

## RECORD OF DELEGATED OFFICER DECISION

Key Decision ✓

### PWNC/SUBJECT:

RCT Together – Community Asset Transfer of Alison House Youth and Play Centre to Cwmparc Community Association (Charity and Company Limited By Guarantee).

### DIBEN YR ADRODDIAD / PURPOSE OF REPORT:

To approve the transfer of Alison House Youth and Play Centre (Cwmparc) to Cwmparc Community Association by way of a 10 year lease.

In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director of Public Health, Protection and Community Services as described below.

### PENDERFYNIAD WEDI'I DDIRPRWYO / DELEGATED DECISION:

To approve the transfer of the Alison House Youth and Play Centre (Cwmparc) to Cwmparc Community Association (Company Limited by Guarantee) by way of a 10 year lease.

  
*Chief Officer Signature*

PAUL WIFF  
*Print Name*

9.4.19  
*Date*

Mae'r penderfyniad yn cael ei wneud yn unol ag Adran 15 o Ddeddf Llwyodraeth Leol 2000 (Swyddogaethau'r Corff Gweithredol) ac yn y Cylch gorchwyl sy wedi'i nodi yn Adran 5 o Ran 3 o Gyfansoddiad y Cyngor

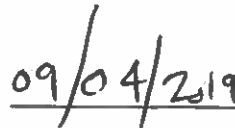
The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution.



RHONDDA CYNON TAF

**YMGYNGHORI / CONSULTATION**





**LLOFNOD YR AELOD YMGYNGHOROL O'R CABINET  
CONSULTEE CABINET MEMBER SIGNATURE**

**DYDDIAD / DATE**

**LLOFNOD SWYDDOG YMGYNGHOROL  
CONSULTEE OFFICER SIGNATURE**

**DYDDIAD / DATE**



RHONDDA CYNON TAF

**RHEOLAU'R WEITHDREFN GALW-I-MEWN / CALL IN PROCEDURE RULES.**

**A YW'R PENDERFYNIAD YN UN BRYN A HEB FOD YN DESTUN PROSES GALW-I-MEWN GAN Y PWYLLGOR TROSOLWG A CHRAFFU:**

**IS THE DECISION DEEMED URGENT AND NOT SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:**

**NAC YDY / NO ✓**

**Rheswm dros fod yn fater brys / Reason for urgency:.....**

**Os yw'n cael ei ystyried yn fater brys - llofnod y Maer/Dirprwy Faer/pennaeth y Gwasanaeth Cyflogedig yn cadarnhau cytundeb fod y penderfyniad arfaethedig yn rhesymol yn yr holl amgylchiadau iddo gael ei drin fel mater brys, yn unol â rheol gweithdrefn trosolwg a chraffu 17.2:**

*If deemed urgent - signature of Mayor or Deputy Mayor or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:*

.....  
**(Maer / (Mayor)**

.....  
**(Dyddiad / Dated)**

**DS - Os yw hwn yn benderfyniad sy'n cael ei ail-ystyried yna does dim modd galw'r penderfyniad I mewn a bydd y penderfyniad yn dod I rym o'r dyddiad mae'r penderfyniad wedi'i lofnodi.**

**NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.**

**AT DDEFNYDD Y SWYDDFA YN UNIG | FOR OFFICE USE ONLY**

**DYDDIADAU CYHOEDDI A GWEITHREDU | PUBLICATION & IMPLEMENTATION DATES**

**CYHOEDDI | PUBLICATION**

**Cyhoeddi ar Wefan y Cyngor | Publication on the Councils Website:-** 10.04.19.

**DYDDIAD | DATE**

**GWEITHREDU'R PENDERFYNIAD | IMPLEMENTATION OF THE DECISION**

**Nodwch: Fydd y penderfyniad hwn ddim yn dod i rym nac yn cael ei weithredu'n llawn nes cyn pen 3 diwrnod gwaith ar ôl ei gyhoeddi. Nod hyn yw ei alluogi i gael ei "Alw i Mewn" yn unol â Rheol 17.1, Rheolau Gweithdrefn Trosolwg a Chraffu.**

**Note: This decision will not come into force and may not be implemented until the expiry of 3 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.**

**Yn amodol ar y drefn "Galw i Mewn", caiff y penderfyniad ei roi ar waith ar / Subject to Call In the implementation date will be**

16.04.19.

**DYDDIAD / DATE**

**WEDI'I GYMERADWYO I'W GYHOEDDI: ✓ | APPROVED FOR PUBLICATION :✓**

Rhagor o wybodaeth / Further Information:

Cyfadrn / Directorate:	Public Health, Protection & Community Services
Enw'r Person Cyswllt / Contact Name:	Debra Hanney
Swydd / Designation:	RCT Together – Community Asset Transfer Development Officer
Rhif Ffôn / Telephone Number:	01443 281188

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**KEY DELEGATED DECISION**

**REPORT TO ACCOMPANY A DECISION OF THE DIRECTOR OF PUBLIC  
HEALTH, PROTECTION AND COMMUNITY SERVICES**

**1<sup>st</sup> APRIL 2019**

**RCT TOGETHER – COMMUNITY ASSET TRANSFER OF ALISON HOUSE  
YOUTH AND PLAY CENTRE TO CWMPARC COMMUNITY ASSOCIATION  
(CHARITY AND COMPANY LIMITED BY GUARANTEE)**

**Author: Debra Hanney, Community Asset Transfer Development Officer.  
Tel. No. 01443 281188**

**1. PURPOSE OF THE REPORT**

- 1.1 To approve the transfer of Alison House Youth and Play Centre to Cwmparc Community Association (Charity and Company Limited by Guarantee) by way of a 10 year lease.
- 1.2 In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended Officer decision of the Director of the Public Health, Protection and Community Services.

**2. RECOMMENDATIONS**

- 2.1 It is recommended to endorse the transfer of Alison House Youth and Play Centre to Cwmparc Community Association (Charity and Company Limited by Guarantee) by way of a 10 year lease as set out in paragraph 5.

**3. REASONS FOR RECOMMENDATIONS**

- 3.1 It is recommended that the Director of Public Health, Protection and Community Services agrees to the 10 year lease with Cwmparc Community Association in respect of Alison House Youth and Play Centre which has been closed since May 2018 due to the existing tenants being unable to sustain their tenancy and who requested the early surrender of their tenancy.
- 3.2 The building had been primarily used by the outgoing tenants during evenings to deliver youth and open access play provision. If the lease transfer is agreed, Cwmparc Community Association has developed plans to expand provision to utilise the building during the day to provide additional recreational, healthy living and educational facilities for the

local community. It will also enable them to extend their current programme at Cwmparc Welfare Hall which is currently up to capacity.

- 3.3 The Council's Community Hub and Neighbourhood Network Task and Finish Group has also identified the need to safeguard and sustain the current open access youth and play provision in a community setting as well as recognising the benefit of Cwmparc Community Association being able to provide a wider programme of community engagement, socialisation and well-being activities.
- 3.4 The lease will also enable Cwmparc Community Association the opportunity to lever in funding to address the buildings current refurbishment needs as well as sustaining and creating additional staffing posts to roll out their proposed wider delivery programme. Funding has already been secured for the following posts:
- Community Co-ordinator;
  - Participation Officer;
  - Play and sessional staff.

#### **4. BACKGROUND**

- 4.1 The Council's RCT Together Approach for progressing Community Asset Transfers was agreed by Cabinet at its meeting on the 30<sup>th</sup> October 2014. This approach will see the Council working with communities and partner agencies to sustain delivery of services that the Council may no longer be able to deliver on its own.
- 4.2 Applications are considered from non-profit distributing voluntary and community groups or companies for activities, services and facilities which benefit residents within Rhondda Cynon Taf.
- 4.3 At the Council meeting on the 19<sup>th</sup> May 2016, it was agreed that applications for asset transfer could now be dealt with under the Council's Delegated Decisions framework. High Level Asset Transfers will need to be reported to Cabinet if officers and the appropriate Cabinet Member feel this is appropriate.
- 4.4 A review of RCT Together has recently been undertaken and approved by Cabinet at its meeting on 21<sup>st</sup> November 2018, to ensure any future community asset transfers that are progressed, align with the Council's Community Hub development programme and can deliver the Council's strategic service requirements. Each hub will support a neighbourhood network of preventative community services and activities that will support people living in our communities to improve their independence, resilience, health and well-being.



- 4.5 As part of this approach, any future tenancy agreements will require the tenant to agree, by way of a "Neighbourhood Network Agreement", to promote their own services; signpost residents to other activities; provide support and advice; and work collaboratively to ensure residents views are heard and considered. Each tenant will be required to complete a 6 monthly monitoring report, reviewed on an annual basis.

## **5. OVERVIEW OF CWMPARC WELFARE ASSOCIATION'S PROPOSAL**

- 5.1 Cwmparc Community Association (CCA) is a Charity and Company Limited by Guarantee and were incorporated in 2004 and currently own and run the Cwmparc Welfare Hall which comprises of a theatre space, café and food delivery service, gym facilities and community rooms where they and other local community groups deliver a range of educational and wellbeing activities including yoga, karate, food co-op, bingo, boxercise, watercolour classes, Kids Fit, kettle bells etc.
- 5.2 Their proposal evidences the benefits of bringing the current Alison House Youth and Play Centre back under their responsibility to enable them to deliver a cohesive programme of community opportunities and maximise use of both buildings in order to respond to local needs.
- 5.3 The current Alison House Youth and Play Centre is situated to the rear of the Welfare Hall. By taking on a leasehold transfer of this building it will enable CCA to adopt a joined up approach in providing the local community of Cwmparc and surrounding areas, complimentary opportunities for people of all ages to socialise, learn, eat, exercise and maintain a healthy lifestyle at low cost. CCA will be promoting this building as the "Cwmparc Family Centre".
- 5.4 This proposal will also enable the organisation to maintain their existing customer base and engage new members by expanding provision of services which will support skill development in various age groups. This will provide CCA with additional revenue streams to work towards its ambition of becoming a self-sustaining operation, whilst at the same time offering a community space and facility for all ages.
- 5.5 The current delivery programme at the Youth and Play Centre has previously focussed on after school and holiday provision for open access play and youth activities. The proposal from CCA will provide the additional activities and opportunities during the daytime as follows:
- Language and Play;
  - Dance;
  - Community gardening project/Astronomy/Science Club;
  - Eco-coaching;
  - Tea dances;





- Outside classroom/Forest School to look at environment (pond dipping, woodland exploration, fossil hunting) to encourage families to get out more;
  - Healthy Eating and Cooking possibly run in conjunction with Family Support Officer (School);
  - Connect with Kinect (using wii's and xbox) to encourage physical activities;
  - High level of community classes and adult education classes;
  - Work placements and job training opportunities;
  - Craft evenings for all the family;
  - Meeting space for other community organisations.
- 5.6 The new activities will provide an increased timetable of opportunities for the community. It is anticipated the Centre will eventually be open from 9am - 9pm Monday to Friday and potentially on a weekend.
- 5.7 The outside space afforded by the Centre will enable the development of new opportunities for educational, health and wellbeing activities to be held both by the Association and by interested partners such as the Council's Youth Engagement and Participation Team, Parc Primary School and the local Men's Shed Group.
- 5.8 This will enable the Association to offer greater volunteering opportunities, paid placements and work experience supporting the development of transferrable skills for local residents of all ages.
- 6. REVIEW OF CWMPARC COMMUNITY ASSOCIATION'S BUSINESS PLAN**
- 6.1 The organisation currently comprises of 4 volunteer trustees who possess a range of skills and experiences of working in both the public and voluntary sector. These include community engagement and development, funding, governance of organisations, management, education, childcare and learning development. There are 4 part time and full time staff who between them run and manage the current gym and café facilities and a team of 10 core volunteers who undertake a wide range of duties.
- 6.2 The organisation is looking to expand its services and activity range in order to reach its potential. Subject to grant funding and continuing commissioned monies, they will be looking to employ a community development and engagement officer and a volunteer and placement support officer as well as sessional youth and play staff.
- 6.3 The financial projections submitted are based on current actual income generated, i.e., achievable income. The group is well aware of local competition from similar café providers and centres but as they provide

a wide range of opportunities under one roof and at affordable rates, they are well placed to serve the community of Cwmparc due to their location.

- 6.4 The proposed lease will also enable them to apply for capital funding in order to ensure the centre is fit for purpose for the foreseeable future.

## **7. EQUALITY AND DIVERSITY IMPLICATIONS**

- 7.1 An Equality Impact Assessment is not required for this decision as the services available at the centre will be extended, not diminished and will be open and available to all sections of the local community.

## **8. CONSULTATION**

- 8.1 Cwmparc Community Association has utilised community engagement and participatory approaches during the development of their proposals. Community questionnaires and practical development activities were used to gauge the views and needs of the community along with the development of a centre steering group.

## **9. FINANCIAL IMPLICATION(S)**

- 9.1 Cwmparc Community Association will pay an annual market rent. An initial six month "Rent Free Period" has been agreed to support the fit out period of the building and to develop the programme at the newly renamed "Cwmparc Family Centre".
- 9.2 Cwmparc Community Association will be responsible for all running, repair and maintenance responsibilities on the building for the duration of the lease at no further costs to the Council.

## **10. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED**

- 10.1 Section 123 of the Local Government Act 1972.
- 10.2 The proposal will contribute towards priorities identified within the Social Services and Wellbeing Act (Wales) 2014 and enable the Council to satisfy its duty to "promote social enterprises and co-operatives which involve people who need care and support".

## **11. LINKS TO THE CORPORATE AND NATIONAL PRIORITIES AND THE WELL-BEING OF FUTURE GENERATIONS ACT.**

- 11.1 The proposed leasehold transfer to Cwmparc Welfare Association will support the Council's Corporate Plan The Way Ahead (2016-2020), priorities of "promoting independence and positive lives for everyone" and "creating neighbourhoods where people are proud to live and work".

11.2 Along with 44 public bodies across Wales, the Council is subject to the statutory requirements of the Well-being of Future Generations (Wales) Act 2015, which sets a common vision for the long-term well-being of people and communities through seven national well-being goals and provides a framework for public services to work differently through five sustainable development principles. The principles include: thinking about the long-term impact of our actions; seeking to prevent issues from occurring in the first place or from worsening; involving people and communities in decisions made that affect them; working together with other organisations and integrating our work to understand the 'knock-on' effects of what we do.

11.3 The Corporate Plan also contains principles that include 'Helping people and communities to help themselves' stating that:

*"(The Council) believes that if you give power to local people you get better results and achieve better value...(the Council) wants to work more closely with RCT's community and voluntary sector to stimulate innovation and encourage communities to step forward and take on new roles in providing local services and solutions".*

11.4 The Council is approaching this principle in different ways and has launched *RCT Together* as a means of engaging and involving residents in how services are best sustained in communities:

*"The Council's vision is to develop a new relationship with residents that enable them to be independent and resilient and to take on greater responsibility for their local communities. This is not about the Council shifting its responsibility – it is about recognising that residents want to be more involved in what happens in their community".*

11.5 The 'RCT Together' approach, now aligning with the Council's developing Community Hub and Neighbourhood Network approach will further strengthen the involvement of local residents and community groups in determining the best use of its assets to enable the community to strengthen its resilience and wellbeing.

## **12. CONCLUSION**

12.1 The group has provided satisfactory evidence to demonstrate their proposal which will support the identified needs of sustaining the current open access play and community based youth provision as well as opportunities to expand their programme by working with local partners including the local primary school to enhance engagement and development provision for all ages in the surrounding community by maximising use of the former Alison House Youth Centre. As with all

community asset transfers there will be an element of risk attached to the proposal but Cwmparc Community Association has sustained their current activities for the past 15 years and has shown they have the support of the local community by involving them in the re-development of the building and its new delivery programme.

- 12.2 Anticipated outcomes attached to this proposal include job creation and sustainability, additional volunteering opportunities, improved engagement and participation rates, a refurbished community facility, new partnership working links developed as well as supporting the Council's new Neighbourhood Network approach.
- 12.3 Providing approval for a 10 year lease to Cwmparc Community Association will support the organisation to expand their current delivery space and make sustainable use of a currently unused site for residents and families of all ages to meet, learn, play, exercise and socialise.
- 12.4 As grant funding has already been secured from a variety of sources for staffing posts, equipment and capital items, we recommend their lease request is progressed.

**Other Information:-**

**Relevant Scrutiny Committee**

- Public Service Delivery, Communities and Prosperity Scrutiny Committee



**LOCAL GOVERNMENT ACT 1972**

**AS AMENDED BY**

**THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**REPORT TO ACCOMPANY A DECISION OF DIRECTOR PUBLIC  
HEALTH, PROTECTION AND COMMUNITY SERVICES**

**1<sup>ST</sup> APRIL 2019**

**RCT TOGETHER - COMMUNITY ASSET TRANSFER OF ALISON HOUSE  
YOUTH AND PLAY CENTRE TO "CWMPARC COMMUNITY  
ASSOCIATION" (CHARITY AND COMPANY LIMITED BY GUARANTEE)**

**Background Papers:**

Cabinet – 30<sup>th</sup> October 2014  
Council – 19<sup>th</sup> May 2016  
Cabinet – 21<sup>st</sup> November 2018

**Contact Officer:**

Debra Hanney, RCT Together Community Asset Development Officer (01443  
281188)