

SUBJECT:	Raglan Village Hall Update
MEETING:	INDIVIDUAL CABNET MEMBER DECISION
DATE:	26th July 2017
DIVISION/WARDS AFFECTED:	All

1. PURPOSE:

To provide an update on progress on the community asset transfer of the Raglan MUGA and former Junior School, which were the subject of a report to Cabinet in July 2015.

2. RECOMMENDATIONS:

- 2.1 That the 2 year timeframe be extended by a further 24 months to enable the legal completion of the transfer of the MUGA to Raglan Community Council and the completion of a lottery bid by Raglan Village Hall Association (RVHA) for the development of a new village hall.

3. KEY ISSUES:

- 3.1 Cabinet consented to two community asset transfer applications in July 2015 to enable the local community to safeguard and develop facilities which arose from concerns over the community elements of the new primary school.
- 3.2 The Estates team have continued to work closely with RVHA, who successfully secured a BIG Lottery (People and Places) capital development grant of £47,904 in August 2016. This has been used to fund the appointment of a design team and planning consent for a new hall was granted in June of this year.
- 3.3 The group will be submitting a further application to Big Lottery in August to secure 50% funding of the estimated £1,000,000 required to fund the project. The remainder of the capital build cost will be sought from the Welsh Assembly Government and the Garfield Weston Trust once Big Lottery funding has been secured.
- 3.4 In the interim the RVHA have assumed responsibility for the management of Raglan Old Church School (ROCS) which is being run as a community building until the new hall can be constructed. The Council has provided temporary toilet facilities and undertaken minor works to enable the hall to be used.

3.5 The business plan for the transfer of the MUGA was agreed earlier this year and this Council's legal team are in the process of transferring the MUGA to Raglan Community Council. This process should be concluded shortly.

4. REASONS:

4.1 The RVHA are a local community group made up of volunteers who have worked tirelessly for a number of years to realise their ambition of creating a community hub within Raglan. As a result of the development of a new primary school, Cabinet agreed to undertake a community asset transfer of the former junior school site as the preferred location for the new hall.

4.2 Achieving planning consent was a milestone requirement from Big Lottery and has enabled the group to progress to the next stage of the application process. Given the significant work that has been undertaken to date, the group has requested an extension of the 2 year timeframe imposed by Cabinet to provide them with sufficient time to secure funding to enable the construction of the hall.

4.3 Officers will continue to work with the group to provide technical support and advice when required.

4.4 Our Legal team provided draft transfer documents to Raglan Community Council at the beginning of March for the community asset transfer of the MUGA facility. The legal process should be completed shortly, at which point the Community Council will assume responsibility for the operation and maintenance of the MUGA. Given the point that this process has reached it would not be in the interests of the local community to withdraw from this process due to the proximity of the 2 year time limit previously imposed by Cabinet.

5. RESOURCE IMPLICATIONS:

5.1 As outlined in the previous report, there will be an opportunity cost of circa £150k in undertaking the community asset transfer of these assets. The sale of Raglan Old Church School building which is currently being utilised as the community hall will offset part of this loss, the exact amount to be clarified when timescales are clarified and planning advice is sought.

6. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING)

6.1 The original Wellbeing evaluation identified positive outcomes in the event that the community asset transfer of both facilities proceeded, by safeguarding local facilities and enabling the development of a new community hall. There are no safeguarding or corporate parenting implications associated with this report.

7. CONSULTEES:

SLT
Cabinet members
Joy Robson

8. BACKGROUND PAPERS:

Cabinet Report – 15th July 2015
Planning application reference DC/2017/00250

9. AUTHOR:

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Appendix 1 – Consented design for new Community Hall (Hub)



Ground Floor layout

