

Portfolio Holder for Commissioning and Procurement

Meeting Venue

Meeting date
Friday, 4 March 2016

Meeting time
Time Not Specified

For further information please contact
Stephen Boyd
01597 826374
Steve.boyd@powys.gov.uk



County Hall
Llandrindod Wells
Powys
LD1 5LG

29 February 2016

AGENDA

1.	COMMUNITY ASSET TRANSFER OF THE FREEHOLD OF BUILTH WELLS BOWLING CLUB AND KNIGHTON BOWLING CLUB
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(Pages 3 - 34)

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CYNGOR SIR POWYS COUNTY COUNCIL.**PORTFOLIO HOLDER DELEGATED DECISION****By****County Councillor Darren Mayor****(Portfolio Holder for Property, Buildings and Assets)****and****County Councillor Graham Brown****(Portfolio Holder for Commissioning and Procurement)****March 2016****REPORT AUTHOR: David Pritchard Valuer****SUBJECT: Community Asset Transfer of the freehold of Builth Wells Bowling Club and Knighton Bowling Club**

REPORT FOR: Decision

1.0 Summary

1.1 This report deals with the sites at both Builth Wells Bowling Club and Knighton Bowling Club which both comprise of a club house/pavilion and green bowls the sites are currently vested in the Council's Recreation and Countryside Services. The properties are identified on the Plans at Appendix 1. This Report seeks to adopt the principles of a previous Cabinet approval with regard to the freehold transfer of Brecon Bowling Club under a Community Asset Transfer (CAT).

2.0 Proposal

2.1 Both Builth Wells and Knighton Bowling Clubs wish to secure the freehold of the sites which they have occupied for many years and secure the future of the site as bowling venues for future generations.

2.2 The Policy outlined in the Corporate Asset Policy (CAP) Part 5 Community Asset Transfer (CAT) has been adopted and followed in these cases. The Clubs have both completed Expression of Interests (EOI) see Appendix 2. This has been supported by the reviewing Officers Working Group.

2.3 As the proposed CATs are linked to protecting service provision a Business Case (a formal Council template) is not always required. In these cases the service lead (Countryside and Recreation) have demonstrated and provided a written undertaking (Appendix 3) that the application is deemed sustainable and fits in with the One Plan.

- 2.4 As the request is for a freehold transfer in each case, independent market valuations were commissioned. The District Valuation Service reported a current market valuation of £20,000 (twenty thousand pounds) for Builth Bowling Club and £20,000 (twenty thousand pounds) for Knighton Bowling Club based on the sites being sold subject to a covenants that each would be appropriately maintained and used as a community facilities. Knighton Bowling Club has been on the site since 1933 under successive leases whilst Builth Wells Bowls Club has been on this site since 1923, a site which is zoned in planning terms as community/public space as well as being on a flood zone.
- 2.5 The Clubs have requested the transfer of the freehold of the property for a nominal £10. This follows on from Cabinet approval to transfer the freehold of Brecon Bowling Club (C252-2014) for £10 a transfer that has now been successfully completed.
- 2.6 Following Cabinet approval (C159-2015) the Portfolio Holder for Property, Buildings and Housing can now agree Community Asset Transfer where the market value of the asset is up to a threshold of £75,000 subject to the Ward Member being supportive of the transfer. Hence Portfolio Holder approvals being sought is this case.
- 2.7 The Capital and Financial Planning Accountant comments in 10.1 refer to current carrying amounts as recorded by the statutory asset valuations. The Capital Accountant is required to recognise a loss/gain as appropriate on any capital disposal and this loss is included in the year end Statement of Accounts.
- 2.8 The valuation undertaken for Builth Wells Bowling Club has a valuation date of 2010 and the valuation undertaken for Knighton Bowling Club has a valuation date of 2012. They do not relate to current market values as confirmed by the District Valuation Service's current report.
- 2.9 The basis of assessing valuations for specialist assets such as bowling clubs (where there is no market comparable evidence) is by using the alternative valuation bases of depreciated replacement costs (DRC) or Existing Use Value (EUUV).
- 2.10 DRC valuations are based on the capital cost of replacing the asset less an assessment for elements of obsolescence such as physical and economic etc. It is a mechanism of arriving at a value and records cost of replacement and not market value. On this basis it is not unusual to see significant differences between carrying amount and ultimate sales figures especially as in the case of Builth the pavilion is a relatively modern building.

- 2.11 In the case of Knighton Bowling Club the valuation undertaken in 2012 was on the basis of its then existing use and took account the existence of the lease that was in place at that time and the nominal rental received against landlord responsibilities to carry out maintenance.
- 2.12 The Countryside and Recreation Service has also confirmed that revenue savings of at least £12,000 per year will be achieved this is before any ongoing general maintenance for the Builth sports pavilion is added on.

3.0 One Plan

- 3.1 A priority of the One Plan is to “remodel Council services to respond to reduced funding” which this proposal supports. It also helps to “support people within the community to live fulfilled lives” through the provision of leisure services.
- 3.2 The proposed transfers would retain the properties for community use and the freehold transfers will allow the Clubs to seek sources of external funding to further develop both facilities.

4.0 Options Considered/Available

- 4.1 Option 1
Proceed with the Freehold transfer to Builth Wells Bowling Club and Knighton Bowling Club at a consideration of £10 each allowing them to secure bowling on the site and develop facilities further.

Option 2
Proceed with the request but refuse to transfer the freehold at less than the reported market value of £20,000 for Builth Wells Bowling Club and £20,000 for Knighton Bowling Club.

Option 3
Refuse the request for a freehold CAT which will result in the continuation of the use of the site under the existing arrangements. Given the Services budgets cuts this would result in a reduction of maintenance and grass cutting.

5.0 Preferred Choice and Reasons

- 5.1 The preferred choice is as detailed in Option 1 a transfer of ownership to Builth Wells Bowling Club and Knighton Bowling Club of their respective sites, which offers the best opportunity for the sustainability of the sites and secures their long terms future as community assets. Members should note that a potential capital receipt totalling £40,000 will be given up by this option.

6.0 Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc

- 6.1 The preferred option is considered to be the best option to sustain the future of each site in their existing use as community assets. Both Bowling Clubs have demonstrated through their existing management and in the EOI that they are an established and competent constituted group.

7.0 Children and Young People's Impact Statement - Safeguarding and Wellbeing

- 7.1 Not considered relevant.

8.0 Local Member(s)

- 8.1 Cllr Avril York Member for Builth Wells supports the proposal.
- 8.2 Cllr Peter Medlicott Member for Knighton comments 'I am delighted that the Club has decided to proceed with this and as stated in the application, it will ensure the continuation of the Club for the future and be run locally. I wish the Club every success for the future'.

9.0 Other Front Line Services

- 9.1 It is not considered that the proposal has implication for other frontline services.

10.0 Support Services (Legal, Finance, Corporate Property, HR, ICT, BPU)

- 10.1 The Capital and Financial Planning Accountant comments that the carrying value of the Builth Wells Bowling Club is currently £271,271.85 before the 2015 valuation. This asset may record a £271,261.85 loss to the authority. The carrying value of Knighton Bowling Club is currently £3,720.01. This asset may be a loss to the authority of £3,710.01.
- 10.2 The Legal Services support the recommended proposal and will assist and support where required.
- 10.3 The Senior Manager Regeneration and Corporate Property comments that the Authority will forego potential capital receipt if it chooses to transfer at £10. The decision is for members to balance supporting

further this community cause verses the need to identify capital receipts.

11.0 Local Service Board/Partnerships/Stakeholders etc

11.1 It is not considered that the proposal has implications.

12.0 Corporate Communications

12.1 Communications Comment: No proactive communications action required.

13.0 Statutory Officers

13.1 The Strategic Director Resources (S151 Officer) notes the comments made by finance. It is also noted that this is in line with the CAT policy.

13.2 The Solicitor to the Council (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report."

14.0 Members' Interests

The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If either of the portfolio holders has an interest he should declare it, complete the relevant notification form and refer the matter to Cabinet for decision.

Recommendation:	Reason for Recommendation:
<p>1.The Portfolio Holder agrees to forego potential capital receipt of £20,000 for the freehold of the Builth Wells Bowling Club site as shown edged red on the attached Plan and to transfer the property to Builth Wells Bowling Club for £10 provided that:-</p> <ul style="list-style-type: none"> i. A covenant be contained in the transfer ensuring that the site is maintained and used for community use. ii. A clause be inserted in the transfer protecting the County Council that in the event that at some future date Builth Wells Bowling Club wish to dispose of the site then Builth Wells 	<p>In the interests of good Asset Management and to sustain the future use of a community asset.</p>

<p>Bowling Club must first offer the County Council the opportunity to transfer the site back for the original consideration of £10 but subject to an allowance to reflect the value of any significant capital improvement undertaken by Builth Wells Bowing Club during their ownership.</p> <p>2. The Portfolio Holder agrees to forego a potential capital receipt of £20,000 for the freehold of the Knighton Bowling Club site as shown edged red on the attached Plan and instead agrees to transfer the property to Knighton Bowling Club for £10 provided that:-</p> <ul style="list-style-type: none"> i. A covenant be contained in the transfer ensuring that the site is maintained and used for community use. ii. A clause be inserted in the transfer protecting the County Council that in the event that at some future date Knighton Bowling Club wish to dispose of the site then Knighton Bowling Club must first offer the County Council the opportunity to transfer the site back for the original consideration of £10 but subject to an allowance to reflect the value of any significant capital improvement undertaken by Knighton Bowing Club during their ownership. 	

Relevant Policy (ies):	CAP		
Within Policy:	Y	Within Budget:	Y

Relevant Local Member(s):	Cllr Avril York and Cllr Peter Medicott
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Person(s) To Implement Decision:	David Pritchard
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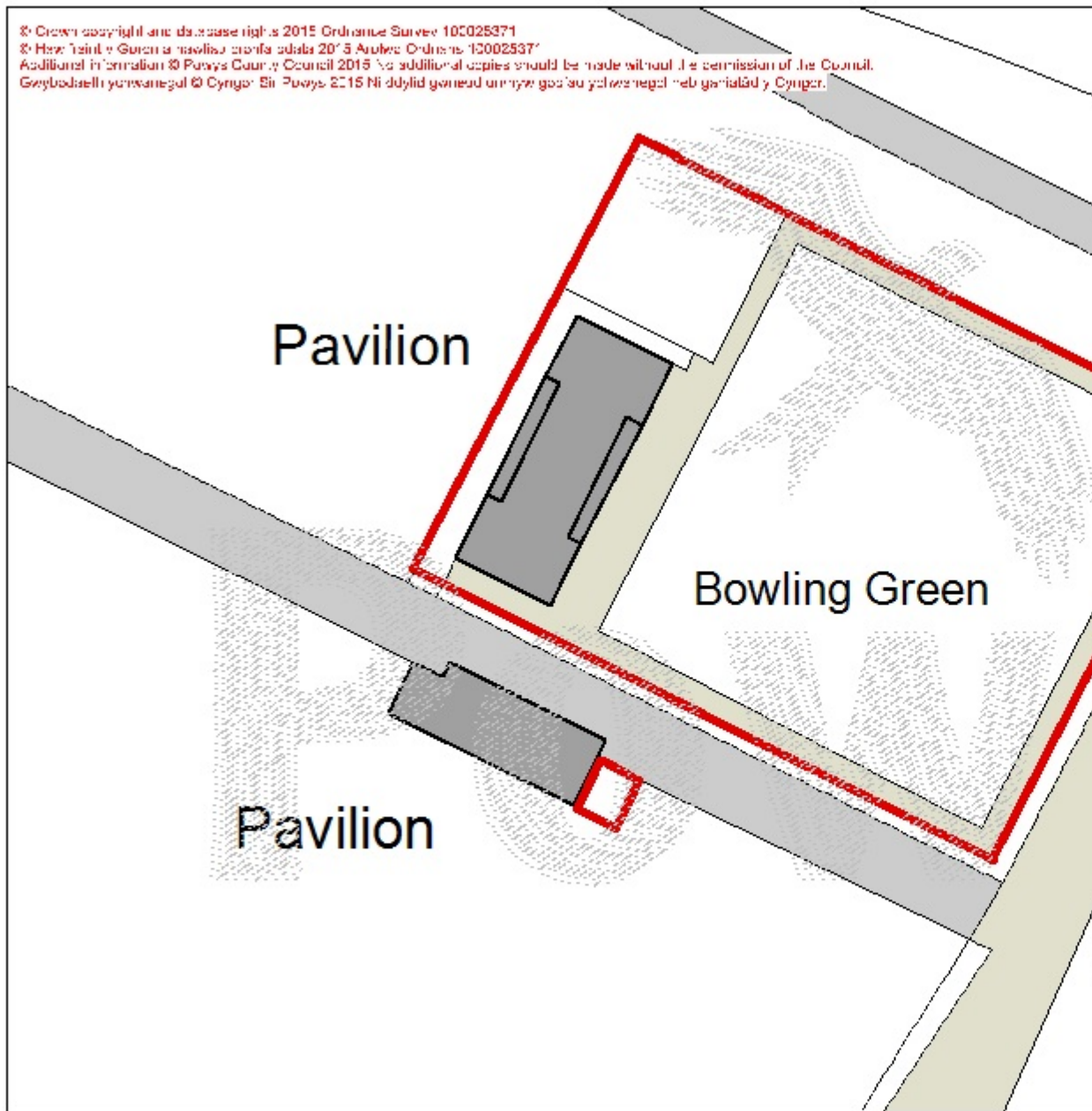
Date By When Decision To Be Implemented:	asap
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Contact Officer Name:	Tel:	Fax:	Email:
David Pritchard	01597826602		davidpritchard@powys.gov.uk

Background Papers used to prepare Report:

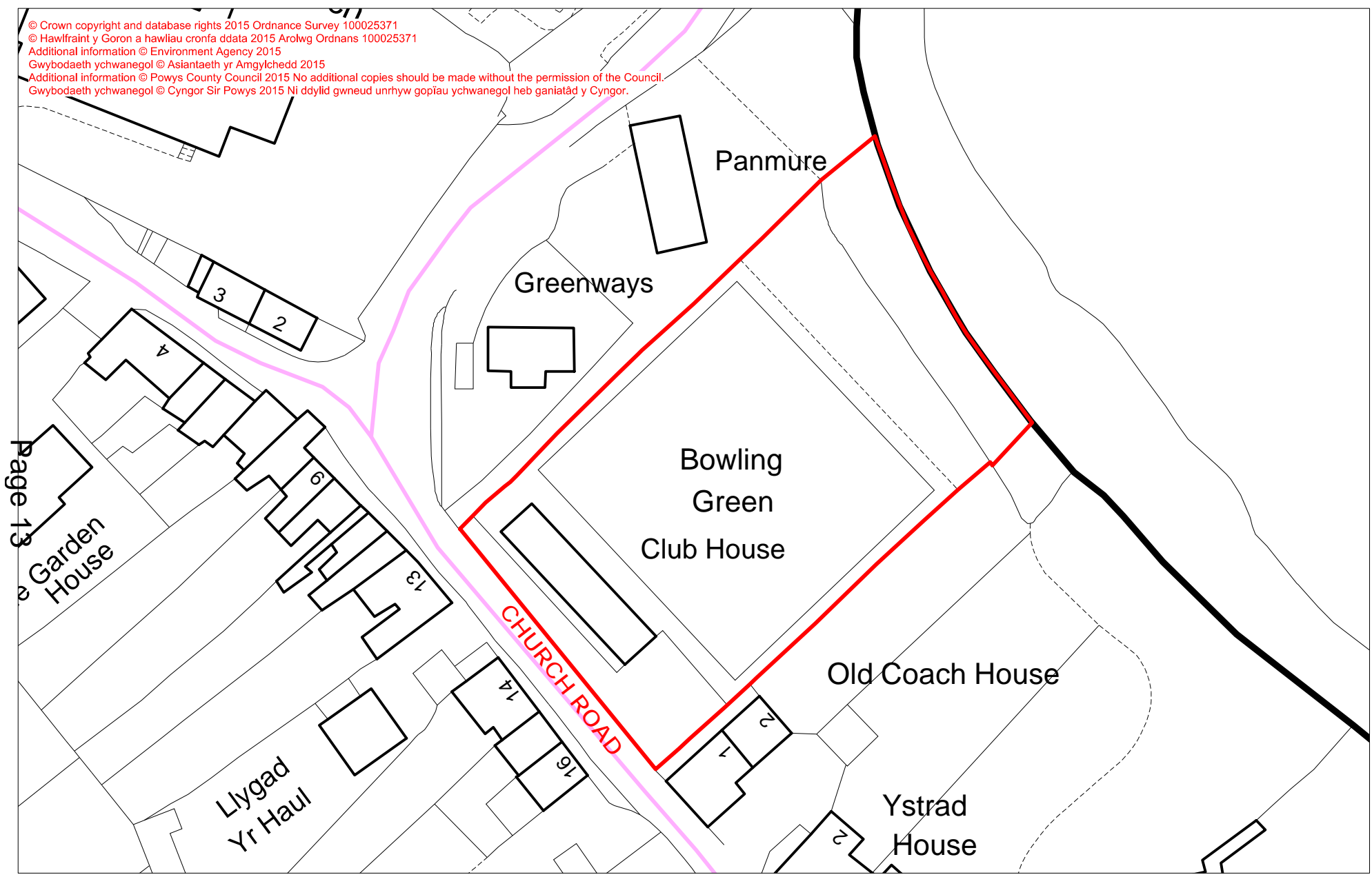
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EXPRESSION OF INTEREST FORM (EOI)

for a Community Asset Transfer (CAT)

from Powys County Council to a Third-Sector Organisation

Reference Number		Date Received	
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Guidance Notes

This “Expression of Interest” form is an important document. The information within it will help the Council to identify good community based proposals for sustainable uses of public buildings owned by Powys County Council.

The aims of a Community Asset Transfer from Powys County Council are:-

- To encourage people in take part in economic and community life
- To develop capacity in and connections between public, private, voluntary and community sectors in order to support economic and social development
- To safeguard buildings for community use

When initially assessing your completed “Expression of Interest”, the Council will consider:-

- Does the project meet at least one of the Council’s Community Asset Transfer aims?
- Does the proposal benefit the people of Powys?
- Does the project contribute to the Council’s corporate priorities and plan?

NOTE – You must be realistic about the amount of time it will take to do your proposal and what you can achieve.

If your EOI meets the Council’s criteria, you will be invited to submit a full, costed Business Case, which will then be considered for submission as a Community Asset Transfer application.

For advice on both developing your project and completing this “Business Case” form, email the Regeneration Team at regeneration@powys.gov.uk.

This form, once completed, it should be sent to:

The Valuation Team,
County Hall,
Llandrindod Wells
LD1 5LG
Or emailed to property.sales@powys.gov.uk

EXPRESSION OF INTEREST FORM (EOI)
for a Community Asset Transfer (CAT)
from Powys County Council to a Third-Sector Organisation

(This is not an application form for funding)

PROPOSED PROJECT NAME
Freehold Asset Transfer of Builth Wells Bowling Club

CONTACT DETAILS	
Name of the LEAD group or organisation	Builth Wells Bowling Club
Address of the LEAD group or organisation	Builth Wells Bowling Club North Road, Builth Wells Powys, LD2 3BU
Name of the main contact person	Mr Dilwyn Davies
Phone number	01982 560 295
E-mail address	dilwyn502@btinternet.com
What year did your organisation start?	1923

YOUR THIRD-SECTOR STATUS		
<input type="radio"/> Registered Charity	<input type="radio"/> Community Group	<input type="radio"/> Consortium
<input type="radio"/> Voluntary Organisation	<input type="radio"/> Town/Community Council	<input type="radio"/> Statutory Organisation
<input type="radio"/> Other - <u>Bowling Club</u>		
Does your group or organisation have: You will be asked for these if you progress to a Business Case.		
Item	Yes	No
a constitution	Yes	
terms of reference		No
A work plan	Yes	

WHAT PROPERTY ARE YOU INTERESTED IN?

Name of identified property	Builth Wells Bowling Club
Address	North Road, Builth Wells
Names of Powys County Council <u>Officers</u> that you have spoken to about this property. <i>(This does not mean that the property has been agreed for use by PCC)</i>	Mr Stephan Butcher, Mr Steve Geeley
Names of Powys County <u>Councillors</u> that you have spoken to about this property. <i>(This does not mean that the property has been agreed for use by PCC)</i>	Councillor Avril Yorke

TELL US ABOUT YOUR ORGANISATION (or GROUP)

1. What does your organisation do? (If you are a new organisation, what do you hope to do?). Enclose any brochures / marketing that you currently use to help explain what you do.

Builth Wells Bowling Club is a sport and social facility for all interested in the game of lawn bowls. The bowls green has been in place since 1923 and a club was formed in 1926. A new clubhouse was put on the site in 1995. Although we are predominately a bowls club we also organise and run other activities for members and non-members including weekly whist drives, a monthly bingo session and we run a darts team throughout the winter months.

2. List any other organisations with which you are affiliated or work with.

Welsh Bowling Association
Welsh Women's Bowling Association
Mid Wales Bowling Association,
Mid Wales Women's Bowling Association
Powys Sports Development
Builth Wells and District Darts League
Whist drives in aid of various charities and local organisations.

3. If you already operate a project or activity, where is it currently based and is it different to the idea for this building?

We have no other project.

TELL US ABOUT YOUR IDEA FOR THE PROPERTY

4. What do you want to use the property for and why?

Our intention is to continue to provide a facility for the playing of lawn bowls and for all ages and abilities. The Club has demonstrated its ability to run its affairs for almost 90 years including the maintenance of the green. The Committee is keen to improve the playing surface; to offer its hospitality to other interested groups and at some point to develop the ground within its boundary to provide a picnic/viewing area as well as additional storage for ground maintenance machinery and general equipment.

We have also reached an outline agreement with the adjacent Football Club about sharing an area of grass land at the end of one of the football pitches for car parking during busy periods. We will be continuing our discussions about putting down a hard-standing.

5. To achieve this, how much will your idea cost?

(Consider development costs, design fees, capital proposals and revenue costs, as examples.)

We anticipate the costs of developing the bowls club to be in the region of £3k. We have yet to discuss the costs of a hard-standing.

6. How will you make it happen?

(Tell us about the stages involved, the experts, (architects, quantity surveyor, etc) formal permissions such as Building Regulations or Planning, as examples).

We have reached an agreement with Powys County Council Officers about the land area and boundary within which we will develop our project. We are in the fortunate position of having members with a variety of practical skills including registered builders. We are confident that the costs are manageable within the overall financial commitments of the Club. We have yet to discuss the need for planning permission but this will be explored in due course.

7. How do you propose to ensure the future of the property?

(ie: keeping it in good repair and running it.)

We have an elected management committee that meets on a monthly basis. Our treasurer provides regular statements on our expenditure and income and as already indicated the Club can demonstrate a long-standing ability to manage its own affairs. We are keen to secure a Freehold Asset transfer of the Club and to change our status, possibly to a charity, to increase our opportunities to secure grant funding in the future. The members support the general maintenance of the clubhouse and the grounds and it is quite clear that it is in a state of good repair. There is no reason why this should not continue and we look forward to enjoying our 90th club year in 2016.

TELL US ABOUT YOUR COMMUNITY IDEA

8. Why do you believe that your idea is needed and what evidence / information justifies your project?

Builth Wells Bowling Club is ideally situated beside the River Wye and in an area that is popular with locals and visitors. We are an attractive facility in a beautiful area and we believe that by adding a viewing and picnic area we will be able to encourage more people to stop and either watch a game of bowls or come in and play a game. We have the facilities to provide a cup of tea or a drink from our small bar and we are a very welcoming club. We entertain a number of touring teams throughout the outdoor season all of whom express their thanks and appreciation for the welcome they receive.

Bowling is an important sport for maintaining fitness and providing a more active lifestyle, particularly for the older person. Our membership is increasing and the fact that the Club has been around for 90 years is a strong statement of its value to the local community. We believe this must continue.

9. Have you discussed your idea with other people / groups in your community?

This is important because, if you complete a Business Case form for a Community Asset Transfer (CAT) by Powys County Council, you will have to demonstrate that you have community support. *(NOTE – As part of its appraisal process, the Council may approach anyone you name below.)*

As previously stated we have discussed our future plans with our neighbours at the Builth Football Club. We have also been in discussion with the main organiser behind the construction of a bike park further along the Groe from our location. We support the development of the bike park and believe that with more use being made of the Groe this will attract people to the bowling club. We have also had discussions with Councillor Avril Yorke who has expressed her support for our project.

10. If your idea has links to other projects? Describe what these are and the benefits.

We recognise the need to encourage younger people to take up the game of bowls if we are to continue to secure the future of the club. To achieve this we will continue our work with local schools, supported by the Council's 5/60 Officer for the area.

11. What environmental impact will your idea have as it is delivered – in a positive and / or negative sense? What environmental considerations have you made?

We are mindful of the need to develop our project in a way that is in keeping with the peaceful, picturesque and clean environment which the club currently enjoys. We are considering the visual impact that the viewing/picnic area will make and we believe that the detail of this will be worked out as part of the planning process in due course. We recognise that the bowling club is part of a much wider range of leisure facilities across the Groe and our existence strengthens these facilities in Builth Wells.

Having said the above it is our view that to lose the bowls club would have a seriously detrimental impact on the local community and environment. The buildings and green would fall into a state of disrepair, the likelihood of vandalism would increase and leisure opportunities would be lost with a probable negative impact on individuals' health and well-being.

12. How will you make it happen?

(Who will make it happen, what are your timescales, how will people know about it and how will you keep it going?)

The project will be taken forward by the Management Committee with the support of the members. We would like to secure the Freehold Asset transfer at the earliest opportunity and once finalised we will take forward our plans, probably within the subsequent year or two.

TELL US ABOUT COSTS AND FUNDING?

13. (This is only an EOI and we do not require detailed costing however, you will be required to provide them in a Business Case if your EOI is accepted.)

A) How much will it cost to set up your project?

As previously stated we have an outline cost of £3k for materials with the project being undertaken by the skilled members. The clubhouse and surrounding land are in good condition and we have benefitted from the recent installation of a new heating system and the replacement of the front and back doors all provided by PCC. We have also installed new double glazed windows at our own expense and installed additional loft insulation to reduce heat loss and provide a more secure building for insurance purposes. As a result of these improvements and the general condition of the building we are not anticipating having any major outlays in the next 5 years or more.

B) What have you allowed for purchase / lease of the property?

The cost of purchase has not been discussed in any detail. We are aware of costs associated with another bowling club and would argue that we should be afforded a similar purchase price.

C) How much will it cost, annually, to run the project? (indicate over 5 years)

There will be an initial outlay in the region of £3k. Given the current good condition described above we anticipate that over the 5 year period our costs will largely be covering the maintenance of the clubhouse and green. These costs will be in the region of £2500 to £3000/year.

D) Tell us how you will fund the above and the source of the funding?

Our income comes from membership and other playing fees, social functions, sponsorship, the bar and catering. We are also pursuing access to grant funding with support from PAVO.

CONTACT SIGNATURE

Signature of main contact person

Name of main contact person
(in BLOCK letters)

DILWYN DAVIES

Date	1 st July 2015
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Data Protection and Information Security

The information submitted in this “Expression of Interest” form will be processed in accordance with the Data Protection Act (1998).

For the administration, appraisal, approval, monitoring and auditing of this project, Powys County Council will hold your proposal information. We may need to share it with the Appraisal Panel, elected Members, Officers from the Council, and the Welsh Audit Commission – and any internal or external auditors required to audit the activities of the Council.

Please sign and date below, to confirm that the information supplied in this “Expression of Interest” form is accurate, and that you accept processing of your information as stated above.

Applicant's Signature		Date	
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This “Expression of Interest” form must be submitted electronically to property.sales@powys.gov.uk – and at the same time a signed printed copy must be submitted by post to:-

Valuation Technician
County Hall
Spa Road East
Llandrindod Wells
Powys LD1 5LG

This “Expression of Interest” form will not be reviewed until we have received both:-

- a. the electronic copy
- b. the signed and dated printed copy

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EXPRESSION OF INTEREST FORM (EOI)

for a Community Asset Transfer (CAT)

from Powys County Council to a Third-Sector Organisation

Reference Number		Date Received	
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- To encourage people in take part in economic and community life
- To develop capacity in and connections between public, private, voluntary and community sectors in order to support economic and social development
- To safeguard buildings for community use

When initially assessing your completed “Expression of Interest”, the Council will consider:-

- Does the project meet at least one of the Council’s Community Asset Transfer aims?
- Does the proposal benefit the people of Powys?
- Does the project contribute to the Council’s corporate priorities and plan?

NOTE – You must be realistic about the amount of time it will take to do your proposal and what you can achieve.

If your EOI meets the Council’s criteria, you will be invited to submit a full, costed Business Case, which will then be considered for submission as a Community Asset Transfer application.

For advice on both developing your project and completing this “Business Case” form, email the Regeneration Team at regeneration@powys.gov.uk.

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Or emailed to property.sales@powys.gov.uk

EXPRESSION OF INTEREST FORM (EOI)
for a Community Asset Transfer (CAT)
from Powys County Council to a Third-Sector Organisation

(This is not an application form for funding)

PROPOSED PROJECT NAME
COMMUNITY ASSET TRANSFER OF KNIGHTON BOWLING CLUB

CONTACT DETAILS	
Name of the LEAD group or organisation	Knighton Bowling Club
Address of the LEAD group or organisation	Church Road Knighton Powys LD7 1ED
Name of the main contact person	Mr. Norman Oakey
Phone number	01547 550673
E-mail address	n.oakey@btinternet.com
What year did your organisation start?	1933

YOUR THIRD-SECTOR STATUS		
<input type="radio"/> Registered Charity <input type="radio"/> Community Group <input type="radio"/> Consortium <input type="radio"/> Voluntary Organisation <input type="radio"/> Town/Community Council <input type="radio"/> Statutory Organisation <input type="radio"/> Other _____ Amateur Sports Club _____		
Does your group or organisation have:		
You will be asked for these if you progress to a Business Case.		
Item	Yes	No
a constitution	✓	
terms of reference		✓
A work plan	✓	

WHAT PROPERTY ARE YOU INTERESTED IN?

Name of identified property	Knighton Bowling Club
Address	Church Road, Knighton, Powys. LD7 1ED
Names of Powys County Council <u>Officers</u> that you have spoken to about this property. <i>(This does not mean that the property has been agreed for use by PCC)</i>	Mr. David Micah (Valuer) Mr. Stuart Mackintosh (Service Manager)
Names of Powys County <u>Councillors</u> that you have spoken to about this property. <i>(This does not mean that the property has been agreed for use by PCC)</i>	Mr. Garry Banks (County Councillor & Portfolio Holder for Property and Assets) Mr. Peter Medicott (County Councillor)

TELL US ABOUT YOUR ORGANISATION (or GROUP)

1. What does your organisation do? (If you are a new organisation, what do you hope to do?). Enclose any brochures / marketing that you currently use to help explain what you do.

We are a long established club, having been on the present site for some 80+ years. We are a bowling club, promoting the sport of flat green bowls, and offering a healthy, outdoor, safe recreational sport to anyone wishing to partake. We have regional competitions on a regular basis as well as local (Mid Wales) leagues and club competitions. We have a regular Monday evening club session where any member of the public can come and try out the game. During the course of a season, we have special matches held in aid of charity, for example RAFA and Air Ambulance.

Until now, most of our 'advertising' has been by word of mouth. However, if our plans come to fruition, we have proposed an advertising blitz in and around Knighton, using posters and flyers delivered with newspapers to reach as many as possible. We are also constantly on the lookout for someone with whom we could go into a sponsorship deal.

We have our own website at www.knightonbowlingclub.co.uk, this was set up and is run by members of the club and has received approx 30,000 hits per year since set up in 2013. Getting our name out there, and generating interest in the sport.

2. List any other organisations with which you are affiliated or work with.

Mid Wales Bowling Association

Knighton School

Mid Wales Womens Bowling Association

Whitton School

Welsh Bowling Association

Welsh Bowls Umpires Association

Welsh Bowls Coaching Association

3. If you already operate a project or activity, where is it currently based and is it different to the idea for this building?

Knighton Bowling Club are the current lease holders of the clubhouse and its grounds as designated in the lease documents.

The current use of the designated facilities would not change.

TELL US ABOUT YOUR IDEA FOR THE PROPERTY

4. What do you want to use the property for and why?

As the bowling club has been on the site since 1933, the club would like to secure the facilities for future generations and to continue to provide a valuable community recreation asset for the local area. An asset transfer, if granted would allow this to happen.

5. To achieve this, how much will your idea cost?

(Consider development costs, design fees, capital proposals and revenue costs, as examples.)

From Knighton Bowling Clubs viewpoint, there would be no costs as there will be no development, design or capital costs. There may be some legal cost involved but hopefully these would be minimal. If an Asset Transfer is granted then any cost that may come from any improvement to the facilities in the future would be born by the club.

6. How will you make it happen?

(Tell us about the stages involved, the experts, (architects, quantity surveyor, etc) formal permissions such as Building Regulations or Planning, as examples).

No major changes to the premises are currently in the pipeline. Should some major re-jigging be required at some future date, we have most of the necessary expertise within our club membership.

7. How do you propose to ensure the future of the property?

(i.e.: keeping it in good repair and running it.)

Knighton Bowling Club (originally called Ystrad Bowling Club) have occupied the current premises since 1933. In 1972 we had our first 21 year lease from Knighton Urban District Council which made the club responsible for the internal maintenance of the building. In 1991 we had our second 21 year lease from Radnorshire District Council which then made the club responsible for all maintenance (Inc. hedges fences drains etc.) with the exception of the bowling green itself.

Since the expiry of the 1991 lease, we have been solely responsible for all the club facilities. Should an Asset Transfer be granted, we propose to continue on our present path, maintaining the facilities through membership fees, fundraising bar income and possible through any grant funding that may be available to a club of our type.

TELL US ABOUT YOUR COMMUNITY IDEA

8. Why do you believe that your idea is needed and what evidence / information justifies your project?

Whilst we are a long established club, in common with many such, we find over recent years that the enrolment of new members has become more difficult. We believe that in a community with shrinking resources, facilities such as ours are vital to maintain community cohesion. During the close season we currently run whist sessions which are well attended, and would hope to expand on this with other indoor 'sports' and functions being offered to the local people, both young and old.

9. Have you discussed your idea with other people / groups in your community?

This is important because, if you complete a Business Case form for a Community Asset Transfer (CAT) by Powys County Council, you will have to demonstrate that you have community support. (NOTE – As part of its appraisal process, the Council may approach anyone you name below.)

As yet we have made no approach to people outside of our organisation, although this will happen if our application is viewed favourably.

We have made approaches to Knighton Town Council and have been assured of their support, and have briefly discussed the issue with some members of PCC with whom we have had previous dealings.

10. If your idea has links to other projects? Describe what these are and the benefits.

Knighton Bowling Club has links to other bowling clubs and organisations who we are confident will continue to support our efforts to promote the development of bowls at Knighton in particular and Mid Wales as a whole.

These links are important in helping to encourage more people to take up the sport (or return to it), particularly the younger generation who are the future.

11. What environmental impact will your idea have as it is delivered – in a positive and / or negative sense? What environmental considerations have you made?

No environmental impact is expected as the club and facilities are already in existence. We would continue to provide outdoor bowling in the summer in surroundings that are superb for peaceful relaxation.

At the original opening in 1933 the report in the local newspaper read thus:- 'If ever a town was proud of its sporting facilities, it was Knighton.....'.

12. How will you make it happen?

(Who will make it happen, what are your timescales, how will people know about it and how will you keep it going?)

Knighton is a long established club with a history of running our own affairs, successfully. We have all the elements in place to continue to run the facilities through a management committee and regular meetings with all members, governed by our Constitution.

Members are aware of our application for this CAT and are supportive. They will continue to be informed through meetings, e-mail, text, phone and word of mouth.

TELL US ABOUT COSTS AND FUNDING?

13. (This is only an EOI and we do not require detailed costing however, you will be required to provide them in a Business Case if your EOI is accepted.)

A) How much will it cost to set up your project?

As the club is already in existence, we do not anticipate any set up costs.

B) What have you allowed for purchase / lease of the property?

No amount allocated as yet, but is dependent on the outcome of this EOI.

C) How much will it cost, annually, to run the project? (indicate over 5 years)

Based on the last three years, approx £30,000.00 (£6000.00 per annum).

D) Tell us how you will fund the above and the source of the funding?

Membership subscriptions, Bar profits, Social functions, donations from members, fundraising, possible sponsorship deals and through any grant funding that may be currently, or become available.

CONTACT SIGNATURE	
Signature of main contact person	
Name of main contact person (in BLOCK letters)	NORMAN OAKEY
Date	19 MAY 2015

Data Protection and Information Security

The information submitted in this “Expression of Interest” form will be processed in accordance with the Data Protection Act (1998).

For the administration, appraisal, approval, monitoring and auditing of this project, Powys County Council will hold your proposal information. We may need to share it with the Appraisal Panel, elected Members, Officers from the Council, and the Welsh Audit Commission – and any internal or external auditors required to audit the activities of the Council.

Please sign and date below, to confirm that the information supplied in this “Expression of Interest” form is accurate, and that you accept processing of your information as stated above.

Applicant's Signature		Date	
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This “Expression of Interest” form must be submitted electronically to property.sales@powys.gov.uk – and at the same time a signed printed copy must be submitted by post to:-

Valuation Technician
County Hall
Spa Road East
Llandrindod Wells
Powys LD1 5LG

This “Expression of Interest” form will not be reviewed until we have received both:-

- a. the electronic copy
- b. the signed and dated printed copy

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