

Meeting of:	Welsh Church Act Estate Committee
Date of Meeting:	Tuesday, 27 January 2026
Relevant Scrutiny Committee:	No Relevant Scrutiny Committee
Report Title:	Land adjacent Rectory Farm, Llanmihangel
Purpose of Report:	To seek Committee's instructions in relation to an offer received to purchase Welsh Church Act Estate land hatched red in Appendix A.
Report Owner:	Director of Corporate Resources
Responsible Officer:	Head of Finance/S151 Officer
Elected Member and Officer Consultation:	<p>Principal Lawyer</p> <p>Committee Reports – Legal</p> <p>OM Accountancy</p> <p>No ward member consultation - Since Members of this Committee are acting as Committee Members independent of other Council's resolutions, no wider consultation has taken place.</p>
Policy Framework:	The Trustees are working independently of other Council decisions and in accordance with the requirements of Charity Law.
<p>Executive Summary:</p> <ul style="list-style-type: none"> This report is intended to seek 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. The detail relating to this offer will be contained within the Part II report on this agenda. 	

Recommendation

1. That Committee consider the recommendations in the Part II report on this agenda.

Reason for Recommendation

1. In order that Committee can consider the offer made by the applicant under Part II of this agenda.

1. Background

- 1.1 Officers have received an offer from a third party to purchase some land in the ownership of this Committee.
- 1.2 Details of the proposal are set out in the Part II report on this agenda.

2. Key Issues for Consideration

- 2.1 As set out in the Part II report on this agenda.
- 2.2 Any considerations in respect of a possible land disposal would need to be informed by a Qualified Surveyors report and recommendations in line with Charity Law.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 The Trust's actions need to comply with Charity Law, and its decisions are independent of the Council's obligations under the Well-Being of Future Generations (Wales) Act.

4. Climate Change and Nature Implications

- 4.1 The Trust's decisions are independent of the Council's climate and nature emergency declarations and Project Zero commitments.

5. Resources and Legal Considerations

Financial

- 5.1 As set out in the Part II report.

Employment

- 5.2** There are no employment implications arising from this report.

Legal (Including Equalities)

- 5.3** As set out in the Part II report on this agenda.
- 5.4** The Trust has a duty to manage lands and property held by them in accordance with the Scheme of Trust and with Charity Law and decisions should be consistent with the Charity Objects and powers.
- 5.5** There is a Legal requirement for Trustees to:
- (a) Act within their powers.
 - (b) Act in good faith and only in the interests of the Charity.
 - (c) Make sure they are sufficiently informed.
 - (d) Take account of all relevant factors.
 - (e) Ignore any irrelevant factors.
 - (f) Manage conflicts of interest.
 - (g) Make decisions that are within the range of decisions that a reasonable trustee body could make.

6. Background Papers

None

