

CLERKS REPORT TO GLINTON PARISH COUNCIL

Glinton Village Hall – Asset Transfer

1. Roof Survey

Parish Council working group have been anticipating a full roof void inspection first mooted in June of this year. This is one of the issues which is holding up completion of the asset transfer.

The background to this was a wish to eliminate the risk of a financial burden should asbestos be discovered at some time in the future. There was never any evidence of the existence of asbestos but the working group concern that parish council resources are limited and nowhere near the city council resources to deal with such an issue if it arose.

An earlier limited inspection found No evidence of pipework or water tank, those may have suggested the possibility of lagging. The conclusion was that whilst there was no evidence of asbestos it could not be ruled out without full sampling which would be costly and not recommended unless there were plans to demolish the building or remove the roof.

The asset transfer working group have considered the possibility that a full roof inspection may not be in the best interest of the parish council, but that is a decision which must be taken by the parish council.

Given that the parish council are obtaining the property freehold for £1 AND there will be a covenant allowing any future sale proceeds ONLY to be used in providing alternative community facilities, I am recommending that the requirement for a roof inspection be dropped

2. Redecoration

The Community association (GCA) are currently responsible under the terms of the lease with PCC for the internal maintenance of the village hall. GCA are known to be considering letting a contract for the redecoration of the hall at a cost in the region of £2500 plus VAT. GCA cannot reclaim VAT.

Having checked with the solicitor acting for the parish council there are a number of powers that can be used by the parish council to let such a contract for a community facility not owned by the pc. VAT would be reclaimable by the pc.

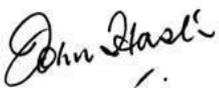
We cannot force GCA to let allow the PC to step in, neither can we force GCA to hold off on redecoration. We have however made provision in our current budget for £3000 for VH Maintenance.

Question:

If GCA were minded to ask the PC to let a contract for the redecoration of the village hall, how would PC respond?

3. Peterborough City Council Draft letter of intent

In addition to the roof survey there remains one item of repair which PCC are willing to cover by a letter of intent in order that the asset transfer can be completed. Parish council need to decide if that is acceptable



Clerk & RFO

12th September, 2018