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Special Meeting of Pentyrch Community Council held at 6.30 on the 16<sup>th</sup> October 2024 via Google Meet.

## **MINUTES**

### **1. In attendance**

Cllr's Krip, Hardy, Marshall, Pickard  
Clerk  
Apologies for absence.  
Cllr's McGrath, Roberts, Thomas, Davies

### **2. Declarations of interest**

Cllr Krip is a PVH Trustee but receives no benefits.

### **3. Public and Press**

Representatives of PVH commented on:

- The Committee's running of PVH over many years
- PVH is run exclusively by volunteers
- PCC's role is to oversee
- The project will not proceed without imminent agreement from PCC
- Without the project the squash court may need to be demolished & PVH cannot fund such works
- The project is an income generation opportunity which is key to the future of PVH

### **4. Draft Lease for the squash court at the Pentyrch Village Hall site**

The Chair sought Members view on whether PCC should be entering into the lease. It was unanimously agreed that PCC should support the project & enter into a lease.

The review of the lease undertaken by PCC's solicitor was discussed and it was agreed that:

(a) in relation to the paragraphs listed below PVH would have further discussions with their solicitor

- Page 8, para 25 & 27
- Page 9, para 45
- Page 15, para 13.1, please add in that any assignments are notified to PCC
- Para 15, para 13.2 a (v)
- Page 21, para 22.5 (b)
- Page 24, para 28.5 (f)
- Page 25, para 29.1 (a) - it is for the manager to obtain the EPC
- Page 30, para 41.1 & 41.5 & 42 - should be the manager
- Page 49, schedule 6, obligation to reinstate needs to be on the manager
- Page 50, para 3.2 (e), needs to be consistent with point above (schedule 6)

- Page 53, para 8.1 (c)

(b) in relation to the paragraph listed below PCC would seek further advice from its solicitor

- Page 16, para 14, as sharing of occupation has been agreed by manager & tenant what other options exist eg should class (e) be specified

**In recognition of the projects funding constraints, it was agreed the building work should commence in advance of the lease being finalised.**

**Next Meeting – 21<sup>st</sup> October 2024**