

## 1AF MEDI, 2016

<b>Yr Aelod o'r Bwrdd Gweithredol:</b>	<b>Y Portffolio:</b>
<b>Y Cyngorydd Linda Evans</b>	<b>Tai</b>

### Cytundeb Prydles i'r Canolfannau Teulu

#### YR ARGYMHELLION / PENDERFYNIADAU ALLWEDDOL SYDD EU HANGEN:

Ystyried:

- parhau i ddefnyddio'r pum eiddo sydd wedi eu nodi yn yr adroddiad hwn yn Ganolfannau Teulu
- a ddylid codi rhent neu beidio
- telerau'r cytundeb prydles diwygiedig a rhoi'r brydles

#### Y RHESYMAU:

Yn ôl ym mis Ionawr 2011 bu'r Aelod o'r Bwrdd Gweithredol dros Dai ar y pryd yn ystyried prydlesi'r Canolfannau Teulu ac yn cytuno i'w hadnewyddu. Mae'r prydlesi hyn bellach yn dod i ben a gofynnir i'r Aelod o'r Bwrdd Gweithredol dros Dai ystyried eu hadnewyddu.

<b>Y Gyfarwyddiaeth: Cymunedau</b>	<b>Swydd:</b>	<b>Rhifau Ffôn:</b>
<b>Enw Pennaeth y Gwasanaeth:</b> Robin Staines	<b>Pennaeth Tai a Diogelu'r Cyhoedd</b>	<b>01267 228960</b> <b>01267 228930</b>
<b>Awdur yr Adroddiad: Les James</b>	<b>Rheolwr y Gwasanaethau Tai</b>	<b>Cyfeiriadau E-bost:</b> <b>rstaines@sirgar.gov.uk</b> <b>lesjames@sirgar.gov.uk</b>

**Declaration of Personal Interest (if any):**

**None**

**Dispensation Granted to Make Decision (if any):**

**N/A**

**(If the answer is yes exact details are to be provided below:)**

**DECISION MADE:**

**Signed:**

DATE: \_\_\_\_\_

EXECUTIVE BOARD MEMBER

**The following section will be completed by the Democratic Services Officer in attendance at the meeting**

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted <b>subject to the amendment(s) and reason(s) specified:</b>	
Reason(s) why the Officer's recommendation was <b>not adopted:</b>	

**EXECUTIVE SUMMARY**  
**EXECUTIVE BOARD MEMBER DECISION MEETING**  
**FOR HOUSING**  
**1<sup>ST</sup> SEPTEMBER, 2016**

**LEASE AGREEMENT FOR THE FAMILY CENTRES**

**Background**

There are five Family Centres that use HRA (Housing Revenue Account) properties as a base. The Family Centres were initially set up using the Sure Start initiative monies and are located at Betws, Garnant, South Cefncaeau, and two in Carmarthen.

The centres are heavily reliant on funding and without the granting of a lease, the Family Centres will be unable to draw down on funds awarded to them or apply for future funding. In order to continue to operate as Family Centres, it is essential that they have a formal lease agreement in place.

**Aims of the Family Centres**

The aim of the Family Centre is to provide support to families. Parents are offered courses on various subjects including language and play, healthy eating, computer courses and parenting courses. Families are provided with a range of activities including craft activities, family fun days out, outdoor play, and lunch clubs. The Family Centres offer a safe space where the individual needs of children, parents and carers are respected and supported

The Family Centres receive support from Carmarthenshire Family Centre Network. This is a constituted body which provides training, develops good practice and attracting funding.

**Finance**

The five Family Centres are funded through a mixture of grants and other funding streams. For them to obtain such funding, organisations usually have to provide evidence of arrangements in place for example permission to occupy a building.

There is a cost associated with the lease in terms of rent loss, insurance costs, repair and maintenance costs and mortgage repayments. However this will be balanced against the wider social value that the centres bring. The authority has recognised this given the previous decisions to waive the rent. Our current contribution to supporting the Family Centres is by allowing them to occupy the premises rent free.

Please find attached supplementary information about the funding of the five Family Centres.

## Model lease

We have produced a model lease which sets out the terms of the agreement. This has been agreed with colleagues in Children Services. With this in place, the Family Centres can then apply for external funding or where there are existing arrangements in place, draw down on the money awarded. Please find attached the draft General Terms for the lease.

**DETAILED REPORT  
ATTACHED?**

**NO – Attached –**

- **Model Agreement/General Terms of Lease**
- **Funding Information of the Five Family Centres**

## IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **Robin Staines**

**Head of Housing & Public Protection**

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>

### 1. Policy, Crime & Disorder and Equalities

The family centres create a stable atmosphere which allows for engagement with families with young children on our housing estates.

### 2. Legal

- We will also need to obtain consent from Welsh Government under sections 31-34 of the Housing Act 1985. If the leases are for 3 years or more, they will need to be executed under seal, and signed by the Head of Administration & Law.
- The granting of the lease will be based on the model agreement attached.

### 3. Finance

Family Centres		2016/17
Garnant Family Centre	25 Maes y Bedol	5,159.52
Ty Tyfu Family Centre	19 Treforis	5,122.56
Carmarthen Family Centre	21 Chapel Street	4,298.40
The Park Hall Family Centre	114 Park Hall	5,226.24
South Cefncaeau Family Centre	2 Ynyslas	5,174.88
		<b>24,981.60</b>

The £24,981.60 is met by Housing Revenue Account budget and is our contribution to supporting the five Family Centres using Housing properties.

## CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Robin Staines

Head of Housing & Public Protection

#### 1. Scrutiny Committee – N/A

#### 2. Local Member(s)

##### Name(s) of local member(s) and individual comments to be included, if appropriate

Cllr. Ryan Bartlett; Cllr. Kevin Madge; Cllr. Alun Lenny; Cllr. Peter Hughes-Griffiths; Cllr. Winston J Lemon; Cllr. Louvain Roberts; Cllr. Theresa Bowen; Cllr. Sharen Davies; Cllr. Meryl Gravell; Cllr. D W Hugh Richards

Councillors who responded were in favour of renewing the leases as the Family Centres provide a vital service to the local communities.

#### 3. Community / Town Council – N/A

#### 4. Relevant Partners

Consultation was undertaken with the five Family Centres on the terms of the lease.

#### 5. Staff Side Representatives and other Organisations - N/A

**Section 100D Local Government Act, 1972 – Access to Information  
List of Background Papers used in the preparation of this report:**

**THESE ARE DETAILED BELOW**

Title of Document	File Ref No.	Locations that the papers are available for public inspection
<b>Carmarthenshire Family Centre Brochure</b>		<a href="http://fis.carmarthenshire.gov.uk/pdf/famcen_e.pdf">http://fis.carmarthenshire.gov.uk/pdf/famcen_e.pdf</a>
<b>The Carmarthenshire Homes Standard Plus (Chs+) "Delivering What Matters".</b>		<a href="http://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=131&amp;MId=346&amp;Ver=4">http://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=131&amp;MId=346&amp;Ver=4</a>