

# **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 to 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)**  
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*(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 - <b><u>Bowling Club</u></b>		
<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	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 90<sup>th</sup> 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 <sup>st</sup> 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](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