

SUBJECT:	Community Asset Transfer – Raglan MUGA
DIRECTORATE:	Resources
MEETING:	Cabinet
DATE:	14th October 2026
DIVISION/WARDS AFFECTED:	All

1. PURPOSE:

This report is brought forward to consider the Community Asset Transfer of the Raglan MUGA and adjacent field to Raglan Community Council.

2. RECOMMENDATIONS:

That Cabinet agrees the following:

- (i) To dispose of the freehold interest in Raglan MUGA and the adjacent amenity field in accordance with the Council's Community Asset Transfer policy.
- (ii) To delegate responsibility to the Deputy Chief Executive and Statutory Director for Resources and Cabinet Member for Resources for approval of the legal terms and transfer to Raglan Community Council.

3. KEY ISSUES:

Background

- 3.1 The Council was approached by Raglan Community Council to consider a Community Asset Transfer of the existing Multi-Use Games Area (MUGA). The MUGA is managed for hire by MonLeisure via staff at Monmouth Leisure Centre. The physical distance between the site and site managers introduces sub-optimal efficiency as it relates to maximising the use of the asset.
- 3.2 Cabinet approved the potential transfer of the MUGA to Raglan Community Council in 2015, at which time it was to form part of a wider redevelopment proposal inclusive of a new Community Hub on the footprint of the former dilapidated Raglan School. Redevelopment plans did not proceed as a consequence of insufficient funding and legal considerations in relation to the respective land titles.
- 3.3 Proposing to enhance the use of the MUGA, Raglan Community Council have produced an updated business plan which outlines their intention to secure ownership and facilitate the hire of the space by local sports and community groups. The adjoining land also presents opportunities to create new biodiversity enhancements, as well as improve the access and enablement of outdoor entertainments. The business plan can be located in Appendix B.
- 3.4 As part of the business plan, Raglan Community Council have assigned funding for MUGA operation, maintenance and enhancement. This includes allocated funding to improve the existing flood lighting and the dilapidated boundary fencing

surrounding the site. The CAT application will safeguard the long-term future of the amenity space and playing facility.

3.5 The Raglan MUGA and adjacent field sits within the TAN15 C2 flood zone, therefore alternative uses are limited. The extent of the proposed transfer is included within the redline plan in Appendix A.

4. EQUALITY AND FUTURE GENERATIONS EVALUATION:

4.1 An Integrated Impact Assessment has been undertaken, attached as Appendix C.

4.2 A summary from Section 8 of the Integrated Impact Assessment identifying the significant positive and negative impacts is detailed below.

Positive Impact

- The proposal will enable an underutilised asset to be repurposed.
- The proposal will better enable the site to be accessed for community use which will enhance the availability of opportunities that are open, accessible and of interest to people of all ages and abilities.

Negative Impacts

- None identified.

5. OPTIONS APPRAISAL

Option	Benefits	Risks	Recommendation
Do not transfer the property	• Whilst the property would remain underutilised, the property would be retained and it's use remain in MCC's control.	• That the property falls into disrepair and remains underutilized, in conflict with the commitments of the Asset Management Strategy to maximise the use of property.	No
Grant the Community Asset Transfer	• The property is a well-known but under-utilised asset. • Transfer would enable greater use and advertisement of the opportunity, as well as expanding opportunities for amenity use on the adjacent field. • MCC would offset any ongoing running costs associated with the asset.	• That the property fails to be maintained and falls into disrepair. • That limited additional uses or community benefit is achieved, albeit the business plan demonstrates demand for the intended use.	Recommend the site is transferred to Raglan Community Council.

6. EVALUATION CRITERIA

6.1 Landlord Services are responsible for assessing the merits of CAT proposals received and evaluating the extent to which they can be delivered or are

sustainable alternative uses. The associated business plan suitably evidences the purpose and intent of the proposed transfer.

7. REASONS:

- 7.1 Transfer of the MUGA will enable a local community facility to be maximised, introducing more regular maintenance and monitoring arrangements, and enabling greater connectivity with local sports and community groups.

8. RESOURCE IMPLICATIONS:

- 8.1 The annual running costs of the MUGA are nominal and will be transferred to Raglan Community Council. MCC will surrender an ongoing maintenance liability.
- 8.2 The transfer of the MUGA will require installation of a submeter to Raglan Primary School, such to enable recharges for electricity usage.

9. CONSULTEES:

- Cabinet
- Strategic Leadership Team
- Mike Moran, Community Infrastructure Coordinator
- Joanne Chase, MCC Legal Services
- Nick John, MonLeisure Services Manager
- Cllr Penny Jones, Ward Member

10. BACKGROUND PAPERS:

Appendix A – Redline Plan
Appendix B – Business Plan
Appendix C – Integrated Impact Assessment

12. AUTHOR:

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