

The Vale of Glamorgan Council

Cabinet Meeting: 17th December 2018

Report of the Leader

Former Western Vale Integrated Children's Centre, Llantwit Major: Proposed Community Asset Transfer

Purpose of the Report

1. To advise Cabinet of the proposal to proceed with a Community Asset Transfer of the former Western Vale Integrated Children's Centre (WVICC) by way of a 99 year lease to Glamorgan Voluntary Services.

Recommendation

1. That Cabinet notes the report and considers together with the Part II report appearing later on this agenda.

Reason for the Recommendation

1. In order to progress a Community Asset Transfer and to provide Cabinet with commercially sensitive information pertinent to the proposed transfer of the asset and subsequently to seek Cabinet approval for the Community Asset Transfer to progress.

Background

2. The Council owns the freehold interest in the former Western Vale Integrated Children's Centre (WVICC), Llantwit Major (shown for identification purposes on the plan attached at Appendix A).
3. WVICC was, until September 2015, occupied under a short term lease arrangement by the trustees of Llandaff Diocese. The Diocese staff managed the facility and also provided the St Illtyd's Day Nursery until they relinquished their interest and occupation of the building. The day nursery was closed in July 2015. Since that time, the Council has endeavoured to keep some of the facilities and services available at the centre (such as an after school club (which moved into the school in September 2018), Family Contact arranged via Social Services, Sunshine Club and the Citizen's Advice Bureau (CAB)).
4. In October 2016, Cabinet approved (as part of a report on the rationalisation of assets more widely in Llantwit Major) a strategy for the future of WIVCC in

partnership with a community or voluntary group. Minute C3347 refers. This would follow the Council's Community Asset Transfer (CAT) process.

Relevant Issues and Options

5. The Council's CAT process sets out how the potential transfer of Council assets will be progressed and appropriately managed consistent with the Council's statutory and fiduciary duties and recognising the value that working with community groups can have.
6. The process involves an expression of interest period for community groups to submit initial proposals to the Council. Parties submitting proposals that are considered consistent with the Council's intentions for the asset are then invited to submit full business cases for evaluation by a working group of officers. Recommendations for transfer are considered by the Council's Insight Board which make formal recommendations to the Cabinet for consideration.
7. The Council advertised a window of opportunity for community groups to submit an expression of interest (EOI) in running a community based facility at the former WVICC building.
8. The EOI highlighted that the building had been adapted for the delivery of early years, youth and community purposes and that responses should demonstrate how a provider would work with local partners from relevant childcare/children, youth and community organisations to deliver services based on need. However, the successful applicant could also reshape the nature of the provision, in consultation with the Council. The use of 'community delivery areas' and 'nursery areas' in the building would be considered separately as they both needed to be financially viable.
9. Five EOIs were received. After careful consideration by the Community Asset Transfer Group (a multi-disciplinary group of Council officers), two groups were invited to present full business cases consistent with the second stage of the CAT process.
10. Business cases were submitted by both of the shortlisted parties and were considered by the Community Asset Transfer Group. Based on the evaluation by the CAT Group and in consultation with the Director of Learning and Skills (the project's sponsor) a recommendation was made to the Insight Board that a Community Asset Transfer to GVS should be recommended to Cabinet for approval.
11. The GVS business case sets out proposals to establish a nursery provision on the site, with complementary use by community groups of other areas of the building. An element of revenue to support the running costs of the building would be generated by renting space to small businesses. This is consistent with the EOI initially published by the Council. GVS have applied and secured first stage approval for Rural Communities Development Funding to enhance the physical structure of the building that will enable it to deliver the above uses. The market research undertaken by the Council as part of the 2016 proposals showed there was demand for nursery provision in the area.
12. GVS have also committed to liaising with the existing range of community groups who currently use the WVICC site to provide services to determine how these services will be provided in future, as well as in forging links with other groups.

Resource Implications (Financial and Employment)

13. The net running cost of WVICC is around £40k per annum.
14. Details of the financial forecasts submitted by GVS for the operation of the asset are contained in the Part II report on this agenda.
15. There are no employment implications associated with the transfer of the site. Staff currently based at WVICC are located there in order to service the small number of current users and ensure site safety and security. Upon transfer, these staff will be relocated to the Civic Offices.

Sustainability and Climate Change Implications

16. The transfer of WVICC is consistent with the Council's Corporate Plan which has the vision of 'Strong Communities with a Bright Future'. The Plan recognises that the Council should not provide services and operate assets in isolation. Sustainable community based organisations are well placed to provide local services that add value to the communities they serve.
17. The transfer demonstrates the Council's commitment to involving the local population in decision making (for example, through the market research undertaken to support the Cabinet report in October 2016). Working in collaboration with Glamorgan Voluntary Services is an example of active collaboration. The GVS proposal suggests that by integrating different forms of service (for example, a nursery, community facilities and an element of small business office space), a financially sustainable model can be put in place that promotes cultural, physical and educational services in the area. Environmentally, there will be reduction in the Council's reported carbon emissions as a result of disposing of this asset and by implication there will be a cost saving achieved in respect of the reduction in the Council's energy consumption.

Legal Implications (to Include Human Rights Implications)

18. The Council owns the freehold interest in the WVICC.

Crime and Disorder Implications

19. The Scheme will meet Secure by Design, a standard part of the Welsh Government Development Quality Requirements, which ensures that the layout and technical specification designs out crime as far reasonably practical.

Equal Opportunities Implications (to include Welsh Language issues)

20. The CAT opportunity was advertised openly to all bidders as a window of opportunity on the Council's website. An Equality Impact Assessment (EIA) was completed to accompany the October 2016 Cabinet Report.
21. The EIA has been reviewed as the October 2016 assessment covered both the WVICC and Youth Centre building. The proposals have not materially changed for WVICC, however, for completeness, a new EIA has been developed.
22. The EIA reflects that the proposed changes will have a positive impact upon children, and families due to the proposal to reinstate a nursery provision in Llantwit Major in the WVICC building. This is in response to demand from local parents in the community and also nursery providers. There is currently no nursery provision in the local area to meet this demand.

Corporate/Service Objectives

23. This report links to a number of corporate objectives, including the Reshaping Services programme and the requirement to deliver value for money services and use of our property assets.

Policy Framework and Budget

24. This report is a matter for Executive decision by Cabinet.

Consultation (including Ward Member Consultation)

25. Ward Members have previously been consulted on the options relating to this asset and have again been advised in relation to proposals relating to this report. Any Ward member comments will be presented to Cabinet.
26. Consultation with the Head Teacher of the school has been undertaken and this will continue as the project progresses to ensure the school's interests are adequately reflected.

Relevant Scrutiny Committee

27. Learning and Culture Scrutiny Committee

Background Papers

Rationalisation of Council Assets in Llantwit Major, Cabinet, 31st October 2016

http://www.valeofglamorgan.gov.uk/Documents/_Committee%20Reports/Cabinet/2016/16-10-31/Reports/Rationalisation-of-Council-Assets-in-Llantwit-Major-Cabinet-Report.pdf

Contact Officer

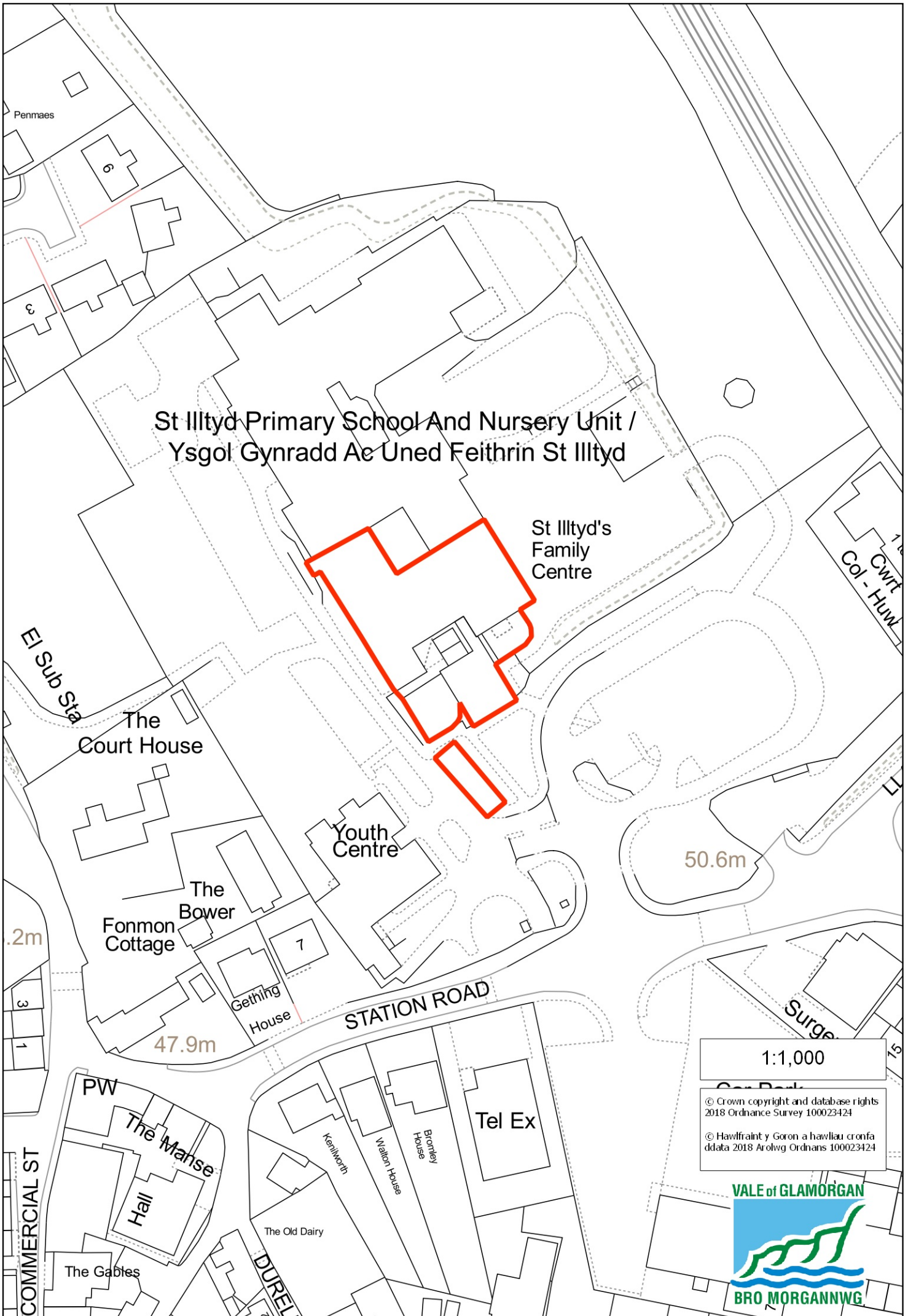
Lorna Cross - Operational Manager Property

Officers Consulted

Tom Bowring, Operational Manager Performance and Policy
Mike Walsh, Principal Lawyer
Carolyn Michael, Operational Manager Accountancy
Andrew Borsden, Lead Officer for Youth and Community Learning
Mark Davies, Prevention and Partnership Manager
Community Asset Transfer Working Group
Insight Board

Responsible Officer:

Paula Ham, Director of Learning and Skills



St Illtyd Primary School And Nursery Unit /
Ysgol Gynradd Ae Uned Feithrin St Illtyd

St Illtyd's
Family
Centre

The Court House

Youth Centre

The Bower
Fonmon Cottage

Gething House

STATION ROAD

The Manse Hall
The Gables

Tel Ex

50.6m

52.2m

47.9m

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