

RECORD OF DELEGATED OFFICER DECISION

Key Decision ✓

SUBJECT: RCT Together – Community Asset Transfer of the former Pentre Park Paddling Pool site to Canolfan Pentre (Charitable Incorporated Organisation)

PURPOSE OF REPORT:

To approve the transfer of the former Pentre Park Paddling Pool to Canolfan Pentre by way of a 10 year 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 of Public Health, Protection and Community Services as described below.

DELEGATED DECISION:

It was AGREED:

To approve the transfer of the former Pentre Park Paddling Pool site to Canolfan Pentre (Charitable Incorporated Organisation) by way of a 10 year lease.


Chief Officer Signature

PAUL MEE
Print Name

14.08.18
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



CONSULTEE CABINET MEMBER SIGNATURE

13/07/2018

DATE

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:

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:- 14th August 2018

DATE

IMPLEMENTATION OF THE DECISION

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.

Subject to Call In the implementation date will be 20th August 2018

DATE



Chief Executive



Print Name

14/8/18

Date

Further Information

Directorate:	Public Health, Protection & Community Services
Contact Name:	Debra Hanney
Designation:	RCT Together – Community Asset Transfer Development Officer
Tel.No.	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**

2ND AUGUST 2018

**RCT TOGETHER – COMMUNITY ASSET TRANSFER OF THE FORMER
PENTRE PARK PADDLING POOL SITE TO CANOLFAN PENTRE
(CHARITABLE INCORPORATED ORGANISATION)**

**Author: Debra Hanney, Community Asset Transfer Development Officer
Tel. No. 01443 281188**

1. PURPOSE OF THE REPORT

- 1.1 To approve the transfer of the former Pentre Park Paddling Pool site to Canolfan Pentre (Charitable Incorporated Organisation) by way of a 10 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 the former Pentre Park Paddling Pool site to Canolfan Pentre (Charitable Incorporated Organisation) by way of a 10 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 agree to the 10 year lease with Canolfan Pentre in respect of the former Pentre Park Paddling Pool site which was closed as part of the Council's Phase 1 – Medium Term Service Planning arrangements and has remained unused since the Cabinet decision on 8th January 2014.
- 3.2 Canolfan Pentre submitted an "Expression of Interest" in July 2017 to transform the former paddling pool site into a Multi Use Games Area to enable year round use of the facilities by local children and young

people to improve access to local health and wellbeing opportunities. It will also enable the organisation, who currently lease the former Pentre Day Centre and who have successfully developed a well used intergenerational centre here, to have additional delivery space for their play and youth work activities as the pool site is located directly behind the former Day Centre.

Figure 1 – Location of “Canolfan Pentre” Centre and proposed MUGA site



- 3.3 Canolfan Pentre has also been able to secure external grant funding of £89,954 to pay for the decommissioning costs of the existing pool site and installation of the Multi Use Games Area system.

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 on its own.
- 4.2 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.
- 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.

5. OVERVIEW OF CANOLFAN PENTRE'S PROPOSAL

- 5.1 Canolfan Pentre was established as a Charitable Incorporated Organisation (CIO) and Charity in 2016. The organisation already works collaboratively with a range of statutory and third sector partners to deliver over 16 community engagement and support activities at the former Pentre Day Centre site each week. This building is open and accessible to all residents of the local and surrounding communities. Their key objectives are to provide an open and welcoming environment in order to combat loneliness and isolation as well as supporting positive mental health and encouraging physical activity, tackling obesity and building strong positive community relationships.
- 5.2 The group is steered by a group of 7 local trustees with a range of skills and experiences and a committed team of volunteers whose current delivery programme includes;
- Parent and Toddler groups;
 - Hafal Mental Wellbeing Outreach;
 - National Autism Society - RCT Youth Club (11-19yrs);
 - After School Club with Valleys Kids;
 - Pentre Fit Buttys;
 - Community Café;
 - Computer Club;
 - Bingo and Lunch Club;
 - Craft Club for all ages;
 - Tai Chi;
 - Cope in the Community.
- 5.3 The group's vision is to create a safe open multi-use space that local children, young people, residents and other groups/schools can utilise replacing the currently unused paddling pool site.
- 5.4 The group report they have undertaken various community discussions and consultations exploring the future use of this site. Options to re-open the pool were discounted for a number of reasons including the significant seasonal operational costs (which would only cover a 6 week operational period) and the lack of available volunteers required to staff the pool.
- 5.5 The group also reported young people in Pentre and the surrounding area are unable to freely access the existing Council managed 3g pitch as this can only be used by pre-booking and paying for activities which are appropriately supervised and users must wear appropriate

footwear which inhibits the type of free play activities which would be better suited at an open access MUGA.

- 5.6 The proposed Multi-Use Games Area will enable children and community groups to have year round access to a safe, open space to exercise and play. Multi use Games Areas are hard wearing, long lasting (20 year warranty) and easy to maintain.
- 5.7 Canolfan Pentre will utilise its local volunteers to clean the site appropriately. Leisure colleagues will take responsibility for periodic inspection of the site in line with the support offered to other paddling pool sites.
- 5.8 The group report their current delivery programme at the former Day Centre will quite often see the building full to capacity and the group has noted they require additional physical delivery space. The MUGA therefore can act as an additional delivery space for appropriate activities i.e., play and youth provision including sport and physical activities.

6. EQUALITY AND DIVERSITY IMPLICATIONS

- 6.1 An Equality Impact Assessment is not required for this decision, as one was originally undertaken as part of the Council's Phase 1 – Medium Term Service Planning arrangements and the paddling pool site has remained unused since the Cabinet decision to cease seasonal operation on 8th January 2014.

7. CONSULTATION

- 7.1 The Council undertook an extensive consultation process which ended 2nd December 2013, which informed the Cabinet decision to cease seasonal operation of the paddling pool as part of its Phase 1 – Medium Term Planning Service Change proposals which were presented to Cabinet on 8th January 2014.
- 7.2 Canolfan Pentre has undertaken 3 consultation events with community members as well as letters and visiting members of the community who could not attend the events. During these activities, it became apparent that for the community of Pentre, the re-opening of the pool was both impractical in terms of the number of volunteers required to staff it as well as unfeasible in terms of continuing running costs.

8 FINANCIAL IMPLICATION(S)

- 8.1 Canolfan Pentre will pay an annual market rent of £150 per annum and an initial 2 year Rent Free Period has been agreed to support the fit out period and installation of the Multi Use Games Area system.

- 8.2 Canolfan Pentre has secured grant funding for the full capital development costs of £89,954.71 which includes the decommissioning costs of the existing pool site and the installation of the Multi Use Games Area system.
- 8.3 The Council's Leisure Team will cover the maintenance and periodic inspection regimes in line with the support offered to other paddling pool sites.

9. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

- 9.1 An Open Space Notice was requested as part of the legal disposal process for Public Open Spaces as per the requirements of Section 123 (2A) of the Local Government Act 1972, which provides that before disposing (a lease is a form of disposal) of any land which is, or is part of, an open space it must first advertise the proposed disposal for two consecutive weeks and consider any objections raised. The objection period is a further two weeks.
- 9.2 No objections were received during this Open Space Notice process which has now concluded.
- 9.3 Planning permission is not required for the infilling of the existing paddling pool site and based on the specifications for the proposed construction of the MUGA play area.

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

- 10.1 The proposed leasehold transfer to Canolfan Pentre will support the Council's Corporate Plan "The Way Ahead" (2016-2020), priorities of "promoting independence and positive lives for everyone" and "creating neighbourhoods where people are proud to live and work".
- 10.2 Specifically it will support the Council's priority to work in partnership with community groups to develop more innovative ways of maintaining its parks and green spaces to address wider public health priorities.
- 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. 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.

- 10.4 The Corporate Plan also contains principles that include ‘Helping people and communities to help themselves’ stating that:

“(The Council) believes that 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.”

- 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 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”.

- 10.6 The ‘RCT Together’ approach is a key initiative of the Council and supports the principles set out in the Corporate Plan 2016-2020 by supporting communities to become more involved and resilient, building a sustainable county borough. It has strong links with the Single Integrated Plan priorities to make Rhondda Cynon Taf a safe, healthy and prosperous place to live and work.

11. CONCLUSION

- 11.1 The group has secured grants to pay for the full decommissioning costs of the current paddling pool site and for the full installation of a Multi Use Games Area.
- 11.2 Providing approval for a 10 year lease to Canolfan Pentre will support the organisation to expand their current delivery space and make sustainable use of a currently dormant site for children, young people and families to meet, play, exercise and socialise.

Relevant Scrutiny Committee

- Public Service Delivery, Communities and Prosperity Scrutiny Committee



LOCAL GOVERNMENT ACT 1972

AS AMENDED BY

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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Background Papers:

Cabinet – 8th January 2014
Cabinet – 30th October 2014
Council – 19th May 2016

Contact Officer:

Debra Hanney, RCT Together Community Asset Development Officer (01443 281188)