



## **CABINET – 2ND SEPTEMBER 2015**

**SUBJECT: FLEUR DE LYS BOXING CLUB**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND S151 OFFICER**

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### **1. PURPOSE OF REPORT**

- 1.1 To seek Cabinet approval to grant a further 24 month period of occupation via a Licence to Fleur de Lys Boxing club to enable them further time to secure the necessary funding to undertake building improvements and extension. Should the club be successful during this period, to lease the site to the boxing club on terms to be agreed as per Cabinet's previous decision of 2nd July 2013.

### **2. SUMMARY**

- 2.1 Cabinet, on Tuesday, 2nd July 2013, resolved that:

- In principle, the Former Pengam Boys and Girls Club be leased to Fleur de lys Boxing Club on terms to be agreed by the Head of Performance and Property Services, including the power to lease the property for less than the best price reasonably obtainable in the interests of the social and economic well being of the local community and the whole of the Borough.
- In the interim period, a Licence be granted to formalise the occupation and to set out the building management responsibilities.
- Should Fleur de Lys Boxing Club fail to develop a suitable business case and secure the necessary funding within 24 months of the agreement in principle, a further Cabinet report shall be prepared.

- 2.2 Following Cabinet's decision, the club were granted a Licence and have continued to occupy the building for the purposes of a boxing club. In September, 2014, the club were awarded Technical Assistance to cover the cost of preparing sketch schemes for the proposed alterations and extension works and an estimate of cost. Further work with GAVO is now required to develop their business case and relevant funding applications will then need to be submitted.

- 2.3 Cabinet is therefore asked to extend the current Licence for a further 24 month period. This will enable the club to continue developing their plans with the view of securing the necessary funds to undertake the proposed building improvements. In this interim period, the Licence to be extended and building management arrangements to continue as per current provisions.

### **3. LINKS TO STRATEGY**

- 3.1 Under its approved Asset Management Objectives, the Authority aims to manage its land and buildings effectively, efficiently, economically, and provide a safe, sustainable and accessible living and working environment for all users.

## 4. THE REPORT

4.1 Cabinet, on Tuesday, 2nd July 2013, resolved that:

- In principle the Former Pengam Boys and Girls Club be leased to Fleur de Lys Boxing Club on terms to be agreed by the Head of Performance and Property Services, including the power to lease the property for less than the best price reasonably obtainable in the interests of the social and economic well being of the local community and the whole of the Borough.
- In the interim period, a Licence be granted to formalise the occupation and to set out the building management responsibilities.
- Should Fleur de lys Boxing Club fail to develop a suitable business case and secure the necessary funding within 24 months of the agreement in principle, a further Cabinet report shall be prepared.

4.2 Following Cabinet's decision, the club were granted a Licence and have continued to occupy the building for the purposes of a boxing club. Attendance is reported to be at a consistent level. The club's vision is to continue offering these training facilities and also to create additional community facilities which will aid sustainability. The club have been working with GAVO to identify ways of increasing revenue and sustainability and to develop a sound business case.

4.3 As the club do not generate sufficient funds to undertake the building improvements and refurbishment, plus to be able to sustain the building in the long term, it is necessary to secure adequate external funding. Until the club are in a position to proceed with the works and have identified additional users, officers are of the opinion that it would not be responsible to lease the building to the club as the liabilities would be too onerous.

4.4 In order to make the building sustainable in the long term and attractive to potential funders, the club have been considering improvements to the building design and layout. Proposals include increasing the available floor area to provide additional space which could be utilised by other groups in the community.

4.5 In September, 2014, the club were awarded Technical Assistance to cover the cost of preparing sketch schemes for the proposed alterations and extension works and an estimate of cost.

4.6 Further work with GAVO is now required to develop a business case and funding applications will need to be submitted. The Welsh Government's Community Facilities Programme Fund has been highlighted as a potential source of funding for either all or part of the scheme and a first stage application is in the process of being completed. There will also be a need for the club to consult with Planning and secure relevant planning consent if funding is secured.

4.7 Cabinet is therefore asked to extend the current Licence for a further 24 month period to enable the club to continue developing their plans with the view of securing the necessary funds to undertake the proposed building improvements. All current arrangements to remain in place for the further 24 month period including the building management arrangements.

4.8 Once the club are in the position to undertake the works, longer term occupation of the building can be considered as per the earlier Cabinet decision of 2nd July, 2013.

4.9 Following approval, it is requested to delegate the decision regarding the detailed terms of the future Lease to the Head of Performance and Property in consultation with the Cabinet Member for Performance, Property and Asset Management.

4.10 Should funding applications not be successful and should it not be possible to develop a longer term sustainable option for the club within the agreed timeframe, a further Cabinet report shall be prepared to consider the future options for the site.

## **5. EQUALITIES IMPLICATIONS**

- 5.1 An Equalities Impact Assessment (EqIA) screening has been completed in accordance with the Council's Equalities Consultation and Monitoring Guidance and no potential for unlawful discrimination and/or low level or minor negative impact have been identified, therefore a full EqIA has not been carried out.

## **6. FINANCIAL IMPLICATIONS**

- 6.1 As per current arrangements, Asset Management will continue to fund the on going statutory testing requirements in the interim period to ensure the building remains compliant as it is in use.

## **7. PERSONNEL IMPLICATIONS**

- 7.1 There are none.

## **8. CONSULTATIONS**

- 8.1 The Report reflects the views of the Consultees listed.

## **9. RECOMMENDATION**

- 9.1 The club are granted a further 24 month period in which to continue to develop their plans.
- 9.2 The Licence be extended for a further twenty four months from the expiration of the original two year period and all other arrangements including building management arrangements to continue as per current provisions.
- 9.3 Delegate the decision regarding the detailed terms of the Lease to the Head of Performance and Property in consultation with the Cabinet Member for Performance, Property and Asset Management.

## **10. REASONS FOR THE RECOMMENDATION**

- 10.1 A further period will assist Fleur de Lys Boxing Club to move forward with funding applications now that they have developed site plans and costs.
- 10.2 A further Licence is necessary to continue to formalise the current occupation until such time as it is deemed appropriate to consider the longer term arrangements.

## **11. STATUTORY POWER**

- 11.1 Local Government Act 1972, Local Government Act 2000 and General Disposal Consent (Wales) 2003. This is a Cabinet function.

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Consultees: Nicole Scammell Acting Director of Corporate Services  
Cllr D. Hardacre Cabinet Member for Performance, Property & Asset Management  
Bleddyn Hopkins Assistant Director, Education

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|----------------|---|
| Stephen Harris | Acting Head of Corporate Finance/s151 Officer                           |
| Pauline Elliot | Head of Regeneration and Planning                                       |
| Gail Williams  | Interim Head of Legal Services / Monitoring Officer                     |
| Tina McMahon   | Community Regeneration Manager  |
| David A Thomas | Senior Policy Officer (Equalities and Welsh Language)                   |
| John Thomas    | Section Head, Asset Management  |
| CMT            |   |
| Cllr D Poole   | Ward Member, Pengam and Deputy Leader and Cabinet<br>Member for Housing |
| Cllr K Dawson  | Ward Member, Pengam   |

#### Appendices

Appendix 1      Site Plan

#### Background Papers:

Cabinet Report, Former Pengam Boys and Girls Club, July 2013.