



WILLAND PARISH COUNCIL

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THE MINUTES OF THE COMMUNITY SUB COMMITTEE HELD ON THURSDAY 20TH MARCH 2014 FOLLOWING THE FINANCE AND ADMINISTRATION COMMITTEE AT 19:00 MEETING IN WILLAND VILLAGE HALL

PLEASE NOTE: All Council Meetings are electronically recorded in the interests of accuracy.

MINUTES

Present: Cllr Wilcox, Ursell, Phare, Warren, Thompson, Myers, Firkins, Grantham, Parish Clerk Tracy Leaman

1. **Apologies:** Cllrs Mander, Myers, Volunteer Brian Holmes
2. **Chairman's announcements:** Meeting recorded. Cllr Wilcox is studying the fundraising book purchased by the Parish Council. Cllr Wilcox to meet with Regan Aldridge to discuss fundraising. **Action Cllr Wilcox**
3. **Minutes of meeting held:** Thursday 2nd January 2014, Proposed Cllr Firkins, Seconded Cllr Warren, that they be signed as a true and correct record, unanimously agreed.
4. **Gables** – Developer Simon Green has completed the purchase of the site from DCC today without the S106 agreement being in place, DCC will therefore no longer be part of the S106 agreement. Simon has proposed that he, Thea Billeter a Parish Councillor and their solicitors meet to finalise the agreement. As the Parish Council is to be the recipient and is not part of the overage agreement Cllr Ursell proposed that he attend the meeting on behalf of the Parish Council. Any changes in the conditions would have to be agreed by the Full Parish Council. Cllr Phare Seconded, unanimously agreed. Cllr Ursell will ask if the 6 months planning application period can begin on the date of the transfer of the land to ensure a full 6 months. The Parish Council notes that DCC have withdrawn the Educations Supplement.
Cllr Ursell suggested the options for the Gables.
 1. Remove the old building and fundraise to build a new property. This option would be likely to take more than 5 years.
 2. Fundraise extensively to refurbish the whole site.

3. Focus on refurbishing one wing of the building, providing a GP surgery and an income. The remaining property can then be refurbished or re built with incoming rent.

Cllrs Firkins explained the roof issue. The roof on the right (looking from Gables Road) being in good condition, the other having a 5-10 years expectancy assuming some ongoing maintenance. The issues in this roof would be taken care of as the extension is erected, during the second phase, and, with careful planning, this work would not affect the GP surgery.

Detailed proposals and costings are required so the committee can make an informed decision, whether to refurbish or rebuild from scratch. Should the committee decide to refurbish the building the decision will have to be passed at a Full Council meeting. Insurance quotes will be sought ensuring that insurance is in place when the Parish Council becomes responsible for the property.

Two quotes have been received from architects. Cllr Ursell proposed using the quote from Simon Green's architect as they already know the site. Cllr Warren seconded, unanimously agreed.

Management of project/Charity set up -Cllr Ursell explained the different charity set ups available, the one most suited to the Parish Council needs is a Charitable Incorporated Organisation. The trustees are protected. The Parish Council will be the sole Trustee and will set up and a management committee to deliver services in accordance with the constitution defined by the Parish Council. Management Committee members can be from the village and the Parish Council remains in overall control of the committee. Cllr Warren proposed seeking a consultant who would be able to put the Parish Councils principles for the charity together. The profile of the project now needs to be raised, an opportunity for this could be the Blue Cross Fun Day this summer. Helpers also need to be identified.

Meeting closed: 21:06

Cllr Frances Wilcox

Chair Willand Community Sub Committee