

**COFNOD O BENDERFYNIAD WEDI'I DDIRPRWYO GAN SWYDDOG
RECORD OF DELEGATED OFFICER DECISION**

Penderfyniad Allweddol | Key Decision ✓

PWNC | SUBJECT:

RCT Together – Community Asset Transfer of the Cana Centre (Penywaun) to Coalfields Regeneration Trust (Charity and Private Limited Company by guarantee without share capital).

DIBEN YR ADRODDIAD | PURPOSE OF THE REPORT:

In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended Officer's decision of the Director of Corporate Estates and the Director of Public Health, Planning and Communities Services as described below.



AGREED:

To approve the transfer of the former Cana Centre, Penywaun, to Coalfields Regeneration Trust by way of Freehold Transfer (with restricted use "for community purposes only").

To approve the transfer (by way of an undervalue) for £1 to Coalfields Regeneration Trust.

PENDERFYNIAD WEDI'I DDIRPRWYO | DELEGATED DECISION:

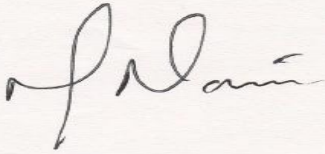
To approve the transfer of the former Cana Centre, Penywaun to Coalfields Regeneration Trust by way of a Freehold Transfer (restricted for community use).

 Llofnod y Prif Swyddog Chief Officer Signature	Paul Mee Enw (priflythrennau) Name (Print Name)	30.11.20 Dyddiad Date
 Llofnod y Prif Swyddog Chief Officer Signature	Dave Powell Enw (priflythrennau) Name (Print Name)	30.11.20 Dyddiad Date

Mae'r penderfyniad yn cael ei wneud yn unol ag Adran 15 o Ddeddf Llywodraeth 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.

YMGYNGHORI | CONSULTATION



27.11.20

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

DYDDIAD | DATE



27.11.20

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

DYDDIAD | DATE

LLOFNOD SWYDDOG YMGYNGHOROL
CONSULTEE OFFICER SIGNATURE

DYDDIAD | DATE

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

A YW'R PENDERFYNIAD YN UN BRYD 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:

YDY | YES

NAC YDY | NO X

Rheswm dros fod yn fater brys | Reason for Urgency:

.....

Os yw'n cael ei ystyried yn fater brys - llofnod y Llywydd, y Dirprwy Lywydd neu Bennaeth 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 Presiding Member or Deputy Presiding Member 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:

.....
(Llywydd | Presiding Member)

.....
(Dyddiad | Date)

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.

DYDDIADAU CYHOEDDI A GWEITHREDU | PUBLICATION & IMPLEMENTATION DATES

CYHOEDDI | PUBLICATION

Cyhoeddi ar Wefan y Cyngor | Publication on the Councils Website:- 02-12-20

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 implementation date will be

08-12-20

DYDDIAD / DATE

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

Rhagor o wybodaeth | Further Information:

Cyfadran Directorate:	Public Health, Protection & Community Services
Enw'r Person Cyswllt Contact Name:	Debra Hanney
Swydd Designation:	Senior Community Development Officer
Rhif Ffôn Telephone Number:	01443 425637



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

DELEGATED OFFICER DECISION

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

11TH NOVEMBER 2020

**RCT TOGETHER – COMMUNITY ASSET TRANSFER OF THE FORMER CANA
CENTRE (PENYWAUN) TO COALFIELDS REGENERATION TRUST (CHARITY AND
COMPANY LIMITED BY GUARANTEE) BY WAY OF A FREEHOLD TRANSFER
(WITH RESTRICTED USE FOR COMMUNITY PURPOSES AND INCLUDES A BUY
BACK OPTION)**

Author: Debra Hanney, Senior Community Development Officer – 01443 425637

1. PURPOSE OF THE REPORT

- 1.1 To approve the Freehold transfer of the former Cana Centre, Penywaun at an undervalue of £1 to Coalfields Regeneration Trust (CRT). The Freehold Transfer will include a restricted use clause for “community purposes only” and an agreed buy-back option to the Council.
- 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 Corporate Estates and the Director of Public Health, Protection and Community Services.

2. RECOMMENDATIONS

It is recommended:

- 2.1 To endorse the transfer of the former Cana Centre (Penywaun) to Coalfields Regeneration Trust by way of a Freehold disposal with restricted use (for community purposes) for £1 including an agreed buy back option to the Council.
- 2.2 To endorse the undervalue transfer of the building for a £1 as the disposal will contribute to the promotion and improvement of the social, economic and environmental wellbeing of the area. The General Disposal Consent (Wales) Order 2003 removes the requirement for local authorities to seek consent from the Welsh Government if the undervalue is less than £2m and the disposal contributes to the promotion and improvement of the social, economic and environmental well-being of the area. The current unrestricted open market valuation of the building is £45,000.

3. REASONS FOR RECOMMENDATIONS

- 3.1 It is recommended that the Director of Corporate Estates and the Director of Public Health, Protection and Community Services agree to the Freehold Disposal to Coalfields Regeneration Trust in respect of them occupying the former Cana Centre, Penywaun which has remained vacant and unused since the previous occupier vacated the building in March 2018. The building is in disrepair and at risk of vandalism. This proposal is the most cost effective option for bringing back in to use this much valued community asset.
- 3.2 Freehold ownership will give CRT the confidence to fully invest in the physical structure of the building in terms of refurbishment requirements, building/asset management, generation of income to ensure sustainability and placing officers on-site as and when required.
- 3.3 CRT's aim is to re-establish the building as a training and development resource centre and to maximise future employment opportunities for local residents in anticipation of proposed developments at Tower Colliery and the Cynon Gateway site. Their aim is to offer Level 1 & 2 qualifications in construction, retail and hospitality and any other identified training needs which can address current and future employment opportunities.
- 3.4 CRT's proposals also forms part of the wider Penywaun Community Plan "Driving Change" which has been developed over the past two years by Building Communities Trust and the Invest Local Group which is made up of representation of groups from across the Penywaun area. The focus is that the re-development of the Cana Centre as a training centre will complement activities at Penywaun Community Centre and provide additional accessible space for community engagement activities when required.

4. BACKGROUND

- 4.1 The Council's RCT Together Approach for progressing Community Asset Transfers was agreed by Cabinet at its meeting on 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 that benefit residents within Rhondda Cynon Taf.
- 4.3 At the Council meeting on 19th May 2016, it was agreed that applications for the asset transfer could now be dealt with under the Council's Delegated Decision framework. High Level Asset Transfers will need to be reported to Cabinet if Officers and the appropriate Cabinet Member feel that this is required.
- 4.4 A review of RCT Together has recently been undertaken and approved by Cabinet at its meeting on 21st 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.

5. OVERVIEW OF COALFIELDS REGENERATION TRUST AND THEIR PROPOSAL

- 5.1 The Coalfields Regeneration Trust (CRT) is a company limited by guarantee and a registered charity. Its charitable objects are to promote urban or rural regeneration in areas of social and economic deprivation in the coalfields areas in England, Wales and Scotland for the public benefit.
- 5.2 CRT in Wales is supported and funded by the Welsh Government and EU funding. However, it also generates income from a variety of other sources including through contracts with social housing, local authorities, third sector agencies and the private sector. CRT in Wales is dedicated to working proactively at both strategic and grassroots level to achieve sustainable change in disadvantaged communities with the aim of delivering real improvements into the coalfield communities efficiently and effectively. CRT is a social enterprise and strives to be a sustainable business model that generates sufficient earned income to provide continuing support to former coalfields communities across the UK.
- 5.3 Since 1999, their national offices in Wales, Scotland and England have embedded CRT in former mining communities as a valued resource through the creation of partnerships, grant programmes and support networks offering practical advice and guidance to local communities.
- 5.4 CRT Wales have built an impressive track record that includes;
- Stimulating action and community led regeneration;
 - Building the capacity of individuals as well as community and voluntary groups through skills development activities;
 - Asset transfer and development (e.g.) Aneurin Bevan House (Tredegar) and Cefn Golau.
- 5.5 Their three core strategic themes are:
- **Employment** – providing bespoke support and removing barriers to people getting a job.
 - **Skills** – enabling people to learn new skills that will give them access to new opportunities.
 - **Health** – develop programmes that focus on encouraging people to adopt a healthy and active lifestyle. This in turn will impact on their ability to take up training and job opportunities.
- 5.6 The CRT Board meets four times a year and delegates the day to day operation of the organisation to the Senior Management Team. Although not explicitly concerned with this community asset transfer, it is worth noting that CRT has a subsidiary company, CRT Property Investments Limited who purchase and develop

investment properties. Investments of this type within the coalfield communities provide opportunities for businesses working in former mining areas to access lower rental offices and manufacturing sites, while also providing a crucial income stream.

- 5.7 Partnership working is the cornerstone of CRT's activities and in Wales the organisation now enjoys well-developed partnership links with national and local government, local authorities, social housing organisations, funders, investors and agencies including WCVA, DTA Wales, Social Firms Wales and the Wales Co-operative Centre and the Credit Union movement. This has earned them the reputation for being an honest broker and enabler for strategic partnerships. As a social investor, CRT aims to develop opportunities that deliver positive social impacts by supporting former coalfield communities.
- 5.8 CRT wish to take over the freehold transfer of the Cana Centre to enable them to use their own resources to bring the building back into community use as a training and development centre. CRT will pay all running costs until the building can sustain itself and will place one Development Officer at the centre 2.5 days per week. One of the partners will be based in the building full time, managing the front of house reception. When courses are running, the delivery partners will meet and greet.
- 5.9 Core services offered at the Cana Centre will be:
- Skills and preparation for work (including life skills and confidence building);
 - Social enterprise business support;
 - Game On Wales (to encourage healthy lifestyles by being more active);
 - Money Advice (working in partnership with Credit Unions).
- 5.10 CRT advise their proposal will benefit the community in the following ways:
- The Cana Centre has enjoyed local patronage and support for a long time. If CRT take the building over, the community can be assured that it will be reinstated as a community facility that is open to all and protected for the future, rather than being another community building lost forever.
 - Almost 50% of the Penywaun population have no qualifications at all. This is in total contrast to the rest of Wales and puts the work-seeking people of Penywaun at a disadvantage when applying for jobs. The provision of Level 1 & 2 training at the Cana Centre will help to re-dress the balance.
 - Penywaun Community Centre is now the hub of the community and is highly valued as such but has limited room capacity itself. Formal skills training at the Cana Centre will perfectly complement the social and recreational activities offered through the community centre which means the community can only benefit from increased opportunities.
 - Skills training leads to confidence building and better mental health.
 - The closure of The Cana Centre was a big blow to the community. Those who are already close to the community (e.g Trivallis Community Housing and Building Communities Trust) have stated that they are convinced that the

community would engage with local training with enthusiasm and commitment as they are already motivated and looking for active ways to improve and develop.

- Key partners already support the Cana Centre project.
- Softer skills training, e.g. forest skills, sport and fitness, etc. equip individuals with the confidence to push themselves harder to work for higher goals that will lead them towards employment or self-employment.
- Creating a partnership with the community centre would ensure no overlap; the involvement of CRT will result in efficient and effective partnership creation with organisations and individuals who can provide sustainable services that will be appropriate for the community's needs.
- The Little Acorns that CRT will be able to nurture may one day grow into sustainable operations of their own that can further benefit the local community (e.g. at Cefn Golau a simple Men's Shed project will provide a route for skills enhancement that will lead to confidence building and ultimately to the provision of local services for the community and real job opportunities).
- There has been an indication that jobs to be created on the former Tower Colliery site will be paying above the national minimum wage rate. Without the necessary skills, the community of Penywaun (one of the closest conurbations) will lose out to those further afield who are currently working but will be prepared to travel a little further up the valley for a higher hourly rate.
- At present, anyone in Penywaun wishing to learn new skills that may lead to employment must go outside of the area. Nearly half of the population of Penywaun do not own a car or van. This means that travelling to learn involves public transport and its associated costs.
- The Tenants & Residents Association is very active in Penywaun. They currently have approximately 4 acres on which they grow fruit and vegetables, run a host of wildlife and gardening courses and events and actively work with the local school. In the past they have trained volunteers in skills including Handling a Chainsaw, Strimming and Health & Safety.
- The group is now hoping to gain control of a strip of land along the river. Should this happen, they will be able to extend their work to include bee-keeping and river maintenance, to the benefit of the local wildlife. This could truly become a wildlife haven and fantastic educational resource from which other local schools and groups could benefit.
- To achieve this, the group would need to recruit and train more volunteers. They have indicated that The Cana Centre would be a perfect venue for this.
- It is envisaged that the reclamation and redevelopment of the Tower Colliery site will create local jobs in construction, hospitality, retail, tourism and outdoor

pursuits. It is hoped that the local community will be able to access those opportunities, supported by the training provided at The Cana Centre. The provision for local well paid jobs will assist the local economy and local wealth retention.

6. REVIEW OF COALFIELDS REGENERATION TRUST BUSINESS PLAN

- 6.1 At a meeting of the RCT Together Community Asset and Service Transfer Panel held on 18th November 2019, an assessment of the Group's business plan was undertaken. The following is a summary of the panel's assessment and recommendations.
- 6.2 It was recognised that CRT are a well-established organisation with a long standing history of community development. They have previous experience of asset transfer and delivering similar activities. They have identified and ring-fenced resources for managing the Centre and will provide a Development Worker who will be based from the Centre for 2.5 days per week. The proposal will not be wholly reliant on volunteers.
- 6.3 The cost of bringing the building back into "fit and functional" use has yet to be determined but CRT have advised they will invest their own resources to achieve this and are currently having a building survey undertaken.
- 6.4 The two biggest areas of concern for the panel centred on how CRT would address previous challenges of low engagement levels in Penywaun and ensuring that planned programmes took into account other existing key delivery partner programmes and referrals routes. Recommendation is that all key partners would need to work collaboratively to ensure they minimised duplication of effort and maximised opportunities for residents in Penywaun and North Cynon areas.
- 6.5 If CRT can continue to engage and secure the ongoing support of training providers as they have advised and contribute to both local and strategic partnership discussions, their approach should enable the building to be brought back in to sustainable use by addressing emerging local skills and employment gaps.
- 6.6 Their strategic partnership links indicate rising needs in 5 specific employment sectors for the area and associated potential job growth opportunities. They have identified a programme with clear milestones that appear realistic to achieve. Their proposal is based on clearly identified skills gaps, a lack of qualifications and low levels of car ownership which clearly demonstrates a need for such a local facility.

7. EQUALITY AND DIVERSITY IMPLICATIONS

- 7.1 An Equality Impact Assessment is not required for this decision as the building has been vacant and unused since the previous occupier vacated the building in March 2018.
- 7.2 This freehold transfer will enable Coalfields Regeneration Trust to meet an identified need for training local residents to maximise current and future job opportunities. Services available at the centre will be extended, not diminished and will be open

and available to all sections of the local community. CRT will work with the community and local partners to ensure their delivery programme is complementary to existing services and support available.

8. CONSULTATION

8.1 Recent community consultation has identified an appetite for a range of skills training that the Cana Centre could provide and Tower Colliery redevelopment is supportive of this proposal and have identified needs in hospitality, construction and retail. There may also be further opportunities for outdoor pursuit skills and environmental and ecological skills.

8.2 CRT have undertaken conversations with representatives from a wide range of groups and local organisations and the proposed idea has been met with unanimous support. As a result, CRT advise that early potential partnerships could include:

- Communities for Work;
- Vattenfall/Penycymoedd;
- Trivallis;
- Cynon Valley Organic Adventures (training courses);
- West Midlands Open College Network (accreditation);
- The Penywaun Community Group;
- Growing Space Ltd;
- Celtic Dragon Enterprises Ltd;
- Smart MoneyCymru Credit Union;
- Building Communities Trust;
- Invest Local;
- Job Centre Plus, Aberdare;
- Tower Regeneration Ltd.

8.3 In addition, CRT have been one of many active partners who have worked alongside the Penywaun community (Invest Local group) and Building Communities Trust over the past 2 years to develop the community plan “Driving Change” in August 2019. The importance of the future role of the Cana Centre is reflected in this document including the Invest Local Group who were delighted to hear from Coalfields Regeneration Trust regarding their desire to take on the CANA centre. It was reflected that the role of the Cana Centre as a training and development centre would be highly complementary to the role of the community centre as a centre for wellbeing and social activity.

8.4 The community reflected the following long term community benefits of bringing the Cana Centre back into use;

- Improving community buildings and assets;
- Improved local services;
- Positive image of Penywaun;
- Localised opportunities for learning and development.

9. FINANCIAL IMPLICATION(S)

- 9.1 There will be no ongoing cost implications to the Council associated with the freehold transfer of the Cana Centre to Coalfields Regeneration Trust. CRT will be responsible for all future capital and revenue costs associated with the operation of the building.
- 9.2 The freehold transfer will give Coalfields Regeneration Trust the confidence and ability to fully invest in the physical structure of the building in terms of refurbishment requirements, building/asset management and maintenance and generation of income.
- 9.3 CRT have confirmed that they will meet any additional costs arising from continuing Covid19 restrictions.
- 9.4 CRT will invest their own revenue resources including staffing the building with a development worker 2.5 days per week and will be responsible for all future running and maintenance costs associated with operating the building as a community training resource centre. The remaining income generation is expected to be sourced from room hire receipts from training providers as per the following breakdown;

<u>Sources of Income</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
CRT Revenue	89%	80%	67%
Investment	£47,076	£38,414	£33,060
Earned Income from Room Hire	11%	20%	33%

9.5 Projected Social Value

By utilising “Value Insights”, a web based tool which enables the Council and its partners to understand, measure and map the social impact of community investment activities and the impact on the local economy, we have been able to project a number of social value scenarios.

By taking into consideration projected first year building running costs of circa £47,000 and their anticipated primary outcome, in the first year of operation they will achieve at least 150 people obtaining a minimum of one Level 1 qualification. The projected social wellbeing valuation figures come out as follows;

Projected learners achieving a min of 1 x Level 1 qualification	% of projected outcomes met	Projected Social Value
150	100	£199,793
75	50	£99,896
37	25	£47,950

This does not include any other benefits or services that are proposed (e.g.) access to free cash machine, use of building as a complimentary space to the community

centre or potential job outcomes. Even if they only achieve 25% of anticipated learner outcomes, the projected social value of the service will have exceeded the annual building running costs and be of mutual benefit to the local community and key partners.

10. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

- 10.1 Under Section 123 of the Local Government Act 1972, Councils can dispose of land and buildings providing that best consideration is achieved. The building has a current unrestricted “open market value” of £45,000. Therefore the disposal is for less than best consideration.
- 10.2 However, the General Disposal Consent (Wales) Order 2003 removes the requirement for local authorities to seek consent from the Welsh Government if the undervalue is less than £2m and if the disposal contributes to one or more of the following:
- The promotion or improvement of economic wellbeing;
 - The promotion or improvement of social wellbeing;
 - The promotion or improvement of environmental wellbeing.
- 10.3 Whilst CRT are currently having a costed building survey undertaken, they have communicated that they will be looking to invest circa £60k+ to replace the boiler, upgrade the windows, ensure the lift is functioning and some general decoration and removal of internal walls. NB - Final capital costs have yet to be finalised and will be dependent on the final building survey feedback.
- 10.4 CRT will also be investing projected sums of £118,550 to cover all building and operating costs for the first three years of operation.
- 10.5 The projected social value of the project ranges from £47,950 (25%) to £199,793 (100%) dependant on the percentage of proposed learner outcomes in the first year of operation being met. As the value of social benefits & wellbeing gained from the transfer of the property to the CRT equates to a figure in excess of £45,000, the sale of the property represents the equivalent of an open market value transaction.

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

- 11.1 The proposed freehold transfer to Coalfields Regeneration Trust will provide equal and fair access to training and job opportunities for all across the catchment area so that as more local jobs are created, local people will stand a fair chance of getting those jobs which will benefit the local community and economy which is consistent with the Welsh Governments own “Jobs Closer to Home” Policy. Almost 50% of the Penywaun population have no qualifications at all compared with 26% across Wales and CRT’s proposal aims to address this need.
- 11.2 The proposal will support the Council’s Corporate Plan, “The Way Ahead” (2016-2020), priorities of “building a strong economy”, “promoting independence and positive lives for everyone” and “creating neighbourhoods where people are proud

to live and work”. CRT will take on the liabilities of the building until it is able to sustain itself through room rental and training courses and CRT will ensure that the Cana Centre can become a much needed and highly valuable community resource that will enable the residents of Penywaun to get on the jobs ladder.

- 11.3 Cardiff Capital Region Employment & Skills Plan 2017 have prioritised 5 sectors which are considered to have the greatest demand for labour and skills in the next 5 years including manufacturing, construction, digital education, health & social care. CRT’s plan address the need to develop employment and skills in the regional labour market that supports investment strategies and achieve economic growth. Skills shortages in a range of construction trades have already been identified.
- 11.4 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. A skills training centre in Penywaun would help the 46% of working age individuals who currently have no qualifications to take first steps towards opening door to jobs that are currently closed. Without local intervention, these residents will remain stuck in a cycle of poverty and health inequalities.
- 11.5 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”.

- 11.6 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 Officers recognised the challenge of historical engagement levels of learners in Penywaun have been poor. However CRT have worked closely with the community, training providers and Building Communities Trust over the past two years and are confident that residents are keen to engage, learn and maximise opportunities likely to come through Tower Colliery Re-development and the Cynon Gateway.

- 12.2 Officers reflected on the risk that CRT will be taking on full financial and building management responsibility and will need to invest capital and revenue resources into the building during an uncertain time due to Covid 19 and the potential impact on projected learner numbers. CRT have confirmed their ongoing commitment and advised they are well prepared to meet any additional costs arising from continuing Covid 19 restrictions.
- 12.3 The panel also raised concerns of duplication of efforts between CRT and other training delivery partners including Communities 4 Work programmes. An offer of CRT joining the Councils Communities 4 Work quarterly planning meetings will ensure that key delivery partners across the area can minimise duplication and ensure improved co-ordination of training opportunities that meet local needs are maximised.
- 12.4 CRT are a well-established organisation with a long standing history of community development. They have previous experience of asset transfer and delivering similar activities. They are prepared to use their own resources to refurbish the building and make it fit for purpose and are working in partnership with the wider community and Council teams to ensure the building use is maximised whilst also ensuring any delivery is complimentary to other services.
- 12.5 They have identified resources for managing the Centre and will provide a Development Worker who will be based from the Centre for 2.5 days per week and will not be wholly reliant on volunteers.
- 12.6 The key aim of The Cana Centre will be to offer accessible, lower level training courses that will help the residents of Penywaun to take charge of their lives and make positive moves towards employment and financial independence (and possibly higher level education) and away from the benefits system on which so many currently rely. The proposal will complement activities offered at the community centre and contribute to the creation of a thriving hub of activities and resources for the residents of Penywaun.
- 12.7 Taking into consideration that the balance of benefits for the residents of Penywaun far outweighs the risks associated with the transfer, we recommend the freehold transfer is approved.

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 THE DIRECTOR OF CORPORATE
ESTATES AND THE DIRECTOR PUBLIC HEALTH, PROTECTION AND
COMMUNITY SERVICES.**

11TH NOVEMBER 2020

**RCT TOGETHER - COMMUNITY ASSET TRANSFER OF THE FORMER CANA
CENTRE (PENYWAUN) TO COALFIELDS REGENERATION TRUST (CHARITY AND
COMPANY LIMITED BY GUARANTEE)**

Background Papers:

- Medium term Planning Service Change Proposals – Phase 2 – Cabinet 14th May 2014
- Providing Opportunities for Others to Operate Services and Assets; Cabinet – 30th October 2014
- RCT Together Process – Update on Progress; Cabinet Council 19th May 2016
- RCT Together – Review of the Community Asset Transfer Process; Cabinet – 21st November 2018

Contact Officer:

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