



CYNGOR CYMUNED
CEFN
COMMUNITY COUNCIL

MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE MEETING
HELD AT CEFN MAWR PLASKYNASTON MUGA & THE GEORGE EDWARDS
HALL AND ZOOM AT 2.30PM ON WEDNESDAY THE 19th of February 2025

Chair: Councillor Mr P Vaughan

Present: Councillor Chairman Mr. P Vaughan, Councillor Mrs G Wright, Councillor Vice Chairman D Wright, Councillor Mrs. S Benbow-Jones, Councillor Mrs. J Jones, Councillor Mrs. I Twigg, Clerk Trina Nicholls-Smith, Community Development Officer Andrew Ruscoe & Project Co-ordinator D Jones via Zoom

Apologies: None Received

1. Welcome and Apologies:

The Chair welcomed everyone to the meeting.

3. Update from the last meeting

N/A: Updates were mainly surrounding the Plaskynaston MUGA/Football Developments.

4. Update from the Community Development Officer

N/A

5. Plaskynaston MUGA/Football

A) Discussion: At the Full Council meeting held on 21st January 2025, it was acknowledged that various works were still outstanding, including the re-erection of barriers and the completion of dugouts. It was agreed that an additional £5,000 would be allocated from Council funds to address these remaining works. These tasks are currently in progress.

Clerk Trina Nicholls-Smith provided an update on the outstanding works at the Plaskynaston MUGA development. She noted that several emails in recent weeks have highlighted ongoing issues that remain unresolved.

Since that meeting, it has come to light that the existing hardstanding at the site does not meet the FAW Tier 3 criteria. The current surface consists of compacted stone, whereas the FAW regulations require it to be either concrete, tarmac, or paving slabs. As a result, Cefn Albion Football Club's Tier 3 application has been rejected, raising concerns about the club's ability to secure an FAW Tier 3 license for the next season.

Following recent developments, members of the community have rallied on social media to explore potential solutions. The Clerk emphasised that as the MUGA remains the Council's responsibility and significant progress has already been made towards meeting FAW Tier 3 ground criteria, it would be beneficial to allocate any potential available funding to ensure full compliance with the required grading. Achieving this standard would not only support Cefn Albion Football Club's Tier 3 application but also have a positive impact on the wider community, including local schools and youth teams that regularly use the facility.

It was also noted that while the FAW Tier 3 grading is specific to Cefn Albion Football Club, the facility is also used by youth teams such as Cefn Mawr Rangers, local schools, and potentially adult teams from Tier 4 and Tier 5. Given the wider community use, it remains in the Council's best interests to ensure the ground achieves FAW Tier 3 licensed status.

Furthermore, it was highlighted that Cefn Mawr Rangers returned to the MUGA on 1st February 2025, which is positive news for the facility and the local football community.

It was discussed that Cefn Albion Football Club's return to the MUGA for the current season is no longer feasible. However, the club must secure ground approval by April 2025 in preparation for their return in July 2025, when the new season is expected to commence. It is likely that this application will be rejected by the FAW due to some works not being fully completed by April 2025.

As a solution, Community Development Officer Andrew Ruscoe suggested that the Council prepare a letter of intent to the FAW, confirming that all required works will be completed by June 2025. Additionally, it was advised that Cefn Albion Football Club must be informed to submit an application to use Brickfield Rangers' Clywedog Park as an interim measure. This would prevent the club from being relegated to Tier 4 and provide a clear timeline for completing the necessary works, ensuring the 1st team can finally make their long-awaited return, especially as all works are expected to be completed by July 2025. This approach would therefore support Cefn Albion Football Club during the shortfall months of April, May, and June.

It was highlighted that the FAW has now assigned Mr Dewi Evans from the FAW Licensing team to oversee the Plaskynaston MUGA development. He is scheduled to visit on Friday, 21st February, to assess the issues encountered at the MUGA and provide a detailed outline of the requirements needed to meet the FAW Tier 3 Licence criteria. He will be meeting with Community Development Officer Andrew Ruscoe, Cefn Albion Chairman Mr Stewart Roberts, Vice Chair Councillor Derek Wright, and Groundsman Huw Parry.

Councillor Derek Wright suggested inviting Mr Dewi Evans to the George Edwards Hall following the site visit to discuss the challenges faced due to frequent changes in the FAW Tier 3 Licensing guidelines. These changes, which contain errors and inconsistencies, are being viewed by the Council as a contributing factor to financial implications and project delays. The community council developmental committee feel that FAW need to learn the implications that it is causing.

Councillor Derek Wright proposed that the Development Committee recommends a further 10K be allocated towards the MUGA project to complete the remaining works required to meet FAW Tier 3 standards from the council's reserve fund. Recommendation to be

approved by Full Council on 25th February 2025. The proposal was seconded by Councillor Sonia Benbow-Jones, all members present in favour.

Councillor Derek Wright further proposed that the developmental committee recommends to full council that Cefn Albion Football to be informed that all relevant FAW tier 3 ground infrastructure works will be completed for the 25/26 season.

It was also suggested that, given the significant investment, time, and effort committed to this project, any similar future developments should be subject to a public consultation to ensure community input and transparency in decision-making.

B1) Quotations: Hardstanding Clerk Trina Nicholls-Smith presented quotations from two companies for the completion of the hardstanding works. One company provided a quote of £10,600, while the other quoted £7,500. The company offering the £7,500 quote also extended an offer in good faith to defer payment until a later date, allowing the Council time to allocate the necessary funds.

B2) Quotations: Safety Egress from Changing Rooms to Stepped Area and Stepped area to pitch: The Council intends to purchase black and yellow safety chain barriers, quoted at £163.02 plus VAT for three 15m sections. These barriers will ensure a safe walkway for players and referees and are in accordance with the FAW Tier 3 Licence criteria, as stipulated in the official FAW manual attached to this document. These will be placed out by Cefn Albion Football Clubs Volunteers on matchdays.

B3) Quotations: Safety Chain fill in the barrier spaces for the Ambulance Access point: The council intends to purchase a 10m Galvanised chain which 5mm thick which will cost £38.98 plus delivery costs.

B4) Quotations: New Pitch Line marker: Due to the line marker recently deteriorating it is intended that we need to purchase a new one for £295 plus delivery charge so that the pitch can be marked out as per any football criteria.

B5) Quotations: Herras Fencing to cover the open spaces on the stepped area to stop access: The council intends to purchase 8 Herras Fencing panels, 12 legs and 12 connecting clamps for £372.90 plus VAT.

All this would not be purchased until after Friday's meeting and was approved to be purchased by all Councillors of the development committee to be purchased. To be ratified by Full Council on February 25th 2025

C1) Service Level Agreement in relation to the toilets: The Clerk highlighted that Cefn Community Council will unfortunately be covering the cost of the hired external unisex toilets required to meet Cefn Albion Football Club's Tier 3 licensing criteria. Due to the high cost of removal and reinstallation for each game, the toilets will remain on long-term hire. As a result, the price of the current Service Level Agreement (SLA) cannot be adjusted.

It was proposed by Councillor Vice Chairman Derek Wright that the SLA be revised for the next season, with a proposal that, in exchange for a reduced fee, clubs hiring the ground may be responsible for covering the cost of facilities required specifically to meet their own licensing criteria, such as the toilets.

C2) Service Level Agreement: The Clerk highlighted that Cefn Albion have requested a 10-year security of tenure so that Cefn Albion can apply for further funding to continue their improvements to the ground.

Councillor Derek Wright proposed that the Service Level Agreement (SLA) be reviewed in preparation for the 2025/2026 league season. It was suggested that the revised SLA include new provisions, such as verbal and written warnings for non-compliance with agreed terms, including issues such as lack of traffic parking control. Failure to adhere to these terms after receiving both verbal and written warnings would result in the 10-year security of tenure being rendered null and void. Additionally, if a 10-year security of tenure is awarded, the agreement will be structured accordingly to reflect this commitment. This was seconded by councillor Isabel Twigg.

A further Development Committee meeting will be held to review the proposed new SLA in detail, ensuring that it upholds the historical covenant to which the Plaskynaston Ground is legally bound. This covenant stipulates that the ground must remain accessible for everyone and the wider community, rather than being designated for the sole use of any one organisation.

5. General Discussion:

A) Shared Prosperity Fund Application: The Clerk informed the Development Committee that Wrexham Council is once again inviting organisations to apply for the latest round of the Shared Prosperity Fund, which closes on 17th March 2025 and covers a 12-month period.

The fund focuses on three key investment priorities:

1. Communities and Place
2. Supporting Local Business
3. People & Skills

Available funding ranges from £50,000 to £700,000, and the Clerk suggested that the Council should submit an application based on previous feasibility studies for George Edwards Hall, particularly addressing essential works such as the toilets, roof, chimney, and hall flooring.

To develop ideas for the application, it was requested that Project Coordinator Deio Jones and Community Development Officer Andrew Ruscoe conduct a brainstorming session on Friday, 21st February 2025.

Project Coordinator Deio Jones advised that the 12-month spending timeframe may present challenges, particularly as the Council would be unable to secure match funding within that period. However, he noted that if there are any urgent outstanding works at George Edwards Hall, these could be included in the application.

Deio further recommended that the Development Committee come together to identify priority projects to ensure the funding is used effectively, should the application be successful.

The Development Committee unanimously agreed that the focus of the Shared Prosperity Fund application should be on George Edwards Hall developments and to include the MUGA

ground. It was proposed that efforts should be directed towards securing funding for the following key improvements:

- **Toilets** – Upgrades and refurbishments
- **Hall Flooring** – Repairs or replacement to improve safety and usability
- **Main Hall Roof** – Addressing leaks to prevent further damage
- **Damp Areas** – Treatment and repairs to protect the structure
- **Replastering** – Restoring damaged walls for a better interior environment
- **Balcony Area** – Modernisation to enhance its usability and appearance
- **Hardstanding** – MUGA
- **Seats for Stepped Area** – MUGA
- **Cover for seats** - MUGA

The Committee emphasised that these works would ensure the long-term sustainability and functionality of the hall, benefiting both the community and its users.

B): VE Day celebration on May 8th at George Edwards Hall: The Clerk informed the Development Committee that Chairman Mr. Phil Vaughan suggested hosting a VE Day celebration on May 8th at George Edwards Hall. This event would be organised in collaboration with Community Agent Donna Thornley, utilising the winter and summer event budget.

As the celebration would be a ticketed event with food, the Clerk proposed allocating £500 towards food costs. The Development Committee unanimously agreed to this allocation, ensuring a well-organised and memorable event for the community.

Recommendations for approval from Full Council on 25th February 2025:

1. To apply for SPF Fund
2. To allocate a further 10K from reserves if needed to cover remaining works at Plas Kynaston
3. To allocate £500.00 towards VE day celebrations

The Chairman thanked members and D Jones for their attendance and declared the meeting closed.