

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 Riverside Social Centre to Pontypridd Foodbank (Charitable Incorporated Organisation).



DIBEN YR ADRODDIAD | PURPOSE OF THE REPORT:

To approve the grant of a 25 year lease of Riverside Social Centre in accordance with the provisions of the Community Asset Transfer Scheme to Pontypridd Foodbank.

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 Riverside Day Centre to Pontypridd Foodbank as set out in Paragraph 3 of the accompanying Officer report.

 Llofnod y Prif Swyddog Chief Officer Signature	Louise Davies Enw (priflythrennau) Name (Print Name)	2nd July 2024 Dyddiad Date
 Llofnod y Prif Swyddog Chief Officer Signature	David Powell Enw (priflythrennau) Name (Print Name)	2nd July 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



27th June 2024

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: 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:- _____2nd July 2024_____

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

_____6th July 2024_____
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 RIVERSIDE SOCIAL CENTRE TO PONTYPRIDD FOODBANK (CHARITABLE INCORPORATED ORGANISATION)

25th JUNE 2024

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 Riverside Social Centre to Pontypridd Foodbank (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 Riverside Social Centre ("the Centre") to Pontypridd Foodbank ("the Foodbank") on terms to be agreed to the satisfaction of the Council.

3. REASONS FOR RECOMMENDATIONS

- 3.1 The service run by the Foodbank has operated at the Centre since 15th October 2021 via a "Tenancy at Will" agreement with representatives of Pontypridd Area Ministry Council.
- 3.2 A costed business plan was submitted by Pontypridd Foodbank for the proposed leasehold transfer of Riverside Day Centre to enable the group to sustain and develop further the food support and multi-agency wrap around support to reduce the number and re-occurrences of residents reaching crisis point. Having a building which could accommodate their growing service needs is essential as their service was previously house in a number of temporary locations.
- 3.3 At the Strategic Community Asset Transfer (CAT) Panel meeting on 29th August 2023, it was recommended to approve the lease to Pontypridd Food bank based on the following reasons:

- Pontypridd Foodbank have been operating from Riverside Day Centre since October 2021, providing critical food support, information and signposting support, demonstrating their ability to meet residents needs from this bespoke location.
- Referrals for support to the Foodbank continue to be received from over 85 referral partners including Probation, Schools, Citizens Advice, Substance Misuse agencies and health visitors etc and underlies the need to sustain this community provision.
- The Foodbank's activities continue to address crisis needs whilst enabling better use of the space to take into account increasing demand for their food support and signposting services, which have been associated with the impact of Cost of Living Crisis more recently. In 2022/23 the Foodbank provided support to over 5928 individuals, a rise of 13.07% from the previous year. This equated to 53,300 meals provided.
- The proposal to lease the building will safeguard and sustain a facility that serves the community, providing an opportunity to secure external capital funding to ensure the venue remains fit for purpose and energy efficient enabling them to sustain their support services.
- CAT panel members were cautious that even though Pontypridd Foodbank is a newly established charity, they are governed by seven founding Trustees, all of whom have been historically involved in the organisation and fully supported by the Pontypridd Ministry Area Committee (MAC); three of the trustees also sitting on the Board of the MAC, therefore ensuring that links with the Church in Wales remain.
- The panel were also aware of the challenges for foodbanks due to the current Cost of Living crisis in that donations of food have declined whilst the needs of residents requiring this support has increased. However, the panel were satisfied that the Foodbank had strong support from a number of key partners and funders and are also looking at future developments such as implementing community pantry opportunities to sustain their services.
- The Foodbank also has, in excess, of 50 active volunteers who support their efforts. The panel were also satisfied that the franchise with the Trussell Trust has transferred from MAC to Pontypridd Foodbank, transitioning their resources and support accordingly.
- The Foodbank also contribute to the Council's priorities of reducing waste and in 2023 the Foodbank redistributed over 3 tonnes of fresh food, to provide healthier meal options to people accessing their service.

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 Pontypridd Foodbank

- 4.5 Pontypridd Foodbank was founded in 2012 by the vicar and members of the congregation of St Luke's Church in Rhydyfelin. In 2015, seven of the churches including St Luke's Rhydyfelin merged to become the Parish of Pontypridd, later becoming the Ministry Area Council (MAC) of Pontypridd (charity number 1165251). Until this year the Organisation has been a ministry of the amalgamated churches, with a trustee board consisting of the clergy and 12 church members, and a foodbank steering committee of seven members. Due to the growth of the foodbank, with the full support of the Ministry Area, an application was made to the Charity Commission for foundation CIO status, which was approved on 17 July 2023, charity number 1203999. Close links are maintained to the MAC and three of the seven new trustees are also MAC trustees.
- 4.6 Since 2012 the Ministry Area of Pontypridd has held a franchise agreement for Pontypridd Foodbank to run as part of the Trussell Trust, allowing access to their services and support. The franchise agreement has now been transferred to the new CIO. This means that Pontypridd Foodbank will remain part of the Trussell Trust network and will continue to serve the people of Pontypridd and surrounding areas as it has done for the last 12 years.
- 4.7 Pontypridd Foodbank's vision is "a future where our foodbank is no longer needed because people can afford the essentials and can get the support they need when they need it, preventing them from reaching a point of crisis".
- 4.8 Its mission is "to provide a compassionate, dignified, and non-judgemental service to people within our community. They do this by working in partnership with other organisations to provide holistic support that enables people to find a way out of their crisis. They work together with partners and the other foodbanks in RCT to identify and address the root causes of people needing to use our foodbank to alleviate poverty within our community".
- 4.9 The primary purpose of a Foodbank is to supply 3-day emergency food parcels to people in crisis. As part of the Trussell Trust national network of foodbanks packing lists are used which have been drawn up by dieticians to provide nutritionally balanced provisions. These can be adapted to cater for food allergies and other

dietary requirements. Parcels are also supplemented with fresh fruit and vegetables and bread when donated.

- 4.10 In addition to the food parcels, conversations are held with clients to establish the reasons why they are in need. Using this information, individuals are signposted to other organisations and agencies who can offer appropriate help. Pontypridd Foodbank have recently signed up to the Step signposting network tool which helps to find the best sources of additional help for service users.

The Proposal

- 4.11 Pontypridd Foodbank have occupied Riverside Day Centre since October 2021, demonstrating their ability to successfully meet clients' needs from this location. Since inception in 2012, the Foodbank has consistently grown and developed over time. The security of a long-term transfer of the building to the foodbank would enable them to:

- Continue to provide services to clients in need.
- Respond to emerging needs and challenges eg. Covid, Cost of Living and people fleeing Ukraine.
- Develop new projects in consultation with partners and the local community.
- Provide additional services to meet local needs.
- Provide new volunteering opportunities.
- Secure capital funding from external sources.

- 4.12 In doing so, the Foodbank will determine how best to utilise space to meet the needs of its users but also consider ways in which the building might be utilised as more of a Community Hub. This could build upon existing partnerships at the Centre with Citizens Advice, Interlink and Communities for Work Plus, also providing potential to develop spaces where staff from other organisations working in areas their clients may benefit from advice and support, could come and spend time working.

Review of Pontypridd Foodbank's Business Plan

- 4.13 Pontypridd Foodbank is newly established charity (CIO Reg No 1203999) with the full support of the Ministry Area Council (MAC) of Pontypridd. Governed by seven founding trustees, all of whom are currently involved in the organisation, three of the trustees are also trustees of the MAC ensuring that links with the Church in Wales remain. They have developed a 5 year strategy focussing on three key aims:
1) Changing Communities; 2) Changing Policy and 3) Changing Minds.

- 4.14 The franchise agreement with Trussell Trust, previously held by the Ministry Area Council has now transferred to the newly established Charitable Incorporated Organisation (CIO). This allows Pontypridd Foodbank to remain part of the Trussell Trust network benefitting from their resources and support to continue providing services to the people of Pontypridd and surrounding areas as done for the last twelve years.

- 4.15 **Arrangements and capacity to manage the premises** – The existing staff and trustees who have formed the new legal entity have a known track record of delivering services/property management and clear evidence of its capability to deliver.
- 4.16 **Market Appraisal** –The service is demand led and provides for “people facing crisis and is about ensuring no-one goes hungry because they cannot afford food”. The Foodbank has demonstrated their ability to respond to significant increased demand, as a result of the cost of living crisis, support to families fleeing Ukraine and the changing University of South Wales population. Since April 2023, the organisation has distributed 3 tonnes of fresh food, contributing to the Council’s target to reduce waste whilst providing clients with healthier meal options.
- 4.17 **Outcomes** - The Foodbank strives to understand the root cause for poverty, working with partners to provide advice and support, for example, providing space for Citizens Advice to operate advice services directly from the Centre. Their ultimate outcome is to end the need for free food provision and they have been actively listening to understand their clients and communities, to find the drivers of local food poverty and how best to support people. Other proposed outcomes include:
- Continued waste reduction.
 - Higher recycling rates.
 - Fewer clients needing repeat parcels.
 - Physical and mental wellbeing improvements for our volunteers and clients.
 - Improved living standards for our clients through our financial inclusion work.
 - Improved quality of life for students studying in Pontypridd and their families through our local influencing work.
- 4.18 **Risk Assessment and Management** – Identified risks were associated with the creation of the new legal entity. However, staff, volunteers and trustees have a successful track record of delivering the service historically. The Foodbank continue working with a wide range of agencies, the majority of partners being engaged in delivering the core business of providing emergency food parcels to people in crisis, as well as information and advice intended to enable residents to improve their current circumstances. Reliance on foodbanks have increased whilst donations have decreased. However it was felt that there is significant support from funders, businesses and other agencies to support the sustainability of the Foodbank. The Group have also been financially prudent with sufficient reserves in place and have a clear understanding of the risks associated with sustaining their service and have a range of mitigating options 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 Riverside Social Centre. The Foodbank 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 The Foodbank has agreed to pay an annual Service Level Agreement and the Council will continue to carry out periodic and annual Statutory Compliance checks.

7.3 The lease transfer will enable Pontypridd Foodbank 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 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. The Foodbank will pay an Open Market Rent for the lease of the Centre.

9. CONSULTATION / INVOLVEMENT

9.1 Pontypridd Foodbank works closely with the RCT Together Community Development Team and are part of the Neighbourhood Network for the North-East Taf Ely area. The Group are also an active member of the RCT Climate Action Network and use every opportunity to listen to feedback from residents and support partners.

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

10.1 The Foodbank's proposal align with a raft of 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 Foodbank provides vulnerable residents and families with access to emergency food parcels and fresh produce, when available, contributing to their physical wellbeing. Provision of signposting to other sources of assistance to help them live more independent lives.

- **Residents can take care of their health and wellbeing so they can live healthy, independent and fulfilling lives.**

- Enabling people to be engaged in resilient communities, strengthening connections between community groups, providing opportunities to lead and influence community developments and be involved in volunteering. ***The Foodbank supports over 50+ volunteers through a wider range of volunteering opportunities including the opportunity for people to engage with their local community and give something back to benefit others. Future projects will increase the opportunities available.***

The Foodbank has developed meaningful partnerships with Citizens Advice and Communities for Work Plus, for example, who provide practical support to individuals and the wider community to maximise their income and prepare themselves for employment as a way of combatting poverty and reliance on community foodbanks.

- Developing connections so that communities and the third and business sectors can work together to source sustainable and healthy food... ***The Foodbank has developed partnership with local allotments, community food growing projects, Yodel etc to utilise any surplus food stocks for those residents in need. They also have 85 organisations registered as referral agency partners of the Foodbank from statutory, voluntary and charity sectors.***

- **Supporting businesses to prosper and be sustainable;**

- Supporting the development of a circular economy across the County Borough so that residents are able to share, reuse, repair and recycle existing materials and products for as long as possible; ***The Foodbank has redistributed over 3 tonnes of fresh food in 2023, diverting waste from landfill and enabling residents to get access to fresh food. They are an active member of the RCT Climate Action Network.***

10.3 The Cwm Taf Wellbeing Plan also places strong emphasis on the value of volunteering, both for the individual and for the community. As a largely volunteer

run organisation with over 50 active volunteers, this is provided through an inclusive and supported volunteering programme offering many opportunities for local people to be involved. Plans for the coming years will offer more chances for people to join as new projects are developed within the Foodbank.

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. The Foodbank contributes towards these well-being goals and sustainable principles by working collaboratively as part of the Neighbourhood Network in North-East 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 Pontypridd Foodbank’s proposal offers a viable and sustainable opportunity to provide an accessible space from which to operate valued services and activities to those most vulnerable residents within the community.

11.2 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 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 lever in funding to enhance this much needed community asset.

- 11.4 The Foodbank have occupied the building for nearly 3 years delivering critical support for vulnerable individuals and families. They are continuing to work in partnership to enable residents to access food support, information, advice and key resources with the aim of reducing the adverse wellbeing impact of the Cost of Living crisis.
- 11.5 The Foodbank's activities also contribute to the Council's Climate Change and Circular Economy ambitions by redistributing essential food items, both tinned and fresh food which may have gone to landfill, reducing use of single use plastics and utilising surplus foods from local allotments and community growing projects. Their inclusive and supportive volunteering programme of 50+ volunteers enable people from a range of backgrounds to feel empowered, to feel more confident and to improve their wellbeing and social connectivity which enables the sustainability of their services.
- 11.6 The recommendation is therefore to approve the grant of a 25 year lease to ensure Pontypridd Foodbank and the services they provide at Riverside Social Centre 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

25th JUNE 2024

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

**RCT TOGETHER, COMMUNITY ASSET TRANSFER OF RIVERSIDE SOCIAL
CENTRE TO PONTYPRIDD FOODBANK (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

Clair Ruddock – Community Development Officer – 07786 523652