

GWERNYFED R F C

The Old Malthouse, Trefecca Road, Talgarth TEL: 01874 711975

4 March 2015

Mr D Pritchard
Property Services
Powys County Council
County Hall
Spa Road
Llandrindod Wells
Powys LD1 5LG

COPY

Dear Mr Pritchard

**EXPRESSION OF INTEREST – PROSPECTIVE PURCHASE OF LAND
ADJACENT TO KING GEORGE V FIELD, TALGARTH**

I have entered discussions with Mr Stephen Butcher in respect of the possibility of the Club purchasing the freehold title to the land currently the subject of a lease from the Authority and upon which our two pitches are sited.

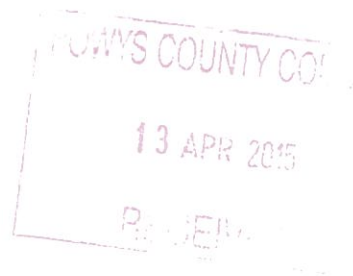
Mr Butcher has recognised that the Club plays a significant part in the community and sporting life of Talgarth and environs and that the area hosting our pitches is an intrinsic part of that role. In short, Mr Butcher felt that the Authority was supportive of our efforts and may consider a request that looks to secure the Club's location in the medium and long term, enabling us to plan for that future.

I enclose our completed Expression of Interest form which I understand is considered by members of the Authority prior to, if members are so minded, an independent value being appointed to address any monetary exchange.

I would confirm that we would be only too pleased to respond to any questions or requests for clarification and to meet with officers and/or members at your request. In the meantime, we trust that the Authority will see this as a positive and natural extension to the relationship that has seen the Club prosper through to what is now our fiftieth season.

Yours in sport

PETER WEAVERS
VICE CHAIRMAN



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.

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
PURCHASE OF RUGBY PITCHES AT TREFECCA ROAD, TALGARTH

CONTACT DETAILS	
Name of the LEAD group or organisation	Gwernyfed Rugby Football Club
Address of the LEAD group or organisation	The Old Malthouse Trefecca Road Talgarth Powys LD3 0PL Please address
Name of the main contact person	Peter Weavers
Phone number	
E-mail address	
What year did your organisation start?	1964

YOUR THIRD-SECTOR STATUS		
<input type="radio"/> Registered Charity	<input type="radio"/> Community Group	<input type="radio"/> Consortium
<input checked="" type="radio"/> Voluntary Organisation	<input type="radio"/> Town/Community Council	<input type="radio"/> Statutory Organisation
<input type="radio"/> Other _____		
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	Yes	
A work plan	N/A	

WHAT PROPERTY ARE YOU INTERESTED IN?

Name of identified property	Rugby fields and associated land at Trefecca Road, Talgarth – plan attached
Address	Trefecca Road, Talgarth
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
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>	None

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. Gwernyfed RFC has established itself as an integral part of the community and the wider rugby community, offering sport and friendship for men and women, boys and girls from the age of 6 upward. The current playing membership is over 300 with a further 350 social members. Gwernyfed is the only club in Wales to field teams at every age group, including a Ladies XV, under 18 Girls and under 15 Girls.

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

- Full members of The Welsh Rugby Union
- Full members of the Mid District Rugby Union
- Full members of the Newport and Pontypool District Rugby Union
- Full members of the Heart of Wales Youth Rugby Union.
- Full members of the Brecknock and District Sports 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?

We have been based at Trefecca Road, Talgarth, for over 25 years

TELL US ABOUT YOUR IDEA FOR THE PROPERTY

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

We currently lease the pitches from the County Council and would like to acquire the freehold in order that we have security of tenure and, importantly, can make application for support from the WRU to develop our facilities with the benefit of that security.

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

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

Should the Authority be minded to consider a sale in principle the valuation would be established by the Valuation Office. The Club would expect to bear its own costs and the Authority's reasonable legal fees.

No development cost is involved.

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).

Purchase subject to contract

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

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

We have fifty years' experience of running the Club during which we have increased turnover to over £250000 per annum. The Club has no mortgages or loans and there are no charges over its main asset, The Old Malthouse, estimated value £300000, in freehold title.

We are extremely confident that the change from a lease to freehold ownership would not change the manner in which we care for the area involved.

TELL US ABOUT YOUR COMMUNITY IDEA

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

We are a community Club, one we believe widely recognised as such in Powys and through Wales and beyond. As a successful Club we do need security of tenure in order to be able to plan in the medium to longer term and whilst the current lease has offered that security, there is no doubt that title offers even greater security and confidence.

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.)*

The idea has been discussed with representatives of Talgarth Town Council and with TADSCA, a new group (of which the Club is a member) formed to look after the area transferred to the Town Council by the County Council. Both are fully supportive and between them represent both community and sporting interests.

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

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?

This proposal will not involve any change in the environmental impact, minimal as it is, arising from our sporting activity.

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?)

We look to purchase the land at the earliest opportunity (subject to valuation) and will advise both TADSCA and the Town Council if, as and when it takes place.

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?

Subject to valuation – reasonable fees will be borne by the Club.

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

The Club has ready access to funding for this purpose.

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

We currently spend around £10000 pa on the pitches and will continue to do so.

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

From own funds and, if necessary, by way of an interest free loan from the WRU.

CONTACT SIGNATURE

Signature of main contact person

Name of main contact person
(in BLOCK letters)

PETER WEAVER

Date

4 MARCH 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	4.3.15
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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:-

The Valuation Team
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