



**LLANRUMNEY HALL  
COMMUNITY TRUST**



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ANNUAL REVIEW Jan 2018 - Jan 2019



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<http://www.llanrumneyhall.org>



# 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 Morrige, 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 third Annual Report for Llanrumney Hall Community Trust.*

### **Our journey so far:**

The restoration and refurbishment of Llanrumney Hall dominated the whole of the year January 2018 -2019. There were some unexpected surprises and valid reasons to further develop the community facilities to ensure future-proofing and an excellent fit with meeting the needs of users of the centre.

Knox and Wells, our main Contractors undertaking the total refurbishment programme, uncovered further remedial work which was required -including the rebuilding of the rear 3 storey staircase and the building of the lift shaft to house the new fully accessible lift from the ground floor to the first and second floors of accommodation. At the same time, fully accessible new toilets were built on all three floors and within the new Captain Morgan Community Café area. We needed to ensure that Llanrumney Hall could be enjoyed by all members of the community and visitors to the location.

As work progressed there was a need to replace the roof section to the Café area and towards the Autumn we became increasingly aware that the original designated space for the new creche facility would need to be significantly extended in order to meet the needs of the community wishing to place their children at this excellent facility. The extension required additional new planning permission and the new building needed to be modelled overall on Llanrumney Hall's architectural style -including two new matched roof atriums. This delayed the original planned opening of Llanrumney Hall.

During this period, we also tendered for the Catering and Creche provision for Llanrumney Hall and advertised for the first Manager of the community centre. We benefitted from two new Board of Trustees joining us -both local people, representing the views and needs of the community.

There remains a growing interest from organisations and individuals wanting to work with the community and to use Llanrumney Hall as a base. We continue to seek a wide range of user groups for the location, to include provision for all age ranges and interests and to ensure the rich history of the location remains alive for current and future generations of visitors to the Hall.

We are looking forward to opening Llanrumney Hall in the Summer of 2019.

# PROGRESS & HIGHLIGHTS

- Our core Mission continued to guide our endeavours: ‘To help Llanrumney help itself out of poverty’.
- We continued our dialogue and interaction with members of the community –keeping them updated on the work in progress via our well used website, Facebook and Twitter portals. We regularly met with the Residents Association groups to answer questions and provide updates on the work taking place at Llanrumney Hall.
- We listened to organisations and individuals interested in the new crèche provision. They told us the facility would need to be larger in order to make it a viable proposition for an area the size of Llanrumney and surrounding communities who would want placements at the crèche. We undertook the necessary consultancy, detailed design and planning and made an application to Cardiff Council for the additional development. Planning was granted in the autumn in line with the main Grade 2 \* Listed status of Llanrumney Hall. Preparatory work began immediately via Knox and Wells main Contractors. By January 2019 the much larger crèche facility had been built, including two new roofing atriums to match the large atrium at the centre of Llanrumney Hall. These let in spectacular light for users of the crèche. Remaining work included interior decoration, flooring, fitments, privacy fencing and a new rear external safe outdoor play area.
- The entire interior of Llanrumney Hall was re-decorated in keeping with the colour ways used during its history as a stately home.
- Each window was individually restored to their original condition.
- A new rear internal staircase was built to all floors.
- A new fully accessible lift was installed to all floors.
- The original chandeliers were refurbished by specialists.
- We secured permission from the National Trust to have replica portraits of some of the Morgan family on show throughout L/Hall because of the direct link with the Tredegar House Morgans.

- Flooring, carpeting, lighting, internal design, furniture, fixtures and fittings throughout L/Hall reflected the quality ambience benefitting the refurbishment of this former stately home and its notable place in Welsh history.
- Our commitment to provide employment opportunities for local people began with the first appointments of Manager, Development Manager, Caretaker and Cleaner. We will continue to work towards local volunteering opportunities and the creation of new routes to lifelong learning and employment for local people wherever possible.
- We increased our Board of Trustees numbers to six members -5 of whom having origins in Llanrumney and therefore able to provide a sound representative voice of the community.
- One of the main entrance community rooms had a bespoke replica library section made for one of the walls using reclaimed timber from parts of L/Hall. Cardiff Library Stacks Department kindly donated a selection of archived books representative of the history and times of L/Hall.
- The former cellar cold storage room for L/Hall's days as a public house was stripped out in preparation for the change to a new community training kitchen facility.
- The Captain Morgan Community Café and main Reception area benefitted from grant support of E.S.F. Social Business Growth funding administered through WCVA.
- A first stage new tarmac roadway was laid together with dedicated parking bays.



# 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.**

# Llanrumney Hall Today



# PLANS FOR THE FUTURE

- Summer 2019 opening of L/Hall
- June 2019 visit by Welsh Government to L/Hall
- Welcoming businesses trading for a social purpose to use space at L/Hall
- Creating new volunteering opportunities
- Establishing new groups using L/Hall
- Bringing the history of L/Hall and its origins dating back to 1452 to the forefront of notable Welsh history.
- Providing excellent room hire and support for new small business start ups; community groups and activities; engagement with local schools; art; craft; music and education providers.
- Providing excellent community café facilities.
- Offering new and spacious crèche facilities and a developing range of after schools activities.
- Planning to meet emerging community need.

**We would also like to thank the community members of Llanrumney who gave of their time freely during our various consultation meetings, and who continue to work with us planning for the future.**

**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, and who continue to support us in our mission.**

**The views of the community served to underpin Llanrumney Hall Community Trust's commitment to develop a new community centre of excellence, and we remain committed to our original goals.**

**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.**

# 2018 - 2019

## INCOME AND EXPENDITURE

### Income

- Total income increased from £356,527 (2017/18) to £410,123 (2018/19). 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 £168,572.

### Expenditure

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

	2016/17	2017/18	2018/19
<b>Income</b>			
Grant Income/Donations	0	356,527	410,123
Borley Loans	10,660	60,120	168,572
<b>Total</b>	<b>10,660</b>	<b>416,647</b>	<b>578,695</b>
<b>Expenditure</b>			
Wages & Salaries	5,204	39,192	46,948
Rates & Utilities		1,969	4,672
Printing	375		140
Premises Insurance	63	4,683	4,673
Professional Fees	9,452	1,425	1,043
Bank Charges	63	91	54
Computer Costs			0
Telephones			1,083
<b>Total</b>	<b>15,157</b>	<b>47,360</b>	<b>58,613</b>
	15,095		



## LLANRUMNEY HALL COMMUNITY TRUST

Our sincere thanks also to those who have provided the support and input to establish our charity and to return Llanrumney Hall to its former glory and secure its place in Welsh History for future generations:



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



Welsh Government - Communities Facilities Programme grant



Viridor Credits - Community accessibility support



Social Business Growth Fund  
Administered by WCVA



Tesco Bags of Help



Sponsorship awards

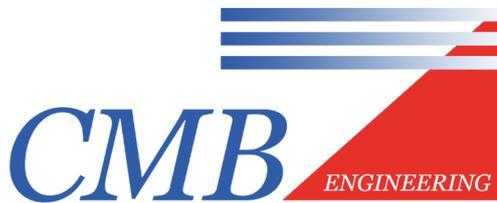


Wales Co-operative Centre  
Canolfan Cydweithredol Cymru

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



Development Trusts Association Wales Business Support



Matched Funding support  
Provided Interest free loans

# 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 (Llanrhymini) 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

Helen Whitehouse

Counc. Lee Bridgeman



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