

Minutes of the Extra Ordinary Parish Council Meeting held on Wednesday 27th July 2016 at 7pm at the Hare & Hounds PH restaurant.

Present: Cllrs P. Fisher (Chair), B. Blackbourn, R. Dixon –Warren, D. Winn

In attendance: B. Bradford (Clerk and proper Officer), three members of the public, and Cllr S. Woolley (Lincolnshire County Council) and Cllr P. Moseley (South Kesteven District Council)

1. **Apologies for Absence:1620** Cllr B. Cruft had notified the Chairman/Clerk of her inability to attend.
2. **Public Forum:1621** A member of the public asked if there was any other information available relating to the subject being voted on, pointing out that there was no information on which to make comment. It was explained by the Clerk and Chair that the background information sheet for the meeting of 27.7.16 that had been distributed to the councillors to inform the discussion contained sensitive data, therefore was not for public distribution. The Clerk explained that all information regarding the Parish Land that could have been shared with the public had been previously via the advertised minutes.
3. **Declaration of Interest:1622** Cllr. R. Dixon-Warren declared his interest with Mr David Lister (Grazier of the Parish Land) as a friend of his. Clerk B. Bradford as a tenant of the Parish Land.
4. **To vote on the proposal of the Parish Council inviting at the earliest convenient date, Ms Isabel K Lougher BSc (Hons) MRICS FAAV. Associate | RICS Registered Valuer from JH Walter to attend a site visit of the Haconby & Stainfield Parish Council Land to ascertain that the Parish Land is being used by current tenants as previously advised by the Clerk. Also to pay for time and disbursement costs for attending even if not instructed. This visit is to ensure that if instructed, the correct legal contracts are drawn up and are fit for purpose to ensure that the Parish Council's land biggest asset is protected and effectively managed.**

Discussion on the resolution included suggestions that local land agents (having the advantage of local knowledge and, possibly, records) be contacted to provided quotes, with a clear view being expressed that the Council should seek as much information on as many land agents as possible to inform its decision-making process. It was suggested that the requirement to be able to demonstrate value for money remains.

1623: It was **RESOLVED** with three Cllrs. in favour and one abstention to accept the proposal of inviting Isabel Lougher (JH Walter) to attend a site visit at the earliest convenient date in August. Clerk requested that all councillors send their dates to her for dates in August 2016 when they could not attend an afternoon meeting to have a Q&A session with Isabel following her site visit. Once dates received, then clerk could arrange meeting and advise all

5. **To vote on Ms Lougher then attending a Parish Meeting straight after her site visit and present her findings and quotation based on what she has seen and information previously presented by the Clerk. The Parish Council/Members of the Public will have an opportunity to ask any relevant questions they may have.**

1624: It was **RESOLVED** as point 4. Above

An estimate of the cost of the site visit and subsequent briefing and Q&A was requested. Rates were discussed but a complete estimate was not provided at the meeting.

6. To vote on instructing Ms Lougher from JH Walter to be appointed to carry out work in drawing up the relevant contracts/legal documentation for the occupiers on behalf of the Parish Council as per the agreed quotation.

1625: It was RESOLVED that the council would not vote on point 6 until they had carried out the Q&A session with Isabel (JH Walter) which, would then inform and help them decide the next steps forward.

7. If Ms Lougher from JH Walter is appointed, Council to vote on a request to be made that Ms Lougher to provide up to date information on potential rent levels on the land for future financial planning of Parish Council funds.

1626: It was RESOLVED that the council would not vote on point 7 until they had carried out the Q&A session with Isabel (JH Walter) which, would then inform and help them decide the next steps forward.

8. It was agreed that the JH Walter visit, brief and Q&A session would be the precursor to seeking quotes from other land agents, local and non-local, to inform the Parish Council's decision-making process and selection of a land agent.

Signed on original (David Winn – Chairman)

17 May 2017