

# BRIDGEND COUNTY BOROUGH COUNCIL

## REPORT TO CABINET

21 MAY 2019

### REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

#### PENCOED RECREATION GROUND PAVILION

##### 1. Purpose of Report

- 1.1 The purpose of the report is to seek Cabinet approval to allocate funds from the £1 million capital fund established to support community asset transfers, so that essential repairs can be undertaken upon the Pavilion at the Pencoed Recreation Ground prior to a lease being granted to Pencoed Town Council.

##### 2. Connection to Corporate Improvement Plan and other Corporate Priority

- 2.1 The report assists in the achievement of the Corporate priority of 'Smarter Use of Resources' – ensuring that all its resources (financial, physical, human and technological) are used as effectively and efficiently as possible and support the development of resources throughout the community that can help deliver the Council's priorities.

##### 3. Background

- 3.1 The Pavilion at Pencoed Recreation Ground is a single story property located at Felindre Road, Pencoed next to two playing fields (rugby and football) and the swimming pool managed by Halo Leisure. The building has an area of approximately 268 square metres GIA (gross internal area), as shown edged red on the plan included at **Appendix A**. It was built circa 1970 and is of brick and blockwork construction under a pitched concrete tiled roof.
- 3.2 The Green Spaces Section of Bridgend County Borough Council (BCBC) is responsible for the management of the Pavilion which has historically been well used by the regular hirers of its facilities - Pencoed Rugby Football Club, Pencoed Athletic Football Club, the Pavilion Playgroup, Mid Glamorgan Dolls House & Miniaturist Group and Halo Leisure.
- 3.3 The Pavilion was badly damaged as a result of Storm Emma in March 2018, when the changing rooms had to be closed to sports users. The assembly room, store and kitchen areas were all considered to be safe for continued use by the Playgroup.
- 3.4 Action was taken to repair the damaged changing rooms but an electrical fault was identified and this part of the building remained closed. During this closure the ceilings were being repaired and unidentified material was found in the loft space. The Green Spaces Section, after taking the appropriate advice, took the decision, to close the whole Pavilion during the summer holiday in 2018 to comply with Health and Safety requirements. Testing identified the presence of asbestos and action was taken to decontaminate the building. Due to the specialist nature and value of work required, the work was subject to competitive tender and this meant that the Pavilion had to remain closed with users having to make alternate arrangements with the

assistance of the Green Spaces Section. The asbestos was removed and the building decontaminated in October 2018.

- 3.5 Consultants, Faithful+Gould, were instructed by the Council to carry out an independent condition survey of the Pavilion and this was undertaken on 4 November 2018. The survey identified that over the next 10 years £260k needs to be spent on the building, of which £196k needs to be spent in the first 5 years, of which £115k needs to be spent in the first 2 years. Some photographs to illustrate the current condition of the Pavilion and extent of the works required have been included at **Appendix B**. Given the overall poor condition of the building which is subject to ongoing deterioration, the Corporate Landlord's viability assessment as part of the Council's building closure escalation process concluded that the Pavilion is uneconomical to refurbish due to the extent of works required and limited funds available to the Council under its repairs and maintenance budgets for operational assets. It was therefore recommended that the Pavilion should be closed and subject to demolition.
- 3.6 The Council originally set aside capital funding of £1 million in February 2014 in the capital programme for works to parks and pavilions, to make them suitable for Community Asset Transfer (CAT). The scope for this funding has been widened under the Medium Term Financial Strategy (MTFS) 2019-20 to 2022-23 to also include works undertaken on other Council facilities such as community centres and public toilets, to support the CAT process. This is to ensure that as many buildings as possible can be kept open and provide long-term community benefits. To date only two projects have been allocated funding from this source:

Community Group	Asset	Purpose	Amount
Bryncethin RFC	Bryncethin Playing Fields	Develop a community centre	£110k
Careau FC	Hermon Road/Metcalf Street Playing Fields	Refurbish the existing pavilion	£50k

- 3.7 Under the revised protocol approved by Cabinet on 25 July 2017, funding applications up to £50k from the £1 million CAT Fund can be approved by the CAT Steering Group with all sums in excess of this threshold being required to be referred to Cabinet for approval.

#### **4. Current Situation / Proposal**

- 4.1 Pencoed Town Council has submitted an expression of interest for the community asset transfer of the Pavilion which was approved by the CAT Steering Group on 15 February 2019 to enable the building to be re-opened.
- 4.2 It is proposed that initially a 6 year lease will be granted to Pencoed Town Council of the Pavilion with the intention to grant a longer term lease in the future. Part of the land upon which the Pavilion is situated is held by the Council as charitable trustees and so the Council must comply with the requirements of the Charities Act 2011 upon any disposal of the land which includes granting a lease. Where longer term leases are granted, the requirements under the Charities Act 2011 are more stringent and so a shorter term lease will initially be granted to Pencoed Town Council.

- 4.3 The Town Council submitted a funding application under the Town and Community Council Capital Grant scheme in February 2019 for £20K match funding towards a replacement roof and new flooring estimated to cost a total of £40K. The funding application of the Town Council was approved by Cabinet on 16 April 2019 as part of the Town and Community Council Community Projects Fund Allocation 2019/2020 report. The balance of £20K for the project will be funded by Pencoed Town Council.
- 4.4 Recent discussions with the Town Council have since confirmed their preference that Bridgend County Borough Council should be responsible for all essential repairs required to ensure that the Pavilion can be handed over in a compliant condition upon transfer due to the complexity of the building works and the need for technical and project management input. It is proposed that building works should be part funded through £20k from the Council's Town and Community Council Capital Grant Scheme 2019/20 as previously agreed, the CAT Fund, and Pencoed Town Council making a financial contribution of £20k to the total cost of the project. The CAT Steering Group are supportive of this proposal and are seeking the approval of Cabinet to utilise the CAT Fund to fund the balance of the cost of the project which is likely to exceed the specified threshold of £50k based upon the original cost estimate of £115k included in the independent condition survey. It is also suggested that the Council's contribution should be capped at a maximum of £75k from the CAT Fund.

## 5. Effect upon Policy Framework & Procedure Rules

- 5.1 There will be no direct effect on the Policy Framework & Procedure Rules.

## 6. Equality Impact Assessment

- 6.1 There is no impact on specific equality groups as a consequence of this report.

## 7. Well-being of Future Generations (Wales) Act 2015 Assessment

- 7.1 The Council is committed to promoting sustainable development and to discharge our duties under the Well-being of Future Generations (Wales) Act 2015. The required Assessment Template has been completed and a summary of the implications from the assessment relating to the five ways of working is outlined below in respect of the proposed community asset transfer and refurbishment of the Pavilion:

<b>Long-term</b>	Supports the priorities identified by Pencoed Town Council in response to current and future needs of the local community.
<b>Prevention</b>	Ensures the Pavilion can continue to be used by the community and promote healthier lifestyles and general well-being.
<b>Integration</b>	Enables the Town Council to work in partnership with sports clubs, other users and the wider community to meet local needs in a more holistic way.
<b>Collaboration</b>	The proposals have been developed and will be delivered through a strong partnership between BCBC and the Town Council.

<b>Involvement</b>	The proposals will be delivered in close partnership with the Town Council and range of local stakeholders including current users. Discussions and development with the Town Council has taken place through BCBC's Community Asset Transfer Officer.
--------------------	--

## 8. Financial Implications

- 8.1 A budget of £840k is presently available under the CAT Fund based upon the original allocation of £1 million provided by the Council and total funding of £160k already earmarked to two sports clubs.
- 8.2 It is proposed that a maximum of £75k be made available to enable essential building works be undertaken so that the Pavilion can be re-opened in a safe and compliant condition.

## 9. Recommendation

Cabinet is recommended to approve:

- 9.1 The Council will be responsible for all essential repairs required upon the Pencoed Recreation Ground Pavilion to ensure that the building can be handed over to Pencoed Town Council in a compliant condition to enable a lease to be granted under the community asset transfer programme. It is proposed that building works will be funded as follows:

<i>Funding Source</i>	<i>Amount</i>
Town & Community Council Capital Grant Scheme 2019/20 (approved by Cabinet on 16 April 2019)	£20k
Financial contribution from Pencoed Town Council	£20k
Balance of funding CAT Fund	£75k

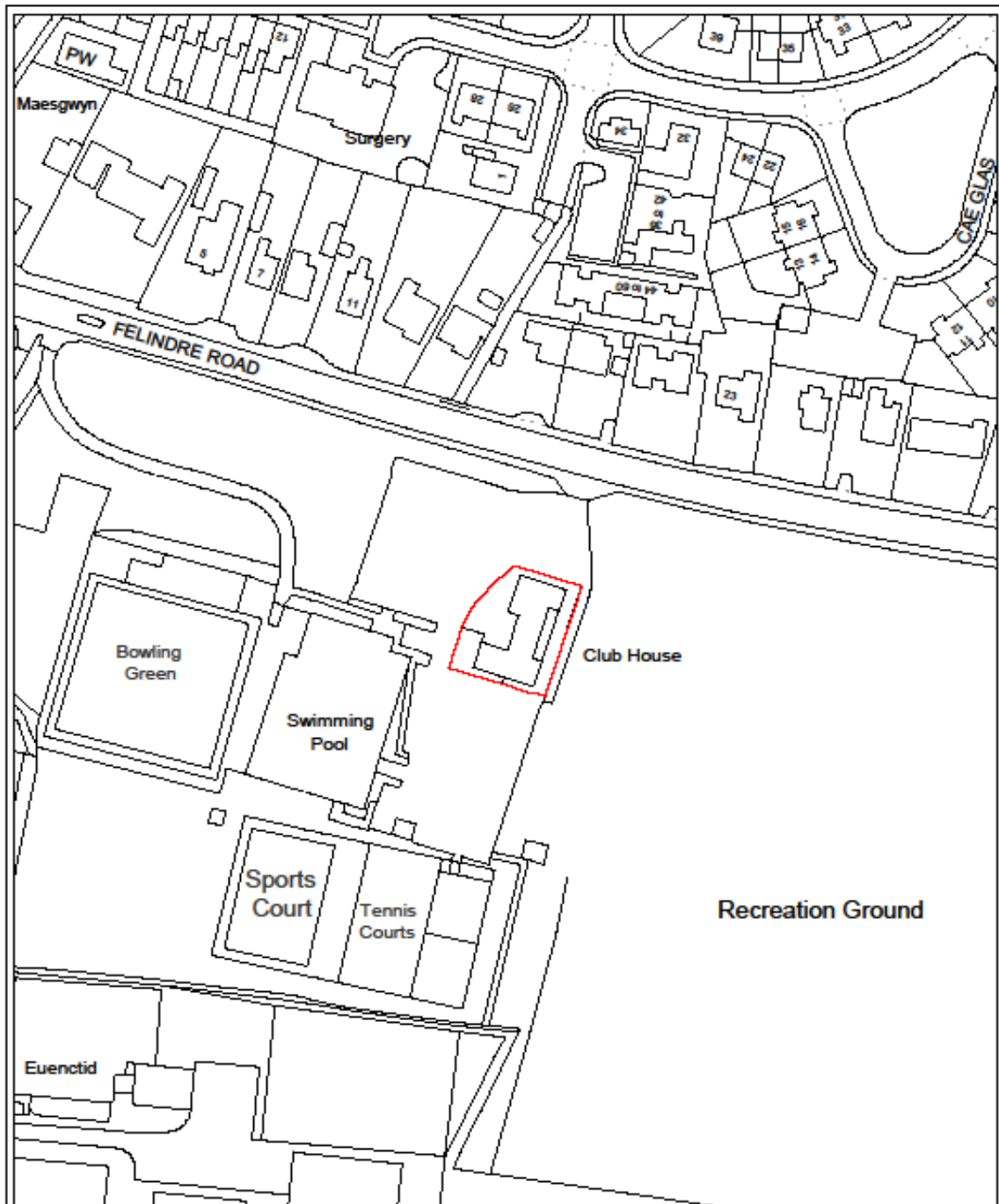
**Zak Shell**  
**HEAD OF OPERATIONS - COMMUNITY SERVICES**  
**May 2019**


**Contact Officer:** Guy Smith, Community Asset Transfer Officer  
**Telephone:** (01656) 815323

**E-mail:** [Guy.Smith@bridgend.gov.uk](mailto:Guy.Smith@bridgend.gov.uk)

### **Background Papers:**

Cabinet Report : Town and Community Council Community Projects Fund Allocation 2019/2020 (16 April 2019)



 <p><b>BRIDGEND COUNTY BOROUGH COUNCIL</b></p>	<p><b>MARK SHEPHARD</b> Corporate Director - COMMUNITIES</p> <p>Civic Offices Angel Street Bridgend CF31 4WB Telephone (01656) 643643</p>	<p><b>Pencoed Pavilion</b></p> <p>Plot Generated: morgas14 Ref: LB50_022119</p>	 <p>Scale 1 : 1250 Date 21/02/2019</p>	<p><small>©Crown Copyright and database right 2018. Ordnance Survey 100029405. Aerial Imagery: CIBa Revealed aerial photography copyright The GeoInformation Group 2011. Copyright Getmapping plc Countywide Council for Wales, ©Crown Copyright and database right 2011. Ordnance Survey 100019813. Forestry Commission, ©Crown Copyright and database right 2011. Ordnance Survey 100025468.</small></p>
---	---	---	---	--

**PHOTOGRAPHS TO ILLUSTRATE THE CONDITION OF THE PAVILION AND EXTENT OF THE WORK REQUIRED**

 <p><b>Pavilion Roof</b></p>	 <p><b>Timber fascias and soffits</b></p>	 <p><b>Rotting Timber door</b></p>
 <p><b>Pavilion Windows</b></p>	 <p><b>Corridor Paintwork</b></p>	 <p><b>Exposed concrete flooring in the Changing Rooms</b></p>

