

## WELSH CHURCH ACT ESTATE COMMITTEE

Minutes of a Remote meeting held on 27<sup>th</sup> January, 2026.

The Committee agenda is available [here](#).

The recording of the meeting is available [here](#) and [here](#) (CCLA presentation).

Present: Councillor M.R. Wilson (Chair); Councillor P. Drake (Vice-Chair);  
Councillors C.E.A. Champion, J.E. Charles, C.M. Cowpe, E.J. Goodjohn and  
M.J.G. Morgan.

Also present: Councillor Dr. I.J. Johnson.

### 617 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Democratic and Scrutiny Services Officer read the following statement: “May I remind everyone present that the meeting will be live streamed as well as recorded via the internet and this recording archived for future viewing”.

### 618 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 22<sup>nd</sup> September, 2025 be approved as a correct record.

### 619 DECLARATIONS OF INTEREST –

The Chair, Councillor M.R. Wilson, declared an interest in Agenda Items 10 and 12 – Land off Myrtle Close Penarth – Footpath Proposal (Part I and Part II), as they were a ward member for the relevant area discussed.

### 620 PRESENTATION: CCLA – INVESTMENT UPDATE –

Antonia Cavalleri (CCLA) delivered a detailed presentation covering:

- CCLA’s acquisition by Jupiter. This was not a hostile takeover, it took place as a result of CCLA looking to partner with others for growth; CCLA remained a standalone business).
- Portfolio valuation (~£1.8m) and annual income (~£58k).
- Underperformance of quality-focused investment strategies during current AI-driven momentum market.
- Sector-by-sector performance, including Healthcare, Financials, IT/AI, Industrials, Infrastructure.

- Ethical exclusions: no oil/gas, no mining, no direct defence exposure.
- Rising thematic risks including AI ethics and energy consumption.
- Strategic portfolio adjustments, including addition of commodities (gold, silver).
- Following CCLA's presentation, the following questions were raised by Committee members:
- The Chair raised concerns about dividend yield; CCLA clarified that yields reflect capital growth and long-term stability.
- The Operational Manager for Accountancy raised ethical considerations and queried diversification across ethical and non-ethical funds; CCLA explained differences between the Ethical Fund and Ethical Light.
- Members raised concerns about AI ethics, ethical defence exposure, and green energy investments.
- CCLA were requested to provide a follow-up information addressing:
  - Ethical AI assessment methodology
  - Exploration of ethical defence-adjacent sectors (e.g., humanitarian medical training).
- Members discussed future grant-making and maintaining sufficient fund growth.
- The Chair proposed inviting CCLA back in two meetings' time for strategic review.

With no further queries, Committee subsequently:

RESOLVED –T H A T CCLA be thanked for their Investment Update presentation, and that further discussion regarding the available options for investing the Trust's funds with CCLA take place between members of the Committee, prior to CCLA being invited to return to a future meeting.

#### Reason for decision

Having regard to the contents of the presentation and discussions at the meeting.

#### 621 ANNUAL REPORT AND ACCOUNTS 2024/25 (DCR) –

The report was presented by the Operational Manager for Accountancy. The Independent Examination by Audit Wales had now been completed and the amended accounts and report of Audit report were included at Appendix A and the Auditor's report at Appendix B to the report.

The changes to the account related to a typographical error in respect of the grants awarded in year disclosed in the notes to the accounts and the amended disclosure note was reproduced in the body of the report.

The net value of the fund as at 31<sup>st</sup> March, 2025 was £6.426m a decrease of £83k on the previous year of which £81k was due to reduction in the value of the Trust's investments with CCLA in year, a further small reduction of £1k was due to a

shortfall on cleared investment income against in year costs of the fund including grant making in 2024/25.

During 2024/25 there was a small shortfall of £2k against unrestricted funds.

The grants allocation was £58k in year after taking account of withdrawals and allocations in year.

The value of investments at year end was £1.838m reflecting a reduction in value of £81k from the value at 31<sup>st</sup> March, 2024.

Following approval of the finalised accounts at Committee the amended accounts would be shared with Audit Wales to be signed by the Auditor General.

Having fully considered the matter, Committee Subsequently:

RESOLVED – T H A T the Final Annual Report and Accounts 2024/25, as set out at Appendix A to the report, be approved and that the Chair be authorised to sign the same on behalf of Trustees.

#### Reason for decision

In accordance with the requirements of the Charities Act 2011, and the Charities (Accounts & Reports) Regulations 2008.

#### 622 LAND AT GLEBE FIELDS, SULLY – TOWN AND VILLAGE GREEN INQUIRY APPLICATION (DCR) –

The report was presented by the Principal Lawyer. The Trust's land at Glebe Fields had been the subject of a Town and Village Green Application.

The Trust had appointed specialist legal Counsel and objected to the Application.

Following the previous Committee meeting, the Applicant had written to the Commons Registration Authority (CRA) requesting that the Trust consent to the application being amended.

On behalf of the Trust, the Principal Lawyer had submitted a request to the CRA that the Applicant provide details, including relevant documents, relating to the proposed amendments to the Application in order that the Trust could obtain appropriate external legal advice and consider its response to the request.

No further information had been received from the Applicant and the CRA was proceeding to appoint the Independent Inspector. The inquiry was likely to begin in late 2026.

Having fully considered the matter, Committee subsequently:

RESOLVED – T H A T the update in respect of the Town and Village Green Application be noted.

Reason for decision

Having regard to the contents of the report, discussions at the meeting and to acknowledge the progress of the Application.

623 PROFESSIONAL SUPPORT COSTS WELSH CHURCH ACTS (DCR) –

A saving had been identified by the Vale of Glamorgan Council as part of the 2024/25 budget in respect of charging the cost of staff support by officers of the Council to the Charity, this was charged to the Charity in 2024/25.

The charges were based on an hourly rate of direct staff costs (including on costs) for Property and Accountancy staff and the standard consolidated rate for legal staff that included research time etc.

The Charity SORP made provision for these types of charges as set out in the report.

The report provided the updated costs for 2025/26 and provisional costs for 2026/27 assuming a 3% pay award.

Having fully considered the matter, Committee subsequently:

RESOLVED – T H A T the proposed 2025/26 charges and indicative 2026/27 charges set out in the report be approved.

Reason for decision

To ensure the support provided to Welsh Church Act Trust was sustainable and the Council was appropriately reimbursed.

624 LAND TO THE REAR OF ST OSWALD'S ROAD, BARRY (EL/PR) –

The land edged red in Appendix A (0.9 acres) was owned by the Welsh Church Act Estate and had been unused for many years and become overgrown in areas and would be an ongoing maintenance liability for the Trust.

A Community Orchard proposal had been considered by the Trust previously but did not progress as the applicants withdrew from the process.

On the instructions of Committee, officers had undertaken further research looking at the history of the site from the deed packet documents and had consulted with both the Planning and Highways teams for their initial observations.

The detail relating to this was set out in the Part II report on this agenda.

RESOLVED – T H A T the detail and recommendations be considered so that a decision on the matter could be taken under Part II of the Committee agenda.

Reason for decision

In order that Committee may consider the further advice received and enable a decision to be made under Part II of the agenda.

625 LAND ADJACENT RECTORY FARM, LLANMIHANGEL (EL/PR) –

The report sought instructions from Committee in relation to an offer to purchase a parcel of land measuring 9.35 acres of land adjacent Rectory Farm and shown hatched red in Appendix A to the report.

The detail relating to this offer was be contained within the Part II report on this agenda.

RESOLVED – T H A T the report be noted and considered so that a decision on the matter could be taken under Part II of the Committee agenda.

Reason for decision

In order that the Committee can consider the offer made by the applicant and to enable a decision to be made under Part II of the agenda.

626 LAND OFF MYRTLE CLOSE PENARTH – FOOTPATH PROPOSAL (EL/PR) –

The Vale of Glamorgan Council was working in collaboration with Wales & West Housing Association (WWHA) to deliver a project called *Penarth Older Persons Housing with Care Complex* (Penarth OPHwCC) on land located off Myrtle Close in Penarth.

An additional cycleway / footway (or footway only) link to the Cosmeston lake area had been proposed for the benefit of community however there was no space within the boundary of the site to accommodate the footpath on the development land. The Council / developer approached the Trust in relation to utilising the Trust's land for the footpath.

Further detail was set out in the Part II report on this agenda.

RESOLVED – T H A T the report be noted and considered so that a decision on the matter could be taken under Part II of the Committee agenda.

Reason for decision

Having regard to the content of the report and to enable a decision to be made under Part II of the agenda.

## 627 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.

## 628 LAND OFF MYRTLE CLOSE PENARTH – FOOTPATH PROPOSAL (EL/PR) (EXEMPT INFORMATION – PARAGRAPHS 12 AND 14) –

The report was presented to Committee by the Head of Corporate Landlord. The report updated Committee in respect of the proposal to build a footpath across land in the Committee's ownership. Following the Officer's presentation of the report and having considered its contents, the Committee:

RESOLVED – T H A T the updated position regarding this piece of land, provided under Part II of the Agenda, be noted.

Reason for decision

Having regard to the contents of the reports and discussions at the meeting.

## 629 LAND TO THE REAR OF ST OSWALD'S ROAD, BARRY (EL/PR) (EXEMPT INFORMATION – PARAGRAPHS 12 AND 14) –

The report was presented to Committee by the Head of Corporate Landlord. The report updated Committee in respect of further research undertaken in respect of land to the rear of St Oswalds' Road. Following the Officer's presentation of the report and having considered its contents, the Committee:

RESOLVED – T H A T, having considered the information supplied under Part II of the agenda, arrangements be made for the land to be advertised for sale via an informal tender process at the appropriate time as determined by the Head of Corporate Landlord with the results of the tender process to be reported to Committee thereafter.

Reason for decision

Having regard to the contents of the report and discussions at the meeting.

## 630 LAND ADJACENT RECTORY FARM, LLANMIHANGEL (EL/PR) (EXEMPT INFORMATION – PARAGRAPHS 12 AND 14) –

The report was presented to Committee by the Head of Corporate Landlord. The report sought Committee's instructions in relation to offers received from third parties

to purchase land in the Committee's ownership. Following the Officer's presentation of the report and having considered its contents, the Committee:

RESOLVED –

- (1) T H A T the offer from third parties to purchase land owned by the Trust be noted.
- (2) T H A T the Head of Corporate Landlord be instructed to seek a report and recommendations from a Qualified Surveyor, relating to both parcels of land owned by the Trust which were subject to the interest from the third parties and to report the outcome back to Committee at the appropriate time.

Reasons for decisions

- (1) Having regard to the interest in the Trust's land made by third parties.
- (2) In order that the Charity Commission's guidance is followed to ensure best consideration for the Trust's land.