

Working Party Report to GPC for 20th March 2018

Cllr David Lane	Councillor
Cllr Denis Batty	Councillor
Jeff Bell	Village Hall Chair
John Haste	Clerk

PCC wish to dispose of the village hall and have suggested various methods of transfer

The working party have evaluated the options and believe the best way forward is the purchase of the Hall for £1.00 by the GPC and have a short-term agreement of six months with the existing management committee while we assess a long term plan.

The group wish to recommend the following to the council: -

1. Proceed with the outright purchase for £1.00 (see 3 below) with the council taking full control of the Village Hall and the appointment of the Village Hall Management Committee. A new agreement will be required. (The chair of the Village Hall Management Committee is working on a Draft).
2. Other options available.
 - (1) - Community Asset Transfer by way of a 25 year lease or longer, full repairs and maintenance lease to either the community association or the parish council
 - (2) - Freehold sale to the Community Association for £1 based on community use and subject to the disposal approval procedure within the council.
 - (3)- Freehold sale to the Parish Council for £1 based on community use and subject to the disposal approval procedure within the council. To include a sublease, already in place with the Community Association
3. We have currently approached two firms of solicitors for quotes. These being Buckles (£1320 to £2640 plus Vat, plus dispersements) and Nicholas Hancox (£1250.00 plus Vat and Land registry's charge). We would suggest Hancox as they are the firm who do lots of work for Parish Councils.

The clerk has attached various documents which show the level of work which already been done I will highlight a few:-

- PCC reports – maintenance survey for next ten years £30K+
- Fire Safety Certificate
- Generic draft heads of terms for transfer applicable to all Community Asset transfers
- Amended Heads of terms as the committee believe they should be specifically for Glinton.

Actions taken to reach this point: -

- Arranged for the property to be fully inspected which included the roof void. The result of this was a number of minor works which have been completed or are in the process of being done (I have asked the clerk to report on the supports for the lean to roof and also the Asbestos statement and a request for an indemnity in the Heads of Terms.

Next Steps: -

- Request a meeting with the PCC in order to firm up the Heads of Terms to present the formal document to the GPC
- Chair of Management Committee to get a valuation of the Hall via a local Estate Agent (Barker Storey Matthews)
- If as I hope the GPC will authorise the appointment of Hancox then formally appoint and supply all details to date
- I suggest as part of the Heads of Terms we include either a time limit on the GPC obligation to return Sale proceeds and / or a reducing scale of return.
- Jeff Bell to produce a short term of reference for the Village Hall Management Committee post take over
- Charity Status to be closed down.

In view of the above I propose the following to the Council

1. GPC proceed with the purchase option outlined in the introduction above
2. GPC appoint Nicholas Hancox as the council's solicitor in this matter and the fees are acceptable and authorised in order that we do not have to bring this matter back to the Council. Special note we should get back at least £1000 from PCC if we proceed.

Our clerk has put a lot of work into this and I am quite sure he will be able to field any question you may have. May I thank him for this.

May I also thank Denis Batty and Jeff Bell for a lot of input and support.

Cllr. David Lane
3rd March 2017

Other committee members able supported by our Parish Clerk, Cllr Denis Batty and Jeff Bell Chair
Glinton Community Association