



RHONDDA CYNON TAF COUNCIL

RECORD OF DECISIONS OF THE EXECUTIVE

DECISION MADE BY: Cabinet DATE DECISION MADE: 17 December, 2019

Cabinet Members Present:

Councillor A Morgan (Chair), Councillor M Webber (Vice-Chair),
Councillor R Bevan, Councillor A Crimmings, Councillor G Hopkins,
Councillor M Norris, Councillor J Rosser, Councillor R Lewis and
Councillor C Leyshon

Other Councillor(s) in Attendance:-

Councillor Jayne Brencher
Councillor Heledd Fychan

Agenda Item : 11

SUBJECT: Council investment into the redevelopment of the YMCA Pontypridd

1. DECISION MADE:

Following the consideration of the report of the Director, Prosperity and Development containing exempt information as defined in Paragraph 14 of Part 4 of Schedule 12A of the Local Government Act, 1972 (as amended), namely information relating to the financial affairs of any particular person (including the authority holding that information), it was **AGREED:**

1. To invest **£383K** into the redevelopment of Pontypridd YMCA in order to secure £4M of external funding, and to ensure that the scheme is delivered according to the agreed design, programme and cost plan. This investment can be funded from existing investment priority funding already allocated for Regeneration Investment within the current capital programme.
2. To authorise the Director of Corporate Estates to take ownership of the building for £1, subject to a robust due diligence process. This would then include leasing back the building to the YMCA over a period of 99 years with a review of the arrangements at 25 years through a Lease Agreement supported by a Grant Agreement and Management Agreement.

2. REASON FOR THE DECISION BEING MADE:

The purpose of this report is to seek a decision on whether the Council should invest **£383K** into the redevelopment of Pontypridd YMCA in order to secure £4M of external funding, and to ensure that the scheme is delivered according to the agreed design, programme and cost plan. In addition, the report seeks a decision on whether the Council should take ownership of the building, subject to a robust due diligence process, and lease it back to the YMCA over a period of 99 years with a formal review at 25 years. This approach will protect the proposed investment and ensure greater control and oversight of the redevelopment and subsequent operation of the building.

3. LINKS TO CORPORATE PRIORITIES/FUTURE GENERATIONS - SUSTAINABLE DEVELOPMENT:

The redevelopment of Pontypridd YMCA will contribute to the Council's three key corporate priorities.

The Pontypridd YMCA Redevelopment project is also consistent with and supportive of the sustainable approach promoted by the Well-being of Future Generations (Wales) Act through the five ways of working.

Long term – the quality design of the redevelopment makes it fit for purpose for a range of modern uses and is adaptable to meet changing needs and opportunities.

Prevention – the facility will meet a wide range of community needs including training and childcare adding value to community services.

Integration – the redeveloped facility will be a focus for a range of integrated services and facilities.

Collaboration – the project is the result of a collaborative approach to development and its operation will be a partnership approach including the third sector, Council and Arts Council for Wales.

Involvement – the future success of the project is the involvement of the community in designing, developing and delivering the services and facilities.

The redevelopment also makes a positive contribution to the seven national well-being goals, in particular a prosperous Wales, a resilient Wales, a healthier Wales and a Wales of cohesive communities. The project is also key in contributing to the Valleys Task Force Our Valleys, Our Future Delivery Plan and the role of Pontypridd as a Strategic Hub for Investment.

4. CONSULTATION UNDERTAKEN PRIOR TO DECISION BEING MADE:

Discussions have taken place with Finance, Procurement, Corporate Estates and Legal services. Relevant service areas within the Council have also been consulted. Usual public consultation has been undertaken on the building plans and design as part of the planning process.

5. PREVIOUS CONSIDERATION BY A COMMITTEE OF THE COUNCIL:

None

6. PERSONAL INTERESTS DECLARED:

- County Borough Councillor H Fychan declared the following personal interest in respect of the item: 'I am a former Trustee of the Muni and a Board Member of Artis Community'
- County Borough Councillor J Brencher declared the following personal interest in respect of the item: 'I am a Trustee of the YMCA'

7. DISPENSATION TO SPEAK (AS GRANTED BY STANDARDS COMMITTEE):

N/A

8. (a) IS THE DECISION SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:

Yes

Note: This decision will not come into force and may not be implemented until the expiry of 3 clear working days after its publication i.e. **23 December 2019** to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

8.(b) IF NO, REASONS WHY IN THE OPINION OF THE DECISION-MAKER THE DECISION IS EXEMPT OR NON APPLICABLE:

I. COUNCIL / SCRUTINY FUNCTION (CALL IN IS THEREFORE NON APPLICABLE):-
Reason: N/A

II. URGENT DECISION:-
Reason N/A

8.(c) IF DEEMED URGENT - SIGNATURE OF PRESIDING MEMBER OR DEPUTY PRESIDING MEMBER OR HEAD OF PAID SERVICE CONFIRMING AGREEMENT THAT THE PROPOSED DECISION IS REASONABLE IN ALL THE CIRCUMSTANCES FOR IT BEING TREATED AS A MATTER OF URGENCY, IN ACCORDANCE WITH THE OVERVIEW AND SCRUTINY PROCEDURE RULE 17.2:

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(PRESIDING MEMBER)

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(Dated)

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PUBLICATION

Publication on the Councils Website:- **Tuesday, 17 December 2019**

APPROVED FOR PUBLICATION: ✓