

WELSH CHURCH ACT ESTATE COMMITTEE

Minutes of a meeting held on 17th June, 2019.

Present: Councillor G.A. Cox (Chairman); Councillor M.R. Wilson (Vice-Chairman);
Councillors: Mrs. J.E. Charles, R. Crowley, Mrs. P. Drake and K.P. Mahoney.

Also present: Councillor R.A. Penrose.

35 APOLOGY FOR ABSENCE –

This was received from Councillor S.T. William.

36 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 21st January, 2019 be approved as a correct record.

37 DECLARATIONS OF INTEREST –

No declarations were received.

38 ANNUAL REPORT AND ACCOUNTS 2018/19 (MD) –

The Annual Report and Accounts 2018/19 were set out in Appendix A to the report. The Principal Finance Officer advised that there was an in-year deficit of £2k with the equivalent position for 2017/18 being a surplus of £7k. This had been due to a reduction in investment income of £5k when compared with the previous year. Grant allocations had been increased by £2k from £51k in 2017/18 to £53k in 2018/19 and there had also been an increase in other expenditure of £2k relating to repairs and maintenance in the main. Following a property evaluation during the year, the Committee's assets had had an increase in value of £158k.

With regard to the balance sheet, the value of the fund was at 31st March, 2019 £5.096m which was an increase of £136k from the previous year. This had been due to an increase in the value of Investment Properties of £158k due to the assets being revalued during the year, a reduction of £20k in the value of investments and a use of reserves of £2k to fund expenditure commitments.

Following a query from the Chairman regarding returns, the Principal Finance Officer confirmed that returns had decreased in the current year from the previous year. A Member also queried the split between assets and land, being advised that the Welsh Church Act Estate Committee only owned land.

In referring to Appendix A, a Member sought clarification in relation to the interest received from the Vale of Glamorgan Council at page 12 of the report. It was noted

that the majority of investment income was placed with Tilney Financial Planning Ltd, however £100k was invested on a cash basis with the Vale of Glamorgan. The Member requested the accounts should detail that investment more explicitly in the future. In that regard it was subsequently

RECOMMENDED – T H A T the report be amended as outlined above and be referred back to next meeting of the Welsh Church Act Estate Committee for final consideration and approval.

Reason for decision

In order that the Committee could oversee and approve the final report.

39 APPLICATIONS FOR FINANCIAL ASSISTANCE 2019/20 (MD) –

A budget of £50k had been set aside for issuing grants during 2019/20 and Appendix A to the report recommended the approval of grants to the value of £20k. A late application was presented by the Principal Financial Officer in respect of Christ Church Presbyterian Jerusalem Chapel and Hope Hall, which was duly accepted by the Chairman and the Committee for consideration.

Having fully considered the applications in line with the charitable purposes for which the fund may be applied, it was subsequently

RESOLVED –

(1) T H A T the following applications be approved:

Name of Organisation	Specific Purpose for which Grant Requested	Grant Approved
Croes y Parc Church	Croes y Parc Chapel refurbishment – replacement windows and doors, treatment of woodworm and replacement of flooring, replacement pews, professional / planning fees	£2,150 be awarded with the remainder up to £5,000 agreed on the receipt of further quotes
Cadoxton Methodist Church	Provision of 150 quality stackable chairs in the chapel as a replacement for the wooden pews to make practical and accessible to all users	£3,000
St. Hilary Church Within the Rectorial Benefice of Cowbridge	St. Hilary Church Tower Repairs – re-leading of roof, repairing fractured carbels, rendering and repointing of tower exterior	£5,000

The Parochial Church Council of the Ecclesiastical parish of Penarth and Llandough	Repair and innovation work to retaining walls and grounds of the Church of the Holy Nativity, Windsor Road, Penarth	£5,000
All Saints Church Llandaff North	Renovation of the East Wall of the church	£2,000
Christ Church Presbyterian Jerusalem Chapel and Hope Hall	Jerusalem Chapel – structural “stitching” of exterior walls Hope Hall – Icynene foam insulation to seal up asbestos underside of roof, remainder of renovation costs,	£4,125

(2) T H A T the following applications be noted:

Name of Organisation	Specific Purpose for which Grant Requested	Comments
Peterston-Super-Ely Tennis and Sports Committee, Memorial Playing Fields, Ffordd Eglwys, Peterston-Super-Ely	Supply of demountable tennis nets and construction of secure storage area at the multi-use games area in the village of Peterston-Super-Ely which is due for completion in March 2019.	Application withdrawn
Dinas Powys Voluntary Concern – Registered Charity No. 502496	Minibus / ambulance replacement	Application withdrawn
Cambrian Educational Foundation for Deaf Children – Registered Charity No. 515848	Educational development of deaf children	Further information awaited
Music in Hospitals and Care, RWCMD, North Rd, Cardiff	Funding for four concerts for elderly people living in care homes in Cardiff to include a bespoke repertoire to maximise memory stimulation	Further information awaited
The Mentor Ring, a Limited Company by Guarantee with Charitable Objective, registered with Companies House, Registration No. 7472750	Provision of sewing classes for ethnic minority women for 3 hours per week to provide “Relief in Need” where the sessions assist in mental distress and enable women to discuss hardships with one another while expressing themselves through a creative activity	Further information awaited

Reasons for decisions

- (1) In furtherance of the objectives of the Trust.
- (2) In order to receive further information and it being noted that some of the applications had been withdrawn.

40 LAND AT GLEBE FIELDS, SULLY (DR) –

At the Welsh Church Act Estate Committee meeting on 16th July, 2018, the Committee was provided with an update in respect of securing possession of the land at Glebe Fields from Sully Centurions Cricket Club through the Courts and since that time, the land had been secured, with fences and locked gating having been erected. The land was shown for identification purposes on the plan attached at Appendix A to the report. The Committee was advised that the Council's Parks Department had been instructed to cut the grass during the grass cutting season and to cut back any overgrown areas to the boundaries in order to keep the land in good order.

Since possession of the land had been secured, officers had received expressions of interest from third parties for a range of sporting activities and other proposed uses such as a local football club, croquet club and grazing land requests. The Committee had previously granted permission to Councillor R.A. Penrose to address the Committee on behalf of a member of the local community who had proposed a range of uses for the site, including a Health Care Centre, New Public Library, car park, private nursing home and supported living bungalow accommodation.

In addition, since the last meeting of the Committee, a very recent expression of interest had been received from a third party, details of which would be referred to under Part II of the agenda.

RESOLVED – T H A T the contents of the report be noted having regard to the fact that further consideration would be undertaken under Part II of the agenda.

Reason for decision

To advise Committee of the possible options for the land and to provide officers with instructions on how the Committee would wish to proceed with the land.

41 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 item of business on the grounds that it involves 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.

42 LAND AT GLEBE FIELDS, SULLY (DR) (EXEMPT INFORMATION – PARAGRAPHS 12 AND 14) –

Having regard to the Part I report on the agenda, the Committee was fully briefed in connection with the options relating to the future uses of the land. In 2018 the Committee had agreed that the Council's Planning Section be asked to produce a brief statement outlining the policy context for the land and setting out a range of uses the land could potentially be put to. In addition, it had been agreed that following receipt of the planning statement, marketing agents be instructed to provide a report outlining what potential demand there might be for the range of uses outlined in the planning statement and potential other uses. Marketing agents Jones Lang Lasalle had subsequently been appointed.

At the meeting, the Operational Manager for Property Services referred to the marketing agent's report and potential options available to the Committee.

Following considerable discussion, the Committee also being aware that they must ensure best value for the land, in recognising parameters for the marketing of the site needed to be set, it was suggested that a marketing brief be prepared and submitted to the Committee for consideration at its next meeting in September 2019.

RESOLVED – T H A T a marketing brief be presented to the next meeting for the Committee's consideration.

Reason for decision

In order for the Committee to make a decision.