

RECORD OF DELEGATED OFFICER DECISION

Key Decision ✓

SUBJECT: RCT Together Community Asset Transfer of carpark area adjacent to Cambrian Village Trust

PURPOSE OF REPORT:

To approve the asset transfer of the land (car park area) adjacent to Cambrian Lakeside Café area to Cambrian Village Trust by way of a 25 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 or Corporate Estates and Procurement.

DELEGATED DECISION: (DATE) 1/3/17

Agreed to approve: Leasehold transfer of land (car park area) adjacent to Cambrian Lakeside Café by way of a 25 year lease to Cambrian Village Trust.


Chief Officer Signature

Colwyn Atkinson
Print Name

1/3/17
Date

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



CONSULTATION

Jaykosee

1/3/17

CONSULTEE CABINET MEMBER SIGNATURE

DATE

D Harvey

1/3/17

CONSULTEE OFFICER SIGNATURE (if required)

DATE

CALL IN PROCEDURE RULES.

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

YES

NO ✓

Reason for urgency:.....

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:

.....
(Mayor)

.....
(Dated)

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.



FOR CABINET OFFICE USE ONLY

PUBLICATION & IMPLEMENTATION DATES

PUBLICATION

Publication on the Councils Website:- 01/03/17

DATE

IMPLEMENTATION OF THE DECISION

Note: This decision will not come into force and may not be implemented until the expiry of 5 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.

Subject to Call In the implementation date will be 9/3/17

DATE


Secretary to the Cabinet Signature

CHRISTIAN SS HANAGAN
Print Name

7/5/17
Date



Further Information

Directorate:	Corporate and Frontline Services
Contact Name:	Debra Hanney
Designation:	RCT Together - Community Asset Development Officer
Tel.No.	01443 744517



DELEGATED DECISION

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

REPORT TO ACCOMPANY A DECISION OF GROUP DIRECTOR, CORPORATE AND FRONTLINE SERVICES

DATE: 1st March 2017

**TITLE: RCT TOGETHER - COMMUNITY ASSET TRANSFER OF CAR
PARK AREA ADJACENT TO CAMBRIAN LAKESIDE CAFÉ, CLYDACH
VALE, RCT.**

AUTHOR: Debra Hanney (Community Asset Development Officer)

1. PURPOSE OF THE REPORT

- 1.1 In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended Officer decision of the Director of Corporate Estates and Procurement

2. RECOMMENDATIONS

- 2.1 It is recommended to:

Endorse the transfer of the land (car park area) adjacent to the Cambrian Lakeside Cafe by way of a 25 year lease as set out in paragraph 6.

3. REASONS FOR RECOMMENDATIONS

It is recommended that the Director of Corporate Estates and Procurement agree to the leasehold transfer due to:

- 3.1 The existing car park area is hazardous due to the uneven surface which includes pot holes and there is no lighting to serve evening use at the site. It does not serve the level of demand for existing customers accessing the 3g facilities, the Lakeside Cafe or general visitors to the area.
- 3.2 Cambrian Village Trust have secured 100% of the funding (£71,545.98) required to enlarge the car park area, level out the floor surface, address drainage concerns and install appropriate lighting to the area. This scheme of works will go some way to alleviating the current parking issues which have been raised as a concern by local residents and visitors. It will also ensure trips and hazards are minimised for some of the vulnerable customers who access these facilities.



4. BACKGROUND

- 4.1 The Council's RCT Together Approach for progressing Community Asset Transfers was agreed by Cabinet at its meeting on the 30th 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 To date over 116 formal Expressions of Interest have been received from a variety of existing and newly established groups with proposals ranging from taking over small paddling pools to museums and day care centres. The asset transfer of the Muni Arts Centre has been recognised by the Welsh Government as a way of good practice and was referred to in its recently published document "Community Asset transfers in Wales" Best Practice Guide.
- 4.4 At the Council meeting on the 19th 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.

5. REVIEW OF CAMBRIAN VILLAGE TRUST PROPOSAL

- 5.1 Cambrian Village Trust (CVT) was established in 2000 and became a registered non-profit charity in 2001. Significant trading activity such as revenue from their Cafe and 3G pitch saw the set up of a separate trading arm "Cambrian Lakeside Limited" (CLL) which was established as a Company Ltd by Guarantee in 2013 and is wholly owned by Cambrian Village Trust. Within their Memorandum and Articles of Association, any surpluses generated by CLL can be used to 1) create a general reserve for the continuation and development of the Company 2) to make a payment to the sole member to support their aims and objectives ie. Cambrian Village Trust or 3) to make a payment for social and charitable purposes.

Both organisations are community based and have successfully developed an all-weather 3G football pitch and the Lakeside Café. The organisation cite over 2000 individuals currently access these facilities on a weekly basis. Historically the organisation have primarily focussed on the provision of sporting activities and facilities for young people in RCT but due to the success of the Lakeside Café has seen the additional community benefits that can be supported by adopting and delivering a broader programme of preventative health and wellbeing initiatives.

They have a solid board membership of local people who are both committed and have a good range of experience ie. accounting, health and wellbeing, children and families, Safeguarding, managing staff and volunteers HR, Tourism, Governor, Engineering etc.

5.2 In lieu of this, the organisation has recently employed a business development officer whose experience as a personal trainer and wellbeing advocate has seen them develop phased proposals to support their innovative and creative “Lakeside Healthy Living Project”. This is in addition to the 15 local people they employ to run the various programmes of activity.

5.3 Proposals for “Lakeside Healthy Living” include two specific projects which aim to deliver training, education and activities in health and well-being, employability, sustainable living, reducing social isolation and improving self confidence.

• **Project 1 - Day Centre Service Level Agreement**

Deliver a health and well-being programme to individuals from a day centre setting by utilising the new facilities and natural resources such as the lake and mountains. They also deliver cooking and healthy eating, tasting sessions, encouraging new healthier foods, independent living and getting employment ready.

Confirmation has also been received by the Service Director for Adult Services that a Service Level Agreement (SLA) has been in place for two years and will run up to the 31st March 2017. The officer reports arrangements were expanded this year to provide more wellbeing activities and outcomes for people with learning difficulties. The current Service Level Agreement has been very successful and is expected this will be renewed for 2017/18 subject to a further SLA being agreed before the end of this financial year.

• **Project 2 - Schools**

Delivering motor skills development training to Special Educational Needs (SEN) pupils from local schools improving co-ordination, balance, fine motor skills and physical ability, teamwork, communication and problem solving. This will result in more rounded and socially confident individuals allowing integration into mainstream school activities.

5.4 In order to deliver on their Health Living proposals, CVT and CLL have identified a number of phased capital development projects as follows;

• Car Park	£71,545.98
• Classroom/Gym/Play Area	£67,500.00
• Paths/Bridges	£30,000.00



• Canopy	£45,000.00
• Outside Gym	£10,000.00
• Cafe Extension	£77,000.00
TOTAL	<u>£291,045.98</u>

Their intention is for these programmes to increase physical activity levels amongst residents and combat obesity.

Main Lounge Development proposals seek to extend the current cafe area due to capacity issues at peak times and the configuration of the kitchen is not well suited to the level of custom the organisation now has to serve.

Outside Gym proposals to install on the current all weather 3G site which aims to extend the physical activity reach and provide more than just football based activities.

3G Pitch proposals to increase the covered spectator capacity, improve changing room facilities and install lighting.

Outdoor Log Cabin Classroom – to expand delivery of their health and well-being initiatives and training programmes.

Extension to the lakeside Building proposals – a further aspiration is to explore the feasibility of an extension to the ground floor or a first floor option to provide a large community space for larger community events, and weddings

- 5.5 Further funding is being sought from the Welsh Governments “Community Facilities Programme” for phase two of their broader capital development proposals.

Applications have also been submitted to **Rhondda Trust Fund for £15,000** as match funding contribution towards the development of a log cabin classroom facility which will assist the organisation in the provision of a future forest schools project as well as supporting their broader health and wellbeing programme “Lakeside Healthy Living”. A final award of £5000 from the Rhondda trust Fund has been confirmed as a contribution towards their Lakeside Healthy Living Programme .

In addition CVT and CLL have received written confirmation that they have been successful in their application to the **Community Foundation Wales “Fourteen Fund” for £42,442.00** of revenue funding towards their “Strive and Thrive” project an innovative person centred programme.

This project will target 3 distinct groups;

- 1) Young disabled people (16-25yrs in transition)
- 2) Over 50’s men living with physical or mental health issues

- 3) Young women aged 16-21yrs
- 4) Integrated group.

The pilot will run four x 6 week programmes and will include safe exercise, Mindfulness, meditation, Motivational techniques, cycling, canoeing, outdoor activities including orienteering, Nordic walking, geo-caching, bushcraft and walking football. This programme aims to improve our facilities at the site particularly around education, disability provision and the future sustainability of their programme. This programme is due to start May 2017.

Cambrian Village Trust captures feedback from visitors, customers and users through anecdotal feedback and via a simple annual survey process. The recent pilot programmes with Adult Services clients have seen the introduction of an assessment and interview before and after each programme to capture distance travelled and ensure each participant has a tailored programme of support. An agreed monitoring form will also be established to capture the impact of the asset transfer.

5.6 RATIONALE FOR LEASEHOLD TRANSFER OF LAND (CAR PARK)

5.6.1 The current car park which is owned by Rhondda Cynon Taf County Borough Council is of poor quality, needs investment and is insufficient to fulfil the needs of visitors who attend the Lakeside, 3G developments and the country park and lake area. This is especially exaggerated during their peak café bar periods and on match days for the 3G pitch. As such a proposal to resurface and extend the car park has been proposed. The existing car park houses 20 spaces and the proposed reconfiguration will see the car park extended to accommodate 2 disabled spaces and 38 general spaces and will see the instalment of 2 light stands. These additional car parking spaces will also satisfy a planning condition for the development of a larger stand on their 3G site activities.

5.6.2 This approach will not only increase the capacity of the car park but also improve the quality of the car parking provision. This will ensure patrons with poor mobility, children or older people will reduce the risk of tripping or falling during daytime and evening activities which has been an issue for Cambrian Village Trust.

5.6.3 In order to lever in external funding a leasehold asset transfer is required by Cambrian Village Trust of 25 years in order to fund the £71,545.98 development costs. This development is especially important not only in the provision of existing activities but also the growth of Cambrian Village Trusts existing and proposed community health and wellbeing programmes otherwise the existing infrastructure will simply not cope with the targeted increase in footfall.



5.7 Cambrian Village Trust have secured the following funding to enable the suitable upgrade of the car parking facilities;

• Community Enabling Fund (authorised 8/02/17)	£10,000.00
• Welsh Church Act Fund (authorised 16/02/17)	£48,000.00
• Pennant Walters Community Windfarm	£11,545.98
• Own reserves	£2,000.00
Total funding secured	<u>£71,545.98</u>

NB. The payment of the Welsh Church Act Fund Award will be dependent on a lease being agreed to Cambrian Village Trust for the car park area.

5.8 Full planning permission (Ref 16/0836/10) was also obtained on 23rd September 2016 to improve and enlarge the current car park area subject to appropriate drainage works being undertaken.

6. REVIEW OF CAR PARK PROPOSAL

6.1 At the meeting of the Community Asset and Service Transfer Panel (CAST) on the 23rd November 2016, an assessment of Cambrian Village Trust and Cambrian Lakeside Limited's Business plan was undertaken. A summary of the scorings can be provided if requested.

6.2 The business case for the leasehold transfer of the car park area can be sufficiently evidenced as it is needed now on pure health and safety considerations and the groups ability in already having secured the funding necessary to undertake the works underpins this. Their business plan focussed on their wider aspirations as part of a long term phased development approach. Focus was given to the development of the car park as part of phase one developments.

6.3 Their generated income comes through a variety of sources including receipts from the Lakeside cafe, hiring out rooms for community events and meetings, hire of 3g pitch, income from the Micro Hydro Electricity Plant and its service level agreement with Adult Services, and project work with local schools and community groups. The area also supports additional engagement of visitors who may not use the facilities that Cambrian Village Trist but who visit the area to fish in both lakes, cycle or walk along the various paths to enjoy the local scenery.



See table of historical income and expenditure

	2015			2016		
	CVT	CLL	Total	CVT	CLL	Total
Income	£32,638	£226,073	£258,711	Tbc	£337,530	£337,530
Costs	£36,264	£203,429	£239,693	Tbc	£306,414	£306,414
Net Profit/(Loss)	£(3,626)	£22,644	£19,018	Tbc	£31,116	£31,116

See table of projected income and expenditure for the next 3 financial years

	2017	2018	2019
Income	£349,047	£400,248	£462,814
Costs	£228,344	£247,407	£258,195
Net Profit/(Loss)	£120,703	£152,841	£204,619

6.4 Cambrian Village Trust have developed excellent networks with key partners across RCT and further afield including Friends of Cwmclydach Country Park, Stronger Rhondda, Football Association of Wales, Mens Sheds, Keep Wales Tidy, NRW, Destination Management Partnership and Coalfields Regeneration Trust to name but a few.

6.5 The only concerns raised by officers related to their broader development proposals and their ability to evidence the increase in demand for their services and usage of their facilities. If for the purposes of this report, we focus on the lease for the car park area, the panel accepted this would provide a range of benefits for existing customer and visitor levels and should be supported.

7. EQUALITY AND DIVERSITY IMPLICATIONS

7.1 An Equality Impact Assessment is not required for this decision, as it applies to the general population i.e. anyone will have access to the car park area.

8. CONSULTATION

8.1 The Council has no legal duties to consult on this decision. However the community groups "Friends of Cwmclydach Countryside Park" and "Cambrian Village Trust" held a joint open consultation meeting on Wednesday 16th March 2016 to present their proposals for development of local facilities in and around the Clydach area. During this process, residents communicated strongly that any future developments should factor in a solution to the existing car parking issues which affected the health and safety of visitors and residents to the area.



9. FINANCIAL IMPLICATION(S)

9.1 None - Cambrian Village Trust have secured 100% of the funding to create a larger and safer car park space for local residents and visitors to the area subject to a lease being in place on the land, to enable the suitable upgrade of the car parking facilities;

• Community Enabling Fund (authorised 8/02/17)	£10,000.00
• Welsh Church Act Fund (authorised 16/02/17)	£48,000.00
• Pennant Walters Community Windfarm	£11,545.98
• Own reserves	£2000.00

Total funding secured **£71,545.98**

9.2 The Estates case worker has calculated an annual market rent of £3,200 and a rent free period will be offered for the first 5 years. At the fifth anniversary and every five years thereafter the rent will be reviewed at a Market Rent Value.

10. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

10.1 A "Report on Title" was undertaken and further investigations with Welsh Government were undertaken to clarify any clawback issues. Welsh Government confirmed they have no issues. There are no further requirements for consent from the Coal Authority as long as the planning application complies with all statutory planning requirements/consents. An open space notice will be required.

11. LINKS TO THE COUNCILS CORPORATE PLAN / OTHER CORPORATE PRIORITIES/ SIP.

11.1 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.

11.2 The proposal from Cambrian Village Trust seeks to deliver through its Lakeside Healthy Living Programme a range of activities which are preventative in nature, which increase physical activity participation rates, which boost people's confidence and self-esteem and focuses



on their strengths and which ensures improved accessibility across the whole site for all users especially wheelchairs users. They also working closely with the Friends of Cwmclydach Countryside Park to ensure the lake and surrounding paths are maintained supporting the local tourism offer in the area.

- 11.2 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."

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".

The 'RCT Together' approach is a key initiative of the Council and supports the principles set out in the Corporate Plan 2016-2020 by supporting communities to become more involved and resilient, building a sustainable county borough. It has strong links with the Single Integrated Plan priorities to make Rhondda Cynon Taf a safe, healthy and prosperous place to live and work.

12. CONCLUSION

- 12.1 The benefits of Community Asset Transfers are potentially substantial and varied, depending on the extent to which the asset can be utilised for maximum community benefit.

Community based organisations develop styles of engagement that are more effective than other forms of ownership because they are directly accountable to their customers. Communities that come together to plan and deliver services can make them more inclusive and responsive than state run services.

By transferring control to community based organisations, asset transfer can:



- Empower communities to shape the places in which they live and work.
- Involve communities in co-designing, transforming and delivering the services from which they benefit.
- Be a catalyst for skills development / volunteering opportunities / job creation / business development.
- Promote 'community anchors' and resilience in deprived neighbourhoods through the provision of space / opportunities for local enterprise activity.
- Lever in capital and revenue funding dependent on the proposal and evidenced community need

12.2 In conclusion, Cambrian Village Trust have been sustainable for over 16 years and with its trading arm Cambrian Lakeside Limited continue to employ 15 local staff to the value of £116,871 in 2015/16, this is projected to increase to circa £168,733 by 2019. The recent diversification of their historically sports based programmes are ensuring they meet local demand for increased health and well being programmes and initiatives that aim to build confidence and resilience amongst its beneficiaries, focus on an individual's abilities and strengths and have a preventative focus. Their programmes are targeted to a number of different audiences. They continue to work closely with key partners around the local Tourism offer and ensure their actions support local facilities like cleaning the lake, maintaining paths and walkways enhances the local offer to visitors.

12.3 In essence the leasehold transfer of the existing car park area will allow Cambrian Village Trust to make the necessary safety enhancements and in turn this will create a more vibrant entrance to the area and ideally serve the needs of the visitors and various users to access both the local environmental assets and also Cambrian Village Trusts expanding programme including Cafe, 3G, Lakeside Healthy Living and Strive and Thrive programmes.

Relevant Scrutiny Committee

- Public Service Delivery, Communities and Prosperity Community

Background Papers

- None

Contact Officer

- Debra Hanney (RCT Together – Community Asset Development Officer)
01443 744517

The following table shows the results of the experiment. The data indicates that the reaction rate is directly proportional to the concentration of the reactants. This is consistent with the proposed mechanism.

Run	[A] (M)	[B] (M)	Initial Rate (M/s)
1	0.10	0.10	0.0010
2	0.20	0.10	0.0020
3	0.10	0.20	0.0020
4	0.20	0.20	0.0040

The rate law for the reaction is determined to be $\text{Rate} = k[A][B]$. The rate constant k is calculated to be $0.10 \text{ s}^{-1}\text{M}^{-2}$. The activation energy of the reaction is 50 kJ/mol .