

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

Penderfyniad Allweddol | Key Decision ✓

PWNC | SUBJECT: RCT Together – Community Asset Transfer of Penrhiwceiber Old Age Pensioners Welfare Hall to Lee Gardens Pool Committee (Charitable Incorporated Organisation CIO – Charity No. 1171621)



DIBEN YR ADRODDIAD | PURPOSE OF THE REPORT:

To approve the grant of a 25 year lease of Penrhiwceiber Old Age Pensioners Welfare Hall in accordance with the provisions of the Community Asset Transfer Scheme to Lee Gardens Pool Committee (CIO) on terms to be agreed to the satisfaction of the Council.

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 & Community Services.

PENDERFYNIAD WEDI'I DDIRPRWYO | DELEGATED DECISION:

To approve the grant of a 25 year lease of Penrhiwceiber Old Age Pensioners Welfare Hall to Lee Gardens Pool Committee (CIO) as set out in Paragraph 3 of the accompanying Officer report.

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------|
|  Llofnod y Prif Swyddog Chief Officer Signature | David Powell Enw (priflythrennau) Name (Print Name) | 13th April 2023 Dyddiad Date |
|  Llofnod y Prif Swyddog Chief Officer Signature | Louise Davies Enw (priflythrennau) Name (Print Name) | 13 th April 2023 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



13th April 2023

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

DYDDIAD | DATE



13th April 2023

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

DYDDIAD | DATE

LLOFNOD SWYDDOG YMGYNGHOROL
CONSULTEE OFFICER SIGNATURE

DYDDIAD | DATE

WILL THIS DECISION HAVE AN IMPACT ON THE WARD?
A FYDD Y PENDERFYNIAD YMA'N CAEL EFFAITH AR Y WARD?

BYDD | YES ✓ **NA FYDD | NO**

Any further comments/Need for Local Member to be informed:
Unrhyw sylwadau pellach/Oes angen rhoi gwybod i'r Aelod Lleol?:

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:

YDY | YES NAC YDY | NO✓

Rheswm dros fod yn fater brys | Reason for Urgency:

.....

Os yw'n cael ei ystyried yn fater brys - llofnod y Llywydd, y Dirprwy Llywydd 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 Officer or Deputy Presiding Officer 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 Officer)

.....
(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.

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 Council's Website:-

17.04.23

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

21.04.23
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: | Clair Ruddock |
| Swydd Designation: | Community Development Officer, RCT Together Team |
| Rhif Ffôn Telephone Number: | 07786 523652 |



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

DELEGATED OFFICER DECISION

RCT TOGETHER, COMMUNITY ASSET TRANSFER OF PENRHIWCEIBER OLD AGE PENSIONERS WELFARE HALL TO LEE GARDENS POOL COMMITTEE (CHARITABLE INCORPORATED ORGANISATION)

11th APRIL 2023

REPORT OF DIRECTOR - CORPORATE ESTATES AND THE DIRECTOR OF PUBLIC HEALTH, PROTECTION & COMMUNITY SERVICES

Author(s): Clair Ruddock, Community Development Officer, RCT Together Team

1. PURPOSE OF THE REPORT

- 1.1 To approve the grant of a 25 year lease of Penrhiwceiber Old Age Pensioners Welfare Hall to Lee Gardens Pool Committee (Charitable Incorporated Organisation) on terms to be agreed to the satisfaction of 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 approve the grant of a 25 year lease of Penrhiwceiber Old Age Pensioners Welfare Hall to Lee Gardens Pool Committee (Charitable Incorporated Organisation) on terms to be agreed to the satisfaction of the Council.

3. REASONS FOR RECOMMENDATIONS

- 3.1 A costed business plan was submitted by Lee Gardens Pool Committee for the proposed leasehold transfer of Penrhiwceiber Old Age Pensioners Welfare Hall to enable the group to maintain service provision, continuing to meet demand whilst expanding and diversifying to meet identified local need.
- 3.2 At the Strategic Community Asset Transfer Panel meeting on 13th December 2022, it was recommended to approve the lease transfer to Lee Gardens Pool Committee based on the following reasons:
 - The existing tenants felt they were no longer best placed to manage the building due to the rising utility and maintenance costs along with their reduced committee members and as such had asked to surrender the current lease.

- A “30 Day Window of Opportunity” advertising the opportunity for any “not for personal profit” community organisation to submit an “Expression of Interest” to lease the centre was promoted on the Council’s website and community networks between 26th September 2022 to 25th October 2022.
- The only “Expression of Interest” received during this period was from Lee Gardens Pool Committee.
- The Lee Gardens Group proposal for the OAP Welfare Hall meets identified local need, promoting a sense of ownership for a facility valued by local people.
- The proposal provides continued access to existing community services as well as proposals to extend provision, enabling residents of all ages and abilities to socialise at little or no cost.
- The proposal will safeguard and sustain a facility that the whole community can utilise to engage in activities to improve their general health and well-being, learn new skills, socialise and feel connected.
- Lee Gardens Pool Committee are prepared to take on the running of the building whilst they explore other funding opportunities to enhance the building ensuring the ageing building will be improved and remodelled to ensure it is energy efficient and fit for purpose.
- Lee Gardens have a history of successfully leveraging in significant sums of capital and revenue grant funding for their existing leased pool site reporting awarded funding of £683,799.94 since 2015.

Risks

- Lee Gardens are exploring key sources of capital funding to make the building energy efficient and “fit for purpose” and require the lease in place to be able to lever in funding. They are confident that the evidence of need for the building and the impact their services have locally will be supported by funders and they are currently in discussion with several funders.

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 “not for personal profit” voluntary and community groups, social enterprises and Town and Community Councils for activities, services and facilities that benefit residents within Rhondda Cynon Taf.
- 4.3 At the Cabinet 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 was 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.

Overview of Friends of Lee Gardens Pool Group

- 4.5 In 1905 local people decided they wanted a space where they could meet up with friends and relax. It took 30 years before this was finally put in place with the opening of Lee Green in 1935. However, as the place was only used by elderly men, more than likely retired miners, a petition was set up to change the use of this place that led to a change of name and purpose with the opening of Lee Gardens Pool in 1957. This change came about with weekly financial contributions from the wages of the hard-working miners in the area and support from the local council and others. After its development the pool was handed over to the local Council and operated until 2013.
- 4.6 Over the following 2 years the pool and its grounds fell into a state of disrepair and soon became an eyesore in the middle of the village of Penrhiwceiber, again prompting local people to take action. Established as a Charitable Incorporated Organisation in 2015, the Committee's purpose was to open Lee Gardens Swimming Pool for the benefit of families in the local and surrounding areas.
- 4.7 The Group completed a successful community asset transfer for Lee Gardens Pool in 2018, following which, in excess of £683k external revenue and capital funding was secured to rebuild the pool and remodel the immediate surrounding area to include disabled access and a new building, housing café facilities and a community meeting and training space.
- 4.8 Comprising seven Trustees, one paid member of staff and a bank of fifty three volunteers, the Group boast a wide range of skills, knowledge and experience. Drawing on people from the local community, individual's backgrounds include project management, community engagement, local government and financial management.
- 4.9 During the past 7 years the organisation has developed and diversified, gaining knowledge and skills in providing weekly activities suitable for various individuals and groups within the community, activities no longer being centered on the pool alone, making use of Penrhiwceiber Old Age Pensioners Welfare Hall on a regular sessional hire basis. They are currently the main hirer of this space.
- 4.10 Acquiring the lease for Penrhiwceiber Old Age Pensioners Welfare Hall is of paramount importance to the Group in order to maintain the highly valued community services they provide.

The Proposal

- 4.11 Lee Gardens Pool Committee were very active during the start of the Coronavirus Pandemic, witnessing loneliness and isolation increase and people's wellbeing plummet. Following lifting of lockdown restrictions, the Committee started holding socially distanced events in the pool grounds. When restrictions were further lifted

Penrhiwceiber Old Age Pensioners Welfare Hall was regularly hired on a sessional basis to meet growing demand for service provision.

4.12 It soon became apparent that Penrhiwceiber Old People's Welfare Hall Association (current leaseholders) were finding the daily upkeep of the Centre difficult and partnership arrangements were established with Lee Garden Pool Committee with volunteers carrying out the day-to-day maintenance and building management.

4.13 The following activities, organised by Lee Gardens Pool Committee currently run from the OAP Welfare Hall:

- **Knit & Natter** – A free group for people of all ages who like to knit, crochet and do needlework. Knitting for friends and family or join a team of fundraisers and produce items for sale to raise money for Lee Gardens Pool. There are 30 members of this group, some of which knit from home.
- **Purple Shoots Quiet Quillers** – A Self Regulating Group making paper quilled objects, attended by 7 people.
- **Family Craft** – An after-school group for children and family members making a range of craft items.
- **Christmas Craft** – An RCT Adult Education Group expressing themselves through craft, attended by 8 people.
- **Valley's Re-Told** – A local history group working with Museum Wales on a project funded by Esmee Fairbairn Foundation to bring art into the community. 10 people attend this group.
- **Friendly Friday Drop-In** – A space where people can call in for refreshments and a chat that is free, friendly and warm, regularly hosting on average, twenty people.
- **Weekly Table Top Sales** - A sale of pre-loved toys, clothes, bedding and other household items, even furniture, to people who need them, at significantly reduced costs, which provides a small income, regularly attended by, on average, thirty people. This activity also reinforces the importance of recycling and re-using items by diverting waste from landfill and helps alleviate the impact of Cost of Living challenges for some families.

4.14 The Centre also hosts two other groups:

- **The Joan Club** – An over 60's group which currently has about 16 members and meets weekly.
- **CISWO** – The Coal Industry's Social Welfare Organisation, which has 13 members and meets once a fortnight.

4.15 These activities respond to identified local need and contribute to the overall objective of ensuring Penrhiwceiber is a sustainable and vibrant community whilst helping to reduce loneliness and isolation and encouraging participation within the local community.

4.16 Penrhiwceiber Old People's Welfare Association (current tenants) have confirmed that they wish to surrender their lease and, as the activities provided by Lee Gardens Pool Committee are reliant upon the use of Penrhiwceiber Old Age Pensioners Welfare Hall, it is essential that the Group acquires the new lease in order to retain

the building that serves the community and meet growing demand for activities and services within the locality.

- 4.17 A building condition survey was undertaken in March 2022 to consider proposals to alter the footprint of the building to repurpose some areas, for example, expanding existing kitchen facilities, in turn maximizing space and capacity. If the community asset transfer is successful, landlord consent will be obtained prior to internal changes being made. The costed condition survey estimates £35,175 of required work. An energy efficiency audit was also completed in January 2023 advising of some practical measures to reduce energy costs including fitting of LED lights throughout, insulating the roof void along with potential longer term consideration of Solar PV panels.
- 4.18 Lee Gardens Pool Committee is currently exploring a range of capital development funding sources to address the current energy efficiency needs and ensure the future layout of the building enables the use of the building to be optimized for community benefit.
- 4.19 Lee Gardens Pool Committee is committed to generating funding, both in cash and kind, to carry out the urgent work that needs doing to this much-loved building to ensure that a valuable community asset is fit for purpose and remains in use.

Review of Lee Gardens Pool Committee Business Plan

- 4.20 Lee Gardens Pool Committee (CIO Charity Reg No. 1171621) was established in 2015 to open Lee Gardens Swimming Pool for the benefit of families in the local and surrounding areas.
- 4.21 As a registered charity there is a full committee structure, led by seven Trustees, selected on the basis of their local knowledge, experience and skills base, in addition one paid employee and a bank of fifty three volunteers.
- 4.22 **Clear delivery plans in place** – LGPC have a clear vision to expand and diversify activities to meet local need and demand. This includes plans to revise the existing footprint of the OAP Welfare Hall together in order to maximise space and capacity. Renaming and rebranding the OAP Hall to the “**Penrhiwceiber Community Centre**” supports this vision, encompassing the ‘available to all’ inclusion ethos of the organisation.
- 4.23 The business plan outlines a delivery programme for the OAP Welfare Hall and, although dates are yet to be confirmed, interim action has already been undertaken (e.g) building condition survey and an energy efficiency audit have both recently been undertaken. Additional actions require provision of a lease and dates will be included within the programme if the CAT is successful.
- 4.24 **Arrangements and capacity to manage the premises** – LGPG has experience in community asset transfer following successful lease transfer of Lee Gardens Pool. The Group is experienced in building management, project managing building work, securing funding and service delivery. Originally established to retain Lee Gardens

Pool, LGPG have diversified and expanded in response to local need in terms of construction / refurbishment and service provision.

- 4.25 **Market Appraisal** – A sound evidence base demonstrates the need and desire for continued use of this facility.
- 4.26 **Financial Appraisal** – LGPC are experienced and successful in acquiring funding having secured approximately £683,799.94 since 2015 to refurbish Lee Gardens Pool also retaining a paid member of Staff. This does not include their local fundraising actions and in-kind support from a range of support partners.
- 4.27 Although reliant on grant funding for major capital work, LGPC generate income via room hire, table-top sales, Knit & Natter product sales etc. The intention is to operate a self-funding facility with access to reserves from the overall LGPG accounts if necessary.
- 4.28 Based on existing projections, Lee Gardens proposals will be viable based on evidence to date that they can balance the need to keep activity prices low or free for community groups whilst ensuring they have sufficient funds to cover all building running costs and maintenance.
- 4.29 **Risk Assessment and Management** – There is a strong reliance placed on volunteers to support services and activities at the centre. However, access to 53 volunteers across their wider service delivery will mitigate against this. They have 1 part-time member of staff and a strong committee providing the necessary support.
- 4.30 There is a need to diversify in order to be sustainable, however there is evidence of high usage and LGPC respond well to increased demand and are responsive to change to meet identified local needs.
- 4.31 **Partnership Engagement** – The Committee is dedicated to partnership working and to date has benefitted greatly from the knowledge and experience of RCT Together, Interlink, Communities for Work Plus, Cynon Tâf Housing Group and Trivallis. The Committee has also worked with private companies such as British Gas, Dŵr Cymru, BT and G.E Aviation, Wales. The Committee has close links to Street Games, Cranfield Trust, The Waterloo Foundation, Purple Shoots and St Winifred's Church.
- 4.32 **Outcomes** – The proposal contributes to identified strategic service priorities, local, regional or national strategies whilst complementing other local projects/initiatives.
- 4.33 Services and activities encourage a more inclusive community by positively promoting the facility to groups and individuals, the overall social value (wellbeing impact to local people) of the facility and the services they deliver equates to £235,564 Social Value per annum, demonstrating that each £1 invested represents a social return on investment of £38.45.
- 4.34 The following tables identify the social value of services across both sites which Lee Gardens currently deliver engagement activities from:

Table 1 – Social Value of Lee Gardens Supported Activities per annum

| Project name | Nos of People Benefitting | Total Annual Social Value | Actual Social Return on Investment |
|--------------------------------|---------------------------|---------------------------|------------------------------------|
| Lee Gardens Pool | 397 | £1,083,149 | £1: £13.54 |
| Penrhiwceiber OAP Welfare Hall | 124 | £235,564 | £1: £38.45 |
| TOTAL | 524 | £1,325,760 | |

Table 2 - Penrhiwceiber OAP Centre – Outcomes Claimed Per Week

(NB - we have been conservative and used minimum attendance numbers to not over-exaggerate the social value of this facility, ensuring we count a person only once)

| Outcome | Number of People | Rationale |
|--------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Regular Volunteering | 20 | Overall, Lee Gardens retain 53 volunteers to support its operational business. 20 of these volunteers have been included within calculations to support Penrhiwceiber OAP Hall. |
| Member of a social group | 84 | Number of people associated with the group's activities outlined above. |
| Buys recycled products | 20 | On average, 30 people per week attend table-top sales, some of which will also attend a group operating from the Hall. 20 people have been included within calculations |

5. EQUALITY AND DIVERSITY IMPLICATIONS / SOCIO-ECONOMIC DUTY

- 5.1 An Equality Impact Assessment screening form has been prepared for the purpose of this report. It has been found that a full report is not required at this time. The screening form can be accessed by contacting the author of the report or the Cabinet Business Officer.

6. WELSH LANGUAGE IMPLICATIONS

- 6.1 There are no Welsh Language implications arising from this report.

7. FINANCIAL IMPLICATION(S)

- 7.1 There will be no ongoing cost implications to the Council associated with the leasehold transfer of Penrhiwceiber Old Age Pensioners Welfare Hall. Lee Gardens

Pool Committee will be responsible for all future capital and revenue costs associated with the operation of the building. This will include repair, maintenance and statutory compliance responsibilities.

- 7.2 Lee Gardens Pool Committee are experienced and successful in acquiring funding and, although reliant on grant funding for major capital work, income generating activities and room hire income combined with a strong history of fund raising provide confidence in their ability to make this a viable and sustainable community facility.
- 7.3 The intention is to operate a self-funding facility with access to reserves from the overall LGPG accounts if necessary.
- 7.4 The lease transfer will enable Lee Gardens Pool Committee the ability to lever in external funding sources that the Council would not be eligible for in order to maintain and extend the lifespan of this much valued community asset.

8. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

- 8.1 The Council's property legal team completed an examination of the Council's title deed for the building (report on title). The examination revealed that Rhondda Cynon Taf County Borough Council is the registered owner of the Property and there are no apparent legal restrictions preventing the proposed disposal as outlined in this report.
- 8.2 Under Section 123 of the Local Government Act 1972, Councils can dispose of land and buildings provided that best consideration is achieved. An "Open Market Rent" will be charged for use of this building.

9. CONSULTATION / INVOLVEMENT

- 9.1 A "30 Day Window of Opportunity" advertising the Community Asset Transfer opportunity to any "not for personal profit" community organisation to submit an "Expression of Interest" to lease the centre was promoted on the Council's website and community networks between 26th September 2022 to 25th October 2022. The only "Expression of Interest" received during this period was from Lee Gardens Pool Committee.
- 9.2 The Group have also consulted and engaged with the existing user groups and the current tenants in discussions for the proposed transfer and have evidenced support that the proposal meets community needs and demand for this to be sustained for the long-term future.
- 9.3 Lee Gardens Pool Committee works closely with the RCT Together Community Development Team and are part of the Neighbourhood Network for the South Cynon area. Although in its infancy, this network will expand to incorporate key stakeholders within the community, providing opportunity to identify and assess need, prioritise solutions and improvements and promote better informed decision making.

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

10.1 Lee Gardens Pool Committee proposals align with a raft of national and local objectives and priorities thus re-enforcing the public benefit that is delivered through the project, in turn contributing to the Council's vision:

"To be the best place in Wales to live, work and play, where people and businesses are independent, healthy, and prosperous."

10.2 Their proposals also deliver against the three main priorities outlined within the Council's Corporate Plan "Making A Difference" 2020-2024 through the following approaches:

- ***Ensuring People: are independent, healthy and successful;***

- Penrhiwceiber has a high number of social houses provided by Cynon Tâf Community Housing Group. Their project contributes to their Tenant Involvement strategy as many tenants benefit from Lee Gardens activities.
- Their activities also endeavour to meet proposals in A Living Language: a Language for Living – Welsh Language Strategy to promote and facilitate the use of Welsh in everyday life. A very small number of volunteers are Welsh learners.
- The Group provide early intervention and prevention support, especially during times of need (eg) Covid 19 response by supporting vulnerable individuals and families with practical support and advice including offering community fridge and food pantry activities, financial and resource support and signposting on those who require more intensive support.
- Their range of activities provide opportunities for engagement, development, shared learning and being a good neighbour by taking pride in their community.

- ***Creating Places: where people are proud to live, work and play;***

- Lee Gardens Pool supports the work done through Healthy Living Wales, Healthier Communities, RCT – Recycle for Wales and Love Where You Live.
- Their project achieved the Green Flag Community Award for the first time in 2017 for its care of the environment. It has continued to hold the Green Flag Community Award annually since then.
- In 2019 Lee Gardens Pool achieved the Best Overall Project in the Love Where You Live Awards. They continue to look at using recyclable materials and minimising waste in their execution of their activities including table-top sales of surplus/donated items.
- Their projects are environmentally friendly as they encourage users and volunteers to recycle waste. They have brought back to life existing flower beds to attract wildlife and increase biodiversity.
- They also support two Campaigns:
 - **"Bin your Butts"** – They have installed a stub box outside the pool gate.

- **“Go Green Baby Disposal Nappy Recycling”** – They have installed a nappy bin inside the baby changing cubicle.
- They think about their purchases and where possible will choose an environmentally friendly option. For example, they are applying to Awards for All for picnic tables and benches made from recycled plastics. The painting already done on the project was done using water-based gloss paint. They provide recycling bins and a nappy recycling bin for our users. They work in partnership to try and reduce their carbon global footprint to help tackle climate change by acting local-thinking global.
- ***Enabling Prosperity: creating the opportunity for people and businesses to be innovative; be entrepreneurial; and fulfil their potential and prosper.***
 - Supporting over 53 community volunteers to be active and engaged in their community by re-selling donated items, gardening activities, supporting lifeguard duties at their pool, running the pool tuck shop and a range of other engaging activities. These support volunteers are of all ages.
 - The Group have always prioritised learning that can lead to employment opportunities, training local life guards to support their pool activities, food hygiene training, safeguarding and Fire Warden training.
 - Surpluses will be re-invested to run both their sites and provide as many low cost/no cost activities as possible from the Centre.
 - Table-top sales enable families to access resources at a reduced costs and relieve the “Cost of Living” burden.
 - Their activities have pulled in visitors from across RCT and beyond with local businesses advising the positive impact it has had on local trade.

10.3 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. These 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 **collaboratively** with other organisations and integrating our work to understand the knock-on effects of what we do. Lee Gardens Pool Committee contribute towards these well-being goals and sustainable principles by:

- Working collaboratively as part of the Neighbourhood Network in South Cynon to undertake an audit of community assets and regular engagement and consultation events to ensure community partners can meet the needs of local residents and build community resilience.
- Leasing Penrhiwceiber OAP Welfare Hall will enable Lee Gardens Pool Committee to secure the long-term provision of services for the community and will provide a facility for recreational, educational and social interaction purposes and will positively impact the health and well-being of users.
- Investing funding in the fabric of the Hall to increase the energy efficiency of the building by replacement of all lighting with lower energy and low maintenance LED lighting, replacing the gas boiler with a more environmentally friendly air to

air heat source pump will also be considered along with a range of other building enhancements will lead to reductions in energy costs and the carbon footprint of the building, along with making it “fit for purpose” and ultimately more sustainable.

- 10.4 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 enables 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”.

- 10.5 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.

11. STRATEGIC OR RELEVANT TO ELECTORAL WARDS (please specify)

- 11.1 Lee Gardens Pool Group, over the past 7 years, have shone a spotlight on the community in the Penrhiwceiber Ward. The organisation came about because a group of local people wanted to bring back into use a well-loved facility that had been left to fall into ruin. Their over-arching aim since 2015 has been about bringing the whole community together to connect, learn, share skills, have fun and enjoyment throughout the year with a focus on the wellbeing of users, volunteers and members being very important to them.

This project is Delivering CHANGE as set out in RCT’s Single Integrated Plan.

Prosperity

- Penrhiwceiber is a vibrant community and this is now more evident through their projects.
- Their project has enabled businesses to grow – where possible they spend significant amounts of grant funding locally to benefit local businesses.
- The success of Lee Gardens Pool has encouraged other groups to develop within the community with the group providing mentor support to other local groups.

Health

- People have a sense of emotional wellbeing tied to the Pool and OAP Centre and the activities that take place at these sites. The wellbeing of users is evident from feedback and comments they receive from residents of all ages.
- This also includes the wellbeing of volunteers and members. The higher-than-average percentage of people with long term ill-health mentioned earlier is a target for their group to boost their wellbeing. They encourage people to get

involved with the development of their activities to help people feel good about their environment and themselves and to build confidence, self-esteem, and positivity.

12. CONCLUSION

- 12.1 Lee Gardens Pool Group's proposal offers a viable and sustainable opportunity to provide an accessible space from which to operate valued services and activities within the heart of the community.
- 12.2 The benefits of transferring an asset to a Community Group on a long-term leasehold transfer are substantial and varied, unlocking community enterprise, encouraging volunteer commitment, helping utilise local knowledge and skills and allowing the organisation to attract the necessary capital investment to create a thriving community facility.
- 12.3 A lease will increase the sense of ownership, enabling local people to develop a valuable asset, empowering the community to design and deliver services to meet local need as well as providing them with an ability to leverage funding to enhance this much-loved community asset.
- 12.4 As Lee Gardens Pool Group are the main hirers of the facility and with the existing tenants wishing to surrender the lease, the recommendation is therefore to approve the grant of a 25 year lease to Lee Garden's Pool Group to ensure Penrhiwceiber Old Age Pensioners Welfare Hall can continue to meet demand and respond to locally identified need.

LOCAL GOVERNMENT ACT 1972

AS AMENDED BY

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

DELEGATED OFFICER DECISION

11th APRIL 2023

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

**RCT TOGETHER, COMMUNITY ASSET TRANSFER OF PENRHIWCEIBER OLD AGE
PENSIONERS WELFARE HALL TO LEE GARDENS POOL GROUP (CHARITABLE
INCORPORATED ORGANISATION)**

Relevant Scrutiny Committee

Community Services Scrutiny Committee

Background Papers

- Cabinet – 30th October 2014.
- Cabinet - 19th May 2016.
- RCT Together – Review of the Community Asset Transfer Process,
Cabinet – 21st November 2018.

Officer to contact

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