



Waveney Local Office
London Road, Halesworth
Monday 24th August 2022 at 5.00pm
Held in the Day Centre
Minute Book ref No 77

EXTRAORDINARY MEETING OF THE COUNCIL HELD IN THE DAY CENTRE

Present: Councillors;

Annette Dunning, Anne Fleming, Peter Dutton, Rachel Kellett, Rosemary Lewis (Chair), Joyce Moseley, Maureen Took, David Wollweber (Vice-Chair), Jackie Wagner.

In Attendance: Nick Rees (Town Clerk)

Minutes

- 1) **Apologies:** All present
- 2) **Declarations of interest:** Non-pecuniary interests; Cllr M Took and Cllr J Wagner
- 3) **Transfer of Assets:-** Due to the confidential nature of the matter to be discussed under item 3 will be held *in camera*
 - a) **London Rd Building:** Consideration and discussion on the London Rd Building, the tenants in situ, lease agreements, HTC ideas and plans for the site and how this relates to the transfer of assets: The Clerk advised that the Council should be fully aware that the London Rd building would be transferred with the occupants in place; HTC, Halesworth Day Centre and Halesworth Volunteers, and would therefore make the Town Council the new Landlord of the building and based on the exiting arrangements there would be no income from the building, rates and bills on the building would be . It was accepted that this situation had not changed during the discussions with East Suffolk Council over the last few years but it had never been formally discussed or agreed by HTC. ESC had confirmed that they would not become involved with any pre-transfer negotiations with the existing occupants and requested that HTC confirms acceptance before the transfer proposal is considered by ESC's Cabinet. There was some discussion on whether there was a need for the meeting to be *in camera*. The Clerk and Chair explained that this had been a precaution in case discussions around tenancy agreements was raised at the meeting. However, Cllr Wagner and Cllr Took, trustees of the Day Centre, confirmed that they were not prepared to discuss any details of the tenancy in this meeting. The Clerk asked the Council if any individual councillors had any plans for the building and if so whether this would alter their opinion as to whether to proceed with the transfer. It was generally accepted that the Council had no specific plans and there had been no proposals or any agreement by the Council, Committee or any Working Group as to what to do with the building once it had been transferred.

b) **Proposal for Cabinet:** A review of the current proposal, terms and conditions: It was then **RESOLVED** 'That HTC accepts that the London Rd Building will be transferred with existing tenants in situ along with all the assets and payments as previously agreed (Monthly meeting held on the 11th of January, 2022 minute ref 54.9b). The terms of the tenancy or occupancy agreements will be subject to review by the landlord (Halesworth Town Council) in accordance with the *Landlord and Tenant Act 1954*. The Council presumes that the Cabinet will consider the transfer in general terms (as a detailed proposal has not been provided) and therefore some details of the transfer will be subject to final agreement during the legal process'. The Clerk confirmed that he had requested confirmation that there would no overage clause as agreed by Kerry Blair (Head of ESC Operations) and that the toilets would be refurbished prior to the transfer.

Once ESC had confirmed the date of the Cabinet meeting, the Clerk would ask if any councillors could attend the meeting. It was expected that Cllr Tony Goldson would represent the Town Council at this meeting and the Clerk would confirm.

- c) **Alternatives:** To consider any alternative ideas or plans if necessary. None considered.
- d) **Proposal for the monthly meeting on September 5th 2022:** This was not necessary as the full Council was present at this meeting, the decision would be relayed to ESC.

4) **Any other matters relating to the transfer:** None

5) **Accounts for payment:** The following accounts were approved for payment:-

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| 4696. | PKF Little John – External Audit (LGA 1972 s111) | 600.00 + vat |
| 4697. | N Rees – Zoom (LGA 1972 s111) (Future payments from Solda) | 11.99 + vat |
| 4698. | Horse & Garden (Dog waste bags) (GPoC) | 75.60 + vat |
| 4699. | HM Revenue & Customs quarterly payroll liabilities (LGA 1972 s112) | 3,172.93 |
| 4700. | Raw Consortium – bench repairs and refurbishment (GPoC) | 2718.75 + vat |

DD/Standing Orders:

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| 4701. | Valda Energy Market Electricity (Food Act 1984) S/O | 25.00 |
| 4702. | Monthly salaries (LGA 1972 s112) | 2935.11 |
| 4703. | LGPS Pension (LGA 1972 s112) | 1075.58 |
| 4704. | Barclays – Bank charges (LGA 1972 s111) | 8.50 |
| 4705. | BT Phone & Broadband quarterly (LGA 1972 s111) | 277.96 + vat |