

Meeting of:	Welsh Church Act Estate Committee
Date of Meeting:	Tuesday, 13 October 2026
Relevant Scrutiny Committee:	No Relevant Scrutiny Committee
Urgent Decision Procedure Used (If yes, why)	Not Applicable
Item Type	Part I
Report Title:	Rectory Farm, Llanmihangel
Portfolio Holder:	Executive Leader and Cabinet Member for Performance and Resources
Strategic Leadership Team:	Head of Finance/Section 151 Officer
Lead Officer:	Head of Corporate Landlord

1.0 What is this report about?

- 1.1 This report is intended to seek instructions from the Trust in respect of the future of the Trusts land at Rectory Farm and to consider the proposals set out in the part II report on this agenda.
- 1.2 Committee considered a report earlier this year and resolved that a Qualified Surveyors report should be obtained to inform the Trusts considerations. The detail relating to that report and recommendations is set out in the part II report.

2.0 What are the Recommendations?

	Recommendations	Reason for Recommendation
2.1	That Committee considers the information and recommendations contained within the part II report on this agenda	To allow Committee to consider the detail contained within the part II report.

3.0 What is the background to this report?

- 3.1 The Welsh Church Act Estate (WCAE) own the land highlighted on the plan attached to the part II report.
- 3.2 Proposals relating to this land have been received and officers have sought a Qualified Surveyors report in line with Committees previous resolution. The detail relating to the outcome of the Qualified Surveyors report is set out in the part II report on this agenda.

4 What issues are there to be considered?

- 4.1 The issues are considered in the part II report. Committee are invited to consider the part II report and recommendations.

5 How has evidence been used to inform the report, including the views of others?

- 5.1 Following Committees resolution on 2nd February 2026, a Qualified Surveyors report has been obtained to inform Committees deliberations. As the Trust are acting independently of other Council responsibilities, no further consultation has taken place.

6. What are the next steps if the recommendations are approved?

- 6.1 Committee are asked to consider the detail and recommendations in the part II report and determine a way forward.

7 How does this report support the Vale 2030 and Reshaping?

- 7.1 The Trusts actions need to comply with Charity Law, and its decisions are independent of the Councils obligations and objectives.

8.0 How does this demonstrate the Five Ways of Working?

- 8.1 The Trusts actions need to comply with Charity Law, and its decisions are independent of the Councils obligations and objectives.

Resources

9 Finance

- 9.1 As set out in the part II report. Any sale would release the financial liability for the land in its ownership.
- 9.2 If Committee were minded to dispose of the land in line with the Qualified Surveyor's recommendations, the purchaser(s) would be obliged to pay all the Trust's surveyors and legal costs associated with the sale(s).

10 Workforce

- 10.1 There are no direct employment considerations for the Council from this report

11 Legal and Equalities

Does an Equalities Impact Assessment need to be completed? If not, why?

- 11.1 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 Act provisions. There is no requirement to undertake an equalities impact assessment.
- 11.2 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.

12 Key Contacts

- 12.1 **Who are the primary officers to contact with any comments and/or queries on the report?**

Lead Officer: Lorna Cross, Head of Corporate Landlord	Democratic Services Officer Liz Whitaker
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