

CYNGOR CYMUNED
CEFN
COMMUNITY COUNCIL

**MINUTES OF THE SPECIAL DEVELOPMENT COMMITTEE MEETING, HELD AT
THE GEORGE EDWARDS HALL AND ZOOM ON TUESDAY 8TH OF NOVEMBER**

2022

Chair: Councillor D Wright

PRESENT Councillors Mrs J Jones, Mrs S Benbow-Jones, Mrs I Twigg, Mrs G Wright, P Vaughan, Deio Jones, Project Coordinator,
Mr S Roberts Chairman of Cefn Albion, also four representatives of Cefn Albion

APOLOGIES None received

TO DISCUSS CYMRU FOOTBALL FOUNDATION INFORMATION

The first part of the meeting was held with councillors only, Mr Roberts and representatives from Cefn Albion joined the meeting after a thirty-minute discussion amongst members of Cefn CC and Mr Jones.

Councillor Derek Wright recapped on the feasibility study for the football ground at Plas Kynaston, which was undertaken by Just Solutions. It was suggested in the study that it will be difficult to obtain funding for the ground as the Welsh FA have already funded a pitch and facilities for Druids at ‘The Rock’.

Cefn Albion are currently playing their first team games outside the community as the current ground at Plas Kynaston is unsuitable, due to the pitch and facilities not being up to standard for their playing tier.

The Chairman of Cefn Albion, Stewart Roberts, has brought to councils’ attention that there are two tranches of funding that Cefn Albion can apply for to refurbish the ground - £30,000 to be applied for before the end of November, towards equipment and £300,000 before the end of January 2023. This money could be used to bring the pitch up to standard and allow Cefn Albion to return to playing in Cefn.

A discussion followed regarding the covenants placed on the land that states people cannot be charged admissions to the ground, however, a charge can be applied to hire the facilities. Cefn Albion have stated to council that they cannot obtain funding without securing at least from Cefn Community Council.

The clerk read two emails from Mr Roberts with two application forms, the first pot of funding could be used for cutting equipment, goal posts, maintenance equipment, the second one for the main pitch facilities, such as new dressing rooms, dug outs and stands. To secure this funding, Cefn Albion require a minimum ten year lease for funding pot one, and minimum 21 year lease for pot two.

Cefn Albion are seeking a 25–50-year lease joint use with other stakeholders – Cefn Mawr Rangers, Cefn CP, Min Y Ddol CP and others the council deem necessary, Cefn Albion are requesting that their first team football matches take priority of use. Further to this, the steering group can then look at funding for the reconfiguration of the top rec, car parking and a new community building for multi-use such as education room.

A discussion followed with regards to security for the site. The situation for tier two is that a barrier around the pitch needs to be the correct specification, but this is already around the ground and just needs altering to suit. Also, the issues with regards to too many teams playing on the pitch in the winter leading to damage. Alternative venues need to be investigated to ease the pressure on the pitch at Plas Kynaston.

A discussion was held with regards to arrangements for the upkeep of the ground, Cefn CC employ a groundsman, utilities such as electric, it was agreed that there would be a need to discuss in finer detail in future meetings.

Deio Jones advised council that a watertight legal document needs to be in place for the lease before the Welsh FA can consider the bid.

The Clerk confirmed that she has had a recommendation for a sector specific solicitor, Councillor D Wright asked that all relevant documents be gathered together as soon as possible, and a letter of intent be drafted from council confirming that they are prepared to work with Cefn Albion going forward to improve the facilities at Plas Kynaston. Cllr Twigg agreed, and proposed that council move forward on this as soon as possible, all members in favour. The letter of intent will need to be ratified at Full Council on 22nd November 2022.

TO DISCUSS PROPOSAL FROM CEFN ALBION FC

Representatives of Cefn Albion were welcomed to the meeting.

A discussion followed between both sides with regards to the proposals and how the partnership can be achieved.

Cllr Wright suggested that both parties consult a solicitor and the covenant document be obtained and made available to read.

Stewart Roberts confirmed that he will prepare a draft of what the 300K will cover on behalf of Cefn Albion, and also a letter of intent, also obtain a copy of Cefn Albion lease agreement with Brickfield FC for the clerk to look at. Deio Jones advised that the feasibility study be used as the basis for the funding bid. Mr Roberts stated that part of Cefn Albion licensing agreement is that they need to advise the FA by the 31st December 2022 if they will be applying to go into tier 2.

Cllr Wright suggested to the committee that to move forward quickly on this, letters of intent are drafted from both parties, Deio Jones to email Sara Green, the clerk seek a solicitor who specialises in lease agreements for sports grounds. Also, examples of leases between Community Councils and football teams are sourced. A copy of the covenant on the ground be requested from current Cefn CC solicitor. The Recommendation will be taken to full council for approval at the end of November.

The Chairman thanked members for their attendance and declared the meeting closed.

