**SEVENHAMPTON PARISH COUNCIL**

**Draft minutes**

**Extra-ordinary meeting held on Tuesday**

**1st August 2023 at 7pm**

**Brockhampton Village Hall**

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|  | **Welcome from Chair of Council** |
|  | Attendance recorded as Parish Councillors’ **Lynne Jackson, Emma Lanfear, Harry Boyd**, **Bill Jenkin**, and **Gordon Day,** **Kathy Haig and 4** Members of the public |
|  | Apologies received accepted/recorded from Parish Councillor **Matthew Cain** |
|  | Declaration of Interest for matters on the agenda were invited- Cllr Harry Boyd declared a pecuniary interest in item 6, Cllr Gordon Day declared an interest in item 6 |
|  | Public Participation was invited-Points raised included * **Effect of granting of ACV status meant that there is a restriction on disposal of asset for period of 5 years (subject to conditions)**
* **Sale or lease requires a notice period to CDC, who then must inform community interest groups.**
* **In this case the notice period (interim moratorium) for response is 6 weeks, expiring by 13th August 2023**
* **ACV and planning considerations are separate entities**
* **Qualifying community interest group noted as including a parish council**
* **If notice is given and accepted by CDC, the full moratorium period would end on 2nd January 2024**
* **There is no obligation on the community interest group to submit a bid during the full moratorium**
* **Potential for pc to submit in writing “an intention to bid” or**
* **pc to submit in writing “an intention to bid and formally support a bid from SOPG”**
* **Discussion on the consequences of the full moratorium**
* **Discussion on the type of organisations that could submit bids**
* **Discussion on the time scales and notice periods**

**Public session closed at 19.43pm**  |
|  | Council considered 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 were made aware of: 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.Councillors discussed the following pointsEthical decision on requesting moratoriumDiscussion on time and the effect on the ownerReasons behind the register of a community asset**Council agreed the resolution to express an interest in being treated as a bidder for the property** **Council agreed to submit a complaint to Head of Legal department on the late receipt of the notice of intent, which made it difficult for the Parish Council to arrange a meaningful meeting and to obtain input from interested parties. This short time scale also impacts other potential interested parties.**  |
|  | Minutes of the previous Parish Council Meeting held on 17th July 2023 approved |
|  | **Council noted and considered 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 agreed no additional bins are required.** |
|  | **Council confirmed its next meeting is scheduled for 18th September 2023 at 7.30pm** |
|  | **Meeting closed at 20.08** |

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.