

## Portfolio Holder for Regeneration and Planning

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Meeting Venue

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Meeting date  
**Thursday, 13 October 2016**

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Meeting time

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For further information please contact  
**Stephen Boyd**

[steve.boyd@powys.gov.uk](mailto:steve.boyd@powys.gov.uk)  
01597 826374



County Hall  
Llandrindod Wells  
Powys  
LD1 5LG

7 October 2016

### AGENDA

1.	<b>FREEHOLD COMMUNITY ASSET TRANSFER OF ABERHOSAN COMMUNITY CENTRE</b>
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(Pages 3 - 28)

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**CYNGOR SIR POWYS COUNTY COUNCIL.****PORTFOLIO HOLDER DELEGATED DECISION****By****County Councillor Rosemarie Harris****(Portfolio Holder for Property, Building and Housing)****and****County Councillor Avril York****(Portfolio Holder for Regeneration and Planning)****October 2016****REPORT AUTHOR: David Pritchard Valuer****SUBJECT: Freehold Community Asset Transfer of Aberhosan  
Community Centre**

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**REPORT FOR: Decision**

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**1.0 Summary**

- 1.1 The Regeneration Service who manage the Council owned Community and Village Halls have been seeking alternative ways of managing these assets.
- 1.2 Under the Medium Term Financial Plan (MTFP) it was identified that revenue savings were required.
- 1.3 This report outlines the proposal to complete a freehold Community Asset transfer of Aberhosan Community Hall. A Plan of the site can be found at Appendix 1.

**2.0 Proposal**

- 2.1 The existing Hall is leased to and managed by a Hall management committee with the Community Council acting as Hall Trustees. The lease is for 30 years from 1996, however it has been in community use since 1976 and forms an important venue for community events and acts as a community Hub.
- 2.2 The existing lease requires the County Council as landlord to maintain significant elements of the building and a recent Condition Assessment (see Appendix 2) outlines that there are a number of issues that require expenditure.
- 2.3 Discussions with Aberhosan Hall Management Committee have been taking place with regards a possible freehold transfer to the existing tenants for a nominal £1 consideration. If the transfer takes place the committee intends to continue to manage the buildings as a community

facility and apply for grant funding to carry out the element identified in the condition assessment.

- 2.2 The Policy outlined in the Corporate Asset Policy (CAP) Part 5 Community Asset Transfer (CAT) has been adopted and followed in this case. The Town Council's completed an Expression of Interest (EOI) see Appendix 3, this has been supported by the reviewing Officers and relevant Portfolio Holders. This application pre-dates the establishment of the Strategic Asset Board (SAB), who are aware of this proposed transfer.
- 2.3 As the proposed CAT is linked to protecting service provision a Business Case is not always required. In this case the service lead (Regeneration) have demonstrated and provided a written undertaking that the application is deemed sustainable and fits in with the Powys One Plan.
- 2.4 As the request was for a freehold transfer, an independent market valuation was commissioned. The District Valuation Service reported a market valuation of £20,000 (twenty thousand pounds) noting the existence of the lease and on the basis that it will be sold subject to a covenant that they shall be appropriately maintained and used as a community asset .
- 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 an individual asset is up to a threshold of £75,000 subject to the Ward Member being supportive of the transfer. Hence Portfolio Holder approval being sought in 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 asset valuation undertaken has a valuation date of 2014. 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 operational community halls (where there is no market comparable evidence) is by using the alternative valuation bases of depreciated replacement costs (DRC)
- 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

- 2.12 The Regeneration Service have confirmed that it is reasonable to assume an annual liability of between £3000 and £5,000 and that the conditional assessment highlights some further major items of expenditure that it does not have a budget for.

### **3.0 One Powys Plan**

- 3.1 The proposed transfer would retain each property for community use and ensure the ongoing upkeep and sustainability of these important sites.

- 3.2 *The risk to the Council is that it does not have the financial resources to run the buildings and that if an appropriate partner is not found the facilities would need to close.*

### **4.0 Options Considered/Available**

- 4.1 Option 1  
Proceed with the Freehold transfer to the Hall Management Committee for £1 allowing them to continue to operate them as existing with a restrictive covenant requiring the buildings to be used for community use
- 4.2 Option 2  
Proceed with the Freehold transfer to the Hall Management Committee for £1 allowing them to continue to operate them as existing with no covenant requiring the buildings to be used for community use
- 4.3 Option 3  
Refuse the request for a freehold CAT which will result in an immediate requirement for the holding service to commit funds to identified elements of repair for which it is responsible for.

### **5.0 Preferred Choice and Reasons**

- 5.1 The preferred choice is Option 1 a transfer of freehold ownership to the Hall Committee, which offers the best opportunity for the sustainability of the site and secures their long term future in the existing use whilst protecting the County Council.

**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 the properties and their existing use as a community asset. The Town Council has clearly demonstrated in the EOI the intention to continue the buildings existing use.

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

7.1 It is not considered that this proposal has an affect.

**8.0 Local Member(s)**

8.1 Cllr Gwilym Vaughan is aware and is supportive of the proposal..

**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, Business Services)**

10.1 The Capital and Financial Planning Accountant supports the recommendation to transfer this asset to the established hall committee. The property has a net book value of £147,370.22 and this transfer will record a loss in the Statement of Accounts, funded from the unusable reserves.

10.2 The Professional Lead –Legal has no comment to make on the preferred option recommended in this report the legal Services will support the disposal as and where required in accordance with CAT policy”

10.3 The Professional Lead for Regeneration and Corporate Property supports the recommendation.

**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 Manager comments: No action required.

**13.0 Statutory Officers**

- 13.1 The Strategic Director Resources notes the comments made by finance.
- 13.2 The Deputy Monitoring Officer notes the legal comment and has nothing further to add.

**14.0 Members' Interests**

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

**15.0 Future Status of the Report**

- 15.1 Members are invited to consider the future status of this report and whether it can be made available to the press and public either immediately following the meeting or at some specified point in the future.

<b>Recommendation:</b>	<b>Reason for Recommendation:</b>
<p><b>The Portfolio Holders agree to forego a potential capital receipt of £20,000 for the freehold of Aberhosan Community Centre as shown edged red on the attached Plan and instead agree to transfer the property to Aberhosan Hall Management Committee for £1 provided that :-</b></p> <p><b>(a) a covenant be contained in the transfer ensuring that the site is maintained and used as public conveniences and</b></p> <p><b>(b) a clause be inserted into the transfer protecting the County Council in the event that at some future date Aberhosan Hall Management Committee should</b></p>	<p><b>In the interests of good Asset Management and to sustain the future use of a community asset.</b></p>

<p>wish to dispose of the site, the Town Council must first offer the County Council the opportunity to transfer the site back for the original consideration of £1 but subject to an allowance to reflect the value of any significant capital improvements undertaken by the Aberhosan Hall Management Committee during their period of ownership.</p>	
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<b>Relevant Policy (ies):</b>	Corporate Asset Policy		
<b>Within Policy:</b>	<b>Y</b>	<b>Within Budget:</b>	<b>Y</b>

<b>Relevant Local Member(s):</b>	<b>Cllr Gwilym Vaughan</b>

<b>Person(s) To Implement Decision:</b>	<b>David Pritchard</b>
<b>Date By When Decision To Be Implemented:</b>	<b>asap</b>

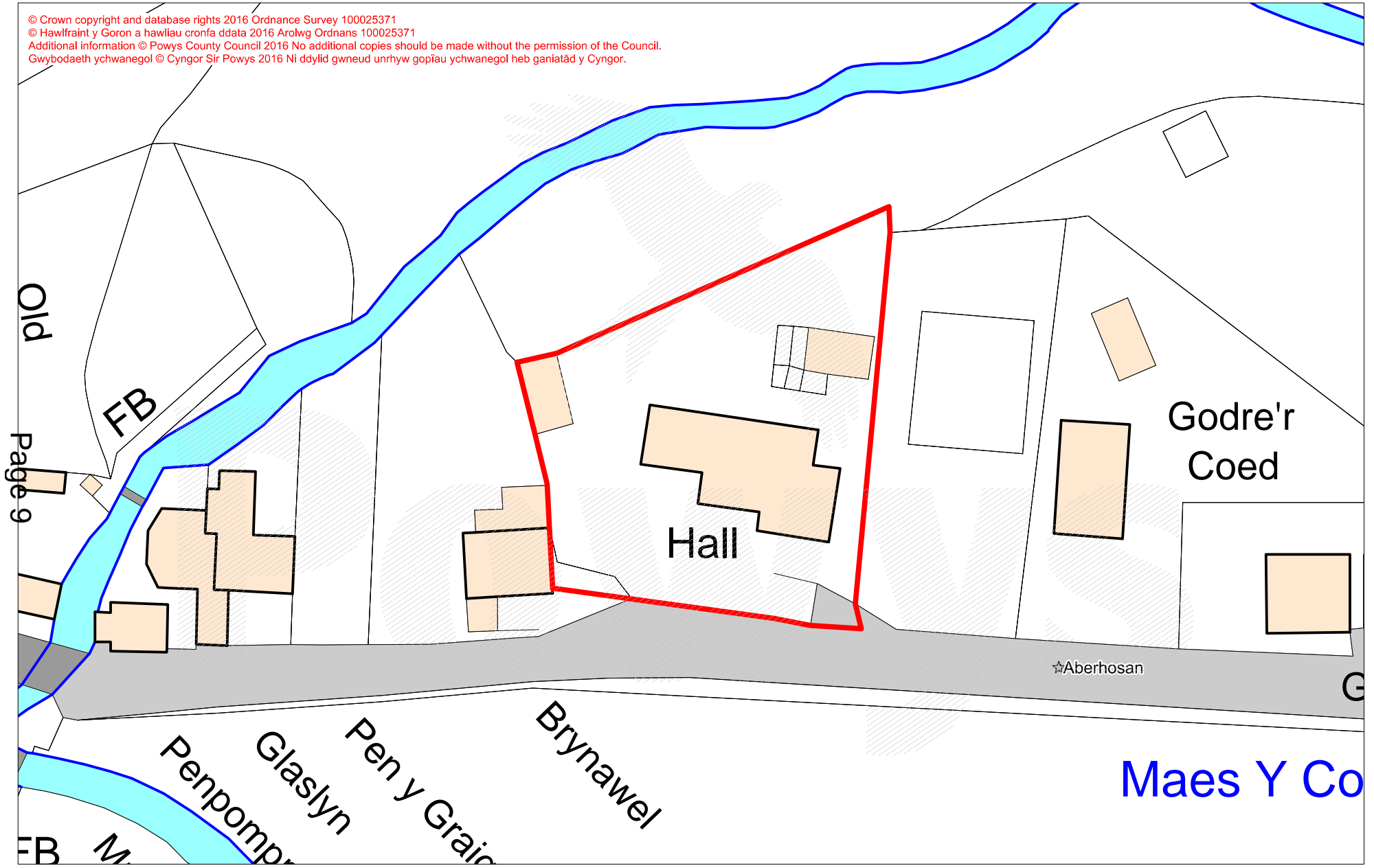
<b>Contact Officer Name:</b>	<b>Tel:</b>	<b>Fax:</b>	<b>Email:</b>
David Pritchard	01597826602		david.pritchard@powys.gov.uk

**Background Papers used to prepare Report:**

**Office File**



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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](mailto: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](mailto: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
Canolfan Aberhosan

CONTACT DETAILS	
Name of the LEAD group or organisation	Y Ganolfan Aberhosan
Address of the LEAD group or organisation	Braichithel Aberhosan Machynlleth Powys SY20 8SD
Name of the main contact person	Mrs Meinir Davies
Phone number	01654702872
E-mail address	meinir.davies@btinternet.com
What year did your organisation start?	1976

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

### WHAT PROPERTY ARE YOU INTERESTED IN?

Name of identified property	Aberhosan Village Hall
Address	Aberhosan Village Hall Aberhosan Machynlleth Powys
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>	Liz Trow Jenni Thomas
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>	Gwilym Fychan

### 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 Aberhosan Hall Management Committee. We meet on a regular basis to manage the village hall for the benefit of the community. At present we have a lease with Powys County Council and Cadfarch Community council are hall Trustees.

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

**Aberhosan show committee**

**Merched Madian**

**Aberhosan Sunday school**

**Aberhosan Eisteddfod**

**Bro Ddyfi YFC**

**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 are based at Aberhosan Village Hall and have been there since 1976. We hope that this will continue in to the future.

**TELL US ABOUT YOUR IDEA FOR THE PROPERTY**

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

The hall will continue to be used as it is at present,

- 1) To let it out to local groups.
- 2) To arrange and hold events for the benefit of the people in our community.
- 3) To provide a safe and economical venue for the community
- 4) To increase usage

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

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

We are self sufficient at present.

In the future, when we have ownership of the hall, we hope to spend some money on the neglected fabric of the building (roof and back window). This will involve some fundraising of our own as well as applying for various grants.

**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).*

At present we are aware that the back window will need to be replaced and the roof might possibly need work doing to it. We are at present waiting for a survey to be done, and as soon as we have a clear picture, we can start to get quotes and apply for grants to fund the project.

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

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

We will as a committee run the finances as we have done for the last 40 years. When we own the property, we can apply for grants to improve the hall externally.

**TELL US ABOUT YOUR COMMUNITY IDEA**

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

The hall is used on a regular basis and we have the evidence to support this (supplied to PCC in our annual return). The hall is needed and used by the community at present and our idea is for this to continue in to the future.

**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.)*

Gwilym Fychan – County councillor  
Cadfrach Community Council  
Merched Madian  
Aberhosan Eisteddfod  
Aberhosan |Show

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

X

**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?**

The large back window badly needs to be repaired or replaced and is draughty and water seeps in through it. We would hope to install a smaller double glazed window and brick up and insulate the remaining area. This would have a very positive effect on the hall and would save a lot in heating costs.

We would also like to give attention to the roof. As far as we know, there is no insulation in the roof.

**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 committee will run the project. The committee will prioritise the work highlighted in the survey. i.e. roof and windows.

**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?**

It should not cost anything to set up the project as it is already running in it's present form.

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

Community Asset Transfer

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

We are self sufficient at the moment but we will need to apply for grants to fund external works.

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

Lottery funding and other grants for external works.

Day to day running – Letting of the hall, grants, annual draw, fundraising activities.

**CONTACT SIGNATURE**

Signature of main contact person

Name of main contact person  
(in BLOCK letters)

Date

## 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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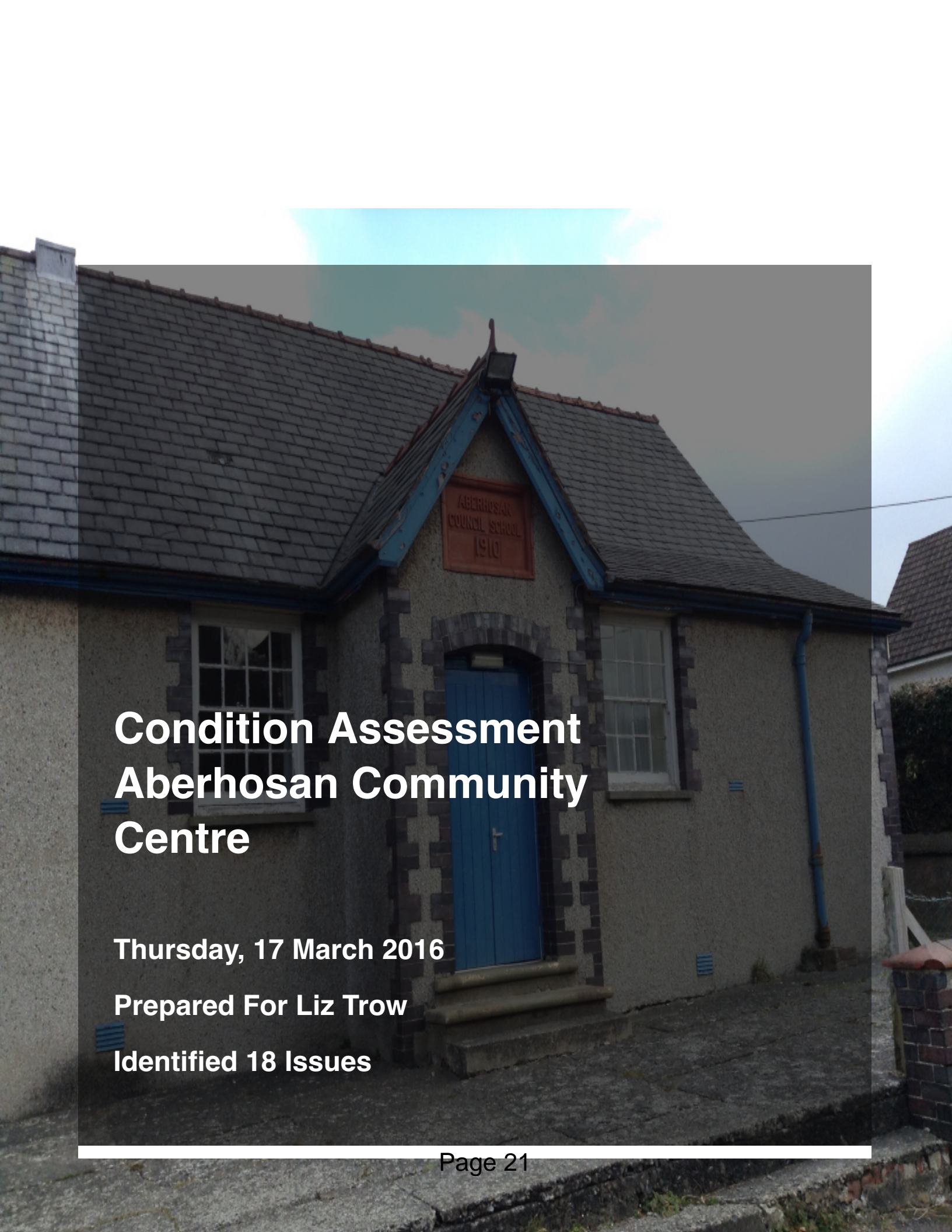
This “Expression of Interest” form must be submitted electronically to [property.sales@powys.gov.uk](mailto:property.sales@powys.gov.uk) – and at the same time a signed printed copy must be submitted by post to:-

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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# **Condition Assessment Aberhosan Community Centre**

**Thursday, 17 March 2016**

**Prepared For Liz Trow**

**Identified 18 Issues**



## SLATE ROOF. (235 Sq Mtrs )

There are many broken missing or slipped slates on all elevations of the slate roof. Many slates have been replaced on Lead hanger and because of the position of the building these hangers have failed. The Cast iron Ogee guttering is leaking on several elevations and missing on the front elevation.

The Soffits fixed to the open eaves is rotten in several places where it is abutting the Barge Boards and generally in a bad state of repair.

The Barge Boards are in a bad general state of repair and attempts to repair have been made in the past.

The roof would benefit from the addition of proper under cloak verges to help stop the wind damage to the gable elevations.

## INTERNAL.

The inside of the roof has been close coupled and there doesn't appear to be an access point, so the condition of the Timber roof structure is unclear. There is evidence of water ingress and damp areas on the inside of the roof.

Without damaging the inside of the plaster work to access the Close Coupled roof it is unclear if there is any insulation in the roof.

The roof needs to be refurbished to include :-

Slates taken off to be reused.

New lathes sarking felt.

New under cloak Verge or dry verge system.

Insulation between rafters and in close coupled roof space.





#### GUTTERINGS.

Missing Guttering to the front elevation.



#### BARGE BOARDS AND VERGES.

Rotten Barge Boards and Missing Verge.



#### STORM AND FOUL DRAINAGE

The Drainage system is combined with foul and rainwater sharing the same pipe work.

This appears to be blocking on a regular basis all inspection points show signs of sewerage backing up in the past.

The system would benefit from a specialised drain survey to establish the problems.



#### TOILET ONE.

The external Toilets are very damp and the whole of the building is not ideal to be used as Toilets. There are no hand washing facilities in both of the Toilets.

The Blue Brick paved area from the Toilet to the centre is very uneven and there are many trip hazards.

The whole area of Blue Brick Pavers need to be relayed.



#### TOILET TWO.

Second Toilet.

I would recommend that the two toilets are removed and relocated to a purpose build area in the rear store within the main building.



#### TOILET PAVED AREA.

Trip hazard on pavers.





REAR PAVED AREA.

Blue Brick paved area to be relayed.



REAR ELEVATION.

Two windows have been replaced with UPVC.

Two further Sash Windows need to be replaced with UPVC.

Three external Doors would benefit from a upgrade.



SIDE ELEVATION WINDOW.

This window needs to be replaced very rotten.



#### FRONT ELEVATION WINDOWS.

Two Sash Windows need to be replaced.



#### REAR STORE.

These out buildings are in a very bad state of repair and would not make economical sense to repair. I would recommend that the Toilets are relocated to the main building and brought up to current regulations and the out buildings demolished.



#### HEATING SYSTEM.

The heating system has been updated recently.



#### ELECTRICAL INSTALLATIONS.

The electrical installations seem OK and have been checked on a regular basis.



#### REAR KITCHEN.

All seems ok dated but functional.  
Possible upgrade to Kitchen units and redecoration.



#### REAR STORE.

Dated but functional.





#### MAIN HALL.

Dated but functional.



#### RETAINING WALL.

This retaining wall was looked at in June 2014 following concerns from the centre that there was cracking and movement to the wall. a part report was compiled by an structural Engineer which was inconclusive regarding any movement. it is unclear how the wall was constructed in the first place, whether it was built as a dry stone wall and the stonework pointed with cement based mortar and lime based mortar at a later date.

there has been no further cracking or movement since June 2014.

This Wall should be monitored for any further signs of movement. I do not feel that there is any significant risk with this wall.

Kevin Williamson  
POWYS COUNTY COUNCIL