



RECORD OF DELEGATED OFFICER DECISION

Key Decision ✓

Operational Decision

SUBJECT: RCT Together - Community Asset Transfer of Tonteg Park Tennis Courts.

PURPOSE OF REPORT:

To approve the asset transfer of the Tonteg Park Tennis Courts by way of a 21 year lease to the "Friends of Tonteg Park" Community Group.

In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director or Corporate Estates and Procurement as described below.

DELEGATED DECISION (Date):

Agreed to approve the asset transfer of Tonteg Park Tennis Courts by way of a 21 year lease to the "Friends of Tonteg Park" Community Group.


Chief Officer Signature

COUN ATTED
Print Name

9/11/16
Date

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution

CONSULTATION

Jay Rosser

9/11/16

CONSULTEE CABINET MEMBER SIGNATURE

DATE

D. Hannay

9/11/16

CONSULTEE OFFICER SIGNATURE

DATE

CALL IN PROCEDURE RULES.

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

YES

NO ✓

Reason for urgency:.....

If deemed urgent - signature of Mayor or Deputy Mayor or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:

.....
(Mayor)

.....
(Dated)

NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.

FOR CABINET OFFICE USE ONLY

PUBLICATION & IMPLEMENTATION DATES

PUBLICATION

Publication on the Councils Website:- 11/11/16

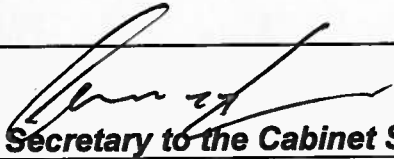
DATE

IMPLEMENTATION OF THE DECISION

Note: This decision will not come into force and may not be implemented until the expiry of 5 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

Subject to Call In the implementation date will be 21/11/16

DATE



Secretary to the Cabinet Signature

CHRISTIAN S J HANDMAN

Print Name

9/11/16

Date

Further Information

Directorate:	Corporate and Frontline Services – Corporate Estates and Procurement
Contact Name:	Debra Hanney
Designation:	Community Asset Development Officer
Tel.No.	01443 744517

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2016/17

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

<u>Part 1</u> (Non-Confidential)
RCT Together - Community Asset Transfer of Tonteg Park Tennis Courts

1. PURPOSE OF THE REPORT

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

2. DECISION

Decision to:

- 2.1 Endorse the transfer of the Tonteg Park Tennis Courts to "Friends of Tonteg Park" by way of a 21 year lease as set out in paragraph 6

3. BACKGROUND

- 3.1 The Council's RCT Together Approach for progressing Community Asset Transfers was agreed by Cabinet at its meeting on the 30th October 2014. This approach will see the Council working with communities and partner agencies to sustain delivery of services that the Council may no longer be able to deliver on its own.
- 3.2 Applications are considered from non profit distributing voluntary and community groups or companies for activities, services and facilities which benefit residents within Rhondda Cynon Taf.
- 3.3 To date over 106 formal Expressions of Interest have been received from a variety of existing and newly established groups with proposals ranging from taking over small paddling pools to museums and day care centres. The asset transfer of the Muni Arts Centre has been recognised by the Welsh Government as a way of good practice and was referred to in its recently published document "Community Asset transfers in Wales" Best Practice Guide.
- 3.3 At the Council meeting on the 19th May 2016, it was agreed that applications for asset transfer could now be dealt with under the

Council's Delegated Decisions framework. High Level Asset Transfers will need to be reported to Cabinet, if officers and the appropriate Cabinet member feel this is appropriate.

4. APPLICATION FROM LLANTWIT FARDRE COMMUNITY COUNCIL

- 4.1 A well established Community Council governed by 11 community councillors and employing 10 employees. They have a track record of managing and maintaining 13 play areas and public open spaces. Their vision is to support children, young people and adults of all physical abilities to regularly partake in exercise and recreation. They also recognise the importance of play, recreation and wellbeing being a key priority for the Council.
- 4.2 A further aim is to Create, Promote and Preserve; ensuring they maintain and increase excellent play spaces for children as well as encouraging community involvement to enhance the well-being of all residents and visitors.
- 4.3 Llantwit Fardre Community Council is proposing the transfer of Tonteg Park Tennis Courts by way of a 21 year lease on the proviso that RCT Leisure Services department fully fund and undertake the refurbishments of the courts and surrounding fence prior to any potential lease being finalised.
- 4.4 The Community Council advise the facility will not be open to the public at all times and have no current plans to run a booking system.
- 4.5 The Community Council are proposing to utilise a potential £2400 community benefit payment per annum for a period of 21 years towards the cost of any maintenance of the Tennis Courts. The payment comes from Lightsource, a solar energy company as part of an agreed community benefit payment for them locating their solar farm in Tonteg. They have developed a 5 year expenditure plan to improve the existing play facilities in the area.

5. APPLICATION FROM "FRIENDS OF TONTEG PARK

- 5.1 Established since 2013, the committee has its own constitution and will shortly become a Company limited by guarantee. Their vision is to support Tonteg Park to become a sporting hub of the community and provide opportunities for young people to take part in sports activities such as tennis, netball, football and basketball which are currently not available in the area.
- 5.2 "Friends of Tonteg Park" is proposing the transfer of Tonteg Park Tennis Courts by way of a 21 year lease and on a peppercorn rent basis to enable them to lever in capital funding in order to enhance the

current condition of the existing tennis courts into a Multi use Games Area (MUGA).

5.3 Their proposed programme of enhancements include:

• Fencing	£17,680.73
• Floodlights	£10,826.44
• Civils work for floodlights	£3,000.00
• Re-surfacing	£9,468.00
• Line-markings	£5,640.00
TOTAL COSTED PROGRAMME =	£46,615.17

5.4 To date the group have evidenced confirmation that they have been awarded 100% of the capital costs required as follows;

• RCT Homes - £10,000.00
• Sports Wales - £14,977
• Welsh Church Act - £22,788.73
TOTAL FUNDING AWARDED = £47765.73

5.5 Their proposal to enhance the space including the instalment of floodlights (light spillage 2 metres outside the perimeter) will enable increased use of the facility by four fold and make the area safer for the community, both young and old. These lights will switch off automatically at 9.00pm each evening and will be token operated. They propose to charge £4 per token which will be administered by the local Co-operative Store. This income will be utilised to carry out any ongoing maintenance on the site.

5.6 The group have established working relationships with a range of local partners including Go 4 It, Llantrisant Tennis Club, Tennis Wales, Game On, Sport Wales etc. The groups aim is to develop a timetable of structured sports activities. Allow local schools access during the day and also ensure the courts would be available to the general public for "free use". They aim to target groups such as women, girls and the elderly and users from the local social housing units to encourage broader community usage through sports and family engagement opportunities.

5.7 The proposal is for the committee with the support of volunteers to manage the asset on a day to day basis.

5.8 The proposal supports the Single Integrated Plan by addressing the key health priorities of promoting physical wellbeing, reducing social isolation and building community capacity. It also addresses the key principles of the Social Services and Well-being (Wales) Act 2014, particularly early intervention and prevention.

6. Report Summary

6.1 At the meeting of the Community Asset and Service Transfer Panel (CAST) on the 27th July 2016, a comparative assessment of both business proposals was undertaken. A summary of the scorings is attached below.

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

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

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

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

6.3 In conclusion, both proposals demonstrate good strengths and some weaknesses/risks within their business cases. However due to the **£47765.73** levered in by the "Friends of Tonteg Park" Group to enhance the current physical environment of the tennis courts is marginally the stronger proposal. This option could be the catalyst for sparking greater community involvement and increased use of the facility which should in part help to contribute to improved engagement and health and well-being outcomes.