

# Public Document Pack



Cyngor Sir  
**CEREDIGION**  
County Council

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

22 June 2023

Dear Sir / Madam

I write to inform you that a Meeting of the Charity Trustee Committee will be held at NEUADD CYNGOR CEREDIGION, PENMORFA, ABERAERON AND REMOTELY VIA VIDEO CONFERENCE on Thursday, 29 June 2023 at 11.30am for the transaction of the following business:

1. **Apologies**
2. **Disclosures of personal and prejudicial interests**
3. **To confirm the Minutes of the Meeting of the Charity Trustee Committee held on 22 March 2023 and to consider any matters arising from those minutes (Pages 3 - 6)**
4. **To receive a report on the Former Tregaron County School - sub-group (Pages 7 - 16)**
5. **To receive a report on the New Quay Library and Reading Room (Pages 17 - 32)**
6. **To receive a report on the New Quay Memorial Hall update 2022-2023 (Pages 33 - 36)**

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, appearing to read '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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# Public Document Pack Agenda Item 3

## **Minutes of the Meeting of the CHARITY TRUSTEE COMMITTEE held at Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron and remotely via video conference on Wednesday, 22 March 2023**

**PRESENT:** Councillor Keith Evans (Chair); Councillors Marc Davies, Endaf Edwards, Gwyn Wigley Evans, Rhodri Evans, Wyn Evans, Geraint Hughes and Ceris Jones.

**Also in attendance:** Councillor Gareth Lloyd

**Officers in attendance:** Louise Harries, Solicitor; Chris Macey, Service Accountant; and Nia Jones, Democratic Services Manager (minutes).

(11.35am - 12.35pm)

### **1 Apologies**

Councillors Chris James and Caryl Roberts apologised for their inability to attend the meeting.

### **2 Disclosures of personal interest**

Councillor Rhodri Evans noted a personal interest in relation to the Old School Tregaron, should discussion arise from the Minutes of the Previous Meeting.

### **3 To confirm the Minutes of the Meeting of the Charity Trustee Committee held on 26 September 2022 and to consider any matters arising from those minutes**

It was unanimously **RESOLVED** to confirm as a true record the minutes of the meeting held on 26 September 2022.

#### **Matters arising**

Item 5: Louise Harries noted the Annual Summary setting out the use of the New Quay Memorial Hall for 2022/23 has yet to be received, and that Officers will follow-up on this with an aim to present the report at the next meeting of the Charity Trustee Committee.

Item 6: Louise Harries noted that the consultation on the New Quay Library and Reading Room has commenced and will close on 7 May 2023. A report will be presented to the next meeting of the Charity Trustee Committee outlining the results of the consultation.

Item 7: Louise Harries noted that the consultation on the proceeds from the sale of the Old School in Tregaron had commenced and will close on 10 May 2023. A meeting of the sub-group will take place 2 – 3 weeks following the close of the consultation, and a report outlining the results of the consultation and recommendation of the sub-group will be presented to the Charity Trustee Committee at the earliest possible opportunity.

Item 8: Louise Harries noted that the Annual Trustee Reports for 2022-2023 will be presented at the next meeting of the Charity Trustee Committee.

### **4 To receive a report on the proposed amendments to the Terms of Reference of the Charity Trustee Committee**

Louise Harries presented the proposed amendments to the Terms of Reference to the Committee, noting that the proposal to include a delegation

of power had come about as a result of the information contained within item 6 of the agenda, which had triggered discussion regarding governance in urgent circumstances.

Members considered the amended Terms of Reference of the Charity Trustee Committee, noting a proposal that a power be delegated to the Chair of the Charity Trustee Committee, or to the Vice-Chair in the absence of the Chair to decide upon any matters arising which require authorisation within a timeframe of 10 working days. This would be subject to the relevant powers being exercised exclusively by the Chair, or Vice-Chair in the absence of the Chair, and subject to no expenditure being incurred on behalf of the charity unless it relates to emergency works on a trust asset to include, but not be limited to making the same safe or avoiding harm to the public or neighbouring land. It also sets out the procedure in relation to reporting decisions back to the Committee.

Members also considered a proposal to include details of the regulations relating to the declaration of interest within the Terms and Reference of the Charity Trustee Committee, as set out for Committees of the Council.

The Chairman proposed that all Members are notified at the outset of any circumstances where an emergency decision is required by the Chairman.

Members also asked if a subsequent meeting would be held to consider decisions made by the Chairman. It was noted that Committee agendas must be published at least 3 clear working days prior to a meeting, and that the decision of the Chair would be reported back at the next scheduled meeting, or the Chair could decide to bring the next scheduled meeting forward in order to report any decisions carried out by the Chair.

Following a discussion, it was **RESOLVED**:

1. That Members of the Charity Trustee Committee note the Terms of Reference in Appendix 1;
2. That Members of the Charity Trustee Committee recommend that Council considers the amendments made to the Terms and Reference in Appendix 1 relating to:
  - a) Delegation of trustee responsibilities;
  - b) Declaration of interest.

## **5 To receive a report on the Charity Trustee Committee Accounts**

Chris Macey presented the report to the Committee, noting that this is the first time that such reports have been presented, and that additional information would be provided as we move forward. He noted that it is a statutory requirement for the Council as Trustee to report to the Charity Commission on an annual basis, and that the information has been provided and is currently up to date.

Members asked whether interest had been paid on the accounts, and it was confirmed that the Council pays interest at 1% below that of the current Bank of England base rate. Members noted that they required greater clarity, as there is a duty upon the Trustees to ensure that funds are better invested.

The Chairman asked Legal Services to confer with Finance to verify the rights of the Trustees in relation to investments and to bring forward any recommendations as to options available.

Members also asked how the funds were being used, and whether schools had access to the Cardigan Intermediate and Technical Education Fund. Officers noted that the majority of the funds held are as a result of the sale of the Old School in Tregaron, which is currently going through a consultation exercise with regards to how the funds will be used; and from the sale of Ardwyn School invested in PFI for Penweddig School. Several of the trusts are held as endowment funds which means that in effect, only income from the interest can be spent. It was also noted that the funds held in the COE Memorial Fund is as a result of the lease on Blaendyffryn Farm.

Members noted that they would like to see a breakdown on each of the Charities held in trust, including the asset value as it is not possible to make decisions without the full details. It was noted that the information would be provided at the next meeting of the Charity Trustee Committee.

Following discussion Members of the Committee **NOTED** the contents of the accounts.

**6 To receive a report on a request by New Quay town Council to locate a Christmas Tree on land adjacent to the New Quay Library and Reading Room**

Members of the Committee considered the report which related to a request by New Quay Town Council for permission to place a Christmas Tree on the grounds of the New Quay Library in New Quay. The application was submitted to Ceredigion County Council together with a risk assessment.

As this land is held in Trust by the Charity Trustee Committee, the Council required approval by the Committee in order to issue a licence. Due to the short-notice, it was not possible to schedule a meeting of the Trustees, therefore all Members were consulted via e-mail asking them to notify the Clerk of the committee of any objections. No objections were received, therefore the application was granted. The amendment to the Terms of Reference to delegate authority to the Chair or Vice-Chair in the Chair's absence will address situations such as this in the future.

Members recommended that Officers advise New Quay Town Council of the process in order to ensure that requests are received in a timely manner.

Members **NOTED** the report.

**Confirmed at the Meeting of the Charity Trustee Committee held on 29  
June 2023**

**Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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## CEREDIGION COUNTY COUNCIL

<b>Report to:</b>	<b>Charity Trustee Committee</b>
<b>Date of meeting:</b>	<b>29<sup>th</sup> June 2023</b>
<b>Title:</b>	<b>Former Tregaron County School – sub-group</b>
<b>Purpose of the report:</b>	<b>To receive recommendations from the sub-group and decide on next steps</b>
<b>For:</b>	<b>Decision</b>

### 1. BACKGROUND

1.1 Members will recall that on the 26<sup>th</sup> September 2022 Committee resolved in this matter:

- *to appoint Councillors Rhodri Evans, Gwyn Wigley Evans and Wyn Evans as Members of the Charity Trustee Committee to the sub-group due to the locality of their Wards, and to invite Councillor Endaf Edwards as Chairman of the Learning Communities Overview and Scrutiny Committee;*
- *to invite the Headteacher of Ysgol Henry Richard, a representative from Cylch Meithrin Tregaron, Councillor Ifan Davies (Local Member), the Chairman of Tregaron Town Council, an Officer from Legal Services and an Officer from the LEA to join the sub-group;*
- *For Officers, on the Trustee's behalf, to undertake an online public consultation as referred to in paragraph 3.5 of the report.*

### 2. PUBLIC CONSULTATION

2.1 An online public consultation was launched on the Council's website on 16/03/2023 and ran for 8 weeks until 10/05/2023 asking the public for suggestions as to how the trust money should be spent to advance the education of pre-school and school-age children in Tregaron. An easy-read version was also produced.

2.2 The Council's Press Office supported the consultation with a press release and also social media posts at various stages of the consultation to raise awareness. Specific consultees in Tregaron were also notified of the launch of the consultation being:

- Mudiad Meithrin and Cylchoedd Ti a Fi;
- Tregaron Town Council;
- Tregaron Football Club;
- Tregaron Family Centre;
- PSB partners;

- Local Member;
- Ysgol Henry Richard (Headteacher and Governing Body).

2.3 25 responses were received to the consultation and the full responses (in the language received) are set out at Appendix 1. Appendix 2 gives a summary of the main themes raised in the responses and you will note that the themes mentioned most often relate to sporting facilities.

### **3. SUB-GROUP**

3.1 All invited members of the sub-group met on the 23<sup>rd</sup> May 2023, save for the Local Member and representative of the Schools and Culture Service who sent apologies.

3.2 The Sub-group considered the consultation responses and discussed options for the money held on trust in light of the purpose of the trust being to advance the education of pre-school and school-age children in Tregaron. Points noted by the Sub-group were:

- a) Their disappointment that the number of responses were low considering the considerable local interest;
- b) That the majority of the responses related to sporting facilities including 3G and 4G pitches, Astro-turf and a running track.
- c) That Tregaron Place Plans over the past 5 – 6 years have focused on the need for greater sporting facilities;
- d) A need to ensure that the money is not spent on things the Council (in its corporate capacity) are generally obliged to fund, but rather on facilities over and above these;
- e) Whether the money could be used as match-funding towards a wider project, such as the £300,000 grant funding available from Sports Wales;
- f) That Ysgol Henry Richard has previously looked into Astro-turf and 3G / 4G facilities and that the costs amounted to circa £500,000;
- g) That further consideration would need to be given to the type of facilities provided, considering that match-funding could be sought for 3G and 4G from the Football Association Wales which is suitable for football, and rugby with the installation of a shock-pad. It could be used for hockey training however but Astro-turf would be required for competitive hockey games;
- h) That there is no formal running track in Ceredigion, and that this could attract revenue to maintain facilities if hired out to other areas;
- i) That the location of any sporting facilities would need to be accessible to the school and the community in order to encourage sporting participation by children, and a healthier lifestyle by all;



- j) Whether land currently part of Ysgol Henry Richard could be utilised to install outdoor sporting facilities;
- k) That Ysgol Henry Richard may need to consider a re-configuration of their current sporting facilities in order to accommodate any additional sporting facilities which could have funding implications;
- l) That consideration would need to be given as to who would seek grant funding, and who would manage and maintain the facilities;
- m) A need to consider any potential impact upon the Sports Centre and the importance of involving the Sports Centre in any discussion regarding potential development and future involvement;
- n) That a project team would need to be established to consider these matters further, to include expertise from Ceredigion County Council on matters relating to match-funding, and sporting facilities together with involvement from the Tregaron sub-group to explore additional funding that may be available such as the Ponrthydygroes Windmills grant;
- o) That discussion takes place with local businesses, with regards to development work, such as the groundworks;
- p) Whether the money could be used for capital or revenue costs or a mixture of the two;
- q) The Cylch Meithrin noted a new building and resources have been provided recently and that their main focus would be on running costs;
- r) That consideration could be given to a Plan B, if Plan A fails which could include supporting several smaller projects;
- s) A need to ensure that the funding is not eroded by feasibility studies, and that further grant funding is sought if required.

3.3 After discussion, the Sub-group recommendation to Committee was to consider utilising the money towards developing sporting facilities in Tregaron with delegation to officers to discuss options with officers in Leisure and Education Services who have an awareness of the available grant funding options, together with representatives from the Sub-group.

- Recommendation(s):**
- 1. To note the responses to the public consultation and recommendation from the Sub-group;**
  - 2. That officers, on the Trustees behalf, identify appropriate officers in Education and Leisure Services to discuss sporting facilities grant funding options;**

3. That the Sub-group, consisting of the officers identified in recommendation 2 above and current sub-group members, meet to further discuss those funding options and provide recommendations back to Committee.

**Reasons for decision:** To further the object of the charitable trust

**Appendices:** Appendix 1 – Full responses to the public consultation (in the language received).

Appendix 2 – Summary of the main themes raised in the consultation responses.

**Head of Service:** Elin Prysor - CLO Legal & Governance Services

**Reporting Officer:** Louise Harries – Solicitor

**Date:** 31/05/2023

## ATODIAD 1/ APPENDIX 1

Rhif /No.	Rhowch eich awgrymiadau ynghylch sut y dylid gwario arian yr ymddiriedolaeth i ddatblygu addysg plant oed cyn-ysgol a phlant oed ysgol yn Nhregaron / Please give us your suggestions as to how the trust money should be spent to advance the education of pre-school and school-age children in Tregaron
1	<p>Money should be used to improve sports facilities in the area. A suitable astro turff and running track should be a priority</p> <p>The Cylch meithrin are always looking for funding to help run the sessions for the children, having extra funding would mean a breakfast club or afternoon club would be able to run which would help parents with work and childcare issues.</p> <p>The Family centre and Cylch ti a fi cywion caron are also completely solely dependant on fundraising and grants. The sessions are run to help babies, young children to spend time with other children their age and to help with preparing for school.</p>
2	<p>Ysgol henry richards need books for the new library which will help establish the children's reading.</p> <p>A multi purpose building that could be used as a local youth club as there currently isn't one close. This would provide activities and a safe place for young people to socialise and be apart of the community outside of school hours and then for it to be used as a holiday club for younger children. As there is no local nursery that provides a holiday club to ensure children and young people have options throughout the long holidays to been seen, to join in and still keep active and socialise. Many young people and children find it difficult to socialise after the covid lockdown and providing safe spaces for this would benefit the whole town.</p>
3	<p>- The new childcare policy in Wales will see Children as young as 12 months being eligible for 30 hours free childcare, at the moment the local Cylch which is at capacity already. The money would be good to use as a private nursery from 12 months of age and also a daycare/ club for parents to use in the school holidays for all children. Very similar set up as Seren Meithrin in Lampeter. More childcare facilities will definatly be needed in 2024 as more parents will be able to return to work.</p> <p>- Additionally this set up could be used for after school youth clubs depending on the age of the child. i.e. over 8's on a Monday. On Thursday evenings there is the Urdd - What about other activity on certain evenings by using the local sports club?</p> <p>- During the school holidays what about educational trips for children? This could be utalised by using the private nursery/ after school/ holiday club.</p>
4	<p>This idea would really ADD to families especially working families in the area</p>
5	<p>Mae angen datblygu cae chwaraeon yr Ysgol,nid oes maes 3G/4G na thrac rhedeg ar gael i'r plant.</p>
6	<p>Cae 3g gyda trac rhedeg a chyfarpar athletau</p>
7	<p>Breakfast and after school clubs</p>
8	<p>Resurface all roads within 6 miles of Tregaron. Paint all houses and buildings in Tregaron as it looks like Chernobyl these days. Run down and depressing</p>
9	<p>"Business/careers and adult life support"</p> <p>A hub for learning about banking and bills, cleaning, basic DIY, basic gardening, caring for pets, mental health, cooking and many more life essentials. Could also be used for careers fairs, finding weekend work during school holidays, CV workshops. A place where kids can learn how to be well-rounded adults 👍</p>
10	<p>Swimming pool</p>
11	<p>A community hub providing spaces for the elderly , youth clubs, mother and baby groups . A space with an allotment for the community to come together and help teach and learn about growing. Healthy eating etc....</p>

	50,000 towards setting the school library properly at Ysgol Henry Richard with new books, Library management system.
	10,000 Cylch Meithrin Tregaron
	5000 Cylch TI a Fi
	5000 Tregaron Family Center
	10000 Tregaron Leisure Center
	5000 Tregaron Young Farmers
	5000 Urdd Ceredigion
	5000 Turfs Tregaron junior Teams
12	5000 Tregaron Rygbi club to set up a youth team
13	Pwll nofio Cae chwarae 3g maint llawn
14	I would like the money be used towards an all weather sport pitch in Tregaron (Astro turf / 3G pitch) - this would be of great benefit for the children and young people of the area and will allow them to have more sporting opportunities, have more experiences and have first class facilities locally. Currently a number of children, young people and sport teams have to travel to use such facilities to Lampeter and further afield, so by having this facility on their doorstep it will allow more children and young people the chance to participate and experience different sports, making it more inclusive.
15	Mae yna ysgol Feithryn newydd yn Nhregaron ac Ysgol Gynradd sydd hefyd yn weddol newydd hoffem weld yr ymddiriedolaeth yn cylludo rhiwbeth i't oedran Uwchradd, Fel Cae chwarae 3g gyda trac rhedeg o'i gwmpas.
16	Pwll nofio newydd. Gan fod y plant yr ardal nawr yn gorfod mynd i Aberystwyth er mwyn cael gwersi nofio. Mae dysgu nofio yn bwysig iawn
17	Gallen ni rhoi yr Arian na i cael grants erill i Pell nofio nol yn Tregaron, neu full size all weather pitch! 3G 4G
18	Cyfle unterai chwaraeon. Mi fyddde 4g maint llawn yn gret i'r ardal ac i'r sir. Does dim trac rhedeg yng Ngheredigion
19	Datblygu cyfleusterau chwaraeon. Mi fyddai cae chwarae aml-bwrpas maint llawn yn ddelfrydol ond mi fyddai penderfynnu ar astro neu 4g yn ddadleuol iawn. Mae yn alw mawr am drac rhedeg bob tywydd yn Ngheredigion - mi fyddai hwn yn fuddsoddiad da i Dregaron ar Sir yn enwedig gan fod digon o dir gan yr ysgol/cyngor yn Nhregaron.
20	Adeiladu pwll nofio newydd yn lle'r un oedd yma yn flaenorol. Mae llawer o blant yn colli allan ar ddysgu sut i nofio oherwydd prinder lleoedd yn yr ardal.
21	Pwll Nofio a ailwampio ganolfan hamdden (mae'n rhaid i ni teithio 20munud oleiaf ir pwll agosaf) Clybiau i plant o bob oedran (e.e Clwb a'r ol ysgol)
22	Develop sporting provision
23	Athletic/ 3g sports facility

Credaf y dylai Ysgol Henry Richard fod yn hwb dysgu Cymraeg ar gyfer Ceredigion, ysgol ymhle mae'r adnoddau ar gael i roi'r Gymraeg ar dafod pob disgybl.

Dylai'r arian o werthiant yr hen ysgol gael ei ddefnyddio ar gyfer creu hwb trochi addysg Gymraeg i hwyrddyfodiaid yn Nhregaron a'r sir gyfan.

Ar hyn o bryd, mae yna ddiffyg cyfleoedd i hwyrddyfodiaid ddysgu Cymraeg yng Ngheredigion yn y sector uwchradd.

Mae'r fath gyfleusterau ar gael o fewn y sir ar gyfer disgyblion iau; yn Felinfach i ddisgyblion cynradd ac yn ysgol Bro Teifi ar gyfer disgyblion hyd at flwyddyn 8 - ac maent hwy yn llwyddiannus yn addysgu'r iaith i blant di-Gymraeg, er mwyn iddyn nhw allu ymuno ag ysgol Gymraeg.

Er hynny nid oes y fath gyfleusterau ar gael i ddisgyblion uwchradd o flwyddyn 8 i fyny yng Ngheredigion. Byddai sefydlu'r fath wasanaeth efo'r arian yn golygu bod gan bob disgybl yng Ngheredigion fynediad at yr iaith Gymraeg, iaith fydd nid yn unig yn fuddiol yn gymdeithasol ond hefyd o fudd ym myd addysg a gyrfa.

Gallai ysgol Henry Richard fod yn hwb dysgu Cymraeg i'r sir gyfan, mae hyn yn weithred angenrheidiol ar gyfer cynyddu'r nifer sy'n derbyn addysg Gymraeg, ac yn y pen draw siaradwyr a defnyddwyr y Gymraeg yn y dyfodol.

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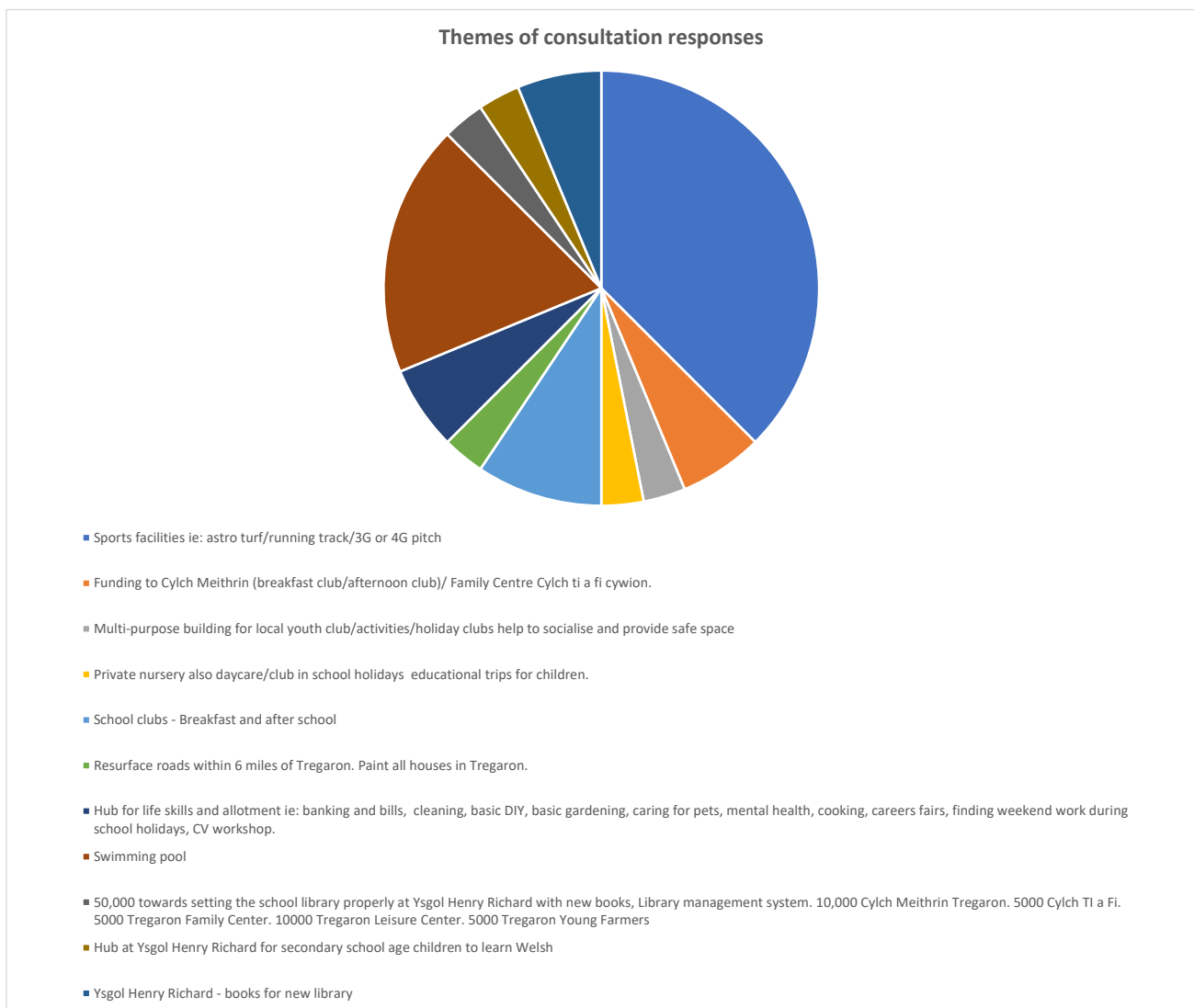
Tregaron desperately needs an all weather sports area where young people especially can take part in a range of sporting activities all year round. It would be a very popular and highly used facility which would provide an opportunity for users to take part in physical activity all year round but in particular during the dark winter months when people are less active and their wellbeing is impacted. Over the years people in this area have been disadvantaged by a lack of all year round facilities and have often been put off taking part in sport by the distance they've had to travel. This clearly has had a negative effect on our young, talented sportsmen and women who almost always have to compete against better prepared individuals. This inequality develops an inferiority complex in our youngsters and I feel a facility like this would allow for better coaching and playing opportunities, which in turn would bring success and a feeling of pride to our area.

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## APPENDIX 2

Main response themes	Number of responses mentioning the theme
Sports facilities ie: astro turf/running track/3G or 4G pitch	12
Funding to Cylch Meithrin (breakfast club/afternoon club)/ Family Centre Cylch ti a fi cywion.	2
Multi-purpose building for local youth club/activities/holiday clubs help to socialise and provide safe space	1
Private nursery also daycare/club in school holidays educational trips for children.	1
School clubs - Breakfast and after school	3
Resurface roads within 6 miles of Tregaron. Paint all houses in Tregaron.	1
Hub for life skills and allotment ie: banking and bills, cleaning, basic DIY, basic gardening, caring for pets, mental health, cooking, careers fairs, finding weekend work during school holidays, CV workshop.	2
Swimming pool	6
50,000 towards setting the school library properly at Ysgol Henry Richard with new books, Library management system. 10,000 Cylch Meithrin Tregaron. 5000 Cylch TI a Fi. 5000 Tregaron Family Center. 10000 Tregaron Leisure Center. 5000 Tregaron Young Farmers. 5000 Urdd Ceredigion. 5000 Turfs Tregaron junior Teams. 5000 Tregaron Rygbi club to set up a youth team.	1
Hub at Ysgol Henry Richard for secondary school age children to learn Welsh	1
Ysgol Henry Richard - books for new library	2



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## CEREDIGION COUNTY COUNCIL

**Report to:** Charity Trustee Committee

**Date of meeting:** 29<sup>th</sup> June 2023

**Title:** New Quay Library and Reading Room

**Purpose of the report:** To receive consultation feedback and recommendations on next steps

**For:** Decision

### 1. BACKGROUND

1.1 Members will recall that on the 26<sup>th</sup> September 2022 Committee resolved in this matter:

- that a cy-pres occasion has arisen under s.62(1)e(i) of the Charities Act 2011;
- *to propose, subject to consultation that the new purpose of the trust to be proposed to the Charity Commission be 'the advancement of education of the inhabitants of New Quay';*
- *to resolve that Officers, on behalf of the trust, undertake a consultation exercise as set out in paragraphs 5.4 - 5.6 of this report including a consultation period which shall be longer than 6 weeks. The results of the consultations shall be brought back for consideration by Committee once complete.*

### 2. PUBLIC CONSULTATION

2.1 A public consultation was launched on the Council's website on 27/02/2023 and ran for 10 weeks until 07/05/2023 asking the public whether they agreed with the proposed new purpose of the trust being 'the advancement of education of the inhabitants of New Quay', if not what alternative purpose they proposed, and then what use they would suggest the trust assets be put towards to achieve that purpose.

2.2 The Council's Press Office supported the consultation with a press release (including the Local Member) and social media posts at various stages of the consultation to raise awareness. Specific consultees in New Quay were also notified of the launch of the consultation being:

- Cylch Meithrin;
- New Quay Town Council;
- New Quay Primary School
- New Quay Football Club;

- New Quay Memorial Hall;
- New Quay Community Library;
- PSB Partners.

2.3 New Quay Community Library were kind enough to put up posters relating to the consultation in the Library and New Quay Memorial Hall as well as allowing paper versions of the consultation to be held at the Library should library users wish to fill out hardcopies.

2.4 32 formal responses were received to the consultation (28 online and 4 paper versions) as well as 9 comments under the Council's Facebook post relating to the consultation. The full responses to the formal consultation, in the language received, are set out at Appendix 1. Appendix 2 gives a summary of the main themes raised in the responses as well as those themes mentioned in the Facebook comments.

2.5 As you will note from the consultation responses, two-thirds (not including the two who did not answer this question) agreed with the proposal to amend the purpose of the trust to 'the advancement of education of the inhabitants of New Quay'. As such, the trust can consider resolving to apply to the Charity Commission to change the purpose of the trust but it is recommended that this be delayed until the proposed use of the trust assets is clearer as it may be that Commission consent will be required for that too so it can all be done in one application.

2.6 In relation to the question as to what to do with the trust assets in furtherance of that new purpose you will note that there are a lot of themes put forward but no high number of responses in respect of any one theme. Committee will need to be mindful that any future use will need to fall within the education purpose therefore it is unlikely that uses such as car parking, internet cafes, social housing, tourist information centre etc would be suitable.

2.7 It is however clear from the consultation that the public wish the site to be used as only one person (via a comment on Facebook) suggested selling the site.

### **3. NEXT STEPS**

3.1 In considering whether the site is suitable for future public use Property Services have previously carried out a condition inspection and their report is attached at Appendix 3.

3.2 Following Property Services' comments about the trees on site, Grounds Maintenance have been out to view the trees which appear to be in good condition. There are no visible signs of issues or damage to neighbouring property but pruning or reducing canopies may be something to be considered in the next few years depending on the trust's long-term intentions with the site.

3.3 In addition, the gate to the property has now been locked and the intention is to cover the former library opening times sign. Having liaised with New Quay Town Council on their noticeboard, it appears this is quite an old board and will not be used further now the gate is locked.

- 3.4 As you will note from the conclusion to the condition report, the building is no longer suitable for use and would require significant investment to bring it up to the required condition. It is suggested the most economical solution would be demolition and development from bare land.
- 3.5 This trust currently holds £1,015.84p in cash. Having liaised with Finance there is a cost for the recent disconnection of the electricity at the site and the Council is in the process of re-charging the trust for the electricity consumption since the property became vacant on 1<sup>st</sup> November 2021 therefore this amount may shortly be taken up through re-charge but Committee will receive an update on the same at its next Committee when hopefully the re-charge has been dealt with.
- 3.6 In any event, £1,015.84p would not be enough money to demolish and/or redevelop this site and therefore to move forward it is suggested to Committee that they consider asking the community of New Quay whether there is a group of individuals or an organisation who would be interested in taking on the site for an educational purpose (either one proposed under the consultation responses or another) and seeking grant funding to fund that use where necessary. As happened with New Quay Memorial Hall, no doubt the grant body would require the group/organisation to take on a lease of the site, which would require Charity Commission consent, but it is important as a first step to ascertain whether there is interest in the community to take on the site as the trust does not have funds to demolish/redevelop.
- 3.7 If there is no appetite in the community to take on that role then, similar to what happened when this Committee dealt with the former Tregaron School trust where the community wished to use the site but there was no group willing to take it on, the trust may have to consider whether seeking Charity Commission consent to sell the site and utilise the sale proceeds for charitable purposes is the best option.

- Recommendation(s):**
- 1. To note the responses to the public consultation;**
  - 2. To ask the inhabitants of New Quay through a press release and direct contact with specific consultees (similar to those referenced in paragraph 2.2 of the accompanying report to this resolution) whether any group or organisation are interested in taking on the trust site for educational purposes and seeking grant funding for that purpose. A deadline for responses to be given of one month from press release/contact. A report shall be brought back to the next available Committee.**

**Reasons for decision:** To further the object of the charitable trust

**Appendices:** Appendix 1 – Full responses to the public consultation (in the language received).

Appendix 2 – Summary of the main themes raised in the consultation responses.

Appendix 3 – Property Services site inspection report

**Head of Service:** Elin Prysor - CLO Legal & Governance Services

**Reporting Officer:** Louise Harries – Solicitor

**Date:** 06/06/2023

ATODIAD 1 - APPENDIX 1 - FULL RESPONSES

Rhif / No.	1A. A ydych chi'n cytuno mai 'datblygu addysg trigolion Ceinewydd' ddylai diben newydd Ymddiriedolaeth Llyfrgell ac Ystafell Ddarllen Ceinewydd fod? / 1A. Do you agree that the new purpose of the New Quay Library and Reading Room trust should be 'the advancement of education of the inhabitants of New Quay'?	1B. Os mai 'ydw' yw'ch ateb, symudwch ymlaen i gwestiwn 2. Os mai 'nac ydw' yw'ch ateb, nodwch beth ddylai diben newydd yr ymddiriedolaeth fod. / 1B. If you answered 'yes' please move on to question 2. If you answered 'no', please state what new purpose you believe the trust should have.	2. At beth y dylai asedau'r ymddiriedolaeth (sef yr eiddo yn Sgwâr Uplands ac unrhyw arian sy'n cael ei ddal gan yr ymddiriedolaeth) gael eu defnyddio yn y dyfodol er mwyn cyflawni'r diben newydd a gynigir yng nghwestiwn 1 uchod? / 2. What use would you suggest the trust assets (being the property at Uplands Square and any cash held on account) be put towards in the future to achieve the new purpose proposed in question 1 above?
1	Yes		Adult education. As there's no longer a centre for adult education in Aberaeron, so there is no adult education base mid county and for the immediate benefits of the inhabitants of New Quay.
2	Yes		A museum. The current one is very well located near the harbourmasters office but it is very small. A new museum or exhibition space/archive could be run by volunteers and be a site where history exhibitions and the like could be shown where the current museum just doesn't have that room enough. It could attract donated items such as local photography and other objects that local people could donate to. These could be curated by Peoples Collection Wales. I'm sure there's loads of maritime history locally that could be used.
3	Yes		Perhaps an expressive arts space (art, music, performance, media). For example: I like the way that the Guildhall in Cardigan is used, with various 'pop-up' arts events happening throughout the year. It's a good way to create opportunities for local artists to showcase and talk about their work, and maintains interest because it is not static. There are currently no such spaces in New Quay. There is also plenty of documented research which demonstrates that the expressive arts promote good mental health and well-being, and are therefore valuable within community settings.

4	No	Should be a place where the young people can rest and relax.	Buy some board games and snooker pool some chairs and tables to provided chill atmosphere for under 18.
5	Yes		Creu amgueddfa ar hanes a datblygiad Cei Newydd.
6	Yes		Create a bookable hot desking/workspace with WiFi for residents of new quay of all ages.
7	Yes		Buy resorces
8	Yes		Delivery of courses perhaps on local history, first aid, defibrillator operation, care of wildlife, recycling The site of the property would be a good place for a much needed car park
9	No	For the enhancement of health and well-being of the residents of New Quay by creating a community garden for New Quay Primary School and residents to use.  I would love to lead such a project in New Quay - involving the local teenagers in designing and developing the space.	To found the development of the site
10	Yes		A museum showcasing the history of New Quay. Photographs, historical items on display & old films etc. it could also double as a meeting space for local groups.

11	No	Considering the state of the building inside /outside, no water, no toilet, cracks in the floor. I thi k it should be knocked down and used a communal picnic area or rebuilt larger where maybe NQ Museum could move here.	Be handed to. NQTC 2 redevelop of picnic area.
12	Yes		Addasu a chynnal adeilad i ddarparu'r gwasanaeth i drigolion Casnewydd, prynu adnoddau a gwasanaethau addas a chyflogi unigolion cymwys i gynnal a datblygu'r gwaith.
13	Yes		Community garden. Link with New Quay school. Community offer sessions in gardening, pickling, preserving food, local foraging.
14	No	It should become, a tourist and town and historic information centre. With showering facilities in the back, ideal for those tourists returning back to their cars.	Invest towards question 2
15	No	Something fun for children of Ceredigion to do	

16	Yes		<p>I think that it should be used as an education skills centre for secondary students. I work at Aberaeron Secondary school and opportunities for work experience for students is virtually non-existent. I would have students decorating and doing general maintenance jobs and make it into a book coffee shop where students can learn retail, catering, barrista. accounting and maintenance skills. If there was room for parking we could do a car wash and get students working and learning real life skills. It would work for so many students. I work in a life skills unit and so many students thrive in practical learning. Students could get work qualifications in Food Hygiene, Health and Safety, First Aid (I am a First Aid Instructor and I know from personal experience how much students gain in confidence from being on my courses). Any profit could be put into school funding or local charities. Students could run primary school Healthy Eating events, make fruit platters that appeal to younger students. This would be amazing to get students ambitious and confident in the workplace. It could be made to be totally inclusive to all students of any ability.</p>
17	Yes		Community hub reading writing computers
18	Yes		Delivery of Welsh lessons
19	Yes		<p>The creation of a hotdesking facility that can be hired by individuals on an hourly, daily, weekly, monthly basis. Leeds facilities can also be used for computer literacy courses, additional SEN sessions, community groups etc.</p>



20	Yes		The unit should be turned in to a "hot seat office" where by people working from home that want to get away from the house can do so at a cost through an app. All profits can then go back into the New Quay town council to fund additional projects and ideas in the town.
21	No	youth center / drop in center for children / teens	youth center / drop in
22	Yes		Youth center
23	No	A day centre for the elderly in the community and surrounding area	
24	Yes		Ideal for a "Men's Shed"..... unique and positive place to share, talk and create together, perhaps to revitalise key skills making old into new working items and learning new skills too... workable instruments and making good results for reusable day to day tools that may have been disguardd. Lots of Sheds in UK making a positive difference to Men's Mental Health. Guys, you could be a huge part of just making your skills work, and work with people with similar skills 👍 No harm in trying, like minded people, fixing and making a difference 😊..... your thing!!!!
25	Yes		Cooperative gallery and artists studio
26	No		

27	No	Social connection for the inhabitants of New Quay and nearby villages	Creation of a social space for resitting meet informally, local trades and small businesses can engage and promote as well as community groups for all generations to meet
28	Yes		Alcohol free Youth Club
29 (paper response)	"Not properly phrased where are D/K etc"		
30 (paper reponse)	No	New Quay is in dire need of a tourist information centre. This would be an ideal location, or an internet café (community led), or social housing	The area outside could be landscaped with tubs of flowers and benches for pepole to sit on
31 (paper response)			Tourist office
32 (paper response)	Yes		Tourist information centre - much needed

## APPENDIX 2 - SUMMARY

Do you agree that the new purpose of the New Quay Library and Reading Room trust should be 'the advancement of education of the inhabitants of New Quay'?	Number (out of total 32 responses)
Yes	20
No	10
Unanswered	2

For those that did not agree with the new purpose, the main themes of their alternative purpose and use of the trust assets were:	Number of responses mentioning the theme
Place for the young to rest and relax	2
Enhancement of health and well-being with a community garden	1
Communal picnic area	1
New Quay Museum	1
Tourist/town/historic information centre with showering facilities for tourists	1
Something for children to do	1
Day centre for the elderly	1
Social space	1
Internet café	1
Social housing	1

For those that did agree with the new education purpose, the main themes put forwards to use the trust assets for that purpose were:	Number of responses mentioning the theme
Adult education	1
Museum	3
Expressive art space/exhibition space	3
Hot desking space	3
Car park	1
Delivery of courses	2
Meeting space for local groups	2

Community garden	1
Practical education skills centre for secondary pupils	1
Community hub	1
Delivery of Welsh lessons	1
Youth centre	2
Men's Shed	1
Tourist information centre	2

<b>Themes referred in the Comments section under the Council's Facebook post on the consultation</b>
Car parking
Men's Shed
Community Hub
Hot desk facility for home workers in the day, computer literacy courses at night
Sell the property and use the money to develop Memorial Hall

## **Former Library at New Quay**

Following a recent meeting between council officers in relation to properties held in trust, property services were asked to visit a vacant property formally used as New Quay Library. The reason for the visit is to get an understanding of its condition and potential for future use of the building / site.

### **The Site**

The site lies adjacent to B4342 with a time-controlled parking outside the site, a shop to the LHS facing and a fire station to the rear. Access to the site is via an unsecured gate and a ramped path, the path is steeper than any standard allows, therefore access does not and likely not meet the requirements of the Equality Act 2010 or Building Regulations, Approved Document M without substantial investment.



There are 2 mature trees which are a cause of concern to the neighbouring shop and has the potential to cause damage to either our building or the shop, although the trees appear to be in good health.

There is also a town council noticeboard and a library opening times sign visible from the roadside, both these signs invite people to enter the premises, adding to risks associated with void premises. Consideration needs to be given to remove these, especially the library opening times



### The Building

The building is constructed of a brick plinth base on which a timber frame building is constructed, the building is cladded externally with a horizontal timber cladding and plasterboard internally. On inspection there was no evidence of insulation to the fabric

The timber cladding is generally in a fair condition, the lower sections show some degradation which is expected on a building of this age. Isolated areas of cladding show some natural timber shrinkage and cracking, especially around the fixings, which has the potential to allow water into the structure



Windows is constructed of timber and are single glazed, some windows are showing decay which if left untreated will decay further, causing windows not having the

ability to be opened / closed. There is also an increased risk of the window failing and the glass falling out or again has the potential to allow water to enter the structure if repairs are not undertaken



The roof looks to have been over cladded many years ago, the original construction being a felt flat or sloping roof. The cladded roof is in good condition, however the details at eaves appear to be poor, the original edge of the felt roof has rotted away and the guttering is relatively low, giving rise to significant risk of further decay.



Internally, the building is a single room, served by 2, one each end, fan electric heater at high level. The external door opens direct into the room, therefore the heat loss is great in the winter.

The internal walls appear to be in fair condition, although the shelves and some other items left hindered a full inspection. The floor is covered by carpet tiles, having removed the carpet in isolated places a crack greater than 10mm wide was seen, it

is unlikely that the floor is reinforced. BRE Digest 251 classifies cracks greater than 5mm as structural, requiring intervention.



### **Conclusion**

The dated construction, poor heating arrangements and lack of insulation all point to a poor outcome for the building without some significant investment.

Access for public is hampered by the elevated position of the building without making the path compliant with current standards

The lack of water on site again does not lend itself to a public meeting space

The crack in the concrete floor will require significant repairs and I believe make any investment unviable without considering demolition and start with a blank canvas.



## CEREDIGION COUNTY COUNCIL

**Report to:** Charity Trustee Committee

**Date of meeting:** 29<sup>th</sup> June 2023

**Title:** Annual New Quay Memorial Hall update 2022-2023

**Purpose of the report:** To receive the annual update

**For:** Information

### 1. ANNUAL UPDATE

- 1.1 As Members may be aware the Hall was leased by the Council, as charity trustee, to 'New Quay Memorial Hall' a registered charitable incorporated organisation ("CIO") from the 10<sup>th</sup> February 2020 for 99 years.
- 1.2 Under clause 26.6 of the lease the CIO is obliged to provide the trustee on the 10<sup>th</sup> February every year an annual summary setting out the use that the property has been put to during the preceding 12 months. The purpose of this obligation is for the trustee to be able to monitor that the Hall is being used for community based activities and other uses within the objects of the Council trust being *'use as a village hall for the inhabitants of New Quay and the neighbourhood thereof without distinction of political, religious or other opinions including use for meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants'*.
- 1.3 Following a request from Officers, the CIO has now provided the update for 2022-2023 which is presented at Appendix 1 for information.

**Recommendation(s):** To note the update from the tenant covering the period 10<sup>th</sup> February 2022 – 9<sup>th</sup> February 2023.

**Reasons for decision:** To acknowledge the tenant's compliance with clause 26.6 of the lease dated 10<sup>th</sup> February 2020.

**Appendices:** Appendix 1 – Update from New Quay Memorial Hall

**Head of Service:** Ein Prysor – CLO Legal & Governance Services

**Reporting Officer:** Louise Harries – Solicitor

**Date:** 31/05/2023

## **APPENDIX 1 – UPDATE FROM NEW QUAY MEMORIAL HALL**

Annual Report for New Quay Memorial Hall January 2022 – December 2022 ,  
Summary of NQMH use for 2022.

The charity was formed in September 2018 when the activities, assets and liabilities of the previous 'War Memorial Hall' were transferred, and a new lease granted by the Ceredigion County Council to a new committee to re-organise and provide services to local inhabitants.

The Memorial Hall was closed for full renovation work following the WG grant, from early January 2020. This was followed by the Covid-19 Lockdown from March 2020, which extended into early 2022.

The Hall is now fully accessible both upstairs to the main Hall and downstairs to the snooker club and meeting rooms. Ramped access and safety rails, reserved disabled parking, CCTV, fully accessible toilets and baby changing areas are all now in place benefitting all age groups. A new fire door has been fitted to access the emergency exit steps, Wi-fi is available throughout the Hall, and we received a grant from CCC-Cynall y Cardi for a Hybrid 72" screen enabling hybrid meetings, training and events.

By April 2022 there was a gradual reopening of meetings, events and sports activities.

The New Quay Library, now run by volunteers, was opened in Room 4 at the Hall in October 2021 with initially a click and collect service. By early 2022 it was fully open.

The Friday Community Market resumed in April 2022, and was soon well booked with tables offering local crafts, donated bric a brac, produce, jams, eggs, cakes and savouries, plus a Volunteer run café.

Rural Futures Wales – Severn Wye , and Cwmpas - Social Business Wales, have continued to help and advise the Trustees, throughout 2022 and are currently helping the Trustees to apply for National Lottery funding for a full time Hub Coordinator to supplement the work of the Trustees and Volunteers. All Trustees have now attended Trustee training sessions.

New in August 2022 was the introduction of donated pre-loved clothing and school uniform 'The Clothes Rail Project'. The local response has been tremendous. This has prevented a huge amount of textiles being sent to landfill and filled an obvious need for low cost clothing. This proved particularly successful and during the worst cold weather for many years in November / December 2022 we were able to provide free winter clothing for anyone who required it.

New in the Autumn of 2022 and the onset of the 'Cost of Living Crisis', was the need for a 'Warm Space'. With the help of a grant from CAVO we were able to provide a warm friendly environment run weekly by volunteers with a variety of craft activities, Wi-fi, hot drinks and snacks. Our fundraising activities and increased sports use of the Hall has required additional storage facilities and we have now purchased a storage unit to house the additional equipment and donations.

Weekly and monthly events and activities at the Hall in 2022 included a weekly market and café, family support and nurture services, Yoga, Clonc – Welsh conversation, Salsa, table tennis, badminton, Qingong, and a variety of crafts and wellbeing groups. Also WI-Seaside Sisters, Camera Club, Cor-Cei – choir, Snooker Club and British Legion.

Additional users of the Hall include the Town Council, Council Election Services, Blood Transfusion Services, New Quay Yacht Club, RNLI, New Quay Primary School, Scout Association Cubs and Beavers, and very importantly, the local fundraising group, 'Working 4 New Quay – W4NQ', who have organised a variety of events at the Hall for all age groups throughout the year.

Plans for the future include a full time Hub Coordinator for 3 years – subject to a successful Lottery bid, a new club for young people in partnership with the Urdd Centre, an indoor bowls group, a baby toys and equipment loan service, mother and toddler group, Luncheon Club and a community mini bus in partnership with Dolen Teifi.

The Hall also continues to be used for training events, meetings, exhibitions, music events, family parties and celebrations.

Volunteers continue to be vital to the running of the Hall and the Library, however, all the wonderful volunteers are busy people and we would love to have more help, let us know if you can spare a few hours occasionally to help out.

We would like to thank our volunteers and many supporters, CAVO, Severn Wye Rural Futures Group, Working 4 New Quay, The Seahorse and everyone who has donated to our fundraising events.

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