



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

Penderfyniad Allweddol | Key Decision



Mae'r Penderfyniad Wedi'i Ddirprwyo hwn wedi'i bennu yn 'Benderfyniad Allweddol' gan ei fod yn debygol o:

This Delegated Decision has been established as a 'Key Decision' as it is likely:

a) arwain at y Cyngor yn ysgwyddo gwariant sylweddol neu wneud arbedion sylweddol; to result in the Council incurring expenditure which is, or the making of savings which are, significant; ☐

neu / or:

b) fod yn arwyddocaol o ran sut mae'n effeithio ar gymunedau sy'n byw neu'n gweithio mewn ardal sy'n cynnwys dwy etholaeth neu adran etholiadol neu ragor. to be significant in terms of its effects on Communities living or working in an area comprising two or more electoral wards. ☐

c) Eraill / Other: this vacant building will be utilised as a base for Gilfach Goch Community Council and for community use addressing local needs.



PWNC | SUBJECT: RCT Together – Community Asset Transfer of Cambrian Avenue Community Centre to Gilfach Goch Community Council

DIBEN YR ADRODDIAD | PURPOSE OF THE REPORT:

To approve the grant of a 25 year lease of Cambrian Avenue Community Centre in accordance with the provisions of the Community Asset Transfer Scheme to Gilfach Goch Community 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:


 Llofnod y Prif Swyddog Chief Officer Signature	Louise Davies Director for Public Health, Protection and Community Services Enw a Swydd Name and Designation	2 nd December 2024 Dyddiad Date
 Llofnod y Prif Swyddog Chief Officer Signature	David Powell Director for Corporate Estates Enw a Swydd Name and Designation	2 nd December 2024 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

CONSULTEE CABINET MEMBER SIGNATURE

	Councillor Bob Harris Cabinet Member for Public Health & Communities	2 nd December 2024
LLOFNOD YR AELOD YMGYNGHOROL O'R CABINET CONSULTEE CABINET MEMBER SIGNATURE	ENW A SWYDD NAME AND DESIGNATION	DYDDIAD DATE

CONSULTEE CABINET MEMBER SIGNATURE

	Councillor Maureen Webber Deputy Leader / Cabinet Member for Council Business and Corporate Estates	2 nd December 2024
LLOFNOD YR AELOD YMGYNGHOROL O'R CABINET CONSULTEE CABINET MEMBER SIGNATURE	ENW A SWYDD NAME AND DESIGNATION	DYDDIAD DATE

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

BYDD | YES x NA FYDD | NO

Any further comments/Need for Local Member to be informed: None – aware of proposal and in support subject to formal approval.

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.

DYDDIADAU CYHOEDDI A GWEITHREDU | PUBLICATION & IMPLEMENTATION DATES

CYHOEDDI | PUBLICATION

Cyhoeddi ar Wefan y Cyngor | Publication on the Council's Website:- __3.12.24__

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

__ 9.12.24 __
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:	07886 523652

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

DELEGATED OFFICER DECISION

**RCT TOGETHER, COMMUNITY ASSET TRANSFER OF CAMBRIAN AVENUE
COMMUNITY CENTRE TO GILFACH GOCH COMMUNITY COUNCIL**

21st NOVEMBER 2024

**JOINT REPORT OF DIRECTOR OF 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 Cambrian Avenue Community Centre to Gilfach Goch Community Council 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 Cambrian Avenue Community Centre ("the Centre") to Gilfach Goch Community Council ("the Community Council") on terms to be agreed to the satisfaction of the Council.

3. REASONS FOR RECOMMENDATIONS

- 3.1 Cambrian Avenue Community Centre is vacant and at risk of falling into disrepair. A costed business plan was submitted by Gilfach Goch Community Council for the proposed leasehold transfer of Cambrian Avenue Community Centre to enable the Organisation to transfer their operational base to a more suitable building.
- 3.2 The transfer will also support additional community use to address local need.
- 3.3 At the Strategic Community Asset Transfer (CAT) Panel meeting on 9th July 2024, it was recommended to approve the lease to Gilfach Goch Community Council based on the following reasons:
 - The proposal will bring an empty building back into use, ensuring that it is fit for purpose and energy efficient, enabling sustained Community Council business.
 - Building capacity will be reviewed with options to meet additional community need being explored.

4. BACKGROUND

- 4.1 The Council's RCT Together Approach for progressing Community Asset Transfers was agreed by Cabinet on 30th October 2014. This approach sees 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 asset transfers 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 on 21st November 2018 further ensuring that any future Community Asset Transfers 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 Gilfach Goch Community Council

- 4.5 Established in 1985, the Community Council is responsible for managing and delivering a wide range of services, including:
- Events (including the Annual Forestry Run / Fun Day, Christmas lights, Festive Afternoon Tea Dance and the Memorial Service at the Cenotaph).
 - Bus shelters.
 - Allotments.
 - Biodiversity projects including bee keeping.
 - Small Grant Scheme – grant funding for small community organisations – the Community Council administered over 23 grants to local groups in 2023/24.
- 4.6 The Community Council's has 7 Councillors covering three wards and whose skill set draws on academia, administration, science, retail, engineering and media. Community Councillors are supported with ongoing annual training covering local government finance, law, health and safety practice. The Community Council also employ a qualified accountant to oversee its finances which are subject to both internal and external audits including review by Audit Wales.
- 4.7 The Community Council has a robust set of standing orders and follows financial regulations – which set the procedures and processes to be followed by Councillors and staff. These are reviewed annually. The full Community Council meets monthly (11 times per year) and all decisions are made in line with legislation and regulation governing Town and Community Councils.

The Proposal

- 4.8 The Community Council own and currently occupy a small building in Etna Terrace, Gilfach which is in need of considerable renovation. Community Councilors do not consider this to be good use of public money, therefore an alternative suitable facility was sought.
- 4.9 Cambrian Avenue Community Centre is local to the current operational base in Etna Terrace and its proposed use is as an alternative base to house the Community Council.
- 4.10 A long-term lease on the Cambrian Avenue Community Centre will enable a consistent and managed approach to bringing this building back into community use, functioning as the headquarters of the Community Council, in addition to a community meeting space for events and group activities.
- 4.11 Lease-hold occupancy will allow the Community Council to utilise the building for ongoing projects in the coming years, enabling the building of key relationships and partnerships with community groups in the vicinity, also allowing the Community Council to apply for grants to fund activities within the community centre to meet local need.

Review of Gilfach Goch Community Council's Business Plan

- 4.12 Gilfach Goch Community Council was established in 1985, operating in accordance with a robust set of standing orders and financial regulations which define the procedures and processes to be followed by Councillors and staff. These are reviewed annually.
- 4.13 **Arrangements and capacity to manage the premises** – The Community Council has a known track record of delivering services/property management and clear evidence of its capability to deliver. They currently employ a clerk/finance officer, an outdoor assets caretaker and a grounds person who supports the local allotment.
- 4.14 **Market Appraisal** – the building will be used as a base for Gilfach Goch Community Council in the first instance, transferring operations from Etna Terrace (existing operational base). Medium and longer term plans are to increase capacity to house community activities / events, fulfilling a potential need for an affordable and accessible community space. A consultation will be undertaken to establish local need and inform plans for future use.
- 4.15 **Outcomes** – Gilfach Goch Community Council's vision is to 'improve the lives, health and well-being of everyone who lives and works in Gilfach Goch' aligns with RCT's vision and priorities. The vision is delivered by:-
- focusing on people and community.
 - improving the environment and biodiversity.
 - promoting the well-being of the village through events, culture and the arts; and
 - continuing to invest in the regeneration of Gilfach Goch.

- 4.16 **Risk Assessment and Management** – Gilfach Goch Community Council is experienced at building management and service delivery therefore the community asset transfer of Cambrian Avenue Community Centre is considered low risk. They maintain a robust Financial & Business Risk Assessment with sufficient mitigation measures in place.

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 Cambrian Avenue Community Centre. Gilfach Goch Community Council 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 Gilfach Goch Community Council has agreed to pay an annual fee for a Service Level Agreement and the Council will continue to carry out periodic and annual statutory compliance checks.
- 7.3 The lease transfer will enable Gilfach Goch Community Council 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 to the Centre. The examination revealed that the Rhondda Cynon Taf County Borough Council is the registered owner of the Freehold interest of the Centre 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. Gilfach Goch Community Council will pay an Open Market Rent for the lease of the Centre.

9. CONSULTATION / INVOLVEMENT

- 9.1 Gilfach Goch Community Council work closely with the RCT Together Community Development Team and are part of the Neighbourhood Network for the North-West Taf Ely area.

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

- 10.1 Gilfach Goch Community Council's proposal aligns with regional 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:

“All people, communities and businesses can grow and live in a healthy, green, safe vibrant and inclusive County Borough where they can achieve their full potential in all aspects of their lives and work, both now and in the future.”

- 10.2 Their proposals also deliver against key priorities outlined within the Council's Corporate Plan “Working with our Communities” 2024-2030 through the following approaches:

- ***People & Communities – Supporting and empowering RCT residents to live safe, healthy and fulfilling lives;***
 - The Community Council has shown a continued commitment to investing in the provision of bus shelters to encourage more people to use sustainable transport.
 - The Community Council works closely with Rhondda Cynon Taf County Borough Council and, last year, over £140,000 was spent on dropped kerbs, new bus shelters and improved bus stops.
- ***Children and young people have the best start in life and can learn and grow safely***
 - In August, the Community Council organised their Annual Childrens Forestry Run/Fun Day which saw over 118 children of all ages tackling the tough terrain and earning themselves a medal, inspiring the next generation of athletes.
- ***Protecting and enhancing the natural environment. Using Natures Assets to benefit people and communities***
 - The allotments in Holly Street are being developed and expanded and are already a sustainable source of community food. One section is fully accessible. One area has bee hives.
 - The Community Council is working towards further actions within the next three years aimed at a wider range of activities to protect, enhance and create the habitats required to ensure biodiversity within the village:
 - applying for nature packs via Keep Wales Tidy.
 - a working group has been set up to advance plans for emissions-free hydropower in the village.
 - help take our community towards net zero and electrification.
 - a wildlife pond and a communal polytunnel will be considered at Holly Street allotments.

- the village has set up a wildlife and biodiversity group which has created a wildlife information board near the waterfall/duckpond area.
- ***Supporting businesses to prosper and be sustainable: Increasing Our local “spend” and supporting social enterprises***
 - Where possible, the Community Council utilises local businesses and contractors to undertake any work needed. This circular economy approach gives the maximum boost to the local economy by keeping spending local.

10.3 The Cwm Taf Wellbeing Plan also places strong emphasis on the value of volunteering, both for the individual and for the community. Gilfach Goch Community Council's medium/longer term plans are to house community activities/events, consequently providing opportunity for sustained or increased volunteer participation.

10.4 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. 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.

Gilfach Goch Community Council contributes towards these well-being goals and sustainable principles by working collaboratively as part of the Neighbourhood Network in North-West Taf Ely 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.

10.5 **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 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”.

10.6 The ‘RCT Together’ approach, now aligning with the Council's developments of Community Hubs and Neighbourhood Networks 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. CONCLUSION

- 11.1 Gilfach Goch Community Council's proposal offers a viable and sustainable opportunity to provide an accessible space from which to operate valued services and activities to the local community.
- 11.2 The benefits of transferring an asset to a Community Group on a long-term leasehold transfer can be substantial, supporting community enterprise, encouraging volunteer commitment, helping utilise local knowledge and skills and allowing the organisation to attract the necessary capital investment to create an accessible and sustainable community facility.
- 11.3 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 needed community asset.
- 11.4 The recommendation is therefore to approve the grant of a 25 year lease to ensure Gilfach Goch Community Council continues to operate, providing opportunity to increase the capacity of Cambrian Avenue Community Centre in response 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

21st NOVEMBER 2024

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

**RCT TOGETHER, COMMUNITY ASSET TRANSFER OF CAMBRIAN AVENUE
COMMUNITY CENTRE TO GILFACH GOCH COMMUNITY COUNCIL**

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

Clair Ruddock – Community Development Officer – 07786 523652