

## REPORT

<b>SUBJECT:</b>	<b>Proposed Community Asset Transfer of Undy AFC Playing Fields</b>
<b>MEETING:</b>	<b>Cabinet</b>
<b>DATE:</b>	<b>1<sup>st</sup> March 2017</b>
<b>DIVISION/WARDS AFFECTED:</b>	<b>Undv</b>

### 1. PURPOSE:

- 1.1 To consider the proposed Community Asset Transfer of Undy AFC Playing Fields, to Undy Athletic Football Club to provide the ongoing provision of community playing fields and the development of further community sports facilities.

### 2. RECOMMENDATIONS:

- 2.1 To agree to dispose of the freehold interest in Undy AFC Playing Fields at Nil Value to the Trustees of Undy Athletic Football Club using the powers provided via the General Disposal Consent Order (Wales) 2003.

### 3. KEY ISSUES:

- 3.1 The Council was approached by The Trustees of Undy AFC to consider a Community Asset Transfer of the playing fields at Undy AFC to enable the club to apply for additional grants to upgrade and improve the facilities.
- 3.2 Undy AFC currently lease the playing fields from MCC on a 21 year lease from 1 January 1995 at an annual rental of £250. The lease expires 31 December 2020, therefore having 3 yrs remaining.
- 3.3 The club was founded in 1947, and reformed in 1970. Originally it had one senior football team, it now has 3 senior teams, a ladies team, a veterans team, 16 junior teams, and supports a cricket team along with other sporting and social activities. The club has consistently improved since its reformation in 1970, developing growth in both stature and size. It now exists not just as a football club, which is its primary function, but as a much wider support network and community hub.  
However, the club has now got to a stage where it's further improvement and development is stifled by the fact the club does not have possession of the land, with only 3 years remaining on the lease. Releasing this asset to the

community would enable Undy AFC to apply for grants which currently cannot be accessed due to the lease. This would allow the recreational facility to further widen its reach.

- 3.4 The Club intends to secure funding towards pitch improvements and floodlights costing £100,000 with 75% grants available from the FAW. A complete renovation of the Club House and restoration of the changing facilities. There also plans to install a water supply to the cricket pitch. Mandatory works for Division 1 Criteria include a Hard Stand, Stand, Dugout and Seated Area Freehold ownership is favorable to secure grant funding for these works. The FAW have indicated that there is £350,000 available towards major projects, with £100,000 from other affiliations.
- 3.5 The land has a restrictive covenant for recreational use only.
- 3.6 In order to further safeguard the long term future of Undy 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 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 playing fields to Undy AFC will secure the provision of the existing facilities and playing fields with the opportunity to secure further grant funding to improve facilities for the benefit of the community.
- 4.2 The Club intends to secure funding towards pitch improvements and floodlights costing £100,000 with 75% grants available from the FAW. A complete renovation of the Club House and restoration of the changing facilities. There also plans to install a water supply to the cricket pitch. Mandatory works for Division 1 Criteria include a Hard Stand, Stand, Dugout and Seated Area Freehold ownership is favorable to secure grant funding for these works. The FAW have indicated that there is £350,000 available towards major projects, with £100,000 from other affiliations
- 4.3 The application is in accordance with the Councils 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 £250.00 under its current lease dated 01/01/95

**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 Undy AFC and Playing Fields.

Undy AFC Community Asset Transfer. Strategic Plan to Support Application

**9. AUTHOR:**

Ben Winstanley – Estates Manager

Nicola Howells – Estates Surveyor

**10. CONTACT DETAILS:**

Tel: 01633 644965

Email: [benwinstanley@monmouthshire.gov.uk](mailto:benwinstanley@monmouthshire.gov.uk)

Tel: 01633 748338

Email: [NicolaHowells@monmouthshire.gov.uk](mailto:NicolaHowells@monmouthshire.gov.uk)

Appendix - A

DRAFT