

Closed session PC meeting 3rd June 2014

87. Councillors had been copied in on the Trust's email of 26th May 2014. They are awaiting their surveyor's report and once this is received they will apply to the Charity Commission for a formal Order for permission to dispose of the land. The Trust's requirement for a covenant in the contract would be that if 'the land is subsequently sold for development or other purposes inimical to the Trust's objectives in supporting the school, it would expect to share any capital gain from the sale'. *ML confirmed that he would speak to Mike Ford this week.*

ML

It was agreed that the Clerk would respond to the Trust advising that the PC in principle have no objections to the covenant providing their solicitors agree to it. That the PC has agreed to appoint solicitors and that once the Charity Commission have issued the Order the PC will instruct the solicitors to proceed. In the meantime the PC have applied for the funding.

The Clerk updated the PC on the quote she received from for the total cost, it was agreed that this was too expensive. The Clerk had previously received a quote of £1500 from Hedleys, she has contacted Ian Davison regarding this figure and he has confirmed it would cover 6 hours work and VAT and disbursements would need adding on. He advised that as the PC is in occupation that non-Land Registry searches are not necessary and that rather than a contract they could have a transfer. The PC agreed to do all searches and have a transfer rather than the contract. They agreed to appoint Hedleys, however the Clerk will request a fixed cost for the work and if this isn't possible will request that she be informed when 4 hours' work has been undertaken. The PC will need clear advice on what covenants are best for the village and the PC.

It was suggested that when the draft transfer is received that the PC and the Trust have an informal meeting to discuss the covenant and wording of the document, in order to save costs.

SALC have confirmed to the Clerk that the PC can continue to keep this item in private session until the contracts are signed.

The application for borrowing approval for £15,000 over 10 years was signed by the Chair and the Clerk.