



CABINET – 29TH SEPTEMBER 2009

SUBJECT: NEUADD Y PARC HALL, PARK LANE, CAERPHILLY

REPORT BY: DIRECTOR OF EDUCATION

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to gain the approval of Cabinet to grant a lease of Neuadd y Parc Hall to the Caerphilly Aged Persons Welfare Committee, a Registered Charity.

2. SUMMARY

- 2.1 The Council has been approached by the Caerphilly Aged Persons Welfare Committee regarding the possible transfer of the premises to that organisation. This report outlines the detail and options open to the Council.

3. LINKS TO STRATEGY

- 3.1 To maintain the operation of an important community asset.

4. THE REPORT

- 4.1 Neuadd y Parc Hall is situated within the David Williams Park, adjacent to Park Lane, Caerphilly. The Hall and Parkland is land held by the Council upon Charitable Trusts established at the time the land was originally passed to the Councils predecessor in title the former Caerphilly Urban District Council. The Council has been informed that the hall was built in approximately 1953 by the original trustees of the Caerphilly Aged Persons Welfare Committee.
- 4.2 The Caerphilly Aged Persons Welfare Committee has appointed new holding trustees and has expressed an interest in taking a lease on the Hall. The association is keen to draw down funding to improve and develop the facility, for which a long-term lease will be essential.
- 4.3 Now that the Council has established that the Hall is Held upon Charitable Trusts any intended Lease on the Hall will be a disposal within the meaning of, and will require to be granted in accordance with Section 36 of the Charities Act 1993. To comply with Section 36 the Council is obliged to obtain a Valuation Report setting out the market value of the Land to be transferred. An independent valuation Report has been obtained setting out various options available to the Council for its consideration. One of the options is for the grant of a lease to the Caerphilly Aged Persons Welfare Committee for a term of 25 years on a full repairing and insuring basis at an annual rental of £4,500.
- 4.4 This option has been discussed with the Caerphilly Aged Persons Welfare Committee who would be agreeable to proceed on this basis. To enable it to take a Lease on the Hall the Caerphilly Aged Persons Welfare Committee has asked if the Council could consider offering it financial assistance to offset the cost of the proposed annual rental.

5. FINANCIAL IMPLICATIONS

- 5.1 The Council currently spends £22,657k (2009/10) per annum in maintaining the David Williams Park. £4.5k of this budget could be offered to the Caerphilly Aged Persons Welfare Committee as grant aid, this rental would then be paid to the Council, as Trustee and the sum would then be spent on maintenance of the Charitable Land in accordance with the Charitable Trusts.

6. PERSONNEL IMPLICATIONS

- 6.1 There are no personnel implications arising out of the issues contained within this report.

7. CONSULTATIONS

- 7.1 Consultations have taken place with Dan Perkins – Head of Legal Services, Nicole Scammell – Head of Corporate Finance, Phil Evans – Head of Property & ICT, Cabinet Member for Education and Leisure – Cllr P Bevan, Local Ward Members – Cllr S Kent, Cllr C Elsbury & Cllr J Fussell. All are in agreement with the recommendations contained within the report.

8. RECOMMENDATIONS

- (a) The Council leases Neuadd y Parc Hall to the Caerphilly Aged Persons Welfare Committee for a term of 25 years on a full repairing and insuring basis at an annual rental of £4,500.
- (b) The rental funding is granted to the Caerphilly Aged Persons Welfare Committee.
- (c) On payment of the rental to the Council the income is expended on the Dafydd Williams Park.

9. REASONS FOR THE RECOMMENDATIONS

- 9.1 To ensure that the Neuadd-y-Parc Hall continues to be leased to the Caerphilly Aged Persons Welfare Committee for the benefit of the community.

10. STATUTORY POWER

- 10.1 Local Government Act 1972. This is a Cabinet function.

Author: Peter Gomer - Assistant Director for Community & Leisure
gomerp@caerphilly.gov.uk

Consultees: As set out in Section 7 of this report.

Background Papers:
None

This recommendation is endorsed by the Corporate Management Team