

**CYNGOR CYMUNED
TRELAWNYD & GWAENYSGOR
COMMUNITY COUNCIL**

Minutes of the **Special Meeting of Trelawnyd & Gwaenysgor Community Council** held remotely on Thursday, 4th March 2021 at 6.30pm.

PRESENT: Councillor J.E. Lloyd-Ellis (Chair).

Councillors: D.M. Allen (Vice Chair), D.H. Ellis, M. Jones, P. Jones and D.J. Smith.

APOLOGIES FOR ABSENCE were received from Councillors A.N. Jones and H.S. Papworth. Councillor J.C. Whiteway was absent without apology.

IN ATTENDANCE: J. Baker (Clerk).

SP7. DECLARATIONS OF INTEREST – MEMBERS’ CODE OF CONDUCT

Minute No.	Name of Councillor	Personal	Prejudicial	Nature of Interest
SP8	D.J. Smith		✓	Member of Trelawnyd Village Hall Committee

SP8. TRELAWNYD MEMORIAL HALL COMMITTEE – REQUEST FOR NEW LEASE

Members considered the above matter and the following documents had been circulated by the Clerk prior to the meeting:

- Landlord & Tenancy Act 1954 Extract
- Community Matters Handbook Extract

Members expressed concern that the conditions outlined in the Landlord & Tenancy Act 1954 may not apply in this situation. There was also some discussion about whether the lease was valid. The lease should be signed and registered with the Land Registry to be considered fully valid. Members further stated that before any merge takes place annual returns should ideally be submitted to the Charity Commission. Some informal legal advice had been sought by the Chair, initial feedback appeared to indicate that the lease was questionable, did not appear to be registered anywhere and the Council were under no obligation to grant a new lease.

There was an aspiration from the proposed merged committee to widen its membership and encourage younger members. The committee had recommended to the Council an auto-renewable clause, peppercorn rent, and an anti-sale clause be inserted in any new lease.

There was a considerable amount of maintenance work required on the Hall. Its condition had deteriorated over the last 12-18 months. The survey undertaken had concentrated on the external issues. The internal condition had yet to be assessed.

Members noted that Gwaenysgor Village Hall was owned by the village and run by its own committee.

Members noted that if the current situation could not be resolved between the two parties then, with the notice of dissolution already being served on the Council, it would need to seek early expressions of interest from any other interested parties.

RESOLVED:

That the Clerk writes to the Secretary of TMHC with the following revised offer and terms:

- 1) A 12-year lease is offered with no break clause. Nb. If the committee can evidence that a longer lease is required to apply for a higher value of grant funding, then members did state they would be willing to reconsider the lease length to assist the committee in achieving its financial objectives.
- 2) The council would expect the committee to cover the legal fees in drawing up the new lease.
- 3) The council would expect the constitution to be amended to allow for general membership.
- 4) The AGM should be open to the public.
- 5) A 2/3-year cyclical maintenance inspection would be a condition of the lease, to provide assurance to the council that the building was being maintained effectively.
- 6) The council request that two representatives be appointed onto the committee.

SP9. CLOSING SUMMARY

Cllr D.J. Smith, in capacity as Secretary of TMHC re-joined the meeting and the Chair relayed the details of the council's revised lease terms. Cllr Smith agreed to relay the details of the Council's terms to the Hall Committee as soon as possible.

RESOLVED:

That the ongoing matter of the Hall lease be placed as an agenda item for the next meeting of the Council, to take place at 6.30pm on Thursday 11th March 2021, to consider any further feedback from the Hall Committee.

SP10. CLOSE OF MEETING

The Chair closed the meeting at 8.10pm.

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Chair