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Cyngor Sir  
**CEREDIGION**  
County Council

Neuadd Cyngor Ceredigion, Penmorfa,  
Aberaeron, Ceredigion SA46 0PA  
[ceredigion.gov.uk](http://ceredigion.gov.uk)

01/07/2021

Dear Sir / Madam

I write to inform you that a Meeting of the Charity Trustee Committee will be held remotely via video-conferencing on Thursday, 8 July 2021 at 10.00 am for the transaction of the following business:

1. **Apologies**
2. **Disclosures of personal / prejudicial interest**
3. **To confirm the Minutes of the Meetings of the Charity Trustee Committee held on 17 December 2019 and to consider any matters arising from those Minutes. (Pages 3 - 4)**
4. **To receive a report in relation to the former Tregaron Secondary School (Pages 5 - 6)**
5. **Appendix A relating to the above report (Exempt) (Pages 7 - 8)**
6. **Any other matter which the Chairman decides is for the urgent attention of the Committee**

Members are reminded to sign the Attendance Register

A Translation Services will be provided at this meeting and those present are welcome to speak in Welsh or English at the meeting.

Yours faithfully

A handwritten signature in black ink that reads 'L Edwards'.

**Miss Lowri Edwards**  
**Corporate Lead Officer: Democratic Services**

**To: Chairman and Members of Charity Trustee Committee**  
The remaining Members of the Council for information only.

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**Minutes of a Meeting of the Charity Trustee Committee  
held at the Council Chamber, Neuadd Cyngor Ceredigion, Penmorfa,  
Aberaeron, Ceredigion on Tuesday, 17<sup>th</sup> December 2019**

**PRESENT:** Councillor Elizabeth Evans (Chair); Cllr Marc Davies, Keith Evans, Wyn Thomas and Ivor Williams

**OFFICERS IN ATTENDANCE** Mrs Louise Harries, Solicitor and Mr Andrew Harries, Principal Estates Officer.

(1:30pm – 1:42pm)

- 1     **Procedure**  
The Chairman welcomed all to the meeting.
- 2     **Apologies**  
Councillors Paul Hinge, Endaf Edwards, Gwyn James and Mark Strong apologised for their inability to attend the meeting.
- 3     **Personal Matters**  
There were no personal matters raised.
- 4     **Disclosure of Personal and Prejudicial Interest**  
There were no personal and prejudicial interest declared
- 5     **Minutes of the Meeting held on 5<sup>th</sup> November 2019**  
It was **RESOLVED** to confirm as a true record the Minutes of the Meeting held on 5<sup>th</sup> November, 2019.
- 6     **Matters arising**  
There were no matters arising.
- 8     **New Quay Memorial Hall**  
Louise Harries, Solicitor, stated that in order to have full approval of funding, Welsh Government required that the lease to the prospective tenant be put in place, and the funding spent by 31<sup>st</sup> March 2020. Confirmation is required from the Charity Commission as to whether a Scheme is required before a lease can be put in place, however a timely response is now unlikely.

A one month site notice regarding the lease has been placed at the site. No responses have been received to date, and an update will be provided at the next meeting.

Louise Harries noted that as part of the proposed lease, it was intended for a licence to be granted to the tenant consenting the grant works, and that the Charitable Incorporated Organisation (CIO) had proposed that this licence be granted so that works can begin, at their full risk both in

terms of cost and in terms of indemnifying the Council as trustee against all liabilities.

It was noted that Estates have no objection to this proposal, and that the Council's insurer's consent is also being sought. The group has signed the licence in anticipation, subject to the decision of the Charity Trustee Committee.

Louise Harries confirmed that she will contact Welsh Government to update them on the licence proposals so they are aware of the same. Louise will also ask whether the licence would be sufficient to release funds but this seems unlikely.

Following discussion the Committee **RESOLVED**:

That officers, on the trust's behalf, agree and complete a licence for works with the CIO 'New Quay Memorial Hall' at the CIO's sole cost and risk subject to the trust's insurer being agreeable to the proposed works.

9 **Any other matter which the Chairman decides is for the urgent attention of the Committee**

There were no other matters to consider.

**Confirmed at the Meeting of the Charity Trustee Committee held on  
XXXXXXXXXX**

**CHAIRMAN:**

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## CEREDIGION COUNTY COUNCIL

**Report to:** Charity Trustee Committee

**Date of meeting:** 8<sup>th</sup> July 2021

**Title:** Former Tregaron Secondary School

**Purpose of the report:** To consider an offer to purchase and the recommendations from the sub-group meeting of 10/06/2021

**For:** Decision

### 1. BACKGROUND

1.1 As Members may recall, in the Committee meeting of 5<sup>th</sup> November 2019 the Charity Trustee Committee ("CTC") resolved to:

*a) market the property for sale through the Estates Section inviting offers in the region of £160,000;*

*b) pay the Estates Section's fees of 1% of the sale plus the cost of an EPC report (which is needed for marketing) from the proceeds of sale for their service as agent in this sale;*

*c) that the same sub-group Members of CTC be given delegation to consider any offers made by prospective purchasers subject to any offer to purchase recommended by officers and the sub-group being brought back to a CTC meeting for final consideration and decision.*

### SUB-GROUP

1.2 A sub-group comprising Cllr Elizabeth Evans, Cllr Keith Evans and Cllr Ivor Williams met with officers from Legal Services, Estates Section and Democratic Services on Thursday 10 June 2021 to discuss an offer received on the property.

1.3 The offer is an unconditional offer (eg: not conditional on planning permission or any other conditions) and further details are contained in an exempt report attached (Appendix A). The Estates Section advises that following the marketing of the property and advice given from the Valuation Office Agency, the unconditional offer received should be accepted.

1.4 The sub-group agreed to recommend to CTC that CTC accept the offer so that the sale can proceed.

### NEXT STEPS

1.5 Members are reminded that, whatever decision they arrive at, as decision makers of the Council as trustee they must always consider what is in the best

interests of the charity when taking decisions. Legal would advise that accepting the offer on the table would be in the best interests of the charity as the offer is recommended by Estates and it will enable the charity to realise the value of the asset so that the proceeds of sale can then be utilised for the objects of the charity being the advancement of education for pre-school and school-age children in Tregaron.

1.6 If Members decide to accept the above offer and the sale completes then a report can be brought back to CTC appraising them of the total amount held by the charity post-completion and with recommendations relating to how that money should be utilised to fulfil the charity's objects. Members may wish to consider whether they would like a CTC sub-group to be appointed to work with Officers in respect of those recommendations before any recommendations come back to full Committee for consideration and decision.

- Recommendation(s):**
- a) To accept the offer to purchase the former Tregaron School;
  - b) To resolve that Officers, on the trust's behalf, agree and complete all necessary documentation and ancillary matters in order to effect the sale of the property;
  - c) that a sub-group of CTC comprising Members of CTC as nominated in its meeting 08/07/2021 be created with delegation, post-sale of the property, to consider recommendations in relation to how any capital and income held by the charity should be utilised to fulfil the charity's objects. Any recommendations of the sub-group shall be reported to a CTC meeting for final consideration and decision.

**Reasons for decision:** To progress with the sale of the property.  
**Appendices:** A – Exempt information (Former Tregaron Secondary School)  
**Head of Service:** Elin Prysor                      Russell Hughes-Pickering  
**Reporting Officers:** Louise Harries              Thomas Williams  
**Date:** 22<sup>nd</sup> June 2021

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