**SEVENHAMPTON PARISH COUNCIL**

**Extra-ordinary meeting to be held on Tuesday**

**1st August 2023 at 7pm**

**Brockhampton Village Hall**

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|  | **Welcome**  |
|  | Attendance to be recorded (anticipated as Parish Councillors’ **Lynne Jackson, Emma Lanfear, Harry Boyd**, **Bill Jenkin**, and **Gordon Day,** **Kathy Haig and Matthew Cain) and** Members of the public |
|  | Apologies received to be accepted/recorded  |
|  | Declaration of Interest for matters on the agenda to be invited |
|  | Public Participation to be invited-  |
|  | Council to consider correspondence received from the District Council regarding assets of community value in respect of the Craven Arms (as attached)There are 3 time period of which Council should be aware as follows: Interim moratorium period – 6 weeks beginning with the date of notification of the owner’s intention to dispose of the property. The Owner of the Craven Arms Inns notified the Council of her intention to dispose on the 3rd July 2023. The initial moratorium period therefore ends on 13th August 2023. **Potential full moratorium period (subject to a relevant community interest group expressing interest in being treated as a bidder for the property) – 6 months beginning with the date of receipt of notification of the owner’s intention to dispose of the property. The potential full moratorium period ends on 2ndJanuary 2024**. Protected Period – 18 months beginning with the date of receipt of notification of the owner’s intention to dispose of the property. The protected period ends on 2nd January 2025.**Council to consider resolution to express an interest in being treated as a bidder for the property**  |
|  | Minutes of the previous Parish Council Meeting held on 17th July 2023 to be approved |
|  | **Council to note and consider email from County Councillor Hodgkinson regarding grit bins, eg** to replace an existing bin, relocate a bin to a better location or install a new bin (reply by 15th August 2023) |
|  | **Council to confirm its next meeting is scheduled for 18th September 2023 at 7.30pm** |
|  | **Meeting to be closed**  |

Community Right to Bid - List of Assets of Community Value

Property - The Craven Arms Inns, Brockhampton, GL54 5XQ

Part 5 Chapter 3 Localism Act 2011, Assets of Community Value (England) Regulations 2012 Proposal by owner to dispose of the property – Section 95 Localism Act 2011

Date of receipt of 13th August 2023 to trigger full moratorium period

Following receipt of your organisations nomination, you will be aware that the above Property is currently included on the Council’s List of Assets of Community Value. The Owner of the property has now notified the Council of their intention to enter into a relevant disposal in accordance with Section 95 of the Localism Act 2011.

In accordance with Section 97 of the Localism Act 2011 the Council is now required to notify you, as the original nominator, of the receipt of the notification to enable your organisation to consider whether it wishes to be treated as a bidder for the property. The Council is also required to publicise the owner’s intentions so that other local community interest grounds have the opportunity to be treated as bidders.

There are 3 time period of which you must be aware as follows:

 Interim moratorium period – 6 weeks beginning with the date of notification of the owner’s intention to dispose of the property. The Owner of the Craven Arms Inns notified the Council of her intention to dispose on the 3rd July 2023. The initial moratorium period therefore ends on 13th August 2023.

 Potential full moratorium period (subject to a relevant community interest group expressing interest in being treated as a bidder for the property) – 6 months beginning with the date of receipt of notification of the owner’s intention to dispose of the property. The potential full moratorium period ends on 2nd January 2024.

 Protected Period – 18 months beginning with the date of receipt of notification of the owner’s intention to dispose of the property. The protected period ends on 2nd January 2025.

If you wish to be treated as a bidder

If your organisation wishes to be treated as a bidder you must notify the Council in writing. The deadline for receipt of written requests to be treated as a potential bidder is the 13th August 2023. Please write to Geetanjali.wahi@westoxon.gov.uk and alex.kirk@fdean.gov.uk.

Your organisation does not have to provide any evidence of its actual intention to bid, nor any evidence that it has the necessary funds to make a bid. The Council will pass your details to the owner and you may negotiate with the owner and submit a bid when you are ready.

If you indicate an intention to bid the owner will be prevented from completing the sale of the property to any person, other than to your organisation, or any other relevant community interest group (as defined in law), for the full moratorium period. This moratorium is in place to enable your organisation, or any community interest group which may be interested, to submit a bid, negotiate with the owner and to raise the necessary funds to purchase the property for the benefit of the community.

If the sale does not complete during the full moratorium period the owner is free to sell to any person, provided the sale completes within the protected period. If the owner wishes to complete the sale after the protected period the owner must notify again the Council and go through the procedure again.

The relevant dates are set out in the attached Disposal Notice which the Council will use to publicise the sale in the local community. We would be grateful if you could place the enclosed Notice on your local notice board.

If you do not wish to be treated as a bidder

If the Council does not hear from you within the interim moratorium period then it will assume that you do not wish to be treated as a bidder for the property. If neither your organisation, nor any other relevant community interest group, wishes to bid for the property then the owner will be free to sell to any person provided they complete the sales within the protected period.

**Draft minutes of meeting**

**held at Brockhampton Village Hall**

**on July 17th 2023 at 7.30pm**

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|  | **Welcome**  |
|  | Council considered and approved co-option to the Council, New Councillors were then invited to sign acceptance of office forms papers and then the successful applicants were invited to join the Council- Kathy Haig and Matthew Cain2 applications have been received and forwarded to Councillors for their consideration |
|  | Attendance recorded as Parish Councillors’ **Lynne Jackson, Harry Boyd**, **Bill Jenkin**, and **Gordon Day,** **Kathy Haig and Matthew Cain. No** Members of the public |
|  | Apologies received to be accepted/recorded Parish Councillor **Emma Lanfear and** County Councillor Paul HodgkinsonDistrict Councillor Theyer did not attend |
|  | Declaration of Interest for matters on the agenda were invited- none |
|  | Public Participation was invited- none  |
|  | Council noted the decision of the District Council regarding “ assets of community value application” in respect of the Craven Arms“The extent of the Listing is the public house, car park, and the pub gardens immediately outside the public house. The garage and the gardens behind the garage will be excluded from the Listing as these parts of the property did not meet the test set out in Section 88. The conclusion reached was there was no recent actual use of these parts of the property which furthers the social wellbeing and social interests of the local community.The parts of the Property listed will remain on the register until 11th June 2028, subject to any review or appeal.As a consequence of the Council’s decision the Property will now be added to our List of Assets of Community Value that is published on the Council’s website which will be updated shortly”.  |
|  | **Counci noted update from County Councillor Hodgkinson as distributed via email** |
|  | **Council noted there was no report received from District Councillor**  |
|  | Minutes of the previous Parish Council Meeting held on 5th June 2023 were approved |
|  | **Council noted there are no matters raised by independent internal auditor** |
|  | **Council approved the payment list as discussed-** **Wfh for June, July, August £78.00 (no longer covered by standing order)****Expenses for July 23 £31.00****Independent auditor £115.00** |
|  | **Council noted the update on review of bank account** “We have completed the initial review of this account and have send the case for final approval. I would like to reassure you that there won’t be any restrictions or the account will not be closed.” 24/5/23 'Know your client' review is in the final stages of our internal review, Should we need to check anything with you, a member of our team will contact you. There is no action required from you at this time”. 2/6/23 |
|  | **Council noted & consider updates on Highway matters to be referred to Highways**Temporary Road Closure - 400607 - Road from The Quarry to Bakers Wood Verge mowing on visibility strips have left parts overhanging the road |
|  | **Council noted & consider planning application updates**23/01919/LBC Proposed replacement windows and internal alterations at Brockhampton Court – **no comment****23/01781/FUL Erection of single storey rear extension at Hillside, The Quarry- no comment****Updates on applications that have been permitted****Dowage House****Manor Farm- updates****Farthings- refused** |
|  | **Council confirmed its next meeting is scheduled for 18th September 2023 at 7.30pm** |
|  | **Meeting closed at 19.56 pm** |