

**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 Bryncynon Community Centre to Bryncynon Community Revival Strategy Limited (Charity and Company Limited by Guarantee)

DIBEN YR ADRODDIAD | PURPOSE OF THE REPORT:

To approve the transfer of Bryncynon Community Centre to Bryncynon Community Revival Strategy Limited by way of a 25 year lease.

In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director, Public Health, Protection and Community Services as described below.

PENDERFYNIAD WEDI'I DDIRPRWYO | DELEGATED DECISION:

To approve the transfer of Bryncynon Community Centre to Bryncynon Community Revival Strategy Ltd (Charity and Company Limited by Guarantee) by way of a 25 year lease.



Llofnod y Prif Swyddog
Chief Officer Signature

PAUL VREE

Enw (priflythrennau)
Name (Print Name)

20.12.18

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

A. Morgan

18/12/18

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 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:

NAC YDY | NO✓

Rheswm dros fod yn fater brys | Reason for Urgency:

.....
Os yw'n cael ei ystyried yn fater brys - Ilofnod y Maer/Dirprwy Faer/Pennaeth 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 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:

.....
(Maer | Mayor)

.....
(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

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DYDDIADAU CYHOEDDI A GWEITHREDU | PUBLICATION & IMPLEMENTATION DATES

CYHOEDDI | PUBLICATION

Cyhoeddi ar Wefan y Cyngor | Publication on the Councils Website:- 20th December 2018

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

27th December 2018
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:	RCT Together – Community Asset Transfer Development Officer
Rhif Ffôn Telephone Number:	01443 281188

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

KEY DELEGATED DECISION

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

14TH DECEMBER 2018

**RCT TOGETHER COMMUNITY ASSET TRANSFER OF BRYNCYNON
COMMUNITY CENTRE TO BRYNCYNON COMMUNITY REVIVAL STRATEGY
LTD (CHARITY AND COMPANY LIMITED BY GUARANTEE)**

Author: Debra Hanney, Community Asset Transfer Development Officer

1. PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to approve the transfer of Bryncynon Community Centre to Bryncynon Community Revival Strategy Ltd (Charity and Company Limited by Guarantee) by way of a 25 year lease.
- 1.2 In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended Officer decision of the Director of Public Health, Protection and Community Services.

2. RECOMMENDATIONS

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

3. REASONS FOR RECOMMENDATIONS

- 3.1 It is recommended that the Director of Public Health, Protection and Community Services agrees to a 25 year lease with Bryncynon Community Revival Strategy Limited (also known as "The Strategy"). This tenancy agreement will pass on the full management, repair, maintenance and National Non-Domestic Rates (NDR) responsibilities to Bryncynon Community Revival Strategy Limited.
- 3.2 The building has been vacant and not operational since 2016 with the Council taking back possession in February 2017. In that time the building has remained dormant and has been subject to frequent vandalism.
- 3.3 The lease will also enable Bryncynon Community Revival Strategy Limited the opportunity to lever in capital funding to address the buildings current development and refurbishment needs. It will also enable the organisation to

deliver a range of community engagement and development opportunities which have been identified as needed by the community.

4. BACKGROUND

- 4.1 The Council's RCT Together approach for progressing Community Asset Transfers was agreed by Cabinet at its meeting on the 30th October 2014. This approach will see the Council working with communities and partner agencies to sustain delivery of services that the Council may no longer be able to deliver in its own.
- 4.2 Applications are considered from non-profit distributing voluntary community groups for activities, services and facilities which benefit residents within Rhondda Cynon Taf.
- 4.3 At the Council meeting on the 19th May 2016, it was agreed that applications for asset transfer could now be dealt with under the Council's Delegated Decisions framework. High Level Asset Transfers will need to be reported to Cabinet, if officers and the appropriate cabinet member feel this is appropriate.
- 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 and 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 BRYNCYNON STRATEGY'S BUSINESS PLAN

- 5.1 Bryncynon Community Revival Strategy was incorporated in 1996 as a registered charity and company limited by guarantee. Their main aims and objectives are to provide facilities for education and social welfare with the purpose of improving conditions and quality of life for residents of Bryncynon, which includes the areas of Tyntetown, Ynysboeth, Nant Y Fedw, Maes Y Ffynon and Pontycynon.
- 5.2 The organisation grew significantly during its first 15 years, acquiring a number of community facilities and delivering a broad range of community services. However over the past 5 years the organisation has had to restructure and refocus its efforts due to the loss of key external funding streams which also resulted in a significant loss of staff and service delivery such as youth provision.
- 5.3 However, despite this, the organisation continues to provide a range of services including day time childcare at their Growing Together Centre in Avondale Street as well as a range of community facilities at their flagship building "The Feel Good Factory" which houses Taffy's Cafe along with a

range of flexible spaces and office accommodation which are used to deliver a broad range of training and community services. Their sustainability has been achieved through the support of Empower – Support for Voluntary Sector Ltd who were appointed to help stabilise the organisations finances, strengthen the Board (currently there are 6 trustees) and help the community develop a Business Plan to ensure their future sustainability.

- 5.4 The Strategy's missions, vision and values echo the priorities for the Council and other strategic partners in improving the quality of life for residents by involving, empowering, entrusting and working collaboratively to address identified needs early before they escalate further. They are aware of the challenges for the area with regards to the levels of deprivation negatively impacting on people's income, health, employment and educational opportunities.
- 5.5 Moving forward, the Strategy is keen to identify ways to generate income that would fulfil their charitable objects, vision and aims as well as reducing their reliance on external funding. However with the community centre in mind, the Board have advised they will be not be pursuing a primary rental route for the building but will use a service delivery model and where possible to provide certain services free at the point of delivery. These services will be established in the first instance through revenue funded grants and utilising surpluses from other areas of their business activities.
- 5.6 The Strategy has undertaken community consultation activities and surveys to inform their business plan as well as engaging with and exploring local partnership opportunities with local schools, housing associations, Early Years and Youth Engagement and Participation Service. The establishment of the Bryncynon Community Centre Action Group (17 residents) will also strengthen their evidence and efforts to re-open the community centre for the benefit of the wider community. The community centre was previously a well used community resource and there is now strong support for the re-opening of the centre
- 5.7 Their business plan is reflective of the challenges they face in delivering the services local residents have identified are important, which include the need to deliver youth services in partnership with other organisations as well as addressing the lack of services for families. The board have developed plans for all their physical sites. Their specific proposals for the Community Centre are to develop it as a Family Centre with a focus on:
- Priority to be given to activities that support young people including breakfast clubs, after school clubs, parent and toddler activities and youth activities;
 - Pre natal/post natal support in partnership with health board;
 - Family learning opportunities and a range of family focussed activities;
 - Play schemes can be relocated to the community centre as the larger capacity space will allow for double the number of children to participate;
 - Lunch clubs for the elderly;
 - Community led activities – private hire by local groups;

- Third party advice services – universal credit team/debt advice and drop-in services;
 - Ongoing bespoke youth career guidance and mentoring.
- 5.8 In order to ensure the appropriate management of all buildings where services for children, young people and families are delivered, the Strategy is looking to sustain the ongoing support of their Family Services Co-ordinator who will be responsible for ensuring all of its buildings meet appropriate statutory compliance and Care Inspectorate Wales (CIW) minimum standards as well the role focussing on engaging with those residents who are socially excluded or isolated to identify and develop services that meet the needs of all sectors as well as managing the Flying Start provision.
- 5.9 The community centre will also become the new home of the Community Centre Action group who will meet regularly to determine how best to use and promote the centre.
- 5.10 The building has remained vacant for the past two years and so the Strategy is aware it now needs to ensure it can accurately cost up the refurbishment of the centre in order to apply for the eligible capital grant funding. It is also likely that securing funding and registering the building with Care Inspectorate Wales is likely to be achieved by Spring/Summer 2019. The Strategy have advised they do not wish to formally sign the lease until all the capital development monies have been secured. Officers from the Councils Regeneration and RCT Together Team will ensure they work closely with the Strategy to provide appropriate support to achieve these outcomes as a matter of urgency.

6. REVIEW OF BRYNCYNON STRATEGY'S BUSINESS PLAN

- 6.1 Officers from the Community Asset and Service Transfer Panel have undertaken a review of the business plan received from The Strategy on 10th November 2018 and the following is a summary of the recognised benefits and risks.
- 6.2 Their proposal aims to address the current identified need for youth provision, after school provision and general befriending and social opportunities for older people in the South Cynon Cluster. This reflects the gap analysis identified by the Community Hub Task and Finish Group who met in November 2018.
- 6.3 The building is currently vacant and continuing to dilapidate with frequent vandalism and anti-social behaviour being reported. Enabling the group to lever in funding to make the building functional and fit for purpose can re-address these issues. The group still has to finalise quotes for the building in order to submit applications to its proposed grant funders.
- 6.4 All future repair and maintenance responsibilities will be passed to the group including the current annual NNDR (National Non Domestic Rates) costs of £2,441.50 which they will be able to apply for relief on.

- 6.5 The business plan is aspirational in that the organisation has not yet applied for the variety of revenue funded project grants until the Council confirms its formal position in that the 25 year lease can be progressed. They have advised they will fast track submission of applications once this is in place.
- 6.6 They have an emphasis on being self reliant but their projected income still shows a heavy reliance on external grants to fund the various project costs. This does diminish year on year. However, they have indicated that key funders are supportive of draft proposals.
- 6.7 It is difficult for officers to state how achievable and sustainable their aspirations are due to the current uncertainty on their grant applications and the assumptions made on take-up of activities. Supporting their proposal will involve a clear element of measured risk but officers feel it is worth taking due to the evidenced needs described above as well as acknowledging the growing enthusiasm from local residents to bring this building back into use.
- 6.8 The Strategy have also confirmed they will support and contribute to the Councils developing Neighbourhood Network approach which aims to support the development of well informed, engaged and active community networks.

7. EQUALITY AND DIVERSITY IMPLICATIONS

- 7.1 An Equality Impact Assessment is not required for this decision as the building has been vacant since 2016. The proposals for the building will include making the building fit for purpose and the delivery of services as identified by the community and will be open to all sections of the population.

8. CONSULTATION

- 8.1 Bryncynon Strategy has recently undertaken a survey to consult with the community to establish the levels of interest for developing a range of new activities that could be offered at the centre. 159 local people completed the survey giving feedback on preferred services, volunteering opportunities and looking at ways in which they could support the re-opening of the community centre. As a result of the survey, a community forum of 17 residents has recently been established. The forum has met several times to inform the Strategy's Business Plan.

9. FINANCIAL IMPLICATION(S)

- 9.1 Bryncynon Strategy will be responsible for all running, repair and maintenance costs as well as National Non Domestic Rates (NNDR) on the building for the duration of the lease at no further cost to the Council.
- 9.2 The Council has agreed to an initial 3 year Rent Free Period on their annual Market Rent to support the group during the "fit out" period of getting the building operational and to enable the group to develop a sustainable programme of activities at the centre.

10. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

10.1 Section 123 of the Local Government Act 1972

10.2 The proposal will contribute towards priorities identified within the Social Services and Wellbeing Act (Wales) 2014 and enable the Council to satisfy its duty to “promote social enterprises and co-operatives which involve people who need care and support”.

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

11.1 The proposed leasehold transfer to Bryncynon Strategy will support the Council’s Corporate Plan “The Way Ahead” 2016-2020 priority of “promoting independence and positive lives for everyone”. Specifically their proposed aims are to:

- Increase confidence and skills;
- Improve health and well-being;
- Improve economic activity.

11.2 Along with 44 public bodies across Wales, the Council is subject to the statutory requirements of the Well-being of Future Generations (Wales) Act 2015, which set out a common vision for the long term well-being of people and communities through seven national well-being goals and provides a framework for public services to work differently through five sustainable development principles. The principles include; thinking about the long-term impact of our actions; seeking to prevent issues from occurring in the first place or from worsening; involving people and communities in decisions made that affect them; working together with other organisations and integrating our work to understand the “knock-on” effects of what we do.

11.3 The Corporate Plan also contains principles that include “Helping people and communities to help themselves stating that;

“(The Council) believes if you give power to local people you get better results and achieve better value...(the Council) wants to work more closely with RCT’s community and voluntary sector to stimulate innovation and encourage communities to step forward and take on new roles in providing local services and solutions”.

11.4 The Council is approaching this principle in different ways and has launched RCT Together as a means of engaging and involving residents in how services are best sustained in communities;

“The Council’s vision is to develop a new relationship with residents that enable them to be independent and resilient and to take on greater responsibility for their local communities. This is not about the Council shifting its responsibility – it is about recognising that residents want to be more involved in what happens in their community”.

11.5 The RCT Together approach 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 The benefits of now leasing the building to Bryncynon Community Revival Strategy Limited would be to pass the full management, repair and maintenance responsibilities over to a local, experienced and incorporated voluntary sector organisation.

12.2 This will enable the organisation to lever in capital and revenue funding (if required) to re-open the centre and make it "fit for community" purpose. It would address and alleviate the problem of the ongoing vandalism to the building by ensuring local people of all ages can use the building for a diverse range of engagement and wellbeing activities.

12.3 Officers were mindful of the key risks which could affect the sustainability of their proposed 25 year tenancy which include the uncertainty on the groups future success in applying for and securing project specific revenue grant funding, the projected take up on their proposed activities, along with the long term sustainability of the Board. However officers were satisfied with reassurances that the future plans and proposals could be achieved through the continuation of commitment from current Board members and their plans to broaden the Board in 2019 and also the recent development and involvement of the Bryncynon Community Centre Action Group whose will be working alongside the Board. As such we recommend their lease request is progressed.

Other Information:-

Relevant Scrutiny Committee

- **Public Service Delivery, Communities and Prosperity Scrutiny Committee**

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

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

14TH DECEMBER 2018

**RCT TOGETHER – COMMUNITY ASSET TRANSFER OF BRYNCYNON
COMMUNITY CENTRE TO BRYNCYNON COMMUNITY REVIVAL STRATEGY
LIMITED (CHARITY AND COMPANY LIMITED BY GUARANTEE)**

Background Papers:

Cabinet – 30th October 2014

Council – 19th May 2016

Cabinet – 21st November 2018

Contact Officer

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