

REPORT

SUBJECT:	Proposed Community Asset Transfer of Caerwent Village Hall and Playing Fields
MEETING:	Cabinet
DATE:	5th October 2016
DIVISION/WARDS AFFECTED:	Caerwent

1. PURPOSE:

- 1.1 To consider the proposed Community Asset Transfer of Caerwent Village Hall and Playing Fields, to Caerwent Community Council to provide the ongoing provision of the local village hall and community playing fields and the development of the building for further community activities.

2. RECOMMENDATIONS:

- 2.1 To agree to dispose of the freehold interest Caerwent Village Hall and Playing Fields at Nil Value to Caerwent Community Council using the powers provided via the General Disposal Consent Order (Wales) 2003.

3. KEY ISSUES:

- 3.1 The Council was approached by representatives of Caerwent Playing Fields Association Ltd (CPFA) and Caerwent Community Council to consider a Community Asset Transfer of Caerwent Village Hall and Playing Fields to enable CPFA to apply for additional grants to upgrade and improve the facilities.
- 3.2 Caerwent Community Council currently lease the Village Hall and playing fields from MCC on a 21 year lease from 01/11/06 at an annual rental of £8,600 who in turn have an arrangement with CPFA for the Management of the site which has been in place for approximately 40 years. It is proposed that the lease is surrendered without penalty if Monmouthshire County Council agrees to the disposal to the council.
- 3.3 The Village Hall was built circa 1975 by CPFA, which was incorporated as a Business in 2008, and is a Registered Charity (1142227) The fully incorporated and constituted Association was formed originally by local residents with a common goal that the village hall should remain a focal point, providing, a sport, recreational and social environment for the Community.

- 3.4 There is a restriction against the Title for the Site which states 'No disposition can be made without a Certificate from the National Playing Fields Association, showing that the provisions of a Deed of Dedication dated 24 May 2013 between MCC and the National Playing Fields have been complied with.'
- 3.5 The land is also subject to rights reserved by conveyance dated 25 March 1971 whereby it can only be used for the Purposes of Physical Training and Recreation Act 1937.
- 3.6 In order to further safeguard the long term future of Caerwent Village Hall and Playing Fields, (as illustrated in Appendix A), it is intended to include within the conveyance document a right of pre-emption in favour of Monmouthshire County Council or successors in title in the event that the CCC seek to dispose of their interest in the hall or playing fields.

4. REASONS:

- 4.1 Following the Your County, Your Way strategy and given the current financial climate, the Council is seeking to develop opportunities to reduce financial pressures whilst developing and supporting community resilience and new ways of delivering services. The proposed transfer of the building to CCC will secure the provision of the existing Village Hall and playing fields with the opportunity to secure further grant funding to improve facilities for the benefit of the community.
- 4.2 S106 funding of £178k has already been awarded to CPFA to modernize and extend the hall following a £216k bid. The remaining funding will be provided by fund raising by CPFA. The proposals for an extension will also provide disabled access within the hall.
- 4.3 The application is in accordance with the Council's adopted Asset Management Plan which when adopted in 2014 set out the intention to support Community Asset Transfer.
- 4.4 A business plan has been produced by the group (Appendix B) which outlines the future proposals and how the transfer will benefit the community alongside the support for the project within the community.

5. RESOURCE IMPLICATIONS:

- 5.1 Loss of potential annual revenue to the authority of £8,600. Although this sum is currently reduced by 95% under the authority's rental grant policy meaning the rent actually received is £430.

6. SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS

The strategy will not have a negative impact on any of the protected groups and should result in a positive impact on the sustainability agenda.

7. CONSULTEES:

All Cabinet Members
Leadership Team
Head of Finance
Head of Legal Services
Monitoring Officer
Head of Community Led Delivery

Results of Consultation

TBC

8. BACKGROUND PAPERS:

Appendix A – Site Plan of Caerwent Village Hall and Playing Fields.

Caerwent Playing Fields Association Community Asset Transfer.

9. AUTHOR:

Ben Winstanley – Estates Manager

Nicola Howells – Estates Surveyor

10. CONTACT DETAILS:

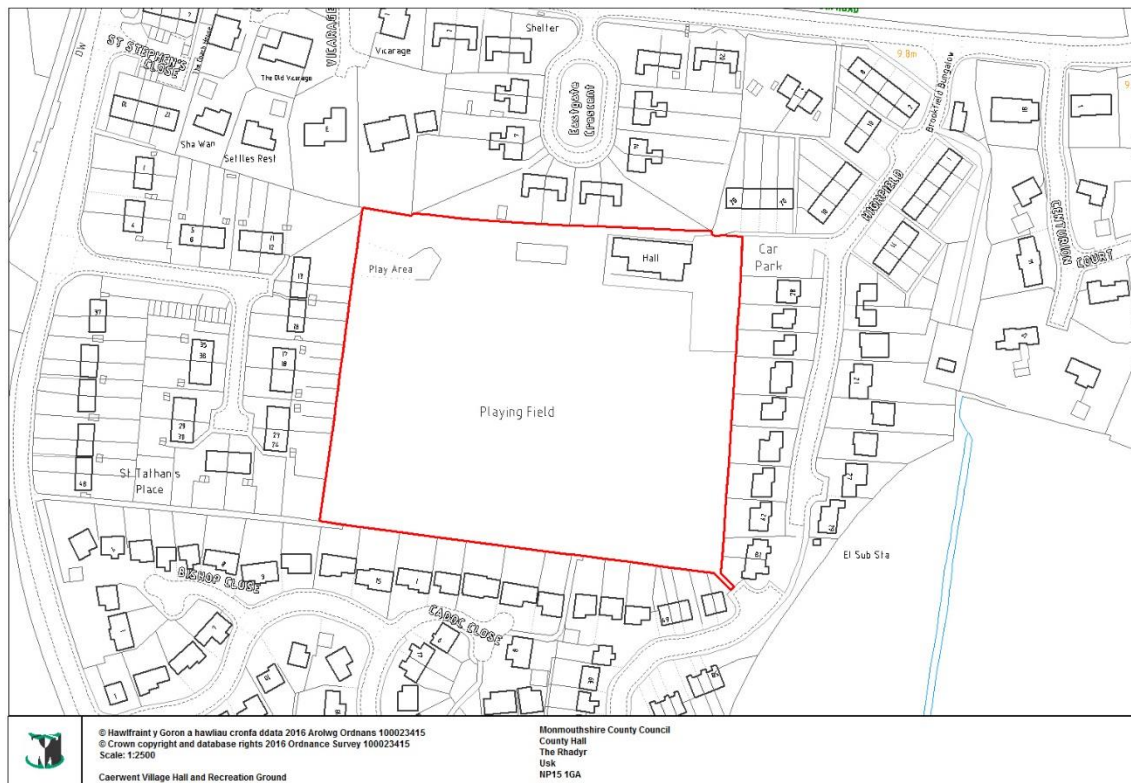
Tel: 01633 644965

Email: benwinstanley@monmouthshire.gov.uk

Tel: 01633 748338

Email: NicolaHowells@monmouthshire.gov.uk

Appendix - A



DRAFT