

**CYNGOR CYMUNED GORSLAS COMMUNITY COUNCIL**  
**Notes of a meeting of the Gorslas Community Council Sub Committee at**  
**Drefach Welfare Hall on Tuesday, 24<sup>h</sup> September, 2019, at 18:30hrs.**

**1.0 Agenda Item 1: Record of those Present/Apologies**

- Representing the Council: Cllrs Tina Jukes, (Chair), Iestyn Llwyd (Vice Chair), Simon Martin, Wyn Edwards and Andrew King.
- Representing Cefneithin and Foelgastell Welfare Association: Darren Price, (Chair), Karl Sedgwick (Vice Chair) and Hedd Tudur.
- Others: Chris Worrell, Solicitor, Llew Thomas Clerk to the Council.
- Apologies for absence: Clare Sedgwick (Treasurer)

**1.1 Welcome**

- The Chair welcomed everyone to the meeting which was declared open at 18:30hrs.

**2.0 Confirmation of Minutes of Meeting 17/09/19.**

- The minutes of the previous meeting were considered by members and it was proposed by Cllr Andrew King and seconded by Cllr Wyn Edwards that the minutes were an accurate record of discussions and decisions.
- **Resolved:** That the minutes be adopted as a correct record of discussions and decisions made.

**3.0 General.**

- The Chair advised that the Sub -Committee had been asked by the full Council to examine and make a recommendation regarding the future ownership/arrangements relating to the hall and a section of land situated at Cefneithin Recreational Park.
- As part of the process the Sub-Committee wished to receive the views of the Welfare Association regarding a preferred way forward prior to making a decision.
- Cllr Wyn Edwards provided the historical background to the building and funding of the hall in the park and the granting of a 5-year lease in 1995 by the Council.
- Legal advice indicated that the lease and Land Registry documentation indicated that both the building and land were owned by the Community Council.

**4.0 Consideration of Options.**

- Sub-Committee members and representatives of the Welfare Association had been provided with a document detailing the various options prior to the meeting.
- Discussion took place in relation to the various options with the solicitor answering and clarifying the implications of each options the key elements of which were: -
  - (i) The legal requirements in terms of a long-term lease, gifting or sale of the land would be the same in terms of searches, land registration, legal fees and survey costs.
  - (ii) A short-term lease of under 7 years length would differ in that searches, land registration or legal fees could be avoided.

- The Welfare Association indicated that their preferred option, given the background to the building and funding of the hall, was that ownership of the land and hall be transferred free of charge to the Association.
- The preference of the Association was noted. The Community Council’s legal adviser asked for an opportunity to address the Sub-Committee in private. The Welfare Association representatives withdrew at this point.
- The solicitor discussed, and answered questions, from the Sub-Committee regarding the different options and the expressed preference of the Welfare Association.
- At the end of that process the recommendation from the solicitor that, from a legal perspective, the preferred option would be for a lease arrangement.
- The representatives of the Welfare Association returned and were advised of the preferred option which had been recommended to the Sub-Committee.
- The representatives would relay the information to its members but were disappointed with the advice given especially in the light of the fact that the Association had funded the building of the hall.
- The Association representatives then left the meeting as did the Community Councilor’s legal adviser.

**5.0 Recommendation to Council**

- Members proceeded to review and consider both the advice given by the legal adviser as well as the issues put forward by the representatives of the Welfare Association.
- **Resolved:** To recommend to the full Council that the preferred option in relation to the land and building at Cefneithin Park was that a lease arrangement be entered into for a period of time to be decided by the Council.

**6.0 Closure of Meeting**

- The business of the meeting having been concluded the Chair declared the meeting closed at 19:55 hrs.