

**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING
OF
WICKEN PARISH COUNCIL**

On Thursday 18 June 2020

at 7.00 pm via Zoom

Action

60/20 Attendance and apologies

To receive and accept any apologies.

Cllr Neil Gordon-Lee – Chairman
Cllr Celina Francklin – as noted below
Cllr Philip Ivens
Cllr Alan Cartwright
Cllr Andrew Edmondson
Cllr Marcus Rixon
Cllr Ian Howett
Valda Clapham - Clerk

61/20 Members' interests

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Wicken PC Code of Conduct for Members and by the Localism Act 2011.

Nothing declared.

62/20 To consider proposals for updating the legal structure of the Village Hall charity and to agree a way forward

Introducing the discussion the Chairman referred to his recent email to Cllrs detailing the items for decision (set out below) and then invited each Cllr to comment.

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|--|-----------------|
| 1. Whether to follow the lawyer's advice as to the preferred option in the advice letter circulated – the six Cllrs present were all in favour of changing the Village Hall Trust to a Charitable Incorporated Organisation (CIO). | Resolved |
| 2. To agree to publicise to the village the intention to seek a new structure and invite comment on its loss as a community asset – the six Cllrs present were all in favour. | Resolved |
| 3. To agree, in principle, to the expenditure from Village Hall funds to meet the legal costs - the six Cllrs present were all in favour. | Resolved |
| 4. To agree to file the Village Hall accounts to date with the Charity Commission as we are currently in breach of their timescales for filing - the six Cllrs present were all in favour. | Resolved |

In relation to item 1 above Cllrs were concerned as to how any money accumulated in the new CIO could be used. Whilst it cannot be passed to the Parish Council it could be used for the benefit of the village provided that use fell within the objects of the new CIO.

It was noted also that the new CIO might consider registering for VAT although this would not necessarily be desirable.

In respect of item 4 above Cllr Rixon agreed to provide the outstanding accounts to the clerk for circulation with these minutes. Cllr Rixon was thanked for his efforts. **Cllr Rixon**

The discussion moved on to consideration of the proposed tenancy, a three year lease with no break at the full asking rent. Cllrs' main concern was to establish the

financial reliability of the prospective tenant given the lack of track record and heavy dependence on a single income source. Cllr Cartwright observed that activity in the letting market appeared to be increasing.

Cllrs also needed to review the additional premises work the prospective tenant had requested and to check whether change of use planning permission would be required.

At this point Cllr Francklin joined the meeting. The Chairman summarised the discussion and decisions so far and Cllr Francklin concurred with each of the Resolutions noted above.

Next steps

The Chairman and Cllr Cartwright agreed to bring more detail on the prospective tenancy to the Parish Council’s next meeting.

**Chairman/ Cllr
Cartwright**

The Chairman and clerk agreed to follow up with the lawyer to set in motion the creation of the new CIO.

**Chairman/
clerk**

The Chairman closed the meeting at 7.30pm.

Chairman’s Signature

Date

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