

From: [redacted*]@churchinwales.org.uk

Sent: Friday, December 15, 2023 3:22 PM

To: [redacted*] (CCRA - Housing and Regeneration - Land Division) [redacted*]@gov.wales>

Subject: RE: Surplus Assets

[redacted*]

As I say, we take each site on its merits and decide the best approach for us regarding the marketing and sale process. We cannot have a single policy for every area of land or property. We remain committed to affordable housing and will do what we can to facilitate it in on land and surplus assets in accordance with our policy. I think our record of achieving sites for affordable housing shows our commitment. We have agreed a number of off market negotiated sales for sites around Wales over the past few years.

As for Newport Rectory, we undertook a tender process on the land and invited bids by a set date. We considered all bids and accepted one accordingly. We did not receive a firm proposal for affordable housing from any party regarding the land beyond a request to delay the sale to give time for alternative ideas to be explored. The decision to sell was taken in that context. It was not felt that we could delay matters. We were not aware at that time that Welsh Government would consider purchase of the land and property. However, we have accepted an offer and we would seek to honour that.

Regards

Enw / Name: [redacted*]

Swydd Deitl: [redacted*]

Job Title: [redacted*]

Yr Eglwys yng Nghymru / The Church in Wales
2 Sgwâr Callaghan / 2 Callaghan Square
Caerdydd / Cardiff
CF10 5BT

Prif Rhif / Main: 029 2034 8200
Uniongyrchol / Direct: [redacted*]

From: [redacted*]@gov.wales
Sent: Friday, December 15, 2023 2:46 PM
To: [redacted*]@churchinwales.org.uk>
Subject: RE: Surplus Assets

Dear [redacted*] ,

This is most disappointing. The Welsh Government has an excellent track record of acquiring property at pace and I very much doubt that this speed could be matched by any other organisation/individual. I kindly ask that the trustees reconsider their position.

Regarding allowing RSL's a first refusal, I appreciate that there are other land uses the church may consider at disposal i.e. biodiversity/energy production etc. However, where uses are identified as residential, would the church consider selling, at market value, to RSL's or the Welsh Government on a first refusal basis?

Regards

[redacted*]

From: [redacted*]@churchinwales.org.uk>
Sent: Thursday, December 14, 2023 10:39 AM
To: [redacted*] (CCRA - Housing and Regeneration - Land Division) <[redacted*]@gov.wales>
Subject: RE: Surplus Assets

[redacted*]

Trustees have considered the suggestion of postponing sale but the funds are urgently required to enable the acquisition and improvement of other clergy housing in the diocese of St Davids. The trustees have concluded that the open market sale, agreed following tender, will proceed.

As far as your wider point is concerned, we cannot agree a blanket policy to give RSL's first refusal on all our surplus assets. Every surplus asset is different and, as our policy sets out, there are different beneficiaries and uses of funds depending on the asset. We work closely with Housing Justice Cymru to discuss potential sites that might be suitable for transfer to RSL's for affordable housing and we are looking to improve the early warning of potential sites.

The key point is that whilst achieving affordable housing on our land is a high property, it is not the only priority. We equally look to facilitate community use schemes, biodiversity projects, energy generation as well as capital receipts to further our core mission.

Kind regards

Enw / Name: [redacted*]
Swydd Deitl: [redacted*]
Job Title: [redacted*]

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From: [redacted*]@gov.wales
Sent: Wednesday, December 13, 2023 12:34 PM
To: [redacted*]@churchinwales.org.uk>
Subject: RE: Surplus Assets

Dear [redacted*],

I note the below article in the Western Telegraph and the nature in which it has been marketed i.e. sealed bids.

[Newport housing 'overlooked' with £850,000 Rectory sale | Western Telegraph](#)

Given the significant local interest in the site and its potential for local housing need, would you consider postponing the sale and enter into a dialogue with us regarding a direct acquisition by the Welsh Government for social and affordable home provision?

Also, have you given my earlier email any thought?

Regards
[redacted*]

From: [redacted*] (CCRA - Housing and Regeneration - Land Division)

Sent: Friday, December 8, 2023 2:20 PM

To: [redacted*]@churchinwales.org.uk

Subject: RE: Surplus Assets

Dear [redacted*],

Thank you for your email and attached policy. It is reassuring to know that if an asset is deemed surplus and offered for sale, the Representative Body of the Church in Wales looks for "best value" rather than highest monetary value. With this in mind, would the Representative Body consider allowing RSL's to have first refusal on surplus assets where an independent assessment of value has occurred? This approach would not fall foul of the Charities Act and would greatly assist people in need which is, as the policy notes a priority for the Church in Wales.

Regards

[redacted*]

[redacted*]

[redacted*]

Is-adran Tir / Land Division

Adran Tai ac Adfywio / Housing & Regeneration Directorate

Llywodraeth Cymru / Welsh Government

Ffon / 'Phone : [redacted*]

Symudol / Mobile : [redacted*]

e-bost /e-mail : [redacted*] @gov.wales

From: [redacted*]@churchinwales.org.uk>

Sent: Thursday, December 7, 2023 12:37 PM

To: Yr Is-adran Tir - Land Division <YrIs-adranTir.LandDivision@gov.wales>

Subject: Surplus Assets

Dear [redacted*]

Various of our diocesan offices have sent me a copy of an e mail recently sent regarding surplus assets and affordable housing etc.

The Representative Body of the Church in Wales is the principal owner of Church in Wales land and property. The Dioceses own some property – mainly church schools and some church halls (held for the benefit of local churches).

We have a positive policy towards affordable housing (see attached) and work closely with Housing Justice Cymru and a number of Housing Associations to further its aims.

I am very happy to discuss our approach at any time.

Kind regards

Enw / Name: [redacted*]
Swydd Deitl: [redacted*]
Job Title: [redacted*]

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Affordable Housing
Policy redacted - Chi

From: Yr Is-adran Tir - Land Division
Sent: Tuesday, December 5, 2023 1:43 PM
To: [redacted*]@churchinwales.org.uk
Subject: Surplus Assets

Dear [redacted*]

The Minister for Climate Change, Julie James MS, has asked me to contact you regarding the disposal strategy of surplus assets in your organisation's ownership.

The Minister is aware that the Church in Wales own buildings and land that if no longer required could be repurposed to deliver much needed affordable and social homes.

Understanding the significant role the Church plays in fostering community welfare and cohesion, would you be willing to offer your unused assets directly to the Welsh Government or Registered Social Landlords before going to the open market? An independent valuation of such assets would confirm value to ensure that a true market value is achieved. This direct disposal method could greatly benefit individuals and families who are in need of social and affordable homes.

I will be happy to discuss the proposal in further detail.

Kind Regards

[redacted*]

[redacted*]- Land Division