

Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council

Pack of appendices for the full council meeting to be held on Monday 31st March 2025

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Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council

APPENDIX A

MANAGEMENT ACCOUNTS

LLANFAIR CAEREINION TOWN COUNCIL														Year ending 31st March 2025				HOME PAGE	
MONTHLY INCOME & EXPENDITURE SUMMARY																			
INCOME	BUDGET	BUDGET/T/D	ACTUAL	April	May	June	July	August	September	October	November	December	January	February					
Precept	48,825.00	48,825.00	48,825.00	16,275.00	16,275.00	0.00	0.00	0.00	16,275.00	0.00	0.00	0.00	16,275.00	0.00	0.00				
Burial Services	5,000.00	4,983.33	1,865.00	75.00	75.00	75.00	500.00	75.00	0.00	0.00	0.00	785.00	20.00	0.00	260.00				
Street Scene	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Recreational	10.00	10.00	10.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Mount Field	800.00	700.00	395.46	0.00	0.00	0.00	0.00	200.00	106.54	88.92	0.00	0.00	0.00	0.00	0.00				
Deri Woods	3,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Administration	491.00	450.08	914.07	0.00	0.00	319.94	0.00	0.00	298.64	0.00	0.00	0.00	295.49	0.00	0.00				
Publicity/Events	650.00	650.00	467.20	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117.20	300.00				
Projects (from reser	7,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Grants/Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Community	3,860.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Total	78,561.00	55,218.42	52,476.73	16,350.00	125.00	829.94	75.00	16,550.00	405.18	88.92	785.00	16,590.49	117.20	560.00					
EXPENDITURE	BUDGET	BUDGET/T/D	ACTUAL	April	May	June	July	August	September	October	November	December	January	February					
Burial Services	7,526.00	7,053.00	6,519.79	775.09	509.84	458.23	421.72	765.09	470.82	329.59	568.94	614.96	423.02	569.82	332.89				
Street Scene	11,000.00	0.00	5,909.74	87.33	277.33	277.33	87.33	639.91	87.33	87.33	2,127.33	913.86	468.42	501.04	502.19				
Recreational	5,350.00	5,087.50	3,805.61	298.00	430.18	333.94	298.00	1,030.83	0.00	861.10	1,331.66	1,600.00	504.00	1,686.05	693.86				
Mount Field	6,700.00	5,712.50	4,331.37	2,542.31	1,319.46	400.00	127.00	156.80	266.60	333.25	0.00	1,841.21	991.46	0.00	0.00				
Deri Woods	7,000.00	6,308.33	6,342.09	279.54	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00				
Administration	22,150.00	20,608.33	16,220.38	1,235.11	629.48	629.48	629.48	629.48	629.48	629.48	629.48	629.48	629.48	629.48	629.48				
Publicity/Events	9,620.00	9,410.00	4,745.80	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00	1,785.00				
Projects / Other	2,140.00	2,140.00	2,887.91	175.00	175.00	250.00	0.00	0.00	0.00	381.00	0.00	0.00	0.00	0.00	0.00				
Donations/Grants	3,600.00	3,516.67	2,306.00	175.00	175.00	250.00	0.00	0.00	0.00	381.00	0.00	0.00	0.00	0.00	0.00				
Community	3,400.00	3,116.67	3,038.63	186.67	186.67	223.99	535.33	205.33	295.33	205.33	565.33	205.33	205.33	205.33	205.33				
Section 137	50.00	50.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00				
Total	78,536.00	63,003.00	56,082.32	5,961.06	4,855.16	4,576.22	3,882.87	7,146.36	2,489.33	6,265.10	7,731.45	5,933.74	4,943.03	2,388.00					
Balance	25.00	-7,784.58	-3,605.59	10,388.94	-4,730.16	-3,746.28	-3,817.87	9,403.64	-2,084.15	-6,176.18	-6,946.45	10,656.75	-4,725.83	-1,828.00					
VAT			5,995.89	674.75		204.08	197.85	403.45	505.75	140.64	213.36	2,171.82	772.73	448.51	202.95				
CHECK = 0				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				

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BANKING RECONCILLIATION

BANKING CHECKS													
			April	May	June	July	August	September	October	November	December	January	February
BANKING	START												
	CURRENT		25,697.44	35,690.43	30,756.19	26,492.12	26,704.20	37,305.54	34,782.11	28,392.57	19,274.30	28,862.83	23,688.49
	DEPOSIT		61,423.70	61,423.70	61,423.70	61,743.64	61,743.64	61,743.64	62,042.28	62,042.28	62,042.28	62,337.77	62,337.77
	TOTAL		87,121.14	97,114.13	92,179.89	88,235.76	88,447.84	99,049.18	96,824.39	90,434.85	81,316.58	91,200.60	86,026.26
	CURRENT		35,690.43	30,756.19	26,492.12	26,704.20	37,305.54	34,782.11	28,392.57	19,274.30	28,862.83	23,688.49	21,657.54
	DEPOSIT		61,423.70	61,423.70	61,743.64	61,743.64	61,743.64	62,042.28	62,042.28	62,042.28	62,337.77	62,337.77	62,337.77
	TOTAL		97,114.13	92,179.89	88,235.76	88,447.84	99,049.18	96,824.39	90,434.85	81,316.58	91,200.60	86,026.26	83,995.31
	DIFFERENCE		-9,992.99	4,934.24	3,944.13	-212.08	-10,601.34	2,224.79	6,389.54	9,118.27	-9,884.02	5,174.34	2,030.95
SUMMARY	INCOME	52476.73											
	GENERAL		16,350.00	125.00	829.94	75.00	16,550.00	405.18	88.92	785.00	16,590.49	117.20	560.00
6534.82	DEBTORS		310.00	0.00	0.00	5,000.00	511.82	0.00	0.00	0.00	0.00	0.00	0.00
	VAT	1191.63	0.00	0.00	0.00	0.00	1,191.63	0.00	0.00	0.00	0.00	0.00	0
	TOTAL		16,660.00	125.00	829.94	5,075.00	18,253.45	405.18	88.92	785.00	16,590.49	117.20	560.00
	GENERAL	5082.32	5,961.06	4,855.16	4,576.22	3,892.87	7,146.36	2,488.33	6,265.10	7,731.45	5,933.74	4,843.03	2,388.00
597.8	LAST YR CHEQUES		31.20	0.00	0.00	566.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	VAT	5935.88	674.75	204.08	197.85	403.45	505.75	140.64	213.36	2,171.82	772.73	448.51	202.95
	TOTAL		6,667.01	5,059.24	4,774.07	4,862.92	7,652.11	2,629.97	6,478.46	9,903.27	6,706.47	5,291.54	2,590.95
	DIFFERENCE	3377.42	9,992.99	-4,934.24	-3,944.13	212.08	10,601.34	-2,224.79	-6,389.54	-9,118.27	9,884.02	-5,174.34	-2,030.95
	CHECK=0		0.00	0.00	0.00	-0.00	0.00	-0.00	0.00	0.00	0.00	0.00	-0.00
			OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK

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APPENDIX B

ORDERS FOR PAYMENT

ACT	CHEQUE	PAID TO	HEADING	DETAILS	NET	VAT	GROSS
1972 LGA	102291	R ROBINSON	ADMINISTRATION	OFFICE SUPPLIES	177.83		
1973 LGA	102292	R ROBINSON	TOILETS	SUPPLIES	34.03	17.52	229.38
1972 LGA	102292	R ISAAC	PARCONNEN	GRASS CUTTING	60.00		
1973 LGA	102293	R ISAAC	DERI WOODS	LEAF BLOWING	210.00		
1972 LGA	102294	R ISAAC	RECREATION	PATH MOSS CLEAR	20.00		
1973 LGA	102295	R ISAAC	TOILETS	PRESSURE WASHING	40.00		
1972 LGA	102296	R ISAAC	CHAPEL OF REST	DOOR REPAIRS	100.00	0.00	430.00
1972 LGA	102293	WELSHPOOL COMPUTERS	PUBLICITY	TOURISM WEB HOSTIN	87.00	0.00	87.00
1972 LGA	102294	THE INSTITUTE	COMMUNITY	HALL RENT	210.00		
1972 LGA	102295	THE INSTITUTE	ADMINISTRATION	HALL RENT	90.00	0.00	300.00
1972 LGA	102295	PCC DOMAIN NAME	PUBLICITY	NEW DOMAIN REG	60.00	50.00	60.00
1972 LGA	102296	PCC	MOUNT FIELD	BIN CHARGES	169.61	0.00	169.61
1972 LGA	102297	WPG	PUBLICITY	CHRONICLE	242.00	0.00	242.00
1972 LGA	102298	PCC (cofr rates)	CHAPEL OF REST	RATES	89.00	0.00	89.00
1972 LGA	102299	PCC			44.06	0.00	44.06
1972 LGA	102300	PCC			145.38	0.00	145.38
1972 LGA	SO	R HOUGHTON	TOILETS	CLEANING	250.00	0.00	250.00
1972 LGA	DD	BRITISH GAS	CHAPEL OF REST	ELECTRIC	34.89	0.00	34.89
1972 LGA	SO	BRIDGEN CONTRACTING	MOUNT FIELD	GRASS CUTTING	298.00		
1972 LGA	SO	BRIDGEN CONTRACTING	BURIALS	GRASS CUTTING	298.00		
1972 LGA	SO	BRIDGEN CONTRACTING	PLAYGROUND	GRASS CUTTING	87.33	136.67	820.00
1972 LGA	SO	THE INSTITUTE	ADMINISTRATION	OFFICE RENT	108.33	0.00	108.33
1972 LGA	DD	BRITISH GAS	TOILETS	ELECTRIC	252.19	12.60	264.79
1972 LGA	TRANS	HSBC	ADMINISTRATION	BANK CHARGES	17.00	0.00	17.00
1972 LGA	SO	R ROBINSON	ADMINISTRATION	SALARIES	568.53	0.00	568.53
1972 LGA	SO	M EVANS	YOUTH CLUB	SALARIES	205.33	0.00	205.33
1972 LGA	102301	GLOVERSURE	WEBSITE/EMAILS	NEW WEB/EMAILS	366.00	73.20	439.20

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APPENDIX C

CHAPEL OF REST

Introduction

This report sets out the details and viability of the Chapel of Rest in Watergate Street Llanfair Caereinion to enable the council to consider the future of the building within their ownership.

Ownership

The property is registered in the name of Llanfair Caereinion Town Council.
The tenure is unencumbered freehold with the Council in possession.

Use class

The business rates chart at Powys County Council lists the use of the building as set out below:

Valuation reference	PCC Ref	Address	Review	RV	Use class
3002300 0151304 1702	M41702	Chapel Of Rest, Watergate Street, Llanfair Caereinion, SY21 0RB	1/4/1995	£1575	Workshop and premises

The building is not accepted as consecrated by the rating authority.

The building

The building is constructed of brick with a slate roof.

The building comprises an entrance area, small open hall and a cold room at the far end. There are also two small stores to the rear of the building accessed from outside. There is also some small garden areas.

Access is via a pedestrian path from both the front and rear of the property.

The building details are:

Electrical	Electrical certificate is in place
Water	No water on the premises.
Toilets and washing	No toilet or washing facilities on the premises.
Asbestos	An asbestos certificate is in place.
Cooler	The cooler has been serviced each year.
Condition	The building is in reasonably good condition and has recently been redecorated internally. The external double doors to the side have also been decorated and repaired.

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Continued...

Total floor area of the building (gross) is 102sm (i.e. 1,100sf).

Cost of running the building

The income and expenditure account for the building is set out below:

Year ending	2023-2024 ACTUAL	2024-2025 ESTIMATED	2025-2026 BUDGET	2025-2026 EXPECTED
Total income	£670	£220	£300	£250
Expenditure				
Rates	£843	£885	£925	£925
Electric	£652	£1,208	£1,200	£750
Repairs	£370	£250	£250	£250
Servicing	£80	£80	£80	£80
Gardens/hedges	£100	£100	£100	£100
Insurances	£100	£100	£100	£100
Total expenditure	£2,145	£2,623	£2,655	£2,205
Net cost	(£1,475)	(£2,403)	(£2,355)	(£1,955)

Usage of the building

The building is used by Peate Funeral Directors from time to time to store someone who is awaiting burial locally. There are no other uses.

The stores at the rear of the building are used for the Christmas lights.

Options

There are several options for the future of the building which are:

Option 1 - Retain the service

Details

To retain the current service the following needs to be considered:

- i) The number of burials has fallen with many more people preferring cremation.
- ii) The number of people using the chapel of rest has fallen over the last 3 years. However, even before then the income did not cover the cost of running the service.
- iii) The cost of running the service is only going to increase (rates and electric in particular).

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Financial

The cost of running the service is re-printed here (for easy reference).

Year ending	2023-2024 ACTUAL	2024-2025 ESTIMATED	2025-2026 BUDGET	2025-2026 EXPECTED
Total income	£670	£220	£300	£250
Expenditure				
Rates	£843	£885	£925	£925
Electric	£652	£1,208	£1,200	£750
Repairs	£370	£250	£250	£250
Servicing	£80	£80	£80	£80
Gardens/hedges	£100	£100	£100	£100
Insurances	£100	£100	£100	£100
Total expenditure	£2,145	£2,623	£2,655	£2,205
Net cost	(£1,475)	(£2,403)	(£2,355)	(£1,955)

Option 2 - Retain the building for the Youth club and Office/store

Details

To use the building for the youth club and the front part for storage and perhaps an office area. This would release the Institute Office and put storage into the building (currently in the Town Clerk's garage).

Financial

	2025	2026	2027	2028	2029
Saving of rent of offices	£1,300	£1,300	£1,300	£1,300	£1,300
Saving of rent of hall	£1,500	£1,500	£1,500	£1,500	£1,500
Total saving on rents	£2,800	£2,800	£2,800	£2,800	£2,800
Outgoings					
Rates	£925	£950	£975	£1,000	£1,025
Electric	£1,200	£1,200	£1,200	£1,200	£1,200
Repairs (allowance for structural)	£200	£200	£200	£200	£200
Hedges and gardens	£100	£100	£100	£100	£100
Insurances	£100	£100	£100	£100	£100
Setting up costs	£5,000				
Total for year	£7,525	£2,550	£2,575	£2,600	£2,625
Balance	(£4,725)	£250	£225	£200	£175
Running total	(£600)	(£350)	£125	£325	£500

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Option 3 - Sale of the building

Details

To market and sell the building freehold.

Purchasers

The likely purchasers of the building would be for storage or as a building plot. Any sale could contain restrictions regarding the building plot.

Financial

The cost plan for any sale would be (estimated):

Sale price freehold	£70,000	
Sale of internal furniture	£100	
Total sales value		£70,100
Legal fees	£1,000	
Estate agent	£1,400	
Marketing	£500	
Sale of furniture	£50	
Total costs		£3,040
Net proceeds of sale		£67,060

Option 4 - Lease the building

Details

To market and lease the building (5 years).

Any lease would be at a net rent or gross rent.

The only way forward is the net rent basis. We would insure and reclaim. All other costs are down to the tenant. The lease would be on the basis of 'handing the building back at the end of the lease in no worse condition than at the date of the lease'.

Purchasers

The likely purchasers of the building would be looking for a building for storage.

Financial

The cost plan for renting the building (net basis) - (estimated):

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	2025	2026	2027	2028	2029
Rental	£1,000	£1,000	£1,000	£1,000	£1,000
Outgoings					
Rates					
Electric					
Repairs (allowance for structural)	£200	£200	£200	£200	£200
Hedges and gardens					
Insurances	£100	£100	£100	£100	£100
Letting costs	£1,300				
Total for year	£1,600	£300	£300	£300	£300
Balance	(£600)	£700	£700	£700	£700
Running total	(£600)	£100	£800	£1,500	£2,200

There would be two costs of achieving this:

Solicitor (unless Town Clerk does it)	£600
Estate agent	£500
Marketing	£200
Total costs of letting	£1,300

As we would be letting the building for storage no facilities are required.

Option 5 - Mothball the building

Details

To close the building and leave it in situ until a later date.

Financial

The cost plan for mothballing the building would be (estimated):

Net rental basis

	2025	2026	2027	2028	2029
Income	£0	£0	£0	£0	£0
Outgoings					
Rates	£693	£950	£975	£1,000	£1,025
Electric					
Repairs	£200	£200	£200	£200	£200
Hedges and gardens	£100	£100	£100	£100	£100
Insurances	£100	£100	£100	£100	£100
Letting costs					
Total for year	£1,093	£1,350	£1,375	£1,400	£1,425
Balance	(£1,093)	(£1350)	(£1,375)	(£1,400)	(£1,425)

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Note Rate relief is only for 3 months then full rates apply even if not used.

Comparison of the options

Heading	Option 1	Option 2	Option 3	Option 4	Option 5
Over 5 years	Retain service	New use	Sale	Lease	Mothball
Income	£1,250	£14,000	£70,100	£5,000	£0
Costs	£9,775	£12,875	£0	£1,500	£6,643
Balance	(£8,525)	£1,125	£70,100	£3,500	(£6,643)
Cost of putting into place	£0	£5,000	£3,040	£1,300	£0
Net balance	(£8,525)	(£3,875)	£67,060	£2,200	(£6,643)

Recommendation:

Taking into account the various options it is clear that options 1 and 5 are not viable. It is therefore a choice between options 2, 3 and 4.

The pros and cons of those three options could be:

	Advantages	Disadvantages
Option 2 Re-allocate uses	Saving of rents of the office and hall for youth club.	Hall area does not allow space for expansion of the youth club. Electric costs of heating will go up. No facilities which will need to be provided. (i.e. large toilet)
Option 3 Sale of the building	Capital sum for use on a major project (i.e. could resurface both car parks at Mount Field and Deri Woods),	Once sold the building has gone. Loss of building as a Chapel of Rest.
Option 4 Lease the building	Building in use and could be brought back into Chapel or Rest is required in the future. Reduces cost and gives a small income.	Loss of building as a Chapel of Rest.

The recommendation would be to either seek a buyer for the building or to let the building.

R A Robinson MBE FRICS Town Clerk

31st March 2025

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APPENDIX D

STATUTORY CONSULTATION

Ref	Heading	Details
1	DATE RECEIVED	23 rd February 2025
2	APPLICATION NUMBER	Statutory consultation
3	ADDRESS	TRANSMISSION LINE – CEFN COCH TO FRANKTON
4	WEB LINK	Home - Green GEN Cymru consultation
5	PROPOSAL	An electricity hub located at Cefn Coch along with the erection of a 132kva power transmission line from Cefn Coch to Frankton. The power line is underground for a short length under the Bute Energy wind farm and after that is on 132kva metal pylons (28.5m high).
6	TOWN PLAN POLICY	The Llanfair Caerinion Town Plan Policy is as follows: ‘Renewable Energy Policy The Town Council will support renewable energy schemes in the local area whilst seeking to minimising the effect on the environment including the provision of a power line. Large scale windfarms or solar panel farms will be resisted except in special circumstances.’
7	APPROVING AUTHORITY	The Welsh Government produced a strategic plan in 2005 setting out where renewable energy sites would be located. The transmission line is part of that strategic approach. The planning application will be decided by Westminster.
8	OTHER INFORMATION	The national grid is under an obligation to provide transmission lines to link schemes to grid. In this case 7 wind farms are due to be linked to the electricity hub and will transmit power to the grid via the proposed pylon line route. A new site (not considered before) for 11 wind turbines has just started its consultation, no information on how this one would be served by a grid connection is available.

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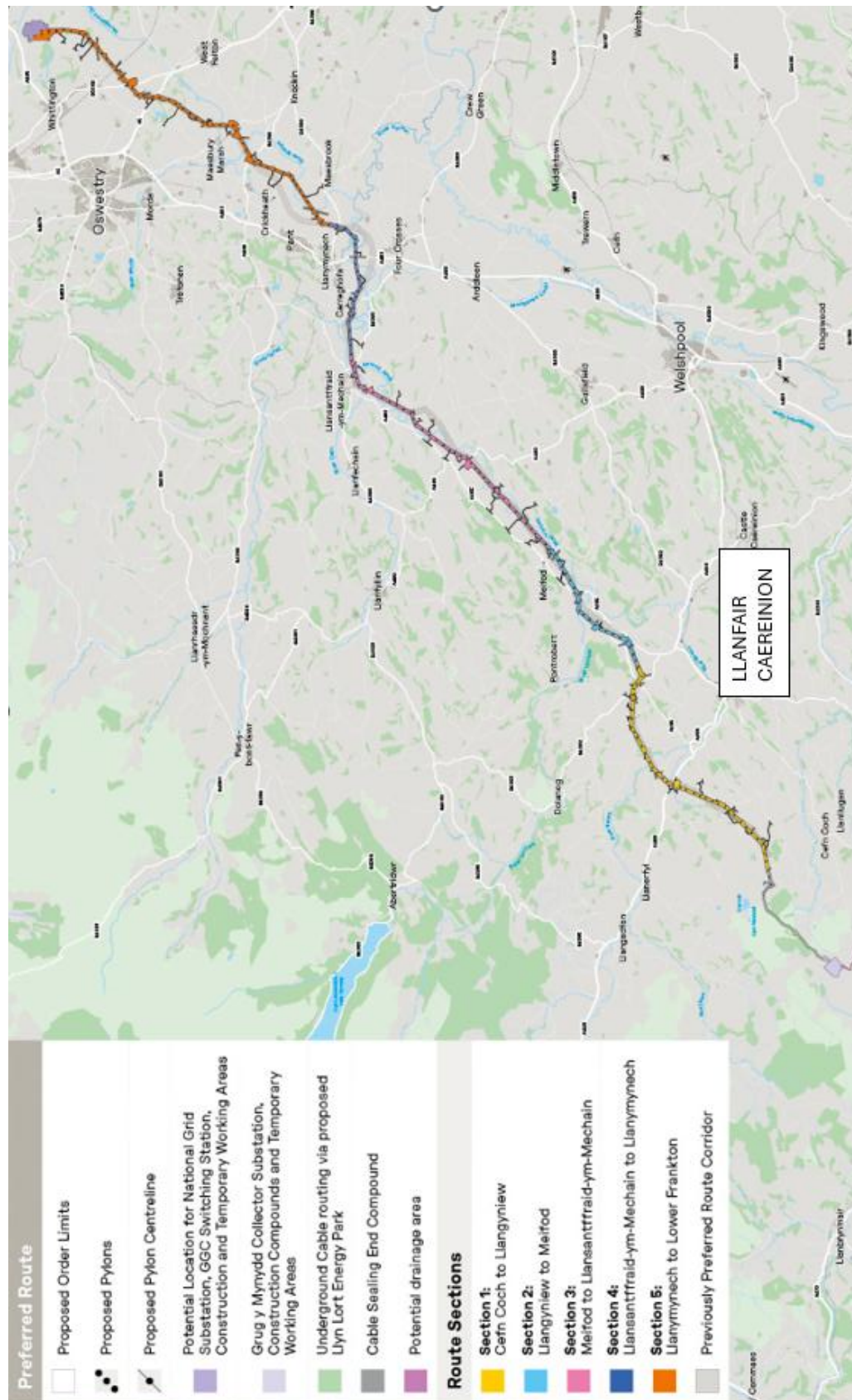
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		From the National Grid the 132-transmission line is all above ground once it leaves the wind farm site areas and has some spare capacity for another connection beyond those noted above. If there is a requirement for more than a 132kv line it was confirmed that the excess would find another route and that the current proposed 132kv line would not be enlarged to a 440kv.
9	CONSULTATION DATE	4 th April 2025

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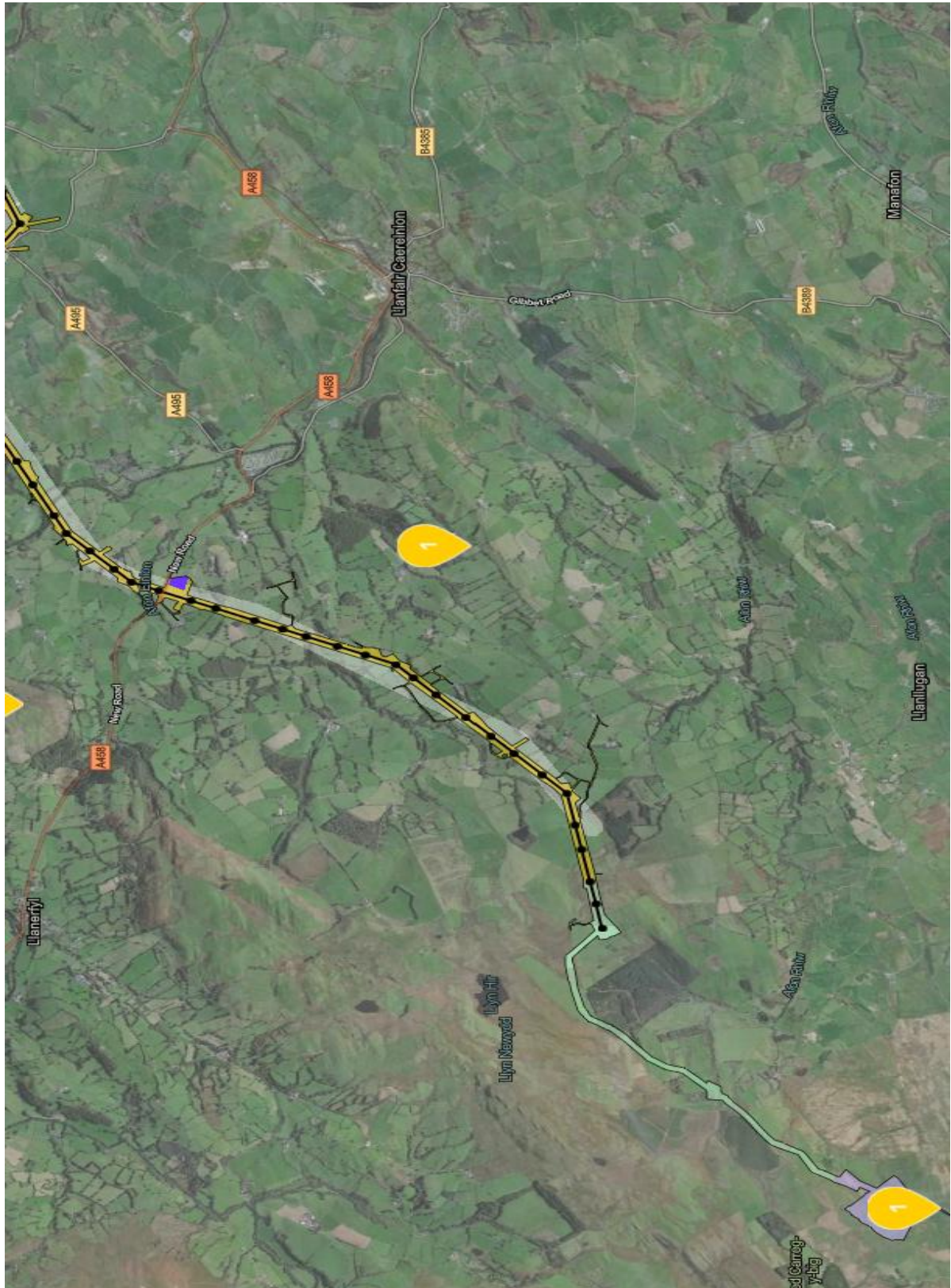
LOCATION PLAN – Showing the route of the transmission line



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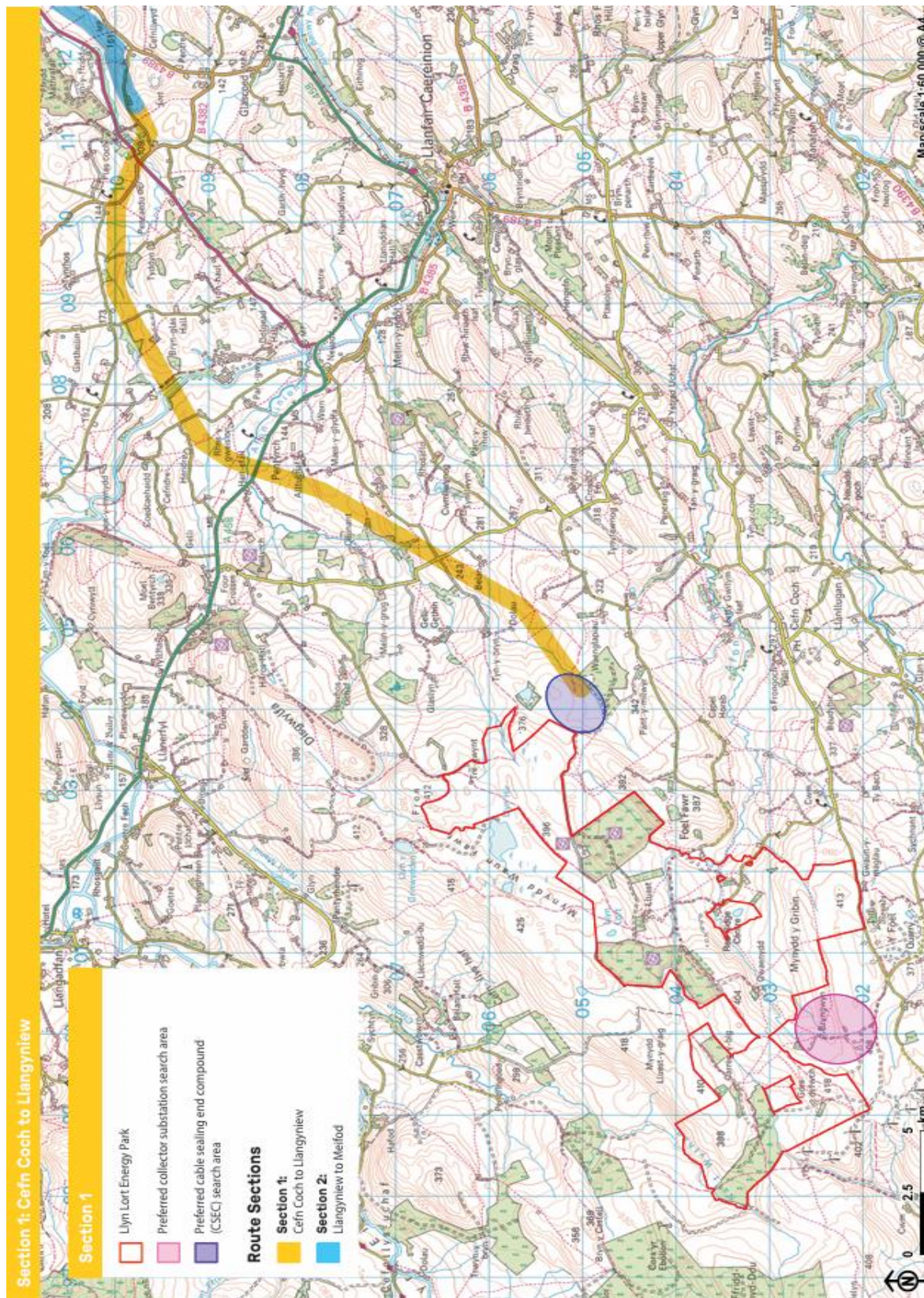
Llanfair Caereinion Town Council

LOCATION PLAN – in more detail (section close to Llanfair Caereinion)



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Detailed location plan (hub to Llangyniew section)



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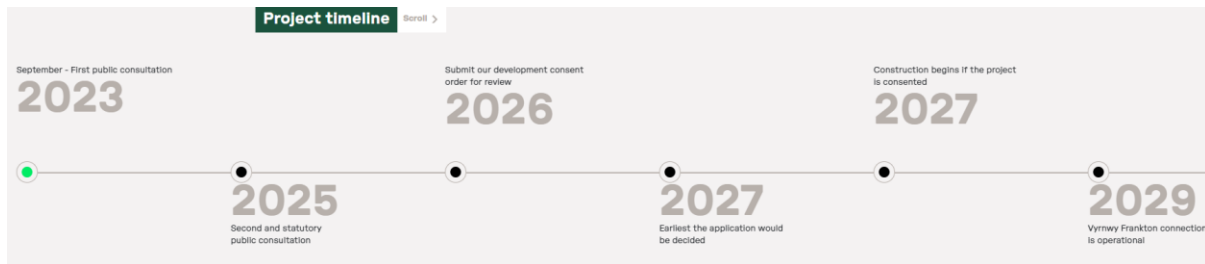
Route through the Meifod Valley



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Proposed and actual timeline for the project



General information

To connect new energy parks in Powys, we are proposing a new 132 kV connection.

Our proposals include:

- A new 132 kV collector substation near Cefn Coch, Powys (Grug y Mynydd substation)
- Approximately 4.8km of underground cable from Grug y Mynydd substation through the proposed Llyn Lort Energy Park to a cable sealing end compound
- Cors y Carreg cable sealing end compound, enabling the transition between underground cables and overhead conductors
- Approximately 45km of new overhead line supported on steel lattice pylons from the sealing end compound to a proposed new National Grid substation near Lower Frankton in Shropshire
- Switching station in Lower Frankton
- If permanent rights are granted, the areas of land we may need temporarily, such as for construction or operation of the connection land will be required for mitigation, compensation, and environmental enhancement

Design

The design will include pylons with an average height of 28.5m. These are the smallest pylons available to us to carry the amount of power being generated. They are shorter and less bulky than the previous connection proposed by National Grid in 2014.

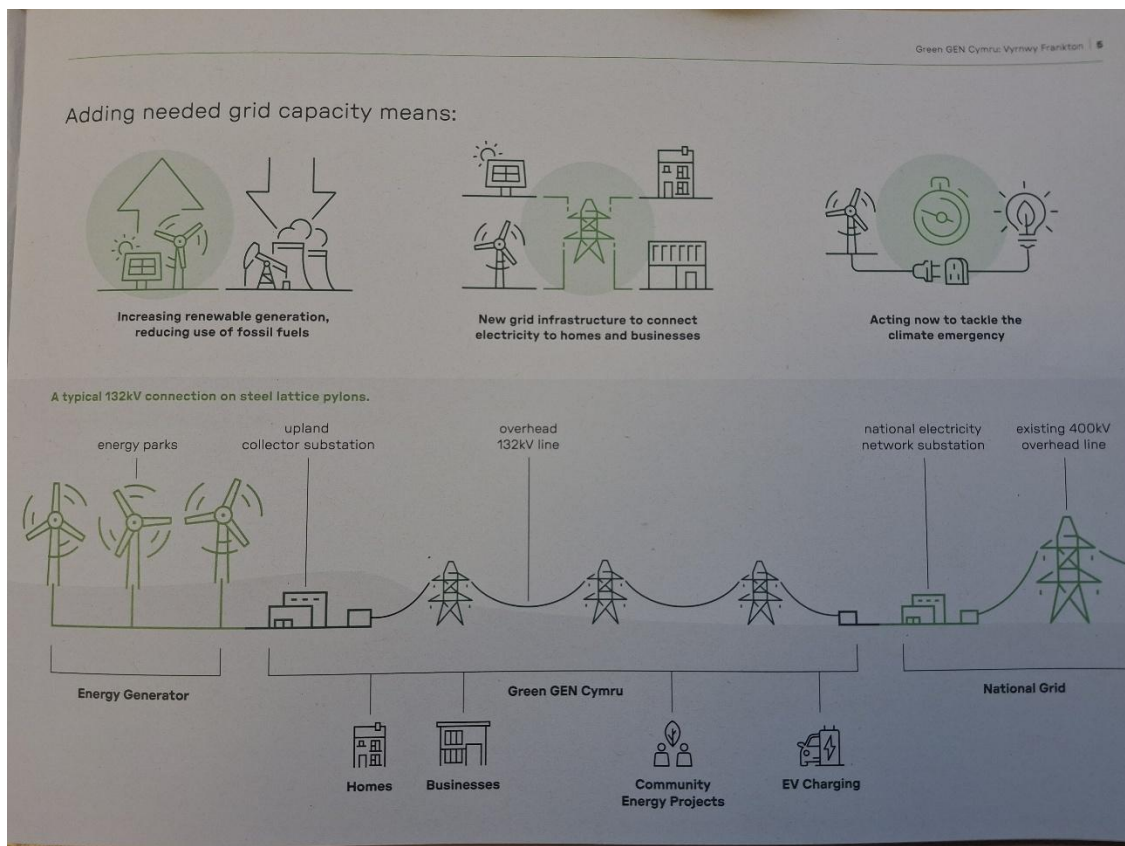
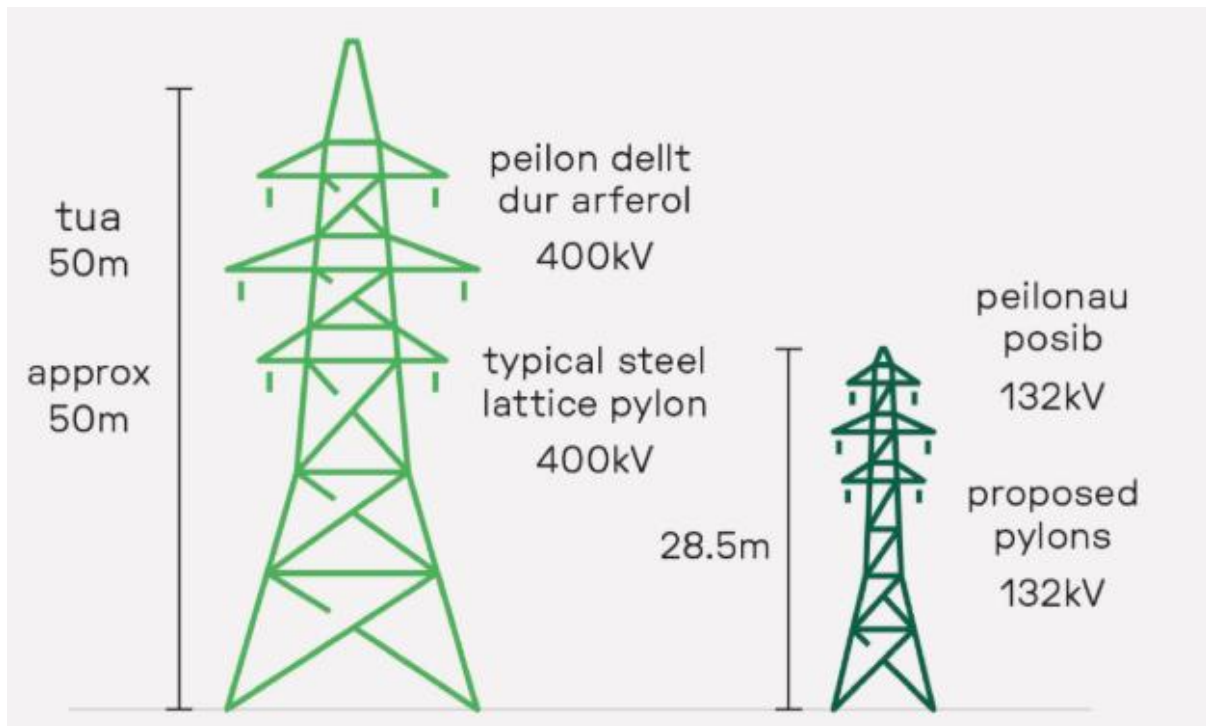
New energy parks are proposed in Mid Wales, but the existing electricity network in Powys and Shropshire does not have the capacity to connect them.

The new connection could become part of a more resilient network for the region – creating capacity to support local investment and providing for a future in which we all use more electricity. It has the potential to create new skills and jobs, nationally and locally. And it will support the adoption of low carbon technologies in our homes and businesses, such as electric heating and charging points for domestic and agricultural vehicles.

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The pylons



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APPENDIX E

ST MARY'S CHURCHYARD PLAN

PART 1 – PLACING OF WWII PLAQUES ON STANDS

The proposal is to place 10 stands with plaques placed on them with information about people and places connected to WWII.

The location suggested is set out below:



AREA FOR THE 10 STANDS (2 left of the door to the clocktower and 8 to the right of the clocktower) – St Mary's well sign to be moved.



The sign directing people to St Mary's Well would be relocated as shown above by .

Cllr Rob Astley has offered to refurbish the sign and place on new posts into 'sleeves' in the ground to allow it to be moved as required (ie for wedding photographs),

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Cont.....

Consent from St Mary's Church will be required. RBL to complete the works comprising the stands.

PART 2 – MEMORIAL GARDEN

The proposal is to create a small memorial garden in the location shown on the plan below. The garden would comprise 2 benches with planting pots either end, the trimming to reshape the Yew tree and to provide a 900mm cube stone with flat front surface (for plaques) with a sculpture placed on it (like the one at the station).

The sculpture to be determined but could be a Welsh Dragon.

The stone will have a plaque on it as stating 'In memory of those who have given their lives during military service or in the emergency services since 1946'.



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