



CABINET – 27TH JULY 2022

**SUBJECT: PROPOSED CONSTRUCTION OF A MULTI-FUNCTIONAL
CADET AND SPORTS PAVILION AT MORGAN JONES
PARK, CAERPHILLY**

**REPORT BY: CORPORATE DIRECTOR FOR ECONOMY AND
ENVIRONMENT**

1. PURPOSE OF REPORT

- 1.1 To seek the views of Cabinet in relation to a joint project with the Ministry of Defence (MOD) to construct a multi-functional cadet and sports pavilion at Morgan Jones Park, Caerphilly and to seek capital funding.

2. SUMMARY

- 2.1 Currently, the Caerphilly squadron of the RAF Air Cadets are based in a building within the curtilage of Morgan Jones Park, Caerphilly (adjacent to the former Library), photographs of the current provision are set out within Appendix 1.
- 2.2 The building is leased from the Council and the lease is currently with respective legal teams as it is due for renewal. However, the MOD subsequently approached the Council in relation to options for this site as the current building is no longer fit for purpose. Similarly, the Army Cadets hut is located within an equally small plot, poorly situated on the very northern outskirts of Caerphilly, adjacent to the community centre in Penyrheol (photographs are set out within Appendix 2). However, it should be noted that this facility is not in Council ownership.
- 2.3 The total cost of the proposed development is estimated at £768K (including VAT) and subsequently the MOD are seeking a financial contribution of £258K (including VAT) from the Council to enable the project to proceed. Finance Officers will seek specialist advice in relation to the Value Added Tax (VAT) once the lease agreements have been agreed with the MOD. If Cabinet are minded to approve the financial contribution, officers will work to identify opportunities for external grant funding, which if successful will reduce the burden on the capital budget.

3. RECOMMENDATIONS

- 3.1 That Cabinet approve: -

- The joint project with the MOD to deliver a Multi-Functional Cadet and Sport Pavilion at Morgan Jones Park, Caerphilly.
 - A capital funding contribution of £258K including VAT (this being the Council's contribution) to support the delivery of this joint venture with the MOD.
 - The £258K is allocated from the Corporate Capital Reserve, if no external funding can be secured.
- 3.2 That Cabinet authorises officers to negotiate the terms of the management of the facility with the MOD in relation to how the building will be operated and managed going forward and the finer detail such as rent, utility costs etc.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To support the development of a new multi-functional cadet and sports Pavilion at Morgan Jones Park, Caerphilly.

5. THE REPORT

- 5.1 The Reserve Forces and Cadets Association for Wales is responsible for providing safe and compliant accommodation for the Army Cadets Force and RAF Air Cadets across Wales. The Cadet organisations provide challenging youth activities for young people across Wales and the Cadets are an integral part of their local community.
- 5.2 The current Cadet Hut was constructed during the 1970s and the Bowls Pavilion is circa 100 years old (photographs are set out within appendix 3) and whilst it is currently fit for purpose, representations have been received from the Bowls Club, who manage the facility on our behalf, in relation to its long-term viability.
- 5.3 Both are wooden huts that are both now in poor condition, beyond economic repair. The cost of replacing both would be prohibitive, consequently providing a larger shared facility for both units would deliver much better value for money, as both the Council and the MOD are actively seeking to rationalise their existing portfolio of buildings.
- 5.4 Discussions between relevant officers and the Ministry of Defence have taken place to identify alternative sites within the Caerphilly basin, this has included sites for a new build (both council and privately owned) and existing public buildings such as community centres etc. Unfortunately, no alternative sites have been identified which meet the needs of the MOD.
- 5.5 The current provision within Morgan Jones Park is a perfect location as it is central within the town centre and provides easy access for all the local housing estates. It is effectively enclaved within the park with no vehicular access and surrounded on one side by mature trees and on the other three sides by the park grassland and the existing Bowls Club building. There is only a narrow pedestrian corridor from the road to the hut. The hut itself is well below the modern scale and so a larger plot is needed.
- 5.6 In order to create a facility that meets the needs of both the Council and the Ministry of Defence, the option of a joint project has been explored. A small Task and Finish Group of officers and MOD representatives have developed the joint venture option

further which would involve a brand-new facility at the existing location, which will see the creation of a new RAF and Army Cadet Hall and Bowls Pavilion within the same building. The Group undertook detailed consultation with the bowls club and the local ward members, who are all supportive of the project.

5.7 As with any project, there are risks which must be considered namely: -

- The MOD will need to undertake relevant surveys beforehand (tree, bat and other ecological surveys), obtain formal planning and SAB/SUDS approval.
- The Ministry of Defence has identified a timebound budget for this project, it is a risk that if the project cannot be delivered within the timescale, it may be lost.
- If the project cannot be delivered jointly, there is a potential fall-back position, whereby an area of land within the curtilage of the site currently leased by the MOD could be utilised (at their own cost). However, this area has mature trees planted within it and the loss of these trees from an ecological perspective is not desirable, a photograph and site plan are set out within appendix 4.

6. CONCLUSION

6.1 This proposal represents an opportunity for the development of a new purpose built multi-functional facility largely funded by the MOD. The outcome of consultation with the bowls club and local ward members is positive. Officers have investigated the possibility of any restrictive covenants on the land which may prevent any such development, and nothing has been identified.

7. ASSUMPTIONS

7.1 Should Cabinet agree to support this project, it is assumed that relevant planning permission and SUDS / SAB approval for the construction of the building will be granted.

8. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

8.1 An integrated Impact Assessment (IIA) has been undertaken in relation to this proposed scheme. The IIA sets out a number of potentially positive impacts as it represents an exciting opportunity for partnership working with the MOD to deliver a new, modern, fit for purpose multi-functional Cadet and Sports Pavilion within the Caerphilly Basin. This presents an opportunity for the local community to develop a sense of community cohesion through the delivery of a range of programmes and activities improve upon a range of outcomes which include, mental & physical health, education & employment opportunities, along with supporting those most in need.

Link to full Integrated Impact Assessment:

[Link to IIA](#)

9. FINANCIAL IMPLICATIONS

- 9.1 The total cost of the development is estimated at £768K (including VAT) and subsequently the Ministry of Defence are seeking a financial contribution of approximately one third (£258k including VAT) from the Council to enable the project to proceed. Subject to the final detail of the lease agreement, it is possible that the Council's VAT liability (£43K) will be recoverable. Finance Officers will seek specialist advice in relation to the Value Added Tax (VAT) once the lease agreements have been agreed with the MOD.
- 9.2 The MOD have advised that they will undertake all subsequent maintenance and refurbishment costs along with tasks such as: -
- Fire alarm testing
 - Emergency Lighting testing
 - Fire Extinguisher testing
 - Legionella Management
 - Maintenance of gutters
 - Five yearly fixed wiring testing
 - Refurbishment costs within ten years
- 9.3 They will also fund all the associated demolition costs of both buildings. This will enable the Council to make small revenue savings in the longer term.
- 9.4 The Council will look to secure external funding to reduce the financial impact, if no external funding is secured, then the use of the Corporate Capital reserve will be needed.

10. PERSONNEL IMPLICATIONS

- 10.1 There are no direct personnel implications associated with this report.

11. CONSULTATIONS

- 11.1 The views of the listed consultees have been incorporated into this report.

12. STATUTORY POWER

- 12.1 The Local Government Act 1972.

Author: Michael Headington, Green Spaces and Transport Services Manager

Consultees:

Christina Harray, Chief Executive
Cllr Chris Morgan, Cabinet Member for Waste, Leisure & Green Spaces

Councillor D.T Davies, Chair of Environment & Sustainability Scrutiny Committee
Councillor Adrian Hussey, Vice Chair of Environment & Sustainability Scrutiny Committee
Cllr Anne Broughton-Pettit – Morgan Jones Ward Member
Cllr Shayne Cook – Cabinet Member for Housing and Morgan Jones Ward Member
Cllr James Pritchard – Cabinet Member for Prosperity, Regeneration & Climate Change and Morgan Jones Ward Member
Mark S Williams, Corporate Director Economy and Environment
Rob Hartshorn, Head of Public Protection, Community and Leisure Services
Steve Harris, Head of Financial Services & Section 151 Officer
Mark James, Principal Valuer
Anwen Cullinane, Senior Policy Officer
Lynne Donovan, Head of People Services
Rob Tranter, Head of Legal Services and Monitoring Officer
Cllr Greg Ead, Penyrheol Ward Member
Cllr Jon Scriven, Penyrheol Ward Member
Cllr Steve Skivens, Penyrheol Ward Member
Cllr Lindsay Whittle, Penyrheol Ward Member
David Roberts, Finance Manager

Background Papers: None.

Appendices:

- Appendix 1: Current Air Cadets provision within Morgan Jones Park
- Appendix 2: Current Army Cadets provision in Penyrheol.
- Appendix 3: Existing Bowls club pavilion in Morgan Jones Park
- Appendix 4: Site plan and photograph, potential fallback position