

CEREDIGION COUNTY COUNCIL

Report to: Charity Trustee Committee

Date of meeting: 8th 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 5th 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: 22nd June 2021