

Bronllys Health & Well Being Park Scoping Report

February 2016

Addendum June 2016

BRONLLYS WELL BEING PARK COMMUNITY LAND TRUST LAUNCHED.

Following three Public Meetings Bronllys, Hay and Talgarth, the Bronllys Well Being Park has taken a significant step toward its target of establishing the Bronllys Well Being Park Community Land Trust.

Over one hundred and fifty members from these local communities attended the meetings to hear how the proposals have developed over the past year. The presentation outlined the project's current state of play, explained the purpose and organisation of a Community Land Trust and how the local community will continue to be involved in the Well Being Parks Development.

The audience heard that a business plan was being created and that the organisation had already developed a vision for the grounds. The Vision is to develop an inspirational park owned by the local community which complements and enhances Bronllys Hospital through the sustainable and innovative development of housing, transport, work, leisure, health and well-being facilities

It was made clear that the Bronllys Well Being Park CLT does not wish to, and will not, take over the running of Bronllys Hospital. Instead, the CLT will support and enhance the existing NHS provision to making it a more enjoyable place to live work and receive treatment. The Bronllys Well Being Community Land Trust will provide facilities for well-being research and innovation and enable small businesses to thrive in an encouraging and motivating environment.

Significantly, although there may be some residential housing, the concept is not to make Bronllys Park into a large housing development as other proposals have suggested. This plan will provide some environmentally sustainable and truly affordable housing, including accommodation for health professionals and local people.

The provision of land for self-build accommodation projects is also an objective.

Other aspects to the project include providing a tele-healthcare service and supplying sporting, leisure and therapy facilities for local people and visitors.

The Park's Rechargeable Community Transport Hub will link with existing services to link Bronllys and surrounding communities into a revitalised mobility time table. This development will revitalise communities and mean that people can remain independent in their own rural homes for longer. Rural isolation will be reduced and those that don't drive or don't own a car will no longer be penalised.

The Bronllys Well Being Park Steering Group Committee in addition to its own Project Development Group can now call upon the official support of designated Talgarth, Hay and Bronllys Community Council. These other surrounding Community Councils unanimously supported what the CLT is trying to achieve for their communities. In addition to the continuing support of the local AM the Bronllys Well Being Park CLT will also be a poster project for be a poster project Well Being of Future Generations Act (2015) and the Social Care and Well-Being Act (2014) to ensure the highest standards of well-being are provided for all the people of Powys.

The Steering Group will be set up and established as the CLT as a legal entity. That entity will be non-profit making with any financial surplus channelled back into enhancing the community. A Memorandum of Understanding is being developed with the Powys Teaching Health Board and Powys County Council to ensure the aspirations and objectives of each party are well recognised and to provide a framework for progress.

Following the community meetings, membership of the Bronllys Well Being Park CLT stands at well over five hundred The Steering Group are confident that they have more than surpass the original three thousand petitioners and have had 5000 membership leaflets printed, A one-off subscription of just £1 will keep members fully informed of the project's progress. It will also help to provide evidence of the community's commitment to the Bronllys Well Being Park CLT. Incidentally, a member's £1 will not be spent, it will be held in trust in a bank account managed by Talgarth Town Council. Membership allows individuals to have a say in the planning and management of the CLT's activities.

To find out more call 07815 594799.

Paul Evans/Lydia Powell

Bronllys Health & Wellbeing Park Scoping Report

Prepared following a visit on February 4/5th, 2016 by Ian Crawley, National CLT Network Technical Advisor, funded through a CLT Start Up Fund Stage 1 grant payable to Wiltshire CLT, for whom Ian acts as a volunteer.

Recommendation. The Bronllys Health & Wellbeing Park Steering Group will be ready to access Stage 2 funds from the CLT Start Up Fund when it has had the setting up of a CLT formally endorsed by the three key Community Councils in the area, held public meetings to launch the CLT (formally under the auspices of the three or a lead Community Council); recruited members; and started meeting publicly as an expanded formal CLT Steering Group.

1. Summary

1.1. There has been a wide range and depth of studies and proposals aimed at keeping and expanding the health facilities and developing other uses and activities at the 72 acre Bronllys Hospital site, most notably the publication by the Group of the Vision for a Health & Wellbeing Park, with a dedicated planning policy in the draft Powys Local Development Plan. The proposal is timely in the context of Welsh Government guidance and legislation promoting joint working of public bodies with community interests to act purposely for future generations. A community-led Bronllys Health & Wellbeing Park Steering Group has been in place for four months, in the context of four year's work by the Powys Health & Wellbeing Group. Both are unincorporated voluntary associations. The Steering Group consider the time is right to set up a legal entity to deliver the Vision and believe a CLT is the right approach.

1.2. NCLTN assistance was sought to review the idea and practical reality of having a CLT in place and the journey necessary. The opportunity of meeting all the key public body and community interests, through the Scoping Day, was taken to also focus on the following:

- * the Bronllys Park Vision, produced by the Group;
- * the need to establish a formal partnership with the landowner and site user, the Powys Teaching Health Board (PtHB);
- * the fundamental issues of what development goes on the site, the CLT's role in delivering it and the statutory planning framework provided by the Powys Local Development Plan, currently in draft; and
- * the importance of early wins, through implementing specific small-scale projects to establish a wider range of activities on the site.

1.3. This is a very exciting prospect which will take a long time to fully realise. A CLT is the most sensible vehicle to lead the implementation and management of the delivery of the vision with the Health Board, Powys CC and the three Community Councils, Bronllys, Hay and Talgarth as formal partners with representation on the CLT Board. Refining the vision, preparing a development brief and progressing a number of specific projects, can all be progressed in parallel, as long as the right relationships are put in place with:

- * the landowner, initially through a Memorandum of Understanding;
- * local communities, through sign up to the CLT to be launched in the next few months, showing sufficient numbers are fully committed and willing to be active volunteers to support the wide range of tasks to be progressed; and
- * the local planning authority through a supportive Local Development Plan policy and a development brief.

1.4. The CLT could then be the recipient of long leases for buildings and sites from PtHB, transferred incrementally for agreed projects; and then provide sub-leases to charities, social enterprises and businesses. These could include Housing Associations, co-operatives and co-housing groups.

2. Process.

2.1. Following telephone contact on 13th January 2016 and Ian's agreement to undertake the scoping with the Bronllys Health & Wellbeing Park Steering Group, various documents were provided. These included their Terms of Reference; the Prince's Foundation for the Built Environment Enquiry by Design (EbD) report on the site published in May 2011; the draft Powys Local Plan policy for the Park; and 'Bronllys Park : A Vision for the next 100 years,' published by the Group on 4th September 2014.

2.2. Ian attended the meeting of the Steering Group comprising Lydia Powell, Linda Hughes, Jacqui Wilding, Adrian Roper and Peter Rowson, with apologies from Alan Fay and Jenny Francis, at 7.30pm on Thursday 4th February in the Bronllys Community Hospital, on the site. This provided the opportunity to meet the Group; review the key risks to achieving the SG's Vision; and finalise the arrangements for the Scoping Day.

2.3. On Friday, Ian attended a tour of the site led by Wayne Tannahill, the PtHB Estates Manager, who is based at the site. At 10am the interested parties assembled (see annex 1) in the main hall on the site and there were short presentations by the Heads of Planning Policy, Housing, and Social care for Powys CC with subsequent questions and discussion. Before the morning session and over lunch the opportunity was taken to meet PCC and Welsh Assembly politicians and hear their commitment to the project being successful. The afternoon session involved the current and some potential local business members (William Boyd and Paul Evans) of the Steering Group and focussed on a SWOT analysis, as a way of reviewing the morning session followed by the next steps required to take the project forward.

3. Context

3.1. Bronllys Hospital in Bronllys, Powys is an operational 15 bed community hospital. The PtHB embarked in 2011 on an engagement process and re-distribution of services that would potentially see changes to their use of the site as alternative arrangements for health service provision are put in place. The Bronllys Hospital site comprises approximately 29 hectares (72 acres) and contains some 11,094 sq. m (119,415 sq. ft.) of built accommodation. Two of the buildings (the Chapel and the Basil Webb Hall) are Grade II listed and the entire site is included in the CADW'S Register of Parks and Gardens in Wales.

3.2. The main Bronllys site was not registered within the Council's Local Development Plan (LDP) as a potential site for development, and given its location would effectively be considered a green field site. Due to various site constraints, the site's difficult planning status and a number of problematic disposal issues, the Health Board commissioned an Enquiry by Design (EbD) process from the Prince's Foundation. This was undertaken in January to March, 2011. The outcome was a detailed master plan for the site, adopted by the PtHB in June 2011. This was prepared to support the submission of an application for the site to the Council as a candidate site for the LDP. The Welsh Government provided £180K. Powys CC and PtHB also provided financial support for the work.

3.3. The vision was for a range of new health and wellbeing related development and housing. Local people reacted adversely to the proposals for housing around the roundabout entrance to the site and because the Community Hospital would not be retained on site. The EbD report recommended that a not for profit development company should be set up with representation from the public bodies, the local community and tenants to own the land (freehold or leasehold); deliver core activities to tenants; and undertake commercial activities as required.

3.4. Powys Health and Well Being Action Group was formed following a petition from 3,144 residents presented to the Welsh Assembly on 4th December 2012 aimed at keeping open Bronllys Community Hospital and stopping the PtHB's plans to move services from the site.

3.5. In response the PtHB agreed to come up with a robust plan for the site and undertook a public engagement exercise in early 2013. In December 2013, PtHB published, ' A Discussion Document of the future of the site as a Health & Wellbeing Park'. This envisaged the PtHB use of the site eventually reducing to 10 to 12 acres, with the remainder being made available for other uses.

3.6. The Steering Group's Bronllys Park Vision, published in September 2014, was a response to this, building upon the PtHB's aspirations with a range of proposals for new health and wellbeing services, up to 120 new homes, a solar farm and community facilities. The Welsh Assembly Government instructed PtHB together with PCC in February 2015, to engage and work with Powys Health and Well Being Action Group to develop a Well Being Park in the grounds of Bronllys Community Hospital for the benefit of residents requiring these services in Powys. This is in the context of the commitment in the Welsh Government's Programme for Government to ' develop and promote new ways of providing land and funding for housing, such as community land trusts, mutual home ownership and co-operatives'.

3.7. The **Powys Local Development Plan 2011 - 2026 Written Statement Deposit Draft, published in June 2015, contains the following:**

“ Policy E4 – Bronllys Health Park

Proposals to develop the site of Bronllys Hospital as a Health Park will be supported”

4.4.10 During the Plan period, it is expected that parts of the Bronllys Hospital site will become available for alternative uses. Considerable engagement has taken place to identify the future role for the site and its buildings, and the concept of a 'health park' is widely supported.

4.4.11 The LDP has not allocated land at the hospital for housing or employment, but where proposed as part of any future plans, these will be considered against relevant policies in the LDP. The site contains important built heritage which should be protected in accordance with Policy DM1 including two listed buildings and a registered historic park and garden'.

3.8. The Bronllys Health & Wellbeing Park Steering Group has met on four occasions since it was formed on 9th October 2015. Its purpose is to establish a new legal entity which:

- Owns or has a long-term affordable lease of the Bronllys hospital site (excluding such land as the health board wishes to retain for local health services)
- Has members and a board which are acceptable to key stakeholders
- Has the powers and competence to oversee the leasing of portions of the site for purposes which are acceptable to the key stakeholders
- Has outline criteria for assessing the acceptability of applications to lease portions of the site
- Has an outline process, proofed for its legality, for leasing portions of the site
- Has sufficient resources to enable it to fulfil its functions adequately

3.9. The key stakeholders were identified as:

* The local community, represented by elected Members of the Welsh Assembly, Powys County Council and the three Community Councils.

* The local community, represented by the Powys Health and Well-Being Action Group

* Individual local citizens

* Local organisations

* Powys Teaching Health Board

* Powys County Council officer involvement

* Welsh Government

3.10. Open Meetings for the Powys Health Action Group and subsequently the Bronllys H&WBP SG, have been held as follows: at the Community Health Council meeting in Talgarth Dec 3rd 2014; at Hay School in Oct 14, Feb 2015 and 2nd July 2015; and Kilvert's Bar in Hay in Feb 2014 and the Tapas Bar in Hay in August

2015. The following meetings have been held with Community Councils (the equivalent of Parish Councils in England); Bronllys/Llyswen CC 2014 and 1st Feb 2016; Hay Town Council in 2014; Landefalle/Llanfilo on 12 Jan 2016; and Glasbury/Velindre and Gwernyfed on 2nd Feb 2016. The Group presented to the Full Powys County Council at County Hall, Llandrindod in April 2015.

3.11. Three newsletters have been circulated to 23 Community Councils, the main stakeholders and emailed to 130 or so supporters and stakeholders. The Group have had several articles in the local paper, the Brecon and Radnor; and one in the free door to door magazine, Wye Local. Two articles have been in the "Rhosgoch Gossip" Newsletter. Several Community Councils post the Newsletter on their websites.

3.12. The Steering Group has been working on an Outline Business Plan (latest version November 2015) to set out the proposed project for Bronllys Well Being Park (BWBP), its benefits and financial considerations and the steps required in order to achieve the following strategic objectives:

a) Creation of community benefit organisation.

b) The procurement of ground in suitable condition at the Bronllys Park site on a long term lease (120 years) for community benefit.

c) Establish developments for community benefit.

It has, however, struggled to make progress because the PtHB prefer to work with a formal legal entity. This problem led the SG to focus on setting up a CLT. A leaflet has been published and is being widely circulated, setting out the key elements of the Vision and the health and wellbeing needs it is aimed to address.

4. The Current Position

4.1. The Foundations/Building Blocks in place.

4.1.1. The

commitment of the landowner and current sole user of the site, PtHB and the local planning authority, Powys County Council, to a Health & Wellbeing Park on the site, with substantial community involvement.

4.1.2. The existence of the Steering Group based informally in the three communities of Bronllys, Hay and Talgarth and their evident ability to promote their ideas and then published Vision to the public bodies and politicians.

4.1.3. The interest and commitment of the public bodies and politicians to the Vision set out by the Steering Group.

4.2. Key Risks Identified by the Steering Group

4.2.1.

Organisation, Governance and Capacity - recognition that the group needs to be larger with representation from the public bodies; the addition of someone to be a secretary; ideally the recruitment, subject to funding, of a development worker; and the establishment of a formal body to take the project forward.

4.2.2. The further development and implementation of the Vision - recognition that it is aspirational with a wide range of potential uses and activities on the site, but a lack of clarity about the relationship with the PtHB and the framework/agency for implementation.

4.2.3. Clarifying what housing can be developed on the site and the extent to which it can be unrelated to the health uses and provide cross-subsidy through freehold sale?

4.2.4. Utilities - Addressing the current problems with water supply and sewage disposal which are major constraints to further development; and the potential planning constraint on having a solar farm on site.

5. Key Public Body Input to the Scoping Day

5.1. Views of PtHB Estates Manager. The potential is huge, the aspect is stunning, and there is land available for community development. The PtHB is staying on part of the site, has clear operational plans as part of the Powys Transformation Programme and is seeking specific Welsh Government funding to tackle the maintenance backlog. PtHB is not a developer and is keen to work with a formal community body to take development forward.

5.2. Views of PCC Head of Housing. Keen to support achieving the Vision, but needs more clarity about the project and the vehicle for delivering it. Willing to provide advice and support, although no Social Housing Grant unallocated (only £1.5m over next three years in Powys); no Section 106 planning agreement monies; or PCC Housing funds available. Interested in mutual home ownership as social housing on the site. Would agree a Local Connections Policy for affordable housing on the site. Welsh Government not seeking to register more Registered Providers. There are already seven Housing Associations in Powys and SHG is only available through a HA. The CLT will need to partner with a HA.

5.3. Views of PCC Lead for Planning Policy. There is a specific policy in the draft Local Plan, but all the other planning policies will still apply. The site is for health, the case will have to be made for any other uses unrelated to health, including housing, especially for freehold sale to provide cross-subsidy and business uses. There is enormous potential for conversion and re-use of parts of the health estate no longer required, some of which will not require planning approval. Prefer to direct open market housing to market towns and affordable housing closer to local services, for example, Bronllys Primary School is moving to a new site in Talgarth. There will need to be a development brief prepared for the site to provide an agreed development framework within which individual planning applications will be considered. The key barriers to development on the site are the two listed buildings, the registered historic garden, the pollution from the site now adversely affecting the habitat of the River Wye, and the need for substantial investment.

5.4. Views of PCC Head of Social Care. Keen on the Vision. Powys priorities are to support older people, especially with dementia; and to develop extra care housing (between residential and sheltered care). Need to establish clarity around the needs of the community within the catchment area of this site. PCC has experience of community asset transfers. Keen to see affordable housing for young people to encourage young people to return to the area and to address problems of staff recruitment. The Vision can help a more integrated approach to the use and develop of the site. E.g. the benefits of the new green gym for the in-patient ward residents on site.

6. SWOT Analysis (not in order)

6.1. Strengths

*The size of the south facing site available - 60 acres - on offer by the landowner, PtHB.

* The site has main road access via a dedicated roundabout.

* The profile established by the Powys Health & Wellbeing Group and its Vision for the Bronllys Health & Wellbeing Park.

* The variety of projects potentially enabling funding to be attracted from different funding streams.

* The Vision has support and momentum from public bodies and politicians.

* The Social Care and Wellbeing Act places a duty on public bodies to promote user-led approaches and encourages community engagement.

- * PtHB and PCC have co-terminus boundaries.

6.2. Weaknesses.

- * Vision largely aspirational - need for detailed work to develop an implementable programme and specific projects.

- * Although a draft policy for the Park is in the Local Development Plan, it is vague and all other planning policies apply.

- * Small Steering Group without public bodies represented and without formal Community Council endorsement and representation.

- * PtHB currently has no detailed site plans and proposals for the buildings they wish to retain use of.

- * Some conflicting interests of social, political and public bodies involved.

- * Specialist skills, knowledge, experience and aptitude to tackle the project as a whole, may not be available free of charge or in the geographical area.

- * PCC officer concerns that site not close enough to local services, which could limit range and extent of new development.

- * Funding - to cover the running costs for the project in the short-term; the budget constraints on the NHS and Powys County Council affecting the help and support they can give and the affect these budget decisions may have on the way they manage assets; programme and project development construction.

6.3. Opportunities

- * Wellbeing Park has a specific policy in the draft Powys Local Development Plan, plus the invitation to prepare a Development Brief.

- * Building credibility through Community Council endorsement, public meetings and £1 membership.

- * Value of the Scoping day, the wide range of participants and the momentum to be taken forward.

- * Affordable housing needed by PtHB on site for its staff.

- * Garden Village Vision.

- * Potential for range of charities and third sector organisations to become involved.

- * Park development can strengthen local communities.

- * Potential EU funding.

- * Potential demonstration project, meeting Welsh Government aspirations for Sustainable Development and Future Generations and receiving WG support.

- * Unused and underused buildings could be available for new activities quite quickly.

6.4. Threats

- * Forthcoming EU referendum and May elections.

- * History of inaction at the Mid Wales Hospital site south of Talgarth.

- * Further development currently restricted by water supply & sewage disposal limitations.
- * Historic Garden designation of part of the site.
- * Implications of potential loss of local secondary school.
- * Change in planning policy allowing open market disposal of parts of the site.
- * Lack of clarity about medium and long term PtHB use of the site.

7. The Next Steps

7.1. Refining the Vision and establishing a programme of projects.

7.1.1. The Vision is an exciting, but challenging list of aspirations and opportunities. An exercise is required with the key partners which refines the list though running the ideas against key questions such as what it would mean in development terms; could it occupy existing buildings or does it require new-build; where might it be located on site and how does this fit in with the PtHB plans; what is the potential lead agency/organisation; what is the potential funding; is it acceptable in planning terms; what health /wellbeing community need(s) are addressed? This would help focus the limited time and resources available on preparing a realistic programme and choosing the specific projects whose development should have priority.

7.1.2. This new prioritised list of potential uses/projects then needs to be run against the scenarios set out in the EbD report. This could be undertaken in parallel with PTHB producing detailed plans for their use of the site and feed into the preparation, under the oversight of the expanded Steering Group, of the Development Brief required by Powys CC. The preparation of the Development Brief will be critical in guiding all parties as to the scale, location and mix of affordable housing and the role of housing dedicated for PtHB staff within this.

7.1.3. These priority projects should then be drawn up as a programme based on the resources required and the work to deliver them; the voluntary advice and expertise available; and what is most important in developing the CLT and its credibility.

7.2. Governance - Establishing a credible community based development organisation to deliver the Vision which brings together all the key interests.

7.2.1. Is the organisation for the BH&WP or a wider area? The Park is much easier for people to understand and relate to. A specific remit to deliver the Vision, recognises the amount of work involved over say 10 to 20 years to realise the Vision. It leaves any other potential community-led housing projects outside the Park as best left to a specific more local CLT to be formed to take each project forward.

7.2.2. From which area should community membership be sought? The complex map of Community Councils in the area highlights the difficulty with setting a boundary to the area from which CLT members can be eligible through residence and work location. Membership would confer no advantage in the allocation of housing or business space. Membership should relate to the area which encompasses those who most clearly identify with the Bronllys site and its existing and future services/activities; and would therefore see themselves as becoming members willing to support the CLT. It is sensible for the CLT area to be defined by existing formal boundaries, hence most appropriately in this case Community Councils. There is no right answer and in this case that area is clearly larger than Hay, Glasbury, Talgarth and Bronllys CC areas. It may be the area is that which the PTHB see the Cottage Hospital serving, as that is the basis on

which most people will identify with the site. Practically it becomes difficult in deciding who represents the Community Councils on the CLT Board, although that could be agreed as the immediate locality, Bronllys and the two largest and nearest communities of Hay and Talgarth. The CLT could start centred on this area and extend subsequently.

7.2.3. Which public bodies should be represented, and by whom, on the expanded Steering Group and then the Board of the new organisation? In addition to CC representatives, best to have the PCC member (and the AM member) within whose area Bronllys H&WP is located. Ideally the other PCC and AM members who also serve constituents within the CLT area, subject to its boundaries being larger than a single PCC and/or AM constituency, will accept this. A further complication is if the PCC and AM constituencies are multi-member. OK if the members are in the same party. If not, then both probably need to be offered a CLT Steering Group and ultimately, a Board place.

7.2.4. What should the organisation be called? The Bronllys Park vision is unusual for a CLT in that it relates solely to a specific site, rather than aspirations (say, to deliver affordable housing) within a defined geographical community. Under the auspices of the Powys Health and Wellbeing Group, the Bronllys H&WP SG has been established to focus on the development of the Park. It is understandable that the PTHB prefers to deal with a formal group. This should be addressed by having the CC approvals and subsequent public meetings, with the establishment of a CLT SG under the auspices of one of the Town Councils. It is important to fit in with current Welsh Government thinking and aspirations, hence the need for the title to include 'wellbeing'. A shorter but meaningful title could therefore be Bronllys Wellbeing Village CLT.

7. 2.5. Setting up the CLT Steering Group. Maximising membership now, before being incorporated is sensible, as this builds credibility and provides a broader base from which the CLT Steering Group can be resourced. Membership can be £1 for life for all those living and/or working in the civil parish area aged 16 and over. Having a website opportunity to join will be helpful. Using PayPal, 87pence would be passed through. The £1 is the maximum financial liability of the CLT member.

7.2.6. What legal entity should it be? There is a choice of company limited by guarantee, community benefit society or community Interest Company. Most new CLTs are choosing the CBS route. Options of charitable or non-charitable Community Benefit Society Models are on the NCLTN website. This would cost as follows: £325 processing fee, subject to no significant changes from the model rules, £40 FCA registration Fee and prior £49 NCLTN membership, otherwise processing fee £550. After FCA registration, hold an Annual General Meeting to launch the registered CLT and appoint Directors from amongst the membership, with voting or non-voting nominated observer places (subject to the preference of the public bodies) on the Board reserved for the public bodies. The choice is probably best left until the CLT Steering Group and the public bodies have considered further what the CLT will need to achieve and how they wish to be represented?

7.3. Choosing and implementing specific projects/early wins.

7.3.1. Most CLTs are set up in a small geographical community to deliver a small affordable housing scheme, say 2 to 10 homes. Some add a village hall, a play area or allotments. This CLT may only succeed in delivering some affordable housing and other community assets. That will still require a substantial commitment of voluntary time and energy, to obtain the support, involvement and funds required. Specific professional expertise will be required provided pro-bono or on a fee basis, covering land and property law, planning, architecture, sustainable energy and finance.

7.3.2. The CLT Steering Group's first task will be to focus on refining the vision and prioritising achievable projects. As soon as practically possible, the CLT SG needs to start progressing the delivery of specific projects.

7.3.3. These could be one or more of the following:

- * proceeding to plan and build the first phase of the affordable housing, with or without an HA partner.
- * promoting the opportunity for a co-housing group for older people, looking to downsize and therefore having capital to release, to convert a vacant part of the hospital complex or build their own development on the site.
- * promoting the opportunity for charities and health related businesses to convert or build and using the interest to inform the development of the refined vision.
- * exploring building the CLT's credibility in the community and relationship with PtHB through an early Memorandum of Understanding with the PtHB which provides for CLT enabled activities to become established on the site: for example, managing community use of the Concert Hall on weekends, within which it can promote/organise community activities and events, thereby gaining income after paying the PtHB a maintenance charge; and/or managing the Stores block north of the former site shop building, with the CLT then letting space to self-employed arts and crafts people, initially for a contribution to the maintenance and insurance costs.

7.4. Developing a Partnership with a Housing Association for building/converting existing buildings to provide homes? The two options are broadly:

a) Partnering with one or more HAs. Write to the seven HAs active in Powys, interview those who express an interest and who ideally have experience in working with community-led housing groups; enter into a Memorandum of Understanding and then a more formal Heads of Terms with the chosen HA. The HA will then fund obtaining planning consent at its own risk via a jointly appointed architect (with the CLT having the final say on the content of the planning application(s); finance and oversee the build, through a jointly appointed contractor; and manage and maintain the completed homes, through a 125 year lease with a break clause solely in the CLT's favour, paying the CLT an annual ground rent per home of approx. £200.

b) Developing the Homes alone?

The CLT obtain grants and loans (sources include CLT Start Up Fund, Locality Community Buildings funds, the Resonance Fund, and Triodos, Charity and Ecology banks and the Public Works Loans Board (in Wales?)), employs its own professional advisors, appoints its own contractor and funds the development. The option remains of becoming a Registered Provider, although this may be difficult, to manage and maintain the homes, via Welsh Government registration, or employing an HA on a contract basis to do so.

7.6. Other Possible Partners? As in 7.3.3.above, the CLT needs to explore ways in which via charity, social enterprise and business partners, capital can be invested in the site and buildings. This should generate income to meet some of running costs of the site, as the CLT incrementally takes on more responsibility for land and property not occupied by the PtHB.

8. Conclusions.

8.1. The first priority is to set in place CLT serving the community and being of the community. The first act should be to launch the embryonic CLT, following local CC endorsements, with public meetings encouraging people to join the CLT, and to put themselves forward to be on the Steering Group. . The

most appropriate area would be the four immediate CC areas (Bronllys, Hay, Glasbury, and Talgarth with the title of Bronllys Wellbeing Village CLT. There is the opportunity in the future to expand to cover a wider area.

8.2. The second priority is to establish a practical working relationship with the PtHB and PCC through a Memorandum of Understanding. This will provide the context for:

- * joint working to refine the vision and establish the list of priority projects;
- * the preparation of the Development Brief, through employed consultants; and
- * simple agreements for the CLT to take on management responsibility for buildings and/or parts of the site to enable it to establish activity and potential income.

Document Control.

Version 1.

Circulated 15th February.

Version 2. Circulated

24th February, following comments received from the Steering Group and David Palmer.

Final. Circulated 3rd March 2016, following further information received from the Steering Group.

Annex 1: Attendees at BWBPk Steering Group Community Land Trust Scoping Day with Ian Crawley 5th Feb 2016

Ian Crawley	CLT Technical Advisor	
Lydia Powell	BWBPk SG (Chair)	
Linda Hughes	BWBPkSGp Bronllys Cllr	Also Bronllys CC Cllr
Jacqui Wilding	BWBPk SG	Also Talgarth TC Cllr
Alan Fay	BWBPk SG	
Jenny Francis	BWBPk S G	
Adrian Roper	BWBPk SG	
Peter Rowson	BWBPk Project Dev Gp. Mgr	
David Palmer	Wales Co-operative Centre	
Wayne Tannahill	PtHb Estates Manager	
Peter Morris	PCC Professional Lead, Planning Policy	
Simon Inkson	Head of PCC Housing	
Joy Garfitt	Head of PCC Social Care	

Kirsty Williams AM William Powell	Leader Welsh Liberal Party A.M /County Cllr / Town Cllr(Talgarth)	
Michael Eccles	Founder Member PHAWBAG	
Mervyn Powell	Drainage Expert	
John Theaker	Project Mgt	
Ian Thomas	Area Mgr. Alzheimer Society	
Seza Eccles	Hay resident and Creative Design Director	Lunch
Stephen Hayes	PCC Soc.Care	LUNCH
Janet Robinson	Hay Community	LUNCH
Anna Knox	Community Volunteer	LUNCH
William Boyd	Project Management	LUNCH
Owen Hughes	On site Pain Clinic Director	LUNCH
Lesley Emerson plus neighbour	Bronllys Community Volunteer	LUNCH
Anita Howells	Local Journalist	LUNCH
Paul Evans	Talgarth Regeneration Group	LUNCH and PM
Sue Williams	Interested resident of Bronllys.	LUNCH
Tina Anderson	Interested resident of Bronllys.	LUNCH
Richard Warr	Heyday Project for people with dementia/carers	LUNCH
Gareth Ratcliffe	PCC& Hay T.Cllr.	LUNCH