



Raglan Community Council

Business Case

For The Multi Use Games Area (MUGA) and Adjoining Field

Amended in September 2026

**Submitted to Monmouthshire
County Council
in
September 2026**

Table of Contents

This business case contains information on the management of the land and asset at the MUGA and adjoining field.

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- 1. Executive Summary**
- 2. Overview**
- 3. Community Asset Transfer (CAT):**
- 4. Who We Are**
- 5. Why are we doing this**
- 6. Discussions**
- 7. How will we deliver this in a sustainable way?**
- 8. Anticipated expenditure**
- 9. Monitoring and evaluation**
- 10. Conclusion**

1. Executive Summary

- 1.1 Raglan Community Councils vision is to enhance and improve the community facilities in Raglan.
- 1.2 Raglan Community Council is financially sound, and all finances are independently audited and audited annually by Audit Wales, whilst exercising robust, sensible cash and risk management, when committing public funding to projects and resources
- 1.3 Many funding avenues will, understandably, not provide any assistance to facilities that have no tenancy or ownership. Raglan Community Council will need to be able to demonstrate future security for the wider community to reassure funders that any development that's undertaken would be for the benefit, wellbeing, and successfulness, of any permanent improvement to facilities and services for the local community.
- 1.4 The Community Council wish to develop and sustain the MUGA recreational facility as a community resource that will be available to current and future generations of Raglan community.
- 1.5 Raglan Community Council are seeking a Community Asset Transfer (CAT) of the MUGA and the adjoining field from Monmouthshire County Council to Raglan Community Council.
- 1.6 This proposal has been developed as a result of several consultations with the local community to facilitate the development of the current Community Led Plan. This plan has established the key priorities for the local community in terms of the development of the village and the proposed transfer of these facilities to the Community Council will be fully in accordance with this strategic framework.
- 1.7 The long-term management arrangements for the asset are to be determined. This may involve a management board aligned to the Community Council or alternatively a social enterprise may be created if it can be evidenced that this will enable greater

access to funding streams whilst maintaining local control and responsibility for the facility.

- 1.8 Should a social enterprise be created any obligations imposed as per the proposed CAT will be transferred to the new delivery model.

2. Overview:

- 2.1 The transfer of the MUGA and existing field is a keystone in the vision to develop the community facilities in Raglan. Evidence has been gathered using the Community Led Plan (CLP), clearly showing a need for both indoor and outdoor community facilities within the village. Discussions have taken place, facilitated by the steering group of the CLP, with some of the Community Groups, to assess the types of projects they would like to become involved with and their ability to fund-raise and work in partnership with the Community Council. Several groups have expressed an interest and, should the CAT be successful a working group would be established to progress this.
- 2.2 The transfer of the MUGA is seen as the first steppingstone in a plan to bring much-needed facilities to a village which currently has demonstrated a need for leisure facilities for a growing and vibrant community. therefore, school opened in 2015; Planning permission has been granted for new dwellings on Chepstow Road in Ragan, therefore the need for additional facilities exists and there were plans to seek funding for a new community centre. The location of the MUGA and adjoining field are close to the development on Chepstow Road and would provide an ideal amenity space linking them all up.
- 2.3 The Community Asset Transfer (CAT) would also be an integral part of the revision of the LDP for Monmouthshire and the community of Raglan.
- 2.4 In line with the draft Revised Local Development Plan (RLDP) para 1.5 the Community Council will be setting the parameters to work in partnership with the principal authority.

2.5 Monmouthshire County Council, RLDP

Purpose of a Delivery Agreement 1.5

The RLDP will cover the 2018-2033 period. Preparation of a Delivery Agreement is a key requirement in preparing a replacement Plan. This document provides details of the various Plan-making stages, the time each part of the process is likely to take, and the resources that the Council will commit to Plan preparation. It also sets out the way in which the Council proposes to involve the local community and other stakeholders in the preparation of the RLDP. The RLDP will be examined by an independent Inspector to test whether the Plan is sound and has been prepared in accordance with its Delivery Agreement.

Under one of the key parts of the RLDP, the Community Involvement Scheme outlines the Authority's principles of community engagement; its approach in relation to who, how and when it intends to engage with the community and stakeholders, how it will respond to representations and how these representations will inform later stages of Plan preparation. This is included as Part 3 of this Revised Delivery Agreement.

3. Community Asset Transfer (CAT):

3.1 The transfer of the MUGA and adjoining field would support Monmouthshire County Council's agenda for devolution of services to local communities. Following the CAT the Community Council would encourage local groups and societies to become stockholders and facilitate access to grant funding of the community facilities.

3.2 This transfer will enable the Community Council to provide a community facility that residents from Raglan and the surrounding communities can use and enjoy. During the cycle of democracy, there may be changes to the elected members of the Community Council, but the Community Council, **as a corporate body**, will remain a constant in the community.

3.3 It is important to have extensive community consultation which will generate a strong sense of engagement in the community - in the early days of partnership the Community Council will continue to hold meetings, for example to gauge the community feeling about

community projects. The more the local people participate and engage, the greater the sense of well-being, which will promote buy-in from the local and wider communities.

4.0 Who we are?

4.1 Raglan Community Council are the closest arm of local Government to the electorate and can undertake the devolution of services from the principal authority. Raglan Community Councils elected members, who have been elected to represent the views of the residents, can provide positive support, and establish close, constructive relationships with the principal authority, ensuring everyone benefits from the local knowledge councillors have about other organisations in the community.

4.2 Raglan Community Council will set up a Community Meadow working group who will be run by council representatives and community volunteers. It is expected it can be managed by community volunteers with terms of reference set by the Community Council. All service and facility outcomes will be linked to the published updated Community plan.

4.3 The Community Council will work to develop a range of relationships with public and private sector agencies, particularly to communicate the local views and expectations. The Community Council will also seek the views and aspirations of the local community and be able to demonstrate that steps can be taken to consult the local community when appropriate, and in all cases be sure, as far as possible, that the views expressed are representative of the communities served.

4.4 The Community Council can/will contribute towards the regeneration of the community and can act as a catalyst for social, environmental, and economic well-being, including the development of a community enterprise.

4.5 This will provide opportunities to extend the use of the MUGA and the adjoining field, increasing its value in relation to the number of people benefiting from it and the range of opportunities it offers, ensuring more effective and more intensive use of local resources.

5. Why are we doing this?

5.1 Raglan Community Council was a partner in the development of the MUGA and has been supporting the use and operation of the facility. Raglan Community Council therefore have

a clear understanding of both the operational and financial requirements necessary to safeguard it in the longer term.

5.2 As part of the County Councils Rural Development Programme the Community Council developed a Community Led Plan based upon extensive local consultation. This identified the need for more amenity/ community land in the village.

5.3 Now the residential development on the Brooks Holding site on Chepstow Road has commenced the requirement for open space will increase. The proximity of the MUGA to the school and the village will create a strategic community resource at the centre of the village which will be accessible and available to all residents.

6.0 Discussions

6.1 Initial discussions with existing groups and residents have identified the following aspirations:

- *Eco/wildlife area*
- *Bat boxes along the brook*
- *Community orchard*
- *Community vegetable plot*
- *Community composting*

6.2 These ideas have been tested with local groups e.g. Raglan in Bloom, local allotment holders, to assess their viability and deliverability of the project.

6.3 Raglan Community has a vibrant annual Raglan Music Festival, where this annual festival could be extended to use this location to improve access and enable the development of an outdoor entertainments programme.

6.4 The facility would still be a resource available to the school and the Community Council would be keen to work in partnership with the Head Teacher to facilitate this. The Community Council is keen to promote equality of access and will be seeking to improve this through the provision of new footpaths to link in with the new car park.

7. How will we deliver this in a sustainable way?

7.1 Insuring equality of access to the MUGA and adjoining field prohibits the implementation of a general charging system which necessitates revenue generation through other funding streams. Raglan Community Council are intending to implement the following income channels and resources:

7.2 To bring this facility up to the current standard and become sustainable for the next decade, the Community Council would be looking to upgrade the current lighting columns with new LED or latest upgrades that will provide a minimum maintained average lighting level with floodlights and supply & install 8 x Athlima 250W LED floodlights mounted on the existing 4 x 8m columns of 200 lux on the pitch.

7.2.2 This will be accompanied with new GSM 'text' switching control that will also have a manual override switch system installed at the feeder pillar position. It is proposed that the GSM system will be connected to the current power supply located at the school consumer board, with an inline submeter, where any power used during any use of the MUGA will be reimbursed to the billing account of the Raglan CiW VC Primary School, Station Road, Raglan, Monmouthshire, NP15 2EP. Using an inline submeter will give accurate usage for billing accounts.

7.2.1 Raise funding through the annual precept. The aforementioned consultation exercise gave the Community Council the mandate to raise the precept on the basis that this would be allocated for improvements in local provision. We have already applied this mandate to raise funds to finance projects such as maintenance of the asset and grass cutting over and above that undertaken by MCC.

7.2.2 Charge for events and functions. A charge would be applied for specific entertainment events or the hire of specific areas, e.g. Raglan Music Festival, Raglan Fun Day, French Boules tournament, yoga workshops, band/choir events. This facility will provide a place for refectation and wellbeing.

7.2.3 It is unclear at this stage the level of funding that could be achieved through events etc.

therefore it is anticipated that the precept funding will be the primary source of revenue funding in the initial years following a community asset transfer

7.2.4 Funding for specific projects will be explored with partners either for specific grant funding, e.g. S106, Rural Development Plan (RDP), crowd source funding or joint funding campaigns. The County Councils proposed implementation of the Community Infrastructure Levy (CIL) will also bring additional funds to the Community Council should development occur post CIL implementation. This would be used to fund improvements or capital costs.

7.3 Clearly communications will be a significant factor in improving the awareness of the facility within the community as well as encouraging volunteers or fund-raising activities. Social media will play a large part in this alongside newsletters, websites, and word of mouth. The management board would be responsible for developing and implementing the Communications strategy.

8. Anticipated expenditure

Revenue	
Operating Costs	Cost £/pa
General maintenance	3,600
Insurance	0*
Ground maintenance	4,500
Floodlights & associated infrastructure	3,300
Community orchard	550
Surface repairs & cleaning	1,380
Total	13,330.00
Capital	
Major repairs 3 - 5 years	5,500

Construction of footpaths & seating areas	3,000
Construction of raised beds	2,800
Equipment procurement	3,400
Community Orchard expansion	2,000
Creation of wildflower area	280
Recreation benches	4,500
Sustainable environmental projects	2,600
Total	24,080

NB: All capital costs to be incurred over a 3 - 5-year timescale.

* Insurance included within existing policy with no additional premium

9. Monitoring and evaluation

9.1 The Community Council understands the importance of collecting performance data to evaluate and improve the facility.

9.2 Given that the MUGA and adjacent field will be funded using public funds it is essential that the process of monitoring and review is undertaken in a consistent and transparent manner. Arrangements will be put in place that undertakes the following:

- Collection of user feedback to enable quarterly performance review.
- Terms of reference for the Management Group to include performance expectations.
- Communications strategy
- Financial review

10. Conclusion

10.1 The CAT of the MUGA and adjoining field to the Community Council will enable the maintenance and improvement of a local resource. The Community Council understands its obligations for the stewardship of local assets and has a financial strategy to manage these implications.

[Final draft confirmed by members of Raglan Community Council September 2026...](#)

- 10.2 The Community Council has been given a local mandate to undertake these discussions through the Community Led Plan which was adopted in 2014 and is appended hereto. To convene a further meeting to collect residents' views and expectations.