

CYNGOR SIR POWYS COUNTY COUNCIL.

PORTFOLIO HOLDER DELEGATED DECISION

**By Councillor Rosemaie Harris (Portfolio Holder for Property, Buildings and Housing) and Councillor Graham Brown (Portfolio Holder for Commissioning and Procurement)
2nd August 2016**

REPORT AUTHOR: Assistant Valuer

SUBJECT: Putting Greens, Princes Avenue, Llandrindod Wells

REPORT FOR: Decision

1.0 Summary

1.1 Llandrindod Wells Town Council have submitted an Expression of Interest for the Community Asset Transfer of the Putting Green/Crazy Golf Course on Princes Avenue, identified edged red on attached plan. The putting greens have not been opened recently and the Outdoor Recreation Service do not have a budget to carry out the required maintenance and management.

2.0 Proposal

2.1 Discussions with Llandrindod Town Council have been taking place with regards a possible freehold transfer to the Town Council for a nominal £1 consideration. If the transfer takes place the Town Council intends to reopen the putting greens and managed the land as a recreational area.

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 Club submitted an Expression of Interests (EOI) see Appendix. This was supported by the reviewing Officers Working Group and more recently by the Strategic Asset Board.

2.3 As the proposed CAT is linked to protecting a Community Asset Business Case is not always required. In this case the Leisure and Recreation Services Manager has provided a written undertaking that he is fully supportive of the application and transfer to the Town Council.

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 £25,000 (twenty five

thousand pounds) based on no restrictions and £5000 (five thousand pound) based on it being sold subject to a covenant that it shall be restricted it for the purposes of community use.

3.0 One Powys Plan

- 3.1 The proposed transfer would retain the property for community use and ensure its ongoing upkeep and sustainability. Such a recreation use will assist with general wellbeing and be an attraction for visitors.

4.0 Options Considered/Available

- 4.1 Option 1
Proceed with the Freehold transfer to the Town Council for £1 allowing them to operate the putting greens and ensure the future of the facility.
- 4.2 Option 2
Refuse the request for a freehold CAT which will result in the greens remaining to be closed and not available for community use. The site will likely be a target for vandalism.

5.0 Preferred Choice and Reasons

- 5.1 The preferred choice is a transfer of ownership to the Town Council, as outlined in paragraph 4.1 above which offers the best opportunity for the sustainability of the site and secures its long term use as a recreational facility for the community.

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 property and its existing use as a community asset. The Town Council has clearly demonstrated in the EOI the intention to ensure the putting green remain available for community use.

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

- 7.1 It is not considered that this proposal has an effect.

8.0 Local Member(s)

- 8.1 Cllr Tom Turner is aware of the proposal.

9.0 Other Front Line Services

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

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

- 10.1 The Capital and Financial Planning Accountant supports the disposal of this asset with the safeguards in place to protect the council, but is disappointed there is no capital receipt.
- 10.2 The Finance Business Partner has commented that “there is no budgetary implication as far as this CAT is concerned”.
- 10.3 The Professional Lead – Legal has no comment to make on the recommendation in this report save confirm that the legal services will assist in any legal matters when and where required.
- 10.4 The Lead Professional, 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 any implications.

12.0 Corporate Communications

- 12.1 The Communications Manager commented “The report is of public interest and requires use of news release and social media to publicise the decision.”

13.0 Statutory Officers

- 13.1 The Strategic Director Resources (S151 Officer) notes the comments made by finance
- 13.2 The Solicitor to the Council (Monitoring Officer) has made the following comment: “ I note the legal comment and have nothing to add to the report.”

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 holders have an interest they should declare it , complete the relevant notification form and refer the report to Cabinet for decision.

Recommendation:	Reason for Recommendation:
<p>That the Portfolio Holders agree to forego a potential capital receipt of £25,000 for the freehold of the Putting Green, Princes Avenue, Llandrindod Wells as shown edged red on the attached plan and instead agree to transfer the property to Llandrindod Wells Town Council for £1 provided that:-</p> <p>(a) a covenant be contained in the transfer ensuring that the site is maintained and used as public conveniences and</p> <p>(b) a clause be inserted into the transfer protecting the County Council in the event that at some future date should Llandrindod Wells Town Council 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 Llandrindod Wells Town Council during their ownership.</p>	<p>In the interests of good Asset Management and to sustain the future of a community asset.</p>

Relevant Policy (ies):	Corporate Asset Policy		
Within Policy:	Y	Within Budget:	Y

Relevant Local Member(s):	Councillor Tom Turner
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Person(s) To Implement Decision:	Harry Travis
Date By When Decision To Be Implemented:	asap

Contact Officer Name:	Tel:	Fax:	Email:
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Background Papers used to prepare Report:

OFFICE FILE