓ Visiting speakers, exhibitions, films covering conservation, marine biology, sport and outdoor recreation.
- ✓ Work experience.

VISITOR ACTIVITIES – AQUARIUM



VISITOR ACTIVITIES – WAVERIDER



VISITOR ACTIVITIES – SNORKELING

SUSTAINABLE INCOME

Research, which has included consulting with similar Wales based facilities/organisations and industry experts, is clearly indicating that Harbourside has the potential to generate sufficient revenue/profit to become a **sustainable, self-sufficient enterprise**, which as a not for profit community enterprise organisation, has the means to **re-invest profits back into the wider community**.

Harbourside annual revenue/profit projections

Summary	£000s
Turnover	2,306
Costs (excluding staff costs)	675
Gross income	1,631
VAT (20%)	325
Staff costs	1,026
Gross Profit	279
% Profit	12%

Source: Porthcawl Harbourside CIC

BREEAM STANDARDS

Building Design & Environmental Statement

It is the intention of Porthcawl Harbourside CIC to achieve the highest possible standards of architectural and environmental design, construction and facilities. The proposed Porthcawl Maritime Centre – 'Harbourside' will become an environmental, architectural and educational tool to be utilised by all, from concept stage through to final completion and use.



Stuart Bentley BA (Hons) Arch., BArch (Wales) – Architectural & Design Consultant

The Porthcawl Harbourside CIC wish to minimise the impact of the building/development on the environment and for the building and its associated facilities to be recognised for its environmental benefits and enhancement; the creation of a **sustainable** building and facilities in the true sense of the word. It is the intention to create a **destination** and a sense of place as an integral part of the Harbour Quarter but with strong connections to the town and surrounding facilities.

Through the design process, construction and proposed use of the building, environmental education and best practice will be promoted through innovative and energy efficient methods to minimise and reduce the impact on the environment. Users and visitors will also be educated and made aware of the benefits of good environmental practices through the design process, construction process and the short and long term use of the building. There will be a duty/responsibility on the owners of the building in conjunction with the multi-various occupants and users to engage in best practice environmental and energy policies.

The building will be designed to achieve the minimum BREEAM 'Excellent' rating while aiming for a possible 'Outstanding' rating. BREEAM (Building Research Establishment's Environmental Assessment Method).

BREEAM Schemes are monitored and overseen by the BRE Global 'Sustainability Board' which is ISO 9001 Certified for its BREEAM Building Schemes.

The appointed assessors of the Project will be fully qualified and are UKAS Accredited.

Benefits

Key to the success of **Harbourside** is an inspirational and innovative proposal that supports national, regional and local regeneration strategies and initiatives, with outcomes linked to public, private and third sectors **working together** to strategically tackle key issues such as levels of economic activity, jobs and employment prospects, healthier communities, sustaining the natural environment and the preservation of an historic and successful Welsh coastal community.



Something positive and substantial really needs to be done in Porthcawl to meet the needs of those visiting the town and area. From what I have seen so far, Harbourside will be ideal and will provide a real boost to the local area.

Pat Lloyd, Resident and General Manager, Glamorgan Holiday Hotel, Porthcawl

ECONOMIC

Tourism/Expenditure:

With the potential to tap into world-wide visitors, an ever-growing rise in tourism rates, and gaps in the market in relation to regional high quality tourist destinations, **Harbourside** has the potential to build on Porthcawl's impressive base-line of visitor/tourism growth and associated expenditure.

For example:

- ✓ Number of trips has increased by over **27.2%**.
- ✓ Number of nights has increased by **36.7%**.
- ✓ Visitor expenditure has increased **33.3%**.

Porthcawl Visitor Numbers and Expenditure 2007 to 2011

Subject	2009-2011		2007-2009	
	Total	Holiday	Total	Holiday
Number of Trips (1,000s)	125	110	91	73
Number of Nights (1,000s)	452	406	286	168
Expenditure (millions £)	18	17	12	11



As a major business organisation within the town Porthcawl Chamber of Trade and Commerce fully supports the harbour area project and is enthusiastic about it. We are looking forward to it being progressed as quickly as possible.

Chris Smart, President, Porthcawl Chamber of Trade and Commerce

JOBS AND EMPLOYMENT

With opportunities linked to project build, day-to-day management and delivery of **Harbourside** facilities and activities, regional and sub-regional spin off employment and future growth, and supported by key stakeholders such as Jobcentre Plus, the **Harbourside** development and associated **Maritime Leisure Complex** will provide **significant stimulation** to the local economy which in the initial phases has the potential to create in the region of **100 direct and indirect jobs** and associated economic activity.

Harbourside Employment Opportunities

Source	Full Time Equivalent	
Directly employed	65	
On site 3rd party	15	
Self-employed pods	10	
Suppliers	10	£2.5m spend annually
Construction	30	2 year construction
Local traders	5	Extended season/day

Source: Porthcawl Harbourside CIC/Job Centre Plus Data/Information

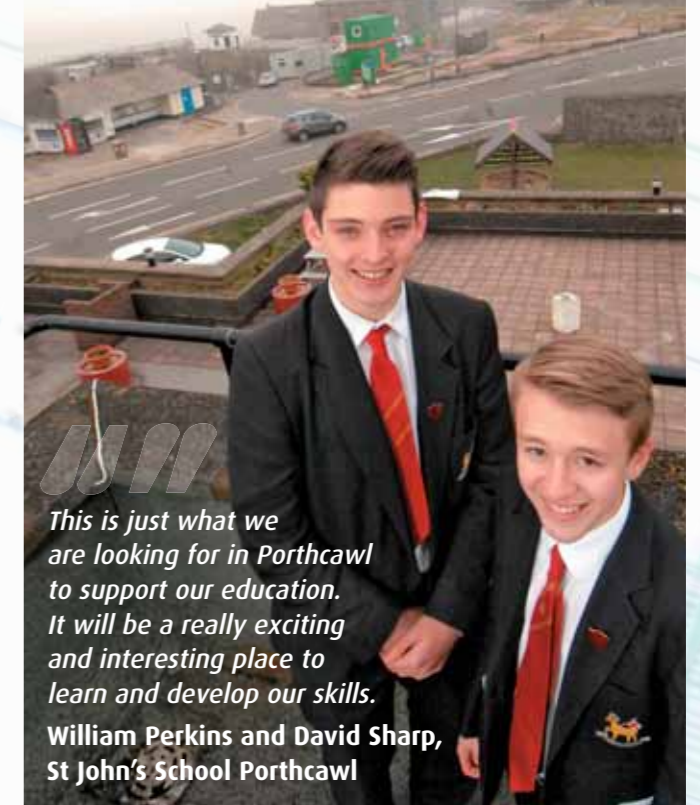
EDUCATIONAL AND TRAINING

Endorsed and supported by local schools, colleges and universities, themes linked to **education** and **training** have been highlighted during consultations with students of all ages and abilities which they feel the **Harbourside** development should address and support. The following key themes have been agreed which the students feel will add value to their overall learning experience:

- ✓ Science and Technology.
- ✓ Sports.
- ✓ Community.
- ✓ Heritage.

Facilities within Harbourside could well include access to:

- ✓ Interactive rooms, indoor and outdoor facilities and classes.
- ✓ WiFi and iPads, simulator, interactive rooms, music creator, QR codes links into documents and pages.
- ✓ Laboratory, microscopes and science led practical sessions for schools to utilise.
- ✓ 3D exhibits, films and models.
- ✓ Sustainable building and renewable energy knowledge and expertise.
- ✓ Welsh heritage – time line links to Porthcawl town and Harbour heritage – practical demonstrations for younger children.
- ✓ An understanding of coal mining, docks, trains, ship wrecks, exports, imports.
- ✓ Historical re-enactments, viewing screen, live performances.
- ✓ Field trips – studying and understanding architecture, historical buildings, future plans.
- ✓ History themed Laser Quest.
- ✓ Paintings, drawings, graffiti, expert led sessions.
- ✓ Drama/poetry.
- ✓ 'Night at the Museum' experiences.
- ✓ Maritime Aquatic Centre, plants and animals, watching wildlife through glass floor, snorkelling, boat trips.
- ✓ Local wildlife, geography field trips.
- ✓ Fossil exhibitions.
- ✓ Climbing wall, gym, fitness classes.
- ✓ Wet suit hire.
- ✓ Kayaks, surfing, open water swimming, pier jumping, high ropes, diving, jet ski, beach games, sand dune training.
- ✓ Team building work.
- ✓ Fishing.



This is just what we are looking for in Porthcawl to support our education. It will be a really exciting and interesting place to learn and develop our skills.

William Perkins and David Sharp, St John's School Porthcawl



This will be an amazing thing for Porthcawl and a place where people such as us would certainly use and enjoy!

Anna Davies and Morgan Ivens-Ellis of Bryntirion Comprehensive School, Bridgend

Community

COMMUNITY CONSULTATION

As demonstrated by the graph below, which is a summary of well over 500 questionnaire responses, local community members are delivering clear messages:

“Whilst there is a great deal of local and national affection for Porthcawl, which is supported by sustained and growing numbers of tourists, visitors and resultant economic outcomes, facilities on the whole are dated, uninteresting and in need of significant investment.”

“Harbourside will be an important and ‘welcome opportunity’ to revive the area attracting new income, local jobs, a place to meet and a place to learn new skills and learn about local culture and heritage.”

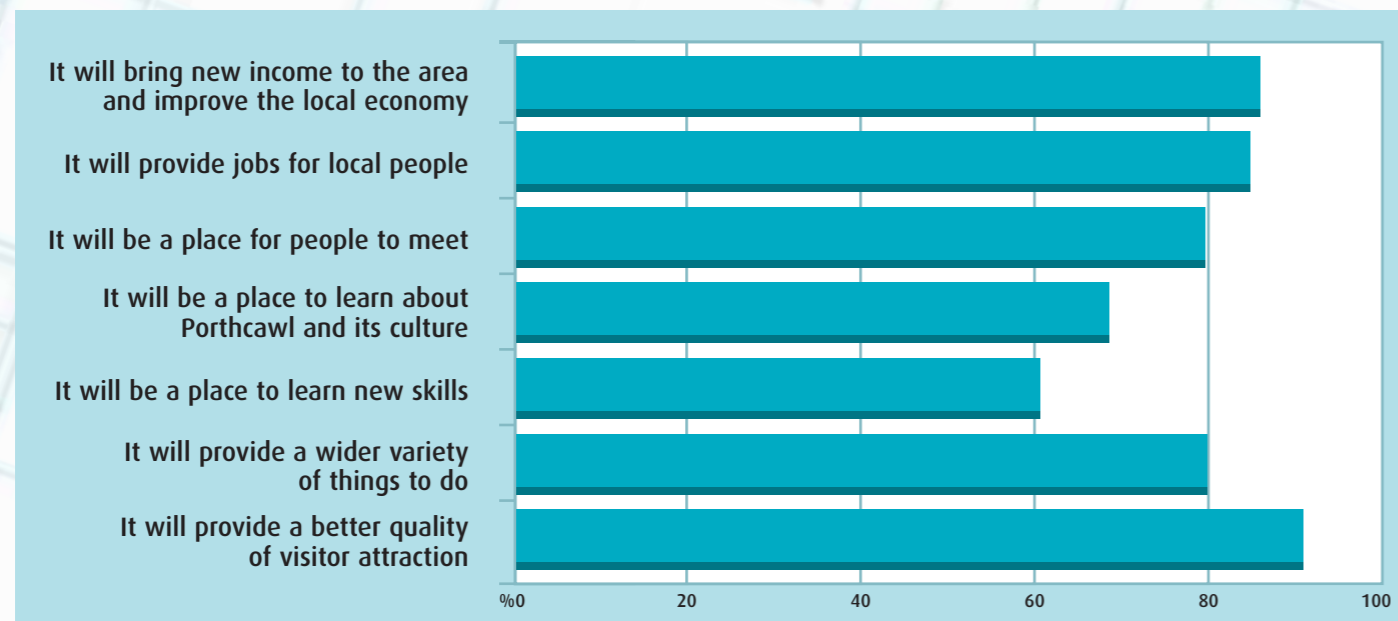
It is clear that Harbourside will provide a range of community benefits which include:

- ✓ Opportunities for collaboration with outcomes such as the delivery of joint projects and initiatives.
- ✓ A focal point for community education and learning, including environmental and ecological education.
- ✓ Opportunities to display local art, photography and wider creative industries.



- ✓ Access to local regional and national history and heritage.
- ✓ Access to services such as toilets, shower/changing facilities.
- ✓ A catalyst to further develop the town’s night time and out of season economy with opportunities to enhance an evening culture centred on a quality venue providing a source of diverse and interesting maritime related themes and activities.
- ✓ Public information services, access to maritime sport and to general activities to support health, wellbeing and fitness.
- ✓ A place to be innovative and creative!

What benefits will Harbourside bring to Porthcawl?



Health

Harbourside will play a key and integral role in tackling worrying statistics that include **59%** of people aged 16 years plus across the County Borough of Bridgend being overweight or obese.

Linked to a maritime theme and Porthcawl’s internationally renowned surfing and sailing facilities, **Harbourside** will provide a host of opportunities for individuals to improve their fitness and general wellbeing.

In addition to the **Waverider, training pool and Spa facilities, Harbourside** will enable access to **Health, Wellbeing & Fitness Suites**. This will include oxygen tanks, physio, hydrotherapy or simply will be a place to meet friends, unwind and enjoy healthy home grown food and refreshments.

A catalyst for change

What will **Harbourside** do for me?

Harbourside will:

- ✓ Support the delivery of **7 Bays Project**: Porthcawl Waterfront, Supplementary Planning Guidance, Bridgend County Borough Council, November 2007 **objectives**:
 - ✓ Revitalise the harbour area and provide a high quality centrepiece/‘signature building’ as an important catalyst for the wider regeneration of the area and town as a whole.
 - ✓ Provide a much needed all-weather leisure facility and tourist attraction.
 - ✓ Enhance the town’s relationship with its waterfront.
 - ✓ Create a vibrant and well-used urban space.
 - ✓ Built Development – deliver a new leisure building intended to act as a major ‘attractor’; of striking quality design with 360 degree visibility to act as a focal point within the wider waterfront regeneration area.
- ✓ Provide services to an anticipated rise in population – for example, an additional 1350 residential units to be built during regeneration of Porthcawl.
- ✓ Be inclusive no matter the age, gender, race, background, aspirations or abilities of those who use or visit the building and utilise available facilities.

History and heritage

There can be no doubt that building on Porthcawl’s rich and historic history and heritage, **Harbourside** can play a significant ‘once in a lifetime’ role in shaping the future heritage and history of Porthcawl as a ‘leading, innovative and exciting South Wales seaside town and destination’, which builds on the Welsh Government’s Vibrant and Viable Places ‘Place-based approach’ strategy:

A **place-based approach** has been recognised as a successful approach to creating physical and environmental improvements to an area. It is particularly recognised that settlements are key to regeneration and that there is growing need for town centre and seaside town regeneration. These can create a developmental hub in a region which has wider economic impact as a place of **employment, leisure activity** and location of public **services**.



- ✓ Meet the ‘needs’ of the local area while enhancing and developing the tourist and visitor ‘offer’ with opportunities to bring in new business and associated economic growth.
- ✓ Create much needed **jobs** and **employment** opportunities.
- ✓ Deliver offices and incubation units for **local businesses** to trade from and prosper.
- ✓ Deliver a much needed and affordable community facility for local groups such as the Sea Cadets, YMCA, The Welsh Surfing Federation and other national bodies. It will enable residents, visitors and tourists to meet, network, collaborate and utilise a multi-purpose, multi-use building and associated facilities such as meetings spaces, a base, accommodation, changing, shower and toilet facilities.
- ✓ Deliver educational and learning opportunities.
- ✓ Deliver opportunities to enhance the health and wellbeing of local people.
- ✓ Build on growing water sport activities, such as surfing and maritime events and facilities.
- ✓ Enhance the history and heritage of the area.

In no particular order, the following organisations have been identified as stakeholders/users of the building and associated facilities:

- ✓ Sea Cadets.
- ✓ Welsh Surfing Federation.
- ✓ RNLI.
- ✓ Welsh Coast Surf Club.
- ✓ Kite Surfers.
- ✓ Dingy racers.
- ✓ Kayakers.
- ✓ Harbour Boating Club.
- ✓ Maritime Coastguard Agency.
- ✓ Porthcawl Art Society.
- ✓ Lifeguards and lifeguard motor boat training.
- ✓ Boat storage.
- ✓ BCBC.
- ✓ YMCA.
- ✓ Existing hotel and leisure businesses in the town and surrounding area.
- ✓ Youth Groups/Senior Clubs.
- ✓ Fitness providers.
- ✓ Physiotherapists.
- ✓ Mother/toddler exercise classes.
- ✓ Welsh/UK cycling groups.
- ✓ Welsh Athletics.
- ✓ Photographic Society.
- ✓ Arts users.
- ✓ University research groups.
- ✓ Outdoor activity groups.
- ✓ Corporate – office lets.
- ✓ Corporate – conferences.
- ✓ Schools/colleges/universities.



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