



**LLANRUMNEY HALL
COMMUNITY TRUST**



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ANNUAL REVIEW Jan 2016-2017
Jan 2017-2018



info@llanrumneyhall.co.uk



<https://www.llanrumneyhall.co.uk/>

LLANRUMNEY HALL THEN AND NOW

Originally built in 1450 and rebuilt in 1852, the historically prosperous Grade 11 * Listed Elizabethan Mansion of Llanrumney Hall stands prominently off Ball Road in the lower area of Llanrumney in East Cardiff.

After the Norman Conquest of Britain in 1066, the lands of Llanrumney were given to the Monks at Keynsham Abbey who built a small chapel where Llanrumney Hall now stands.

Legend has it that John Hodder Morridge, who inhabited Llanrumney Hall from 1812-1823, came across a stone coffin that was said to contain the headless corpse of Wales' last native Prince Llywelyn Gruffudd from 1282.

The Hall and its 700 acre estate are believed to have been passed to the Kemys family of Cefn Mably in the mid-16th Century after the dissolution of the Monasteries by Henry VIII. Since then, Llanrumney Hall has been inhabited by many others including Privateer Captain Henry Morgan who is said to have been born in Llanrumney Hall in 1635. Five generations of the Morgan family lived at Llanrumney Hall.

The Hall was rebuilt and refurbished in 1852 by G.C Williams – Llanrumney Hall's last Lord of the Manor.

Llanrumney Hall was compulsorily purchased by the Local Authority in 1952 and became a public house in 1956. The Brewery handed Llanrumney Hall back to Cardiff Council in 2013. The Hall had fallen into a state of severe disrepair and desperately needed significant redevelopment.

Llanrumney Hall Community Trust was established as a registered Charity to undertake the redevelopment and turn this wonderful building into a thriving community asset whilst protecting and preserving the fascinating history for Wales and future generations to benefit from.



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Steve Borley

Founder of Llanrumney Hall Community Trust and Chair of the Board of Trustees

Welcome to the first Annual Report for Llanrumney Hall Community Trust.

Our journey so far:

We completed successful negotiations with Cardiff Council to take over Llanrumney Hall, to spearhead a complete refurbishment programme and establish it as a community centre of excellence for the future wellbeing and benefit of those living in the immediate and surrounding areas. We also made a commitment to ensure its rich and eclectic history was preserved for Wales and future generations.

On 14th January 2016 we registered Llanrumney Hall Community Trust as a Charity and a Company Limited by Guarantee.

We quickly established the many and varied requirements for our new Charity: Banking facilities: Accountants: Legal expertise: Planning permission for the redevelopment programme: an initial Website, Twitter and Facebook presence.

More importantly we established the start of a long term commitment to consult and involve the community of Llanrumney and surrounding areas in the redevelopment programme for Llanrumney Hall.

The Hall planned to support the community with the needs extracted from local consultation surveys. Focus groups were attended by local stakeholders who included local residents, C3SC, local sports clubs, local Police and Councillors. It became evident that there was an inherent need and strong desire to link the local community, sport and the building's heritage back into the Hall. We maintained regular community meetings following the initial consultations to ensure ownership, community involvement and inclusion of this much needed facility in the heart of one of the highest areas of deprivation in Wales.

PROGRESS

By January 2017 we had diligently begun the process of securing the funding necessary to support the significant refurbishment programme for Llanrumney Hall. Our journey to this point had been full, challenging and exciting. We knew this was to be the initial first phase of delivering positive outcomes and brighter prospects for the area. We remained determined to deliver our Mission – *‘To help Llanrumney help itself out of poverty’*.

Our small and dedicated numbers shared the vision to succeed.

Meeting with local individuals and groups guided our plans to deliver what was asked for:-

The services offered by the Hall would develop the community and provide access to community facilities, education, health and wellbeing, arts, music, culture and history. The Hall would offer community space which could be used by the local community but also by charities and partners to deliver a range of services for the community, surrounding areas and visitors to the location:- a great place to use and benefit from.

Examples of the services that local people and groups wanted from the easy to access, locally based facilities are listed below:-

- Community youth centre
- Childcare and Parental Support
- Health, well-being and Social Care Support
- Function rooms / facility hire for local community groups
- A centre for business start ups
- Llanrumney Heritage Visitor Centre including Captain Morgan themed café
- The creation and establishment of a ‘drug-free zone’
- Cardiff and Vale College to have a local outreach base to provide educational programmes
- Other community support and programme providers for all age groups and abilities
- Local training and Volunteering opportunities.
- Local routes to employment
- Local Councillor surgery hub
- Enhanced ICT facilities.
- Sport and fitness provision – Phase 2.

✓ We ensured the valued long term involvement at the location of Llanrumney Rugby Club would not become lost in the redevelopment programme.

✓ We ensured we kept the community updated with news as the development programme started its journey.

✓ We started building strong links with local groups.

✓ We welcomed involvement and inclusion, ideas and ownership from the community and organisations wanting to become part of this excellent redevelopment programme.

✓ We began the process of engaging with potential funders to help deliver our aims

The reality of the task in hand for our new Charity

Some photos of Llanrumney Hall as it was before the refurbishment programme began.



Daunting – but not impossible!

We were determined that Llanrumney Hall would NOT be lost for future generations.

THE YEAR 2016 - 2017

MAIN HIGHLIGHTS

- 14th January 2016 Llanrumney Hall Community Trust Registered as a Charity:
- Registration No: 1165169
- 29th January 2016 Llanrumney Hall Community Trust Registered as a Company
- Limited by Guarantee: Registration No: 094128101
- 30 year initial Lease with Cardiff Council agreed and signed (2016-2046)
- Charity Bank Account establish -HSBC
- Charity Accountants appointed –HSJ
- Initial Board of Trustees appointed and registered: Chair and Founder- Steve Borley
Joanna Borley Parker and Rupert Thomas.

Skill set of initial Trustees:

Steve Borley: A highly successful business entrepreneur, born and bred in Llanrumney -with substantial experience and expertise in the construction and engineering sector; a respected member of the Cardiff and Llanrumney communities with excellent ties to local sports clubs and facilities:

Managing Director CMB Engineering Limited
Director of Cardiff City FC
Cardiff City House of Sport
Borley Property Investment and a School Governor

Joanna Borley Parker: Highly skilled and experienced with community sports facilities; Director of Cardiff City House of Sport, a purpose-built sports coaching, education and large events facility. Joanna's skill set includes a Bachelor of Science Honours degree in Business Management, business research, planning & development, service agreement, contract negotiations, data analysis and insight, general events planning and general procurement.

Rupert Thomas: Director and Head of the Commercial Property department, specialising in commercial property acquisitions and disposals, commercial landlord and tenant, commercial and residential development, including conditional contracts, options and site assembly and commercial property finance. Rupert acts for a wide range of developers, funders, investors and SMEs. He qualified in 1983 and trained with Phillips and Buck, which since became the Cardiff office of Eversheds, where he remained upon qualification. Rupert became an Associate in 1986, before leaving in 1988 to form Thomas Graham, which eventually became Thomas Simon Solicitors of Cardiff.

PLANS FOR THE FUTURE

- Secure the money needed to deliver the outcomes identified for Llanrumney Hall.
- Maintain the involvement and inclusion of all interested parties in Llanrumney Hall.
- Establish all requisite infrastructures for the new Charity –Policies, Procedures, Funding, and develop robust networking towards future beneficial partnerships.
- Recruit additional Board Members.
- Begin a dedicated programme to ensure the history of L/Hall is not lost.
- Engage with a range of providers of community services identified in the consultation programme.
- Recruit initial staff with identified specific skill sets to enable the successful early days working towards the opening of Llanrumney Hall.
- Complete the refurbishment programme and open the facility by 2018 –Phase One of the overall plans for the new community centre.
- Plan for the development of Phase Two – a new Community Sports Centre adjacent to Llanrumney Hall.
- Plan for the development and delivery of a range of Volunteering opportunities at Llanrumney Hall.

2016 - 2017

INCOME AND EXPENDITURE

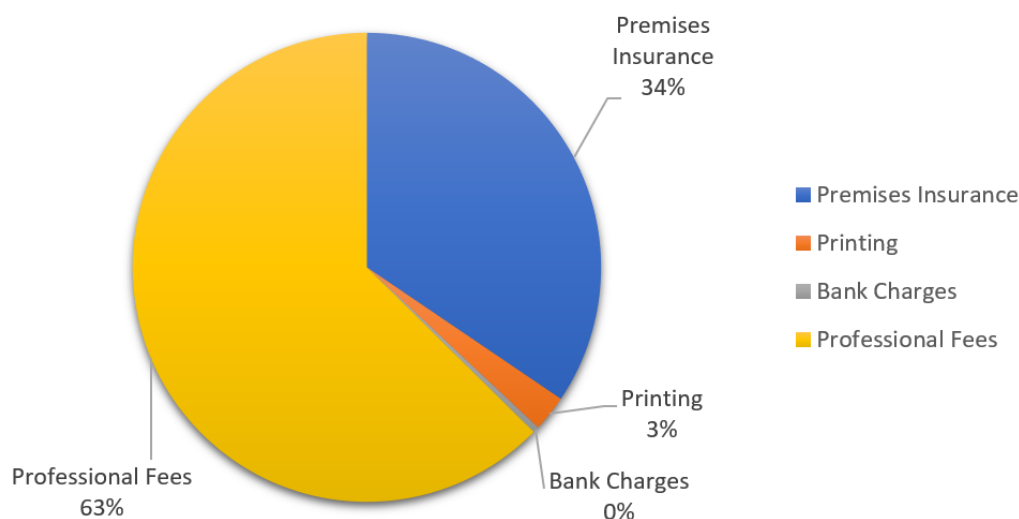
Income

- No charitable income was generated during the financial year 1st February 2016 to the 31st January 2017.
- Llanrumney Hall Community Trust was supported by Borley Engineering Services Limited funding totalling £10,660.

Expenditure

- Expenditure in the period principally related to legal fees, building and public liability insurance.

Llanrumney Hall Expenditure



Llanrumney Hall Expenditure	£'s
Premises Insurance	£5,204
Printing	£375
Bank Charges	£63
Professional Fees	£9,452
Grand Total	£15,095



LLANRUMNEY HALL COMMUNITY TRUST

Our sincere thanks to those who provided the much needed support
during our first year as a newly established Charity



Cardiff City Council



Wales Co-operative Centre

Wales Co-operative Centre
Canolfan Cydweithredol Cymru



Cardiff and Vale College

Cardiff and Vale College
Coleg Caerdydd a'r Fro



House of Sport Cardiff



Frank & Toms Architects



Nurcombe Yates Quantity Surveyors



Thomas Simon Solicitors

We would also like to thank the community members of Llanrumney who gave
of their time freely during our
various consultation meetings.

In addition, our thanks go to Cardiff 3rd Sector Council, the Local Police and
Local Councillors who also attended and supported our initial consultation
events.

The views of the community served to underpin
Llanrumney Hall Community Trust's commitment to
develop a new community centre of excellence.

The refurbished and energised Llanrumney Hall in the heart of the community
will match the expressed needs of the community and those of the organisations
and agencies that will support the delivery of the ranges of services identified by
the community.

PROGRESS & HIGHLIGHTS

In February 2017 LHCT appointed a Development Manager to move the project forward.

By the middle of July we received notification that our application to Welsh Government Communities Facilities Grant for the matched funding needed to renovate Llanrumney Hall -£443,658 -had been successful. We were delighted. Our work could now progress in earnest.

Further attention was paid to ensuring the remaining architectural historical facets remaining in Llanrumney Hall would be preserved and where necessary, renovated.

The Tender programme saw Knox and Wells winning the contract for the refurbishment.

We ensured that an effective 'pictorial time-line' showing Llanrumney Hall as it was when our Charity took it over and how it was being re-developed would be available as part of the new history of Llanrumney Hall.

We set a target date for the middle of 2018 for the opening of Llanrumney Hall, slightly later than we first anticipated due to some structural additionality identified during the course of the renovation programme.

We advertised widely for more Board members and appointed another Board of Trustee – a member of the Llanrumney community.

We began partnership networking with a range of interested organisations that showed an interest in helping meet our corporate aims and objectives.

Other Funders continued to be contacted to enable the vast range of needs identified through our consultation programmes to become a reality for the community of Llanrumney, surrounding areas and new visitors to the location.

We maintained and developed our community consultation programmes.

We actively provided support and assistance to established local community groups.

We began planning for Phase 2 of the re-development of Llanrumney Hall – a new Community Sports Centre.

2017 - 2018

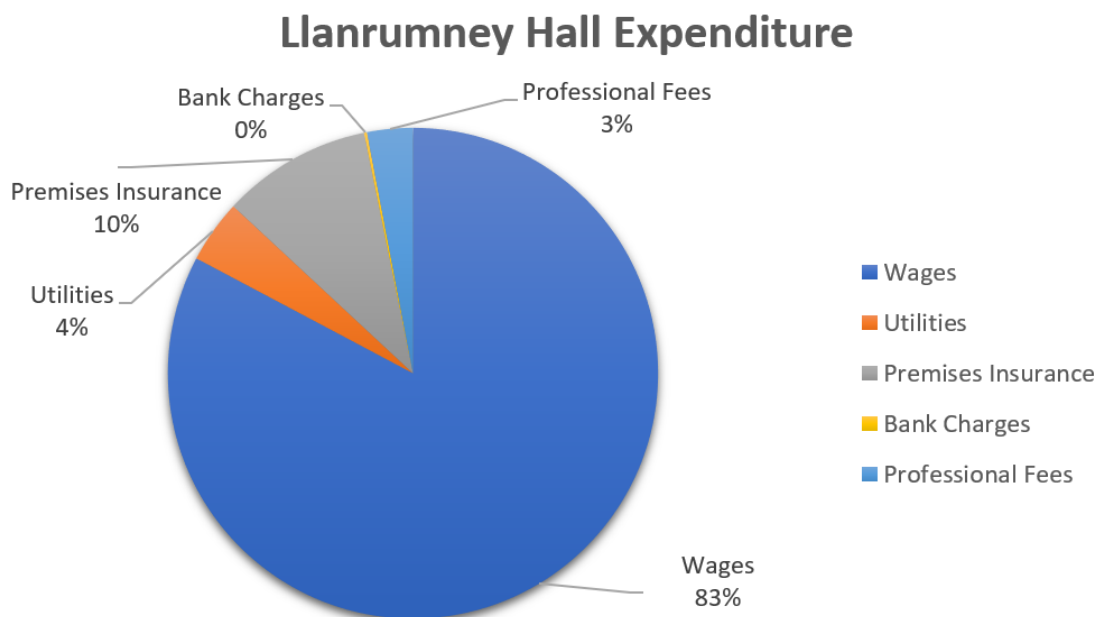
INCOME AND EXPENDITURE

Income

- Total income increased from £0 (2016/17) to £356,527 (2017/18). The proportion of incoming revenue from grants for the purpose of refurbishing Llanrumney Hall was 99%.
- Llanrumney Hall Community Trust was supported by Borley Engineering Services Limited funding totalling £60,120.

Expenditure

- Expenditure in the period principally related to wages, utilities, building and public liability insurance and professional fees.



Llanrumney Hall Expenditure	£'s
Wages	£39,192
Utilities	£1,969
Premises Insurance	£4,683
Bank Charges	£91
Professional Fees	£1,425
Grand Total	£47,360



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during our second year as a newly established Charity



Cardiff City Council - Matched Funding



Tesco Bags of Help



Viridor Credits - Community accessibility support



Welsh Government - Communities facilities grant



Social Business Growth Fund Administrator by WCVA



Cardiff City Council - for the ongoing support of the development programme



Wales Co-operative Centre
Canolfan Cydweithredol Cymru

Wales Co-operative Centre - for the ongoing support of the development programme



Cardiff and Vale College
Coleg Caerdydd a'r Fro

Cardiff and Vale College - for their commitment to delivering community education at Llanrumney Hall



House of Sport Cardiff - for the ongoing support of the development programme



Frank & Toms Architects - for the ongoing support of the development programme



Nurcombe Yates Quantity Surveyors - for the ongoing support of the development programme



Thomas Simon Solicitors - for the ongoing support of the development programme

HISTORY OF LLANRUMNEY HALL

An Elizabethan mansion remodelled 1825: a recorded but no longer surviving fireplace was dated 1587 and reputedly incorporated the arms of the Morgan family.

Llanrumney (Llanrhymni) originally belonged to Keynsham Abbey in Somerset. The monastic grange became the property of the Kemys family of Cefn Mably in the late C16 and passed into the Morgan family when Henry Morgan married Catherine Kemys.

Three generations of Morgan acted as Sheriffs of Monmouthshire in C16-C18.

Edward Morgan became Deputy Governor of Jamaica and his daughter married a relative, the notorious buccaneer Captain/Sir Henry Morgan born 1635, whose father's brother William Morgan was an owner of the Hall. A plaque in the Hall commemorates Henry Morgan, whose adventures in the West Indies led to him being eventually created Lieutenant Governor and being knighted by Charles II; he died 1688.

Morgan Morgan, Sheriff of Glamorgan in 1726, was the last in the male line and the estate passed by marriage to the Lewis family.

In the mid C19 the Hall was occupied by the eminent Professor of History, E A Freeman. It was acquired by Charles Crofts Williams of Roath Court in 1859 and his descendant Llewellyn Williams lived there until the development of the surrounding housing estate in the 1950's.





**LLANRUMNEY HALL
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Trustees:

Steve Borley - Chair

Joanna Borley Parker

Rupert Thomas

Jo Parker



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