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Cyngor Sir
CEREDIGION
County Council

Neuadd Cyngor Ceredigion, Penmorfa,
Aberaeron, Ceredigion SA46 0PA
ceredigion.gov.uk

21 March 2025

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, 27 March 2025 at 11.00am for the transaction of the following business:

1. **Apologies**
2. **Disclosures of personal and prejudicial interests**
3. **To consider the Minutes of the previous Meeting of the Charity Trustee Committee and to consider any matters arising from those minutes (Pages 3 - 4)**
4. **To receive a report upon the Annual New Quay Memorial Hall update 2024-2025 (Pages 5 - 10)**
5. **To receive a report upon the New Quay Memorial Hall - EV Charger Scheme (Pages 11 - 16)**
6. **To receive an update on the former Tregaron Council School - sub-group (Pages 17 - 18)**

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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**Minutes of the Meeting of the Charity Trustee Committee
held at Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron and remotely via
video conference on Thursday, 16 January 2025**

PRESENT: Councillor Wyn Evans (Chair), Councillors Amanda Edwards, Elaine Evans, Gwyn Wigley Evans, Keith Evans, Rhodri Evans and Chris James

ALSO IN ATTENDANCE: Councillors Euros Davies and Gareth Lloyd

OFFICERS IN ATTENDANCE: Louise Harries, Andrew Harries and Nia Jones

(12.30pm - 1.37pm)

1 Apologies

Councillor Ceris Jones apologised for her inability to attend the meeting.

2 Chair Announcements

None.

3 Disclosures of personal and prejudicial interests

None.

4 To consider the Minutes of the previous Meeting of the Charity Trustee Committee and to consider any matters arising from those minutes.

It was REOLVED to confirm as true the minutes of the meeting held on 7 November 2024.

Matters arising

There were no matters arising.

5 Update to the Coe Memorial Education Foundation - review of Blaendyffryn Farm

Louise Harries presented the report to the Committee setting out the resolutions from the last meeting relating to this matter.

Following discussion Members resolved to note the content of the report.

6 Appendix A relating to the above report (Exempt)

This report is not for publication as it contains exempt information as defined in paragraphs: 12, 14, 16 and 17(a) apply of Part 4 of Schedule 12A to the Local Government Act 1972 as amended by the Local Government (Access to information) (Variation) (Wales) Order 2007.

If, following the application of the Pubic Interest Test, the Council resolves to consider this item in private, the public and press will be excluded from the meeting during such consideration, in accordance with Section 100B(2) of the Act.

Paragraph 12 – Information relation to any individual;

Paragraph 14 - Information relating to the financial or business affairs

of any particular person (including the authority holding that information);

Paragraph 16 - Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings;

It was **RESOLVED** to exclude the public and press from the meeting. The document was not discussed in public.

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

- (i) instruct Property Services (and Housing Services if appropriate) to obtain detailed quotes in relation to points a) and b) set out in the accompanying exempt report and for Officers to report on the quotes at the next available Committee;
- (ii) correspond with the tenant's agent in relation to the matters previously discussed between officers and the agent and which were reported orally to, and discussed by, Committee and to report back at the next available Committee.

**Confirmed at the Meeting of the Charity Trustee Committee held on 27
March 2025**

Chairman: _____

Date: _____

CEREDIGION COUNTY COUNCIL

Report to: Charity Trustee Committee

Date of meeting: 27th March 2025

Title: Annual New Quay Memorial Hall update 2024-2025

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 10th February 2020 for 99 years.
- 1.2 Under clause 26.6 of the lease the CIO is obliged to provide the trustee on the 10th 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 The CIO has provided the update for 2024-2025 which is presented at Annex 1 for information.

Recommendation(s): To note the update from the tenant covering the period 10th February 2024 – 9th February 2025.

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

Appendices: Annex 1 – Update from New Quay Memorial Hall

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

Reporting Officer: Louise Harries: Senior Lawyer – Non-contentious (Property)

Date: 11/03/2025

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Annex 1

New Quay Memorial Hall - Annual Report - 2024

Registered Charity number 1179995

Charitable Incorporated Organisation CIO

Trustees

Dr. Julian Evans – Chairman

Roger Clissold - Treasurer & Special Advisor

Sioned Davies

Pat Walton

Dorothy Lee

Moira Attrill – Secretary

Objectives and Aims

Our objectives and aims are to provide and maintain a Community Hall for the benefit of the area in and surrounding New Quay Ceredigion, without distinction of political, religious or other opinions, including the use of the facilities for meetings, classes, markets and other forms of recreational and leisure time activities.

Annual Report 2024

In November 2023 the Hall Management Committee were awarded £144,000 from '**The National Lottery Rural Futures Community Fund.**' This money now supports a full-time Development Officer whose task is to develop and enhance activities in the Hall and to develop the resource as a Community Hub over three years.

This report highlights the main events and achievements made by

Hwb Cymunedol Cei Newydd in its first year of funding from The National Lottery Rural Futures Community Fund

The CIO is very grateful to the Fund for giving them the opportunity to address some significant issues in the local community.

The project began in November 2023 with the appointment of a Development Officer. This appointment did not work out and, after 3 months in post, the officer resigned. With the agreement of the Lottery and following a recruitment process that attracted no suitable applicants, Sharon Evans, a former Trustee of the Hall took on the post. This appointment has brought focus, drive and stability to the project.

The project is focused around 4 key themes:

- 1. Money Matters – helping with the cost-of-living crisis.**
- 2. Health Matters – helping individuals avoid social isolation.**
- 3. Education Matters – sharing skills and knowledge to benefit all.**
- 4. Community Matters – raising awareness of the Hub as a place for all.**

1. Money Matters - Financial and personal advice has been delivered by Citizens Advice.

Quarterly sessions offering guidance held at the Hub on a Friday morning during the weekly Market.

Community clothes rails and a children's toy box/ book stall have been set up. The clothes rails offer 'pre-loved', clothes in excellent condition, which are donated then passed on at 'give what you can afford' prices. This approach helps the Hub to reach out to those who may feel uncomfortable about receiving charity.

The toy box/children's book stall is available at the Friday Market and items are available for a small donation or free of charge.

A Beaver Group has started at The Hall just before the summer holidays as a taster session and has gone from strength to strength.

They meet on a weekly basis at The Hub and have already had a sleepover at the hall, done local activities, and gained various badges.

Volunteers are now needed so that New Quay Beavers can continue.

2. Health Matters - Isolation is a serious issue for people living in rural areas. This is especially the case for older people. The following strands of The Hub's work help towards overcoming isolation. A Tuesday monthly Lunch Club has been started and is increasingly popular.

A Warm Hub was established in late 2023. It was open weekdays throughout the winter 2023/2024 offering the community (of all ages) a warm space, with free teas and coffees and a friendly welcome to chat and meet friends, old and new. Around 12-15 people come on a regular basis, making new friends, chatting and playing games - many of whom don't have family for help or support. Since coming to the warm hub, many have now joined other activities at the Hub.

The Rowing Club hold indoor sessions at The Hub. The sessions bring together the sea rowing members who would normally not be able to exercise as a group during the winter months. Sessions are open to non-club members, encouraging those new to this form of exercise to join a friendly and supportive group.

The Friendship Group meets weekly on a Thursday to offer a warm friendly environment, for chatting, crafting, coffee and cake! It has been a great way to encourage intergenerational activity. The adults have included the children in their games and drawing. All have thoroughly enjoyed themselves. The friendships have continued outside the group, and the Development Officer has been impressed by how the children have gained confidence and are happy to chat to the older members of the group. Both adults and children have learned new crafts which will help the children as they get older.

3. Education Matters - some of the educational activities that have developed at The Hub include .Dysgu Bro – Digital Skills, a series of weekly sessions to help people use devices : computer, tablet or mobile phone for simple, personal and work tasks.

People learn how to find and use information on the internet, understand how to be safe and responsible online, communicate socially and professionally using email, messaging and social media.

The Hub has also hosted First Aid Courses and a Safeguarding course Levels 1 & 2

Age Cymru Dyfed attend the Friday Market regularly and bring a range of booklets and information, engaging with the stall holders and visitors. A bilingual Age Friendly Directory

has recently been published which includes a range of information on transport, housing, social inclusion, as well as information on community support and health services.

Storytime - Stori Amser

Stori Amser is aimed at pre-school children and runs for one session a month and in school holidays. Adults stay with the children throughout Storytime, but the session is run by volunteers.

Story tellers get together to decide which stories they read. An English and Welsh story is read and after reading both books, they chat with children about the books and children ask questions. Children then have an activity relating to the book that has been read.

4. Community Matters The Hub provides a mix of signposting and direct support projects.

Renewed connections have been made with the local nursery and three local schools (Ysgol Feithrin Cei Newydd, Ysgol Bro Sion Cwilt and Ysgol Cei Newydd). They have participated in several events and celebrations at The Hub. In extending invitations to the schools, local families awareness of The Hub has in turn been raised.

A Beaver Group has started at The Hall just before the summer holidays as a taster session and has gone from strength to strength.

They meet on a weekly basis at The Hub and have already had a sleepover at the hall, done local activities, and gained various badges.

Volunteers are now needed so that New Quay Beavers can continue.

In March the Hub celebrated St David's Day and involved Ysgol Feithrin and Ysgol Cei Newydd. Mostly in Welsh costume, the children walked around the village, finishing at the Hall with a short concert, before returning to school. Traditional Welsh food was served, including cawl, bread and cheese, bara brith and Welsh cakes at the market.

The Hub has hosted many other celebrations and events which have been well attended and supported by all members of the community, be they school children, parents, business owners, voluntary organisations, dignitaries and of course our New Quay residents.

The weekly Friday Market is an important place for people to meet up and chat. It has come to be an important and very popular event at The Hub.

The Friday Market was established in 2018 and provides a low-cost outlet for locally grown seasonal fruit, vegetables and plants, homemade cakes and savouries and artisan products. The market appeals to local people and visitors alike. The market has been a launchpad for other initiatives through the conversations that happen as people meet each other.

The Hub has worked hard to put on sessions that bring people together. The Lego Club is an example of an activity that, initially aimed at children, is now attracting adults as well. Similarly the weekly Bingo was started after community requests for an accessible venue.

From the outset, The Hub has worked closely with a large cross section of local organisations, businesses, schools and the wider community in general. New Quay Town Council, New Quay Library, Blood Bank Wales, Royal British Legion and Working4NewQuay.

Other local groups meeting weekly or monthly at the Hall include 'Seaside Sisters' WI group, New Quay Camera Club, Badminton, Family Support groups, New Quay Snooker Club, Clonc – Welsh learners conversation group, New Quay Rowing Club and Indoor Bowls.

The success of the Lottery bid was celebrated with an afternoon party. The Hub welcomed lots of school children and locals. It was an opportunity to thank everyone who had worked so hard on the bid. Two long standing volunteers at the Hall were presented with certificates by CAVO - (Ceredigion Association of Voluntary Organisations)

Closer ties have been formed with CAVO, who have been supporting the Trustees during the lengthy recruitment process and readily offer their help with queries. CAVO highlights further grant opportunities and sign-posts new services to the wider community through their regular communications.

CAVO have established an 'Anchor Group' which the Development Officer attends. This group consists of members of CAVO, Ray Ceredigion, Pennant Community Centre, Borth Community Hub and Aberporth Community Hub. It has been a great way of joining up with other community groups to share ideas, acting as a sounding board for issues and hearing about new opportunities.

Plans for Year 2 and Beyond

The Hub will continue to meet the needs of local people. Poverty has affected the area greatly and there will be new challenges to meet. With The Hub's strong community connections, it feels confident that it is well placed to either respond to needs itself or nurture links with other organisations.

The priorities for Year 2 are to:

- Strengthen existing commitments at the Hub and to follow through the targets that the Trustees set out in their lottery application.
- Increase the number of volunteers working together.
- Increase the number of activities and sessions.
- Broadening the age range of users of The Hub. This will include providing activities for secondary age children and new mother and baby groups.

CEREDIGION COUNTY COUNCIL

<u>Report to:</u>	Charity Trustee Committee
<u>Date of meeting:</u>	27th March 2025
<u>Title:</u>	New Quay Memorial Hall – EV Charger Scheme
<u>Purpose of the report:</u>	Consent for alterations
<u>For:</u>	Decision

Background

The Council is the sole trustee of the charity known as the War Memorial Hall, New Quay (“Trust”) whose object is *“the provision and maintenance of a village hall and recreation grounds for the use of the inhabitants of New Quay and the neighbourhood thereof without distinction of political, religious or other opinions, including the 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”* (the “Object”).

As Members will 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 10th February 2020 for 99 years.

Under clause 23 of the lease the CIO cannot undertake certain alterations or additions to the property without landlord’s consent. A copy of clause 23 is attached as Appendix 1.

Members will recall the resolution of Committee on 07/11/2024 in relation to delegating authority as follows:

*“Following discussion, it was unanimously **RESOLVED** to:*

2. AUTHORISE Estates Services, on behalf of the trust, to grant or refuse landlord’s consent (subject to conditions and payment of reasonable fees as applicable) to a tenant request for consent for minor works under the New Quay Memorial Hall Lease dated 10/02/2020 in consultation with the Chair of the Charity Trustee Committee (or in their absence the Vice-Chair) AND to authorise Legal Services to undertake all necessary formalities to execute and complete Licences for Minor Works/Letter consents for minor works as instructed by Estates Services under this resolution. Any such grant/refusal of landlord consent shall be reported to Committee at the next available opportunity.”

Request for consent

The Council corporately are looking at sites across Ceredigion for installation of EV chargers. The CIO is in negotiation with the Council corporately to install an EV

charger at the property for 2 parking bays and has approached Officers (on the trust's behalf) for consent under the lease for the works to install the EV charger. The proposed site layout is attached at Appendix 2.

As part of the Council corporate scheme it is understood that the CIO would enter into a concession agreement with the EV provider which would enable it to receive 10% of the income generated by the EV charger.

As there is a conflict of interest here between the Council corporately and the Council as trustee, Officers did not feel it was appropriate to deal with this matter via the delegated powers above granted to Officers in November therefore the matter is being referred to Committee for consideration.

Property Services do not have any technical objections to the proposed works and Estates do not have any objections either provided that the apparatus is removed and area made good on expiry/termination of the lease.

As you are aware from previous requests for consent, landlords do charge fees for dealing with requests for consent. It is recommended that any consent granted be granted by way of simple letter consent and such a letter would currently attract a fee of £150 from Legal Services and £50 from Estates. As this is a Council corporate scheme, Highways Services have agreed to bear this cost on behalf of the CIO therefore there would be no cost to the tenant in this instance.

As Members will be aware, you must consider this matter in the best interests of the trust only and not take account of any policy or aspiration of the Council corporately relating to the EV charger scheme. Legal Services would recommend that granting consent for the installation of the EV charger would be in the best interests of the trust as it may increase footfall at the Hall from users of the charging points and it will also bring in additional income for the CIO which can be used towards the purposes of the Hall which align with the Object of the Trust.

Recommendation(s):

- 1. To APPROVE in-principle the tenant's request for consent for the installation of an EV charger for 2 parking bays referred to in the accompanying report subject to:**
 - a) payment by Highways Services of the £200 in relation to the professional costs of Legal Services and Estates in this matter; and**
 - b) Officers, on the Trust's behalf issuing a letter of consent to the proposed EV charger works which will require the apparatus to be removed and area made good on expiry/termination of the lease.**

Reasons for decision:

In compliance with clause 23 of the Lease dated 10th February 2020.

Appendices: **Appendix 1 – Clause 23 of Lease 10/02/2020**
 Appendix 2 – Site Layout

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

Reporting Officer: **Louise Harries: Senior Lawyer – Non-contentious**
 (Property)

Date: **11/03/2025**

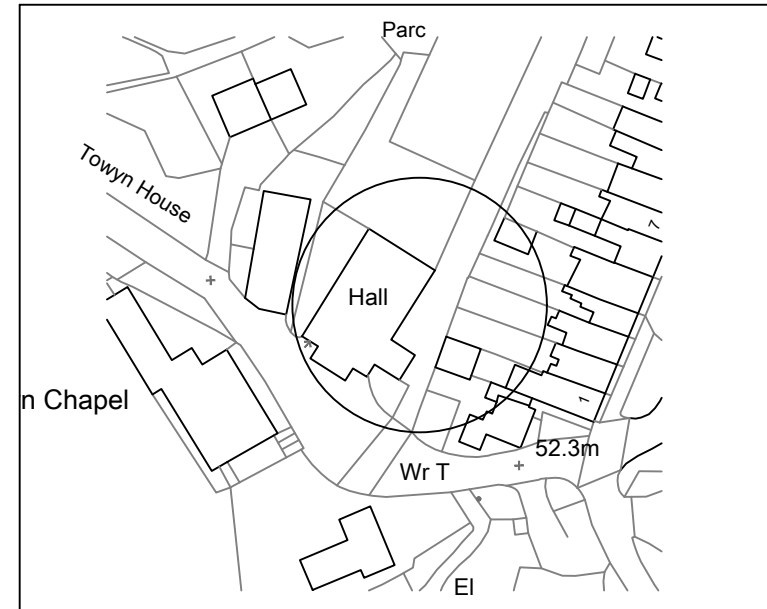
APPENDIX 1 – CLAUSE 23 OF LEASE 10TH FEBRUARY 2020

23. ALTERATIONS

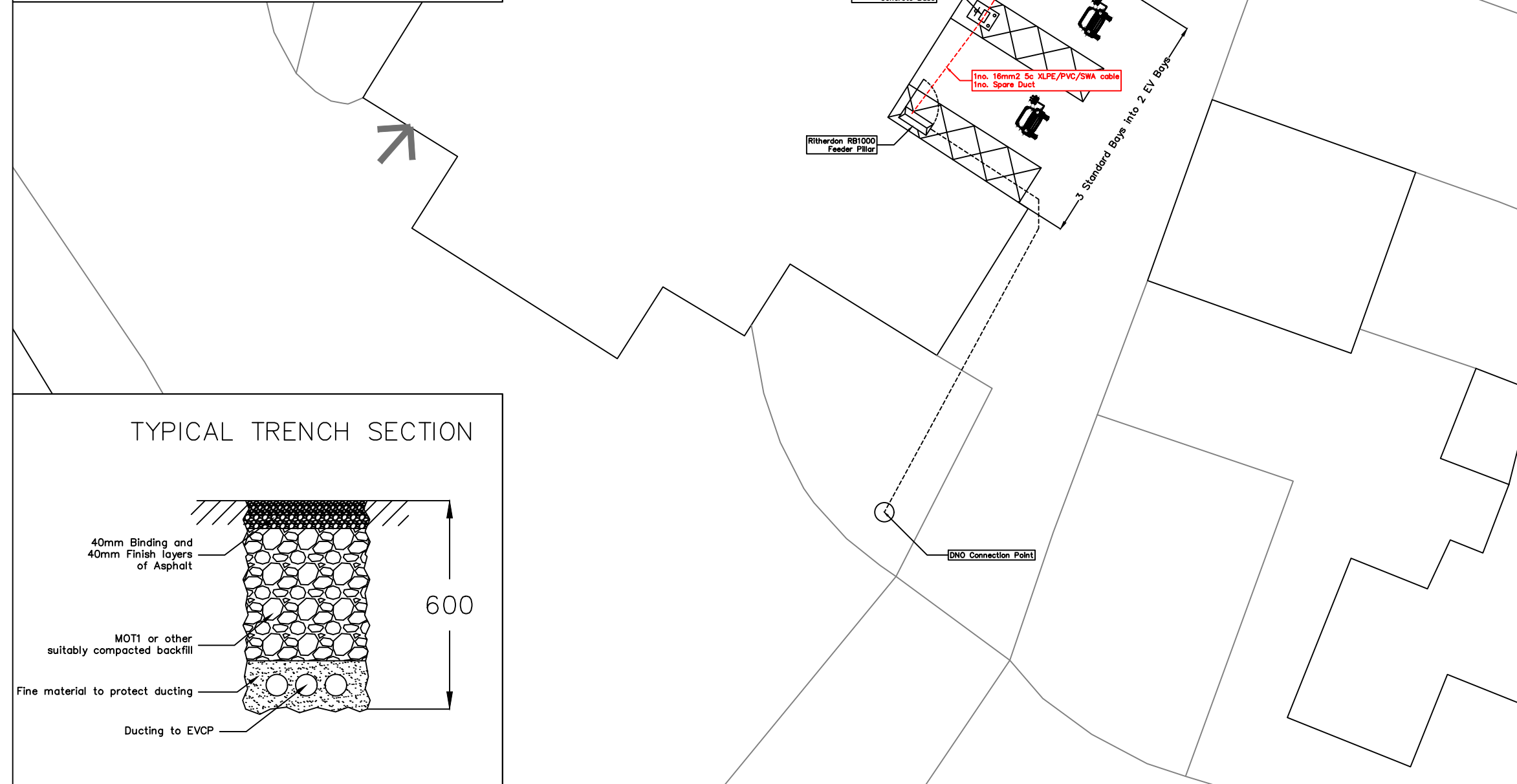
- 23.1 The Tenant shall not make any external or structural alteration or addition to the Property and shall not make any opening in any boundary structure of the Property.
- 23.2 The Tenant shall not install any Service Media on the exterior of the Property nor alter the route of any Service Media at the Property without the consent of the Landlord, such consent not to be unreasonably withheld.
- 23.3 The Tenant shall not make any internal, non-structural alteration to the Property without the consent of the Landlord, such consent not to be unreasonably withheld.
- 23.4 The Tenant shall not carry out any alteration to the Property which would, or may reasonably be expected to, have an adverse effect on the asset rating in any Energy Performance Certificate commissioned in respect of the Property.

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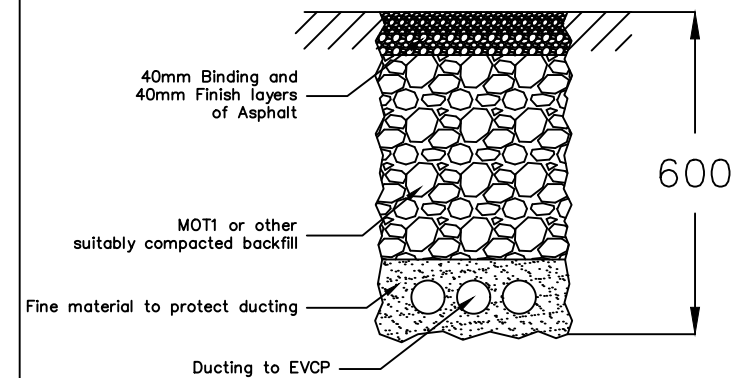
Appendix 2 - Site Layout



Hall



TYPICAL TRENCH SECTION



General Notes

This drawing is for layout design purposes only and should not be scaled for construction works

Bay marking designs for indicative purposes only.

No.	Revision/Issue	Date

Units 5 & 6 Rushacre Enterprise Park
Redstone Road
Narberth
Pembrokeshire
SA67 7ET

Project Name and Address
SITE LAYOUT
NEW QUAY MEMORIAL HALL
CEREDIGION

Project
CEREDIGION CC PHASE 4
Drawing Name
SGE-25-CCC4-NEWQUAY-MEMORIAL-LAYOUT

Date 28/01/2025	Author AM
Scale 1:150	Revision A

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CEREDIGION COUNTY COUNCIL

Report to: Charity Trustee Committee

Date of meeting: 27 March 2025

Title: Update on the former Tregaron County School – sub-group

Purpose of the report: To receive an update on the former Tregaron County School - subgroup and decide on next steps

For: Decision

BACKGROUND

The former Tregaron School was held in trust as a County School (under the wider Cardiganshire Intermediate and Technical Education Fund) and subsequently the purpose was amended by a Charity Commission Scheme in 2019 so that a sale could be achieved and a new purpose given for the trust being '***the advancement of education for pre-school and school-age children in Tregaron***'.

During its meeting held on 8 July 2021, Members of the Charity Trustee Committee resolved to accept the offer to sell the former Tregaron School and to create a sub-group 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, and that any recommendations of the sub-group shall be reported to a CTC meeting for final consideration and decision.

During a meeting of the sub-group held on 10 March 2025, members noted that the condition of the Ysgol Henry Richard playing fields had deteriorated significantly as a result of increase community use, which had led to a number of recent cancellations. As such, it was noted that the preferred option of the sub-group would be to earmark the funding towards the development of an astro-turf pitch which would be suitable for competitive football up to 16 years of age, hockey and training for all sports. It was noted that whilst 3G or 4G would facilitate competitive football and rugby at senior level, this would not be suitable for hockey.

It was noted that the cost of establishing an astro-turf pitch would be circa £750K - £800k, which would require resurfacing in around 7 – 10 years at a cost of £7k - £8k. Members asked whether Ceredigion County Council officers could support the local community in submitting applications for grant and match-funding, and it was noted that subject to approval by the Charity Trustee Committee, a working group involving local sports clubs in Tregaron would be established to move the project forward.

It was unanimously agreed by members of the sub-group to recommend to the Charity Trustee Committee that the trust fund held here of just under £180,000 is

earmarked towards the development of an astroturf pitch on the site of the Ysgol Henry Richard playing fields.

Following the meeting, Officers contacted the Corporate Manager for the Wellbeing Centres in Ceredigion, and they have agreed to help and advise the school in their aspirations.

Recommendation(s):

- a) **That the Charity Trustee Committee resolved to approve: That the trust monies held would be earmarked in principle towards the development of an astroturf pitch on the site of the Ysgol Henry Richard playing fields in Tregaron;**
- b) **That updates are provided to the Charity Trustee Committee / or that progress is reviewed by the Charity Trustee Committee in 12 months if no updates are forthcoming during that time.**

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

Appendices:

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

Reporting Officer: Louise Harries – Senior Lawyer – Non-contentious (Property)

Date: 10/03/2025