

CYNGOR TREF LLWCHWR

LLWCHWR TOWN COUNCIL

Minutes of the Welfare Hall Management Committee

Meeting held on the 1st April ,2019

Present: Councillor I.James(Chair)

Councillors S.Beynon,J. Bowen,Will Evans, P.Parsons, C.Phillips, R.V.Smith,
W.Smith,J.Williams,
P.Williams and R.Williams

(Welfare Hall, Loughor: 7.10pm – 7.16pm)

57. APOLOGIES

There were apologies for absence from Councillors A.Davis,
Wendy Evans,C.Richards and D.Walters

58. DECLARATIONS OF INTEREST

There were no declarations of interest.

59. MINUTES

It was **RESOLVED** that the minutes of the meeting held on the
4th March 2019 be confirmed as a correct record.

60. MATTERS ARISING

There were no matters arising

61. REPORT OF THE CLERK

(a)Payments

It was **NOTED** that the following payment has been made by Direct
Debit-

Virgin Media	£72.90
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It was **RESOLVED** that the following payments be approved

Mike Young-Electrician(incl VAT)	£114.00
Platinum Property Services(incl VAT)	£156.00
Liftech(incl VAT)	£183.60

(b)Lift

The Clerk's Report was **NOTED**

(c)Former Police Office

The Clerk's Report was **NOTED**

The Clerk reported that since writing the Report that he had received legal advice from NALC which could be summarised as follows-

- (i) it was important that the proposed Licencee not have exclusive possession of the Premises and the Council should ensure it has access at any time and actually uses the Premises for eg storage
- (ii) the Scheme to which the whole of the Welfare Hall is subject contains a restriction that no part can be let for less than best rent without the Charity Commission sanctioning the transaction and in this context the Council should obtain advice from a surveyor or estate agent in respect of rental value
- (iii) therefore in moving forward there would appear to be two options-
 - the trustees can licence the Premises to the proposed Licencee at zero rent only if the Charity Commission sanction the transaction or
 - the trustees can licence at full rent and the Town Council can grant the proposed Licencee money to pay the rent.

It was **RESOLVED** that –

1-the Clerk instruct a local estate agent to determine the rental value of the Premises

2-the Clerk bring a Report to the main Town Council Meeting requesting a Grant from the proposed Licencee for the amount of the rental

(d)Boiler

The Clerk's Report was **NOTED**

(e)Works to the Hall-Frontage

The Clerk's Report and verbal Update were **NOTED**

(f)Welfare Hall Receipts and Payments

The Clerk's Report was **NOTED**

It was **RESOLVED** by the Trustees/Committee to request of the Town Council the monies referred to in the Report for the purposes set out in the Report..

(g)Ladies Toilet

The Clerk gave a verbal update that the ceiling had now been skimmed and plastered and that the Contractor's Invoice amounted to £120.00

It was **RESOLVED** to authorise payment of the above sum

62. URGENT ITEMS

There were no urgent items.

Chair

Chair