

HARDINGSTONE PARISH COUNCIL

The Parish Room, The High Street, Hardingstone, Northampton, NN4 6DA

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Minutes of Finance and General Purposes Committee, Hardingstone Parish Council

Held on Wednesday 10th July 2019 in the Parish Room, Hardingstone

Present: Chair Cllr David Laughton, Cllr Matthew Haines, Cllr Perry Thomas, Cllr Geoffrey Merritt

Meeting Start: 7.30pm

13.	<p>Apologies</p> <p><i>Schedule 12 of the Local Government Act 1972 requires a record be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Clerk as it is usual for the grounds upon which apologies are tendered also to be recorded. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are acceptable.</i></p> <p>Apologies were received from Cllr Bob Jones and the Clerk.</p>
14.	<p>Disclosure of Pecuniary Interests</p> <p><i>Under the Parish Council's Code of Conduct, Members must declare any pecuniary interests not previously disclosed.</i></p> <p>None were disclosed.</p>
15.	<p>Public Time</p> <p>There were no public present</p>
16.	<p>To approve the minutes of the Finance and General Purposes Meeting held on 10th April 2019</p> <p>The minutes were approved and signed.</p>
17.	<p>To receive update on leases and approve next steps</p> <p>There had been a meeting with the Guides at which, subject to Council approval, it had been agreed that, should the Guides wish to vacate their building at any time in the future, the Council may be willing to accept a donation of the building, as an alternative to the Guides having to dismantle the building, subject to it being deemed to be structurally sound, in good repair and good decorative order upon inspection by a qualified surveyor.</p> <p>As a result, it was agreed that the following clauses in the draft Guides lease be amended forthwith to read as follows:</p> <p>2 (d) To keep any such building or buildings as aforesaid structurally sound, in good repair and properly painted both inside and outside, with good quality paint and insured to the full value thereof in some insurance office of repute and to produce the receipt for payment of the current premium to the Council or its agent upon demand. Insurance must also be provided in respect of public liability, copies of which should be provided to the Council.</p> <p>2 (j) At the expiration or sooner determination of the term hereby granted either, (a) to pull down and remove any buildings or structures erected on the demised premises in a workmanlike manner so as not to cause any damage to the demised premises and forthwith after such removal to restore the site thereof so far as possible to its previous condition as a recreation ground and to pay the Council proper and adequate compensation for any damage caused by or resulting from such removal or alternatively, (b) to donate any such buildings or structures to the Council, subject to their being deemed to be structurally sound, in good repair and good decorative order upon inspection by a qualified surveyor appointed by the Council at its expense. Should any repairs be deemed necessary, they must be completed by the lessee, at their expense, within three months of such notification, unless otherwise agreed. The Council reserves the right to revert to Option a (the lessee to pull down and remove</p>

the building) should any remedial works identified by the qualified surveyor not be completed.

3 (a) If the demised premises shall cease to be used for the said purposes the said term hereby created may be determined by either party giving to the other one month's prior notice in writing and thereupon the Trustees shall either, (a) remove any buildings and restore the site to its former condition or alternatively, (b) donate the buildings to the Council, in accordance with the provisions of Clause 2 (j) hereof.

Minor grammatical changes were also agreed in respect of clauses 2 (e), 2 (f) and 2 (g).

It was suggested that these changes could also be incorporated into the draft Scouts lease. However, it was felt that the amended draft Guides lease wording could be shared with the Scouts at or just prior to a meeting with the Scouts. The Committee agreed proposed dates of 22nd, 29th, 30th or 31st July for such a meeting.

Meeting closed at 7.50pm

Date of next meeting – 14th August 2019