

WELSH CHURCH ACT ESTATE COMMITTEE

MINUTES of a meeting held on 18th September, 2006.

Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.E.J. Birch (Vice-Chairman); Councillors E. Hacker, Mrs. M. Kelly Owen and C.L. Osborne.

325 APOLOGY FOR ABSENCE -

This was received from Councillor W.C. Vaughan.

326 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 3rd July, 2006 be approved as a correct record.

327 DECLARATIONS OF INTEREST -

No declarations were received.

328 ANNUAL REPORT AND ACCOUNTS 2005/06 (DFICTP) -

Under the Charities Act 1993, Section 42(1), Trustees are required to prepare an annual report and accounts in respect of their Trust. The annual report and accounts for the year 2005/06 was set out at Appendix A to the report. Members raised concerns in respect of the rent review of land that they had requested to take place and to date no information had been received. Officers advised that due to capacity issues within their section, the rent review had been unable to be completed. In view of this information Members suggested that quotes from independent land valuers be obtained in respect of undertaking rent reviews of the Welsh Church Act Estate land. The Committee was also advised that in respect of Rectory Farm the local authority would be arranging for a transfer of £10,600 into the Welsh Church Act Estate account shortly.

RESOLVED -

(1) T H A T the annual report and accounts 2005/06 as set out at Appendix A to the report be approved and that the Chairman be authorised to sign the same on behalf of the Trustees.

(2) T H A T costings be obtained for an independent land valuer to carry out an audit and rent review of the Welsh Church Act Estate land and that a report containing quotations be presented to the next meeting of the Committee.

Reasons for decisions

- (1) In accordance with the requirements of the Charities Act 1993 and the Charities (Accounts and Reports) Regulations 2005.
- (2) To ensure that the Trustees are complying with their duties.

329 APPLICATIONS FOR FINANCIAL ASSISTANCE 2006/07 (DFICTP) -

The appendix to the report presented the applications for financial assistance from the Welsh Church Act Estate. A supplementary appendix was also handed out to the Committee at the meeting. The Committee was advised that the sum of £2000 had been provided for grants in the Trust's approved revenue estimates of 2006/07. Attached at Appendix B to the report detailed the chargeable purposes for which the fund may be applied as set out in the Welsh Church Act Trust Deed and Appendix C to the report detailed the revenue account estimates for the current financial year.

RESOLVED - T H A T the following applications for financial assistance be approved.

Name of organisation	Specific purpose for which grant requested	Grant approved
St. Canna's Church, Llangan	Restoration of bells including associated works	£500
Bethel United Church of Jesus Christ (Apostolic) (Blackweir, Cardiff)	Repairs to church roof	£1500

Reason for decision

Having regard for the budget available and sums previously awarded.

330 EXCLUSION OF PRESS AND PUBLIC -

RESOLVED - T H A T under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 4 of Schedule 12A (as amended) of the Act, the relevant paragraphs of the Schedule being referred to in brackets after the minute heading.

331 VOLUNTARY FIRST REGISTRATION OF WELSH CHURCH ESTATE TRUST LAND (DLRS) -

Committee approval was sought for the submission of the Welsh Church Act Estates title deeds to the Land Registry to enable voluntary first registration to take place.

Committee was advised that as the Vale of Glamorgan Council had entered into a service agreement with the Land Registry, a discounted fee of £7.50 is payable per application for registration of each parcel of land. There were approximately 22 parcels of Welsh Church Act Estate land and under the existing service agreement the approximate cost to the Trust in land registry fees would be approximately £165. Committee were advised that the following advantages for the Trust in respect of registration

- The owner of registered land is better protected against any potential loss of title through adverse possession. If there is a claim against the registered title the Land Registry would issue a warning to the owner.
- Registered land provides a definitive description of the land, the owner and what rights and obligations affect it together with a plan based on the latest OS map. The description is then guaranteed by the Land Registry.
- Registration simplifies future disposals and acquisitions of the land in that ownership of the same can be proved without any unnecessary delay and reduced legal fees.
- Information on registered land is readily accessible via the Land Registry website.
- As all records are kept electronically by the Land Registry there would be no need for the Trust to continue storing large numbers of miscellaneous deeds.

Members were also advised that the payment fee was a one off payment, there were no annual charges.

RESOLVED -

(1) T H A T applications for the voluntary registration of all existing Welsh Church Act Estate land be submitted to the Land Registry as detailed in paragraphs 6 and 7 of the report.

(2) T H A T the Director of Legal and Regulatory Services and the Director of Finance, ICT and Property be authorised to liaise and respond to any enquiries the Land Registry may raise in respect of the applications.

Reasons for decisions

(1) The Trustees have a duty under the Welsh Church Act 1914 and the authorised Scheme dated 9th February, 1976 to manage all lands held by them according to the general law applicable to the management of charitable property by trustees.