

WELSH CHURCH ACT ESTATE TRUST

Minutes of a Remote Meeting held on 13th October 2026.

The meeting papers are available [here](#).

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

To view the presentation and subsequent discussion for any Part I agenda item, please click the hyperlink contained in its title below.

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

305 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”.

306 [DECLARATIONS OF INTEREST](#) –

Councillor Champion declared a personal interest in Agenda Item 8 – Applications for Grant Funding – as they were a member of United Free Church Cowbridge, which was a previous recipient of a grant award in 2025/26. As this was a personal interest and not prejudicial to their consideration of the current applications, they remained in the meeting for the item.

The Chair, Councillor Wilson, declared an interest in Agenda Item 8 – Applications for Grant Funding – with particular reference to the application from Forget-Me-Not Chorus, as they knew a member of the Chorus personally. The Chair withdrew from the meeting while this application was discussed.

307 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 27th January 2026 be approved as a correct record.

308 [PRESENTATION: CCLA INVESTMENT UPDATE](#) –

The item was presented by CCLA’s Client Director, who provided an update on how the Trust’s funds invested with CCLA were performing. The trust held an investment in the COIF Charities Ethical Investment Fund, with a market value at the time of the

meeting of £1,833,000 a forecast annual income of £58,237, and £152,987.79 received by the Trust in income since the inception of the investment.

Following discussion of the item, Trustees subsequently

RESOLVED – T H A T the contents of the presentation be noted and that the representative from CCLA be thanked for their time.

Reason for decision

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

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

The Principal Lawyer presented the report which provided an update on legal proceedings concerning land held by the Trust at Glebe Fields in Sully, which was subject to a Town and Village Green Application, to which the Trust objected.

Further historical and witness evidence had recently been submitted by the applicant, although it remained unclear whether a proposed reduction in the area of land claimed under the application would proceed.

The Commons Registration Authority was reviewing the additional information and would determine the next procedural steps. Trustees were advised that no action was required at this stage and that a further report would be presented to Trustees as appropriate, and should a decision be required of them.

Following discussion of the item, Trustees subsequently

RESOLVED –

(1) T H A T receipt of further documentation submitted by the Applicant in support of the Town and Village Green application and the ongoing review of that material be noted.

(2) T H A T the position regarding the further specialist legal advice which would be obtained regarding the effect of the additional material submitted to the CRA, and that any further decision required of the Trust would be reported to Committee as appropriate, be noted.

Reason for decisions

(1&2) Having regard to the contents of the report and discussions at the meeting.

310 [ANNUAL REPORT AND ACCOUNTS 2025/26](#) (DCR) –

The report was presented by the Operational Manager for Accountancy who presented The Trust's Annual Report and Accounts for 2025/26 for approval by Trustees. Members were advised that, although the overall value of the fund had reduced during the year, much of this reflected temporary market movements in the investment portfolio and that the value has since recovered.

The Officer explained that a planned drawdown of reserves had been used to support increased grant awards and that significant progress had been made in paying previously approved grants. Investment income remained stable and the Trust was in a sound financial position.

Members discussed future grant funding levels and were advised that approximately £60,000 was currently available for grants this year, with a similar level expected in future years if income remained stable.

Following discussion of the item, Trustees subsequently

RESOLVED – T H A T the Draft Annual Report and Accounts 2025/26, as set out in 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 and Reports) Regulations 2008, and to reflect Trustees' approval of the 2025/26 accounts.

311 [INVESTMENT UPDATE](#) (DCR) –

The Operational Manager for Accountancy presented the report on the Trust's current investment arrangements and whether any changes should be explored. Officers acknowledged concerns that returns from the ethical investment fund had not matched wider market growth in recent years, although the existing strategy had succeeded in limiting risk and volatility.

Independent advisers, Arlingclose, had indicated that higher returns might be available through alternative investment approaches, but these would require the Trust to accept greater levels of risk.

Members agreed that, as Trustees, they should obtain independent professional advice before considering any changes.

It was agreed that officers should engage with specialist advisers and that authority to approve any associated costs should be delegated to the Chair and Vice-Chair to avoid delays before the next meeting.

Trustees subsequently

RESOLVED –

- (1) T H A T the guidance and options outlined in the report and broad principles for a revised investment strategy be noted.
- (2) T H A T specialist financial advice be sought for the Trustees to help inform a decision on the future options for the investment.
- (3) T H A T delegated authority be granted to the Chair and Vice-Chair of Trustees to approve the cost of the specialist financial advice outside of formal meetings of the Trust.

Reasons for decisions

- (1) Having regard to the contents of the report and to discussions at the meeting.
- (2) To ensure an informed decision is made regarding the investment.
- (3) To allow for progress ahead of the next meeting of the Trust.

312 [APPLICATIONS FOR FINANCIAL ASSISTANCE 2026/27 TRANCHE 1](#) (DCR) –

The first round of grant applications for 2026/27 was presented by the Operational Manager for Accountancy, who reported that seven applications had been received, with total recommended awards of £44,647.36, leaving just over £15,000 available within the existing grants budget.

The applications covered a range of charitable purposes, including support for places of worship, repairs to church buildings, community food provision, facilities improvements and activities promoting wellbeing.

Two grants were recommended for approval in principle, subject to additional funding being approved in one case and the receipt of outstanding supporting information in another.

The possibility of drawing down £10k of reserves to extend the remaining grant pot in year was discussed.

During the discussion, members also considered how awareness of the grant scheme could be improved. Suggestions included greater use of social media, updating the Welsh Church Act Estate page on the Council's website and working with Cardiff Council to promote funding opportunities more widely. Officers agreed to pursue these actions.

Trustees subsequently

RESOLVED –

(1) T H A T applications for grant assistance numbered 1, 2, 4, 6 and 7 as set out in Appendix A to the report be approved.

(2) T H A T application 3 for St. Illtud's Church, Llantwit Major be approved in principle, subject to additional funding for the project from the National Churches Trust being approved.

(3) THAT application 5 for Bethesda Chapel, Dinas Powys be approved in principle, subject to the outstanding documentation being provided by the applicant.

Reason for decisions

(1-3) In furtherance of the objectives of the Trust.

313 [RECTORY FARM, LLANMIHANGEL](#) (DCR) –

The report was presented by the Head of Corporate Landlord and sought instructions from the Trust in respect of the future of the Trust's land at Rectory Farm and to consider the proposals set out in the Part II report on the agenda.

The Trust had considered a report earlier this year and resolved that a Qualified Surveyor's report should be obtained to inform the Trust's considerations. The detail relating to that report and recommendations was set out in the Part II report.

RESOLVED – T H A T the matter be considered under Part II of the agenda

Reason for decision

Due to the confidential nature of the content of the item.

314 [LAND ADJACENT DUNSTER COTTAGE, SULLY](#) (DCR) –

The report was presented by the Head of Corporate Landlord and sought instructions from the Trust in respect of the future of the Trust's land adjacent to Dunster Cottage, Sully following a proposal received and to ask Committee to consider the detail in relation to the proposals as set out in the Part II report on the agenda.

RESOLVED – T H A T the matter be considered under Part II of the agenda.

Reason for decision

Due to the confidential nature of the content of the item.

315 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.

316 RECTORY FARM, LLANMIHANGEL (DCR) (EXEMPT INFORMATION – PARAGRAPHS 12 AND 14) –

The report was presented by the Head of Corporate Landlord and sought instructions from the Trust in respect of the future of the Trust's land at Rectory Farm. The Trust had considered a report earlier this year and resolved that a Qualified Surveyor's report should be obtained to inform the Trust's considerations. A summary of the Qualified Surveyor's recommendations was provided to Trustees.

Following discussion of the item, Trustees subsequently

RESOLVED –

(1) T H A T the recommendations summarised in the report in respect of the Qualified Surveyor's report be noted

(2) T H A T it be noted that a sale of land to either or both applicants should be subject to the specific terms set out in the Qualified Surveyor's recommendations.

(3) T H A T, as it was noted that the Vale of Glamorgan Council owned additional land adjacent to the Trust's land, that delegated authority be granted to the Head of Corporate landlord to contact relevant Officers of the Council and of the Representative Body of the Church in Wales to ascertain whether they would consider a joint sale of some of their land, with the matter then being reported back to a formal meeting of the Trust.

Reasons for decisions

(1&2) Having regard to the contents of the report and to discussions at the meeting.

(3) To ensure that any decision on the future of the Trust's land was made taking account of all available options.

317 LAND ADJACENT DUNSTER COTTAGE, SULLY (DCR) (EXEMPT INFORMATION – PARAGRAPHS 12 AND 14) –

The report was presented by the Head of Corporate Landlord and sought instructions from the Trust in respect of the future of the Trust's land adjacent to Dunster Cottage, Sully following a proposal received.

RESOLVED –

- (1) T H A T the applicant be thanked for their interest, but their proposal be declined.
- (2) T H A T delegated authority be granted to the Head of Corporate Landlord to communicate the decision to the applicant.

Reasons for decisions

- (1) In furthering the best interests of the Trust.
- (2) In order to advise the applicant of the decision.