

Haverhill Town Council

Minutes of an Extraordinary Meeting of Haverhill Town Council's

FULL COUNCIL

Held on Tuesday 23rd April 2019 at 7.30pm at the Haverhill Arts Centre,
Haverhill, CB9 8AR



HAVERHILL
TOWN COUNCIL

Present: Mayor Councillor A Brown
Deputy Mayor Councillor J Burns
Councillor A Bramwell
Councillor M Byrne
Councillor J Crooks
Councillor P Fox
Councillor Q Fox
Councillor P Hanlon
Councillor J Mason
Councillor D Roach
Councillor S Roach
Councillor B Robbins
Councillor L Smith

Apologies: Councillor C Turner

Absent: Councillor W Yang

In Attendance: Colin Poole (Town Clerk)

2 members of the public were present.

Welcome:

The Mayor welcomed everyone to this extraordinary meeting and advised members of the public attending that the meeting was being recorded.

MINUTES

		ACTION
C19 /047	<u>Apologies for Absence</u> The above apology was received after the meeting; the summons had been delayed in the post.	
C19 /048	<u>Declaration of Interests and requests for dispensation</u> No declarations or requests for dispensation were made.	
C19 /049	<u>Property Matters</u> a) 1a Boundary Way i. To consider confidential due diligence reports: The Clerk referred Councillors to the previously circulated confidential Asset Purchase Agreement. It was confirmed that the purchaser of the assets would be the Town Council. Councillors asked that 'goodwill' be valued as low as possible in order that the physical assets were not undervalued. It was note that the message could be passed on,	

Haverhill Town Council adopted the General Power of Competence on May 18th 2015. All decisions are taken using that power unless otherwise stated.

but the apportionment of value was down to the vendor. The Clerk would enquire if there was a customer database. Whilst the APA was framed as an acquisition of the business, no liabilities were being inherited – these remained with the existing business entity and owner.

- ii. **To consider lease arrangements:** The Clerk referred the meeting to the previously circulated Lease Report. The Clerk was asked to verify the upward-only rent review, underletting agreement and reinstatement value on the landlord's insurances. In addition, to seek to have the Council identified as a third party to the insurance and confirm cover for uninsured loss. Clarification on connections to service media were also flagged for clarification. The Clerk advised that the lease would be subject to an agreed condition report. Members asked that the Clerk request first-refusal for the freehold if the landlord decides to sell at any stage.
- iii. **To approve staffing arrangements and budget:** The Clerk tabled a budget showing staffing arrangements. Councillors asked that it be checked to ensure sufficient capacity to cover absences.
- iv. **To give delegated authority to the Clerk to complete all acquisition matters on behalf of the Council:** It was proposed by Councillor D Roach, seconded by Councillor J Burns, that the Clerk be given full delegated authority to complete all acquisition matters in respect of 1a Boundary Road, on behalf of the Council

RESOLVED

b) Bevan House

- i. The meeting noted that a planning application has been submitted for outline planning consent for 6 apartments, all matters reserved. The meeting further noted that it would be down to the new Council to decide on next steps following on, whether to develop or sell the site.

C19 /050 **Date of Next Meeting**
7pm Tuesday 30th April 2019. This will be the last meeting of this Council session.

C19 /051 **Closure**
The Chairman declared the meeting closed at 20:25pm.

Signed
Chairman

Date.....