

Hawkhurst Parish Council

EXTRAORDINARY GENERAL MEETING ON ALL SAINTS CHURCH

Meeting:

Date: 30th November 2015

Ref: nm.

Sports Hall

Typed: 22nd June 20158

COUNCILLORS PRESENT

Mr P Dartnell (Chairman), Mr M Appelbe, Mrs M Brinsley (Vice Chairman), Mr G Davies, Mr. B Fitzpatrick, Mrs A Hastie, Mr P Jones, Mrs J Newman, Dr M Robertson, Mrs B Weeden, Mr P Whittle, Mr C Williamson.

ADDITIONAL CIRCULATION

Mr. S Holden, Mr. G Bland, Mrs. B Palmer, Mr. N Gray,

- | | <u>Adjournment for Public Questions and Comments</u> | Action |
|-----|---|--------|
| 1. | | |
| 1.1 | None | |
| 2. | <u>Apologies for absence</u> | |
| 2.1 | Mr J Hunt, Cllr B Palmer | |
| 3. | <u>Declaration of Interests</u> | |
| 3.1 | None. | |
| 4. | <u>Matters for Discussion</u> | |
| 4.1 | Agreement whether HPC enters into negotiations to purchase the All Saints Site with the intention of creating a community hall. Members had thoroughly discussed their thoughts relating to the potential for the All Saints Site as a community centre at a meeting of Hawkhurst Community Trust 30.11.15. prior to the current HPC meeting. The HPC meeting opened with an explanation from the Clerk of the availability to HPC of the loan of funds from the Public Works Loan Board (PWLB). It was explained that repayments for a 50 year loan of £430 at current rates, for example, when added to the budgeted precept for 2016/17 would add £10.07 to a Band D home and cost a total of £933,577 over that time. A 25 year loan would add £13.58 to a Band D home and cost £630,698 over that time. The application is made via KALC (Kent Association of Local Councils) and DCLG (Department for Communities and Local Government) to PWLB and takes 12-14 days. Demonstration must be made at application of having consulted with the community for an in principle agreement to raise the precept by the amount required for the specific project it is intended for. BF, supported by PW proposed that <i>Hawkhurst Parish Council should enter into negotiations to purchase the All Saints site with the intention of creating a community hall.</i> This was supported with 11 for and PJ against. PD related that Freeman Forman had offered to negotiate with Peter Buswells free of charge if HPC will agree to appoint Freeman Forman for any sale of the Copt Hall site. AH said she would only want to grant exclusivity for a maximum of 6 months. It was noted that HPC may wish to look into a scenario with a part exchange of the Copt Hall site for the All Saints site. BF also pointed out that at any sale of Copt Hall, HPC's financial regulations would require 3 quotations in | |

any event. GD asked if the church covenants of proceeds of sale had now been lifted and PD confirmed that it was understood that they had. PW noted that even if the purchase fell through, HPC should go back to the village to explain why this were so. It was also agreed that any offer made must be subject to the findings of a survey. As for the format of seeking village consent for a rise in the precept, JN offered to ask Cranbrook Town Council how they carried out this exercise in relation to the rise in the precept to take on the car park leases as an example.

4.2 Agreement whether HPC enters into negotiations to secure a mortgage to buy the All Saints Church site. It was agreed that a feasibility study is a more relevant next step at this stage and that a mortgage application was premature. The NDP community hall sub-committee are tasked with the preparation of a feasibility study.

4.3 Next steps were determined as to appoint a negotiator to demonstrate that best value had been sought as a matter of urgency. Three quotes will be sought from Lambert & Foster, Freeman Forman, both of whom have already offered to help and one other, with Savills suggested. Members agreed to have the proposals circulated by email and to vote by email for their preferred choice to speed the process up instead of setting a further extraordinary meeting for this alone. Clerk will see if a free valuation service is available from TWBC.

5 Closure

5.1 The meeting closed at 21.39

Signed.....

Date.....

Peter Dartnell
Chairman