

SUBJECT:	MAGOR WITH UNDY COMMUNITY HUB
MEETING:	CABINET
DATE TO BE CONSIDERED:	4th NOVEMBER 2020
DIVISION/WARDS AFFECTED:	MILL AND THE ELMS

1.0 PURPOSE

To seek member approval to grant a lease of the Three Fields Site in Magor to the Magor and Undy Community Hub (MUCH) group, to enable the group to progress the scheme to develop a community hub on that site.

2.0 RECOMMENDATIONS that:

- 2.1 a lease of the Three Fields Site be granted to the MUCH Group for the purposes of developing a community hub;
- 2.2 the lease is for a period of 25 years, to support the Group's second stage funding application to the National Lottery People and Places Programme.

3. KEY ISSUES

- 3.1 The provision of improved community facilities in the Magor with Undy area, in particular the provision of a new community centre on the Three Fields Site, has been a corporate priority of the Council since its inception back in 1996.
- 3.2 The Three Fields Site, which is conveniently located in an easily accessible position between the two villages with direct access from the B4245, was purchased in the 1990s using Section 106 off-site recreation funding from housing developments in the local area. There have been previous attempts to develop a community hall on the site, with local voluntary sector groups taking the lead on design and funding issues. Unfortunately, for one reason or another, those attempts have failed to deliver the desired outcome.
- 3.3 The need for improved community facilities is now a much greater priority due to the increasing number of new housing developments, and new residents, in Magor with Undy. By way of example, when the two residential sites in the current Local Development Plan (Rockfield Farm and Vinegar Hill) are completed, this will increase the local population by approximately 12%.
- 3.4 There has been some progress in achieving improved recreation facilities in the area in recent years, with the Council working closely with local organisations. The facilities at Undy Playing Field have been transformed in the last two years with major investment from Undy Athletic Club, the Football Association of Wales and the County Council via S106 funding. The Magor with Undy Community Council has just completed a major upgrade of the multi-use sports facilities at Sycamore Field, using its own funding plus a Section 106 grant from the County Council.

3.5 Over the last three years the County Council has been working with a local organisation, the Three Fields Community Trust (now operating under the name of MUCH - Magor with Undy Community Hub), to progress the scheme for a new community hub at the Three Fields Site. The group is a registered Community Incorporated Organisation. CIOs are a relatively new body, brought into being by the Charities Act 2006 and, as such they are regulated by the Charities Commission. MUCH has received confirmation of its charitable status and, in addition to the Three Fields Site it has taken on management responsibility for the Undy Memorial Hall.

3.6 Significant progress has been made with the community hub proposal. Planning permission has been granted for the scheme, which has an estimated cost of between £1.4 million and £1.6 million. The scheme, when completed, will provide added value as it is located immediately adjacent to the site of the proposed new walkway station, which is one of the main priorities in the Council's Strategic Transport Plan. Attached to this report at **Appendix A** is a copy of the approved site layout plan. The plan also shows the location of the platforms for the new station.

3.6 In terms of the funding required to proceed with the community hub project, a sum of £800,000 has already been secured by way of a S106 contribution from the development of the Rockfield Farm site – but there is a need to raise the remaining balance before the scheme can proceed.

3.7 The MUCH Group was notified recently that its first stage application for a major grant from the People and Places Programme of the National Lottery has been successful and it now needs to develop and submit a second stage application within the next three to four months. A group of council officers and the community development manager of the Gwent Association of Voluntary Organisations are working with MUCH to develop a project plan to support the second stage bid.

3.8 One of the prerequisite requirements for the second stage bid is that MUCH needs to have in place security of tenure on the land which is the subject of the application. It is therefore proposed to grant approval for a lease of the Three Fields Site to MUCH for a period of 25 years, upon completion of the project.

4.0 **EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING)**

The Equality and Future Generations Evaluation can be found at **Appendix B** to this report. Here is a short summary of the positive and negative impacts:

Positive – if the stage 2 lottery application succeeds and the new hub building is subsequently constructed it will provide a facility of sufficient size and capacity and with a modern range of facilities to cater for the needs of the Magor with Undy community – with equality of access and opportunity for all sections of the local population.

Negative – due to its rapid population growth in recent years the Magor with Undy community is the fifth largest urban settlement in the county. Should the second stage lottery application for some reason not succeed there will still be

a funding shortfall, which would result in a further delay in realising this corporate priority.

5.0 OPTIONS APPRAISAL

There are three realistic options for progressing this project, as follows:

- the council could take the lead by providing the balance of funding through prudential borrowing or a similar route, with possible repayment from further S106 funding that might become available in the locality;
- the council could provide the balance of funding through S106 balances accrued from future developments in the local area – this is likely to delay the project for a further time period of at least three to five years;
- the council could agree to enter into a lease of the Three Fields site to the MUCH Group to support the second stage lottery bid - to do this the Group will require security of tenure for an unexpired period of 20-25 years. With a formal council decision in place to lease the site to MUCH, the group can proceed with submitting the bid, with support and assistance from the county council, the community council and the Gwent Association of Voluntary Organisations (GAVO).

On balance, it is considered that the best option available at this stage is to agree to grant a lease to the MUCH Group to enable it to proceed with the second stage lottery application. The lease would not be signed until the full funding for the project is in place – the construction of the new community hub will be fronted by the council as this is the most economical way of proceeding in this case.

6.0 EVALUATION CRITERIA

The intention is that, once the construction works have been completed and the new hub building is in operation, the project will be subject to an annual review and report over a five year period to assess usage based on year to year comparisons and feedback from users of the facility.

7.0 REASONS

- 7.1 To enable the MUCH Group to submit its second stage lottery application in an attempt to secure the identified shortfall in funding required to enable the project to proceed.

8.0 RESOURCE IMPLICATIONS

- 8.1 The proposal is to grant a lease of land at the Three Fields Site that has been acquired for a specific purpose, i.e. the provision of a new community centre. In that respect, there is no financial implication to the Council – other than the fact that the Council will benefit from the annual lease income plus, in the longer term, income from NNDR (national non-domestic rate) charges, although this income is likely to be minimal given the status of the proposed building and the current NNDR exemptions for buildings of this nature.
- 8.2 When the new community hub is developed it is intended, subject to the satisfactory performance of the lease in the intervening period, to dispose of the site to the MUCH Group by way of a Community Asset Transfer.

9.0 CONSULTEES

Cabinet Members

Magor with Undy Community Council

Senior Leadership Team

Gwent Association of Voluntary Organisations

Assistant Head of Finance/Deputy S151 Officer

Local Members

Section 106 Working Group

The Big Lottery Fund – Wales

10.0 BACKGROUND PAPERS:

None

11.0 AUTHOR

Mike Moran, Community Infrastructure Coordinator

12.0 CONTACT DETAILS

Tel: 07894 573834 Email: mikemoran@monmouthshire.gov.uk

Revisions

A LANDSCAPING TO HUB ADDED

18 SEPT '18



Date	SEPT '18
Scale	1:1250 @ A3
Drawing No.	3641_SK_100
Rev.	A

Project
MAGOR & LINDY HUB

Client
MONMOUTHSHIRE COUNTY COUNCIL

Drawing Title
SITE LOCATION PLAN (WITH PROPOSED PLATFORMS)

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise

pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ
t: 029 2030 8010
info@pentan.co.uk

— SITE AREA 1.74 (hectares)

NOTE: ALL CONSTRAINTS AND PROPOSED STATION INFORMATION SHOWN ON THIS DRAWING IS INDICATIVE ONLY AND MUST BE READ IN CONNECTION WITH RELEVANT SURVEY / UTILITIES / ENGINEERS INFORMATION FROM ORIGINAL SOURCES.

 NORTH

APPENDIX B

Report to Cabinet on 4th November 2020 – Magor with Undy Community Hub



<p>Name of the Officer: Mike Moran Phone no: 07894 573834 E-mail: mikemoran@monmouthshire.gov.uk</p>	<p>Decision on the disposal of Council-owned land by way of a 25 year lease</p>
<p>Name of Service: Enterprise</p>	<p>Date completed: 20th October 2020</p>

NB. Key strategies and documents that may help you identify your contribution to the wellbeing goals and sustainable development principles include: Single Integrated Plan, Continuanace Agreement, Improvement Plan, Local Development Plan, People Strategy, Asset Management Plan, Green Infrastructure SPG, Welsh Language Standards, etc.


1. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal.




Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>The project will be funded from S106 balances and external funding, so there should be no call on the Council's core capital budget.</p>	<p>Together with the walkway station, the hub will make a positive contribution to the local economy through improved connectivity.</p>


Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p>The new hub has been designed to be an energy efficient building, constructed of sustainable materials and in keeping with the local environment.</p>	
<p>A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood</p>	<p>The proposal involves improving peoples' physical and mental wellbeing by providing ease of access to good quality facilities in a central location for the whole community.</p>	
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	<p>The community hub will contribute to the safety and cohesiveness of the local community. Its close proximity to the proposed walkway station will provide improved connectivity by train to local communities in Caldicot, Chepstow and Newport and with wider communities in the Cardiff City region.</p>	
<p>A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>The availability of good quality and accessible facilities in the local community means that local people do not have to travel to other areas by car or by public transport, thereby contributing to a reduction in harmful nitrogen dioxide emissions</p>	<p>Where people do have to travel to other places in the south east Wales region, particularly to their place of work, there will be improved opportunities to use public transport as a viable alternative to the motor vehicle.</p>
<p>A Wales of vibrant culture and thriving Welsh language</p>	<p>There are no specific proposals in this report to promote and protect the Welsh</p>	<p>Encourage the use of the Welsh language in on-site signage – bilingual noticeboards</p>

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>language but the new hub and its links to sites such as Sycamore Field will encourage more participation in outdoor recreational activities.</p>	<p>would promote the Welsh language and encourage Welsh language speakers to use the site as a place for social and educational activities.</p>
<p>A more equal Wales People can fulfil their potential no matter what their background or circumstances</p>	<p>The improvements will encourage improved access for and participation by disabled people and people with other support needs – also by all sections of the community regardless of their background or ability.</p>	

2. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Balancing short term need with long term and planning for the future.</p> <p>Long Term</p>	<p>The sustainability of the site has been assessed and officers are confident that the investment proposed will be sustainable in the longer term, both in terms of the longevity of the building and the skills and experience of the managing body.</p>	<p>A skills audit of the trustees and volunteers was undertaken two years ago and this is currently being updated as part of the Stage 2 lottery submission.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Working together with other partners to deliver objectives</p> <p>Collaboration</p>	<p>The project involves working closely with other parties to deliver improved facilities and to ensure better access for people with protected characteristics</p>	
 <p>Involving those with an interest and seeking their views</p> <p>Involvement</p>	<p>The views of Cabinet members, the local county council members and the community council have been sought in the drafting of the report and the recommendation.</p>	
 <p>Putting resources into preventing problems occurring or getting worse</p> <p>Prevention</p>	<p>The project involves the investment of capital funding and professional officer support to secure a much needed community facility. If successful this will overcome a long standing identified problem, i.e. the shortage of adequate facilities to serve the needs of the growing local community.</p>	

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Integration</p> <p>Considering impact on all wellbeing goals together and on other bodies</p>	<p>The project will have a positive impact on the health & wellbeing of people living in the area and will offer benefits to the health and well-being of groups and individuals living in the local community and the surrounding area.</p>	

3. Are your proposals going to affect any people or groups of people with protected characteristics? Please explain the impact, the evidence you have used and any action you are taking below. For more detailed information on the protected characteristics, the Equality Act 2010 and the Welsh Language Standards that apply to Monmouthshire Council please follow this link: <http://hub/corporatedocs/Equalities/Forms/AllItems.aspx> or contact Alan Burkitt on 01633 644010 or alanburkitt@monmouthshire.gov.uk

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative Impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	No employment/training issues identified The recommendation will benefit residents of all ages living in the local area		Continue to consider the needs of people with protected characteristics when formulating proposals.
Disability	The proposed new community hub has been designed to be accessible to people with disabilities/mobility issues		
Gender reassignment	Neutral		
Marriage or civil partnership	Neutral		
Pregnancy or maternity	The hub has been designed for ease of access with pushchairs and wheelchairs		
Race	Neutral		
Religion or Belief	Neutral		
Sex	The project is of equal benefit to both males and females		
Sexual Orientation	Neutral		

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Welsh Language	Neutral	Although the recommendation is considered to be neutral it does provide opportunities to promote the use of the Welsh language	In addition to bilingual signage, the new hub will offer the possibility of organising activities to promote the use of the Welsh language.

4. Council has agreed the need to consider the impact its decisions has on important responsibilities of Corporate Parenting and safeguarding. Are your proposals going to affect either of these responsibilities?

	Describe any positive impacts your proposal has on safeguarding and corporate parenting	Describe any negative impacts your proposal has on safeguarding and corporate parenting	What will you do to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	Positive: all of the proposals are designed to increase participation by local people, irrespective of their backgrounds		
Corporate Parenting	Neutral		

5. What evidence and data has informed the development of your proposal?

<ul style="list-style-type: none"> • Local population figures taken from the 2011 Census data, and the updated mid-term Census data of 2018 • Evidence obtained from a number of community surveys undertaken locally over the last five years • Feedback from Big Lottery Lead in project update meetings

6. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

Positive Impacts

- The new community hub will have a positive impact upon the health and wellbeing of local residents of all ages
- People with protected characteristics will benefit from better access to services
- The development of the walkway station on the same site as the community hub will improve and promote the use of public transport links within the wider South Wales region.

Negative Impacts

- It is difficult to demonstrate that the project will have a long term benefit for promoting the Welsh language, although there are opportunities to promote the language through on-site signage, bilingual publications and activities to promote the use of the Welsh language

The above impacts have not materially changed the recommendation contained in the report as they have already been considered in the design and layout of the proposed community hub.

7. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible	Progress
Work with the successful applicants to implement the proposals	Following the decision of Cabinet and over the next 12-18 months	Mike Moran, Community Infrastructure Coordinator	To be reported

8. MONITORING: The impacts of this proposal will need to be monitored and reviewed. Please specify the date at which you will evaluate the impact, and where you will report the results of the review.

The impacts of this proposal will be evaluated: over a five year period following project completion and the opening of the new hub	To be reported to the Section 106 Working Group and in progress reports to the Big Lottery Fund - Wales Office
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9. VERSION CONTROL: The Future Generations Evaluation should be used at the earliest stages of decision making, and then honed and refined throughout the decision making process. It is important to keep a record of this process so that we can demonstrate how we have considered and built in sustainable development wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1	S106 contribution received, no spend-by date specified	April 2019	
2	Big Lottery Stage 1 approval	September 2020	
3	Formulation of recommendations	October 2020	
4	Consultation with Cabinet and Senior Leadership	October 2020	Minor amendments made at this stage
5	Consultation with Goetre Fawr Community Council	October 2020	No amendments made at this stage
6	MCC Cabinet Meeting	4 th November 2020	Decision sought on approval of 25 year lease subject to final funding approval

