



RECORD OF DELEGATED OFFICER DECISION

Key Decision ✓

SUBJECT: RCT Together – Community Asset Transfer of Rhydyfelin Community Centre to Valleys Kids (Charity and Company Limited By Guarantee).

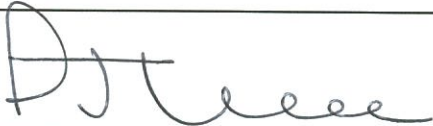
PURPOSE OF REPORT:

To approve the transfer of Rhydyfelin Community Centre to Valleys Kids (Charity and Company Limited by Guarantee) 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 of Public Health, Protection and Community Services.

DELEGATED DECISION:

It was AGREED: To approve the transfer of Rhydyfelin Community Centre to Valleys Kids (Charity and Company Limited by Guarantee) by way of a 25 year lease.

 <i>Chief Officer Signature</i>	PAUL MEE <i>Print Name</i>	14.8.18 <i>Date</i>
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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



CONSULTEE CABINET MEMBER SIGNATURE

14/08/2018

DATE

CONSULTEE OFFICER SIGNATURE

DATE

CALL IN PROCEDURE RULES.

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

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:- 15th August 2018

DATE

IMPLEMENTATION OF THE DECISION

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.

Subject to Call In the implementation date will be 21st August 2018

DATE



Chief Executive Signature

C. BRADSHAW

Print Name

15/8/18

Date

Further Information

Directorate:	Public Health, Protection & Community Services
Contact Name:	Debra Hanney
Designation:	RCT Together – Community Asset Transfer Development Officer
Tel.No.	01443 281188

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

KEY DELEGATED DECISION

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

6TH AUGUST 2018

**RCT TOGETHER – COMMUNITY ASSET TRANSFER OF RHYDYFELIN
COMMUNITY CENTRE TO VALLEYS KIDS (CHARITY AND COMPANY
LIMITED BY GUARANTEE)**

Author: Debra Hanney, Community Asset Development Officer

1. PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to approve the transfer of Rhydyfelin Community Centre to Valleys Kids (Charity and Company Limited by Guarantee) by way of a 25 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 Public Health, Protection & Community Services.

2. RECOMMENDATIONS

- 2.1 It is recommended to endorse the transfer of Rhydyfelin Community Centre to Valleys Kids (Charity and Company Limited by Guarantee) by way of a 25 year lease as set out in paragraph 5.

3. REASONS FOR RECOMMENDATIONS

- 3.1 It is recommended that the Director of Public Health, Protection & Community Services agrees to a 25 year lease with Valleys Kids in respect of Rhydyfelin Community Centre. This tenancy agreement will pass on the full management, repair and maintenance responsibilities to Valleys Kids and reduce the current Leisure budget allocation which covers National Non-Domestic Rates (NNDR), Water and Alarm costs.
- 3.2 The lease will also enable Valleys Kids the opportunity to lever in capital funding to address any future building and resource needs.
- 3.3 Valleys Kids submitted an Expression of Interest in August 2017 proposing to:



- Work closely with the community to encourage local participation and collaboration in the future development of the Centre.
- Increase volunteering opportunities to deliver a wider programme of services from the centre.
- Strengthen links with agency partners to deliver services collaboratively.
- Develop an income generation strategy to support development.

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 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. OVERVIEW OF VALLEYS KIDS PROPOSAL

- 5.1 Valleys Kids are a community development organisation with over 40 years experience of working in a variety of Valleys communities having developed Community and Family Hub delivery bases at Penyreglyn, Penygraig, Porth, Dinas, Gower and Rhydyfelin and have substantial experience of maintaining, renovating and managing buildings.
- 5.2 Their key objectives are to promote healthy development and social inclusion of children, young people and families and to be able to respond to community needs. They have a history of engaging and supporting individuals and groups who face multiple barriers to accessing appropriate support. They have a comprehensive range of policies and operating procedures in place designed to safeguard the health and well-being of all its staff, partners and residents.
- 5.3 The organisation is governed by a large board of trustees with a range of skills and experiences who meet quarterly. Day to day management of activities is devolved to senior managers who report to the Board on the operation of the organisation.

- 5.4 Their core activities include:
- Early years, childcare and parenting support
 - After school play, Holiday Playscheme
 - Youth clubs and youth theatre
 - Family Support Programmes
 - Volunteering opportunities
 - Feel Good Groups
 - Older adult support networks including coffee mornings, community bingo, tea dances, arm chair aerobics, art classes, creative movement and reminiscence projects
- 5.5 Funded project work has included:
- “Circle of Friends” – Creative movement group at Maesyfelin Sheltered housing complex
 - “A Place and a time for You” is a discrete project working with adults suffering from the onset of dementia and their carers
- 5.6 The group has a strong track record of working in partnership with statutory and third sector partners including Housing Associations, RCT Children’s Services, TEDS, Police and local community groups. They have invested over 20 years in developing working relationships in the Rhydyfelin and Hawthorn communities supporting the establishment of the Rhydyfelin Regeneration Partnership in 2000.
- 5.7 Due to cuts in their funding for core services, there is a risk of losing the vibrant community engagement that has been developed by Valleys Kids over the past 20 years in the Rhydyfelin and Hawthorn communities. The proposal to take over the management of the centre would enable the organisation to maintain its level of community engagement and work closely with the community to increase the current delivery programme at the Centre.
- 5.8 Having a 25 year lease in place would enable Valleys Kids to draw down resources to sustain and enhance the existing community engagement and develop a wider programme of community activities.
- 5.9 Valleys Kids welcome the opportunity to bring local people of all ages together to promote community cohesion and recognise the potential to increase community engagement through volunteering and developing a wider programme of activities. Local partners are keen to maintain links and develop new social networks. Existing community groups such as walking groups, feel good groups, dementia support and resilient family groups are all well able to transfer to the community centre (where appropriate).

- 5.10 In accordance with the charitable objectives of the organisation, Valleys Kids have committed to working alongside existing volunteers and recruiting new volunteers to plan and deliver activities at the Centre. They intend to establish a centre “User Group” made up of local people and agency partners who will participate equally in the planning and development of activities at the Centre.
- 5.11 In addition they will establish a local partnership network to maintain strong links with the wider community in Rhydyfelin in order to ensure a co-ordinated approach to developing activities in both the centre and wider community. This approach will contribute to supporting the Councils developing Neighbourhood Network model.
- 5.12 Proposed activities at the centre will include:
- Supporting existing volunteers at the centre to continue their activities (where appropriate) such as community bingo, brownies and community events
 - Adult feel good groups including stress reduction, creative movement and poetry
 - Dementia support activities
 - “Resilient Families” programme – working with parents and children
 - Information and advices services
 - Coffee bar facilities which will include cream teas, dementia coffee mornings, older adult coffee mornings etc
 - Events such as fetes, bazaars, family fund days, consultation events and Christmas concerts.

6. REVIEW OF VALLEYS KIDS BUSINESS PLAN

- 6.1 At the meeting of the Community Asset and Service Transfer Panel held on the 6th June 2018, an assessment of Valleys Kids Business Plan was undertaken. The following is a summary of the Panel’s assessment and recommendations.
- 6.2 The panel were informed the centre has been historically run by a dedicated voluntary management committee under the direction and support of the Council’s Leisure department and by way of a constitution which acted as a “Memorandum of Understanding” clarifying roles and responsibilities. This constitution did not enable the committee to lever in external funding opportunities. The voluntary management committee were also offered the option to express an interest in undertaking a formal tenancy on the building which they declined.
- 6.3 As part of the transfer discussions several meetings were held with senior officers and representatives from both the voluntary management committee and Valleys Kids to ascertain whether a

smooth active transition could be achieved whereby the existing committee were retained in a voluntary capacity but the management of the building was passed to Valleys Kids.

- 6.4 Valleys Kids also communicated the preference to want to work collaboratively with the existing committee and any new community volunteers to shape the future direction of the centre. However the committee have advised they will step down from their current role as at 31st July 2018.
- 6.5 Valleys Kids have a wide variety of income streams including generated income, grants, donations and a variety of commissioned funding streams from the local authority to support family engagement programmes, employability support and youth provision.
- 6.6 Two key risks identified by Community Asset Transfer panel, was that post March 2019, Officers were unclear on the central funding allocation for Welsh Government funded programmes such as Families First and Communities First. The panel queried how this uncertainty would affect the sustainability of Valleys Kids tenancy at Rhydyfelin Community Centre. Valleys Kids advised they were developing their own funding strategy to readdress any reliance on commissioned funding by re-focusing their priorities on developing their social enterprise/trading arm through family and play initiatives at The Yard, Treorchy (play centre), proposed new childcare development at the former Penygraig Library and better utilisation of activities at The Factory, Porth.
- 6.7 In addition, Valleys Kids advised they were developing a sustainability strategy which involves the ongoing engagement of community volunteers to support the day to day management of the centre and expansion of the delivery programme in lieu of the uncertainty over future commissioned funding opportunities.
- 6.8 Valleys Kids also confirmed they have appropriate mechanisms in place to ensure they can deliver against their grant funded outcomes which was a key consideration for the panel.

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 to all sections of the population.

8. CONSULTATION

- 8.1 Valleys Kids have historically consulted the Rhydyfelin community on a regular basis to develop services in response to needs identified by the



community. As part of their community engagement and empowerment approach, Valleys Kids undertook a range of community consultation activities involving local partners from Summer 2017 to January 2018 to inform a range of needs including the proposal for the transfer of Rhydyfelin Community Centre.

8.2 Feedback from these activities was summarised as follows:

- High level of poor emotional well-being in the area
- More preventative services needed to improve physical and emotional wellbeing (including a focus on support for young people)
- More accessible social networking opportunities to address isolation and loneliness across the ages
- Accessible community based play and youth opportunities
- Basic training opportunities to increase confidence
- More agency collaboration to develop activities to improve the wellbeing of older adults.

8.3 Valleys Kids also received funding from the Integrated Care Fund to carry out research into the level of isolation, loneliness and depression experienced by older adults in Rhondda and Taff Ely and was undertaken with residents and staff of care homes and sheltered housing.

8.4 Feedback from this consultation clearly showed the benefit of local group based approaches that offered a range of accessible activities that interested them personally was needed.

9. FINANCIAL IMPLICATION(S)

9.1 Valleys Kids will be responsible for all running, repair and maintenance costs on the building for the duration of the lease at no further cost to the Council.

9.2 There will be efficiency savings on the current Leisure Budget allocation which currently covers costs associated with the payment of National Non Domestic Rates, Water and Alarm costs. The responsibility for managing these costs will be passed to Valleys Kids.

9.3 Valleys Kids (due to their legal structure and proposed activities) have been advised they will be eligible for 80% mandatory relief and a further 20% discretionary relief on their National Non Domestic Rates (NNDR) costs.

9.4 The Council has agreed to a full 100% concession on the annual Market Rent for the first 3 years. This will enable the group to meet its proposed economic, environmental and social wellbeing aims. In addition, this will support Valleys Kids to sustain and broaden the

existing delivery programme and adopt flexible approaches to engaging and empowering the community to ensuring its activities and programmes reflect the intergenerational needs of the community.

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 Valleys Kids will support the Council’s corporate plan ‘The Way Ahead’ 2016-2020 priority of “promoting independence and positive lives for everyone”. Specifically their proposed aims are to:
- **Increase confidence and skills** – by building on the existing activities at the centre and developing opportunities for wider community engagement in the planning and delivery of new services together with accredited training opportunities;
 - **Improve health and well-being** – by increasing community awareness and skills to improve their health and well-being by providing a programme of activities to develop healthy lifestyles and supporting family resilience;
 - **Improve economic activity** – by increasing volunteering and work experience opportunities supporting them to develop transferable skills.
- 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 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 Community Asset Transfer panel were keen to acknowledge that the existing voluntary management committee have been key in sustaining the centre to date.
- 12.2 The benefits of now leasing the building to Valleys Kids via a 25 year lease would be to pass the full management, repair and maintenance responsibilities over to an experienced and incorporated voluntary sector organisation. This will enable the organisation to lever in capital and revenue funding (if required) to maximise use of the centre and to broaden the current delivery programme further. In addition the focus proposed by Valleys Kids to actively engage wider community participation both from local residents and local partner agencies would add further value by supporting the development of an active Neighbourhood Network which is a developing priority for the Council.
- 12.3 The panel were mindful of the key risks which could affect the sustainability of their proposed 25 year tenancy which include the uncertainty over future commissioned funding and the groups’ ability to ensure they can deliver against their current grant funded outcomes. However, the panel were satisfied with the proposed arrangements to address these issues and felt the broad ranging benefits to this proposal should be the deciding factor in recommending the 25 year lease is agreed.

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

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6TH AUGUST 2018

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Background Papers:

Cabinet – 30th October 2014

Council – 19th May 2016

Community Asset and Service Transfer Panel - 6th June 2018

Contact Officer

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