



**Minutes of the
Extraordinary Parish Council Meeting
of Oakley Parish Council on
Thursday 15th July 2021 at 12 noon
To be held in Oakley Village Hall**

The meeting is open to all members of the public and the press. Residents are welcome to attend and can address the meeting during Public Session

MINUTE NUMBER	SUBJECT	ACTION
EO 7	<p>Present: Mr J Mole (Chairman) Mr D Cherry (Vice Chairman) Mr P Kilpin (Parish Councillor) Mr D Pearce (Parish Councillor) Mrs J Grey (Parish Councillor) Mrs P Pointer (Parish Clerk)</p> <p>Apologies: Mr J Smith (Parish Councillor), Mrs A Staff (Councillor)</p>	
EO 8	<p>Public Session One member of the public attended, and raised the following points.</p> <ul style="list-style-type: none"> (i) He expressed his agreement with the planned purchase of The Chandos Arms. (ii) Expressed his reservations on engaging a Tenant/Landlord in the pub once purchased, stating that he felt this way profits made would be not ploughed back into the village community, for example to ensure villages used the pub with profits could be used perhaps as quarterly Meal Vouchers which could be distributed in the village. (iii) JG of Oakley PC explained that this is a valid point made, but at this time a decision on this does not have to be made, and this can and will be addressed after the loan has been confirmed. (iv) The plan at present is for the Parish Council to hand over the running of the pub to a Community Benefit Society, who will then decide the best way forward whether it be the pub being run by a Manager or engaging a tenant. 	
EO 9	<p>Proposals, Resolutions and Recommendations to Council are:</p> <ul style="list-style-type: none"> (i) Subject to the completion of due diligence, appropriate checks and searches and the advice of the solicitor, The Parish Council purchase the Chandos Arms Public House and surrounding land. <u>Proposed to be passed by: Mr D Cherry and seconded by Mr P Kilpin</u> <u>All Parish Councillors present unanimously voted in favour of this</u> (ii) The Parish Council enter into a declaration of trust/partnership agreement with the CBS defining the relationship between the two entities and the payments due to The Parish Council. <u>Proposed to be passed by: Mr D Cherry and seconded by Mrs J Grey</u> <u>All Parish Councillors present unanimously voted in favour of this</u> (iii) The Parish Council seeks the approval of the Secretary of State for Housing, Communities & Local Government to apply for a PWLB loan of £490,000 over the borrowing term of 50 years for the purpose of the purchase & refurbishment of the Chandos Arms. The annual loan 	

	<p>repayments will come to around £16,141. It is not intended to increase the council tax precept for the purpose of the loan repayments. <u>Proposed to be passed by: Mr D Cherry and seconded by Mr P Kilpin</u> <u>All Parish Councillors present unanimously voted in favour of this</u></p> <p>(iv) The Parish Council agrees to use up to £10,000 of reserves towards the purchase of the Chandos Arms. <u>Proposed to be passed by: Mr P Kilpin and seconded by Mr D Cherry</u> <u>All Parish Councillors present unanimously voted in favour of this</u></p> <p>(v) The Proper Officer, and responsible financial officer be authorised to vary the application to reflect any changes in interest rates before borrowing approval is confirmed. <u>Proposed to be passed by: Mr J Mole and seconded by Mrs J Grey</u> <u>All Parish Councillors present unanimously voted in favour of this</u></p> <p>(vi) The Parish Council reaffirms the authority of the proper officer and responsible financial officer to continue to receive specialist advice on the proposal. <u>Proposed to be passed by: Mrs J Grey and seconded by Mr D Cherry</u> <u>All Parish Councillors present unanimously voted in favour of this</u></p> <p>(vii) The proper officer, responsible financial officer, chairman and vice chairman to be authorised to provide instruction to solicitors, sign the required documentation to implement this decision. <u>Proposed to be passed by: Mrs J Grey and seconded by Mr P Kilpin</u> <u>All Parish Councillors present unanimously voted in favour of this</u></p>	
EO 10	<p>Announcement</p> <p>It was agreed by all Parish Councillors present that the following announcement will be made to all residents of the village, via the village notice board and placed on the Village Community Website.</p> <p>“At the Extraordinary Oakley Parish Council Meeting of 15th July 2021, it was RESOLVED to seek the approval of the Secretary of State for Housing, Communities & Local Government to apply for a PWLB loan of £490,000 over the borrowing term of 50 years for the purchase of the village pub The Chandos Arms. The annual loan repayments will come to around £16,141.00</p> <p>It is not intended to increase the council tax precept for the purpose of the loan repayments.”</p> <p>IF YOU HAVE ANY VIEWS OR OPINIONS YOU WISH TO FEED IN, PLEASE CONTACT THE PARISH COUNCIL DIRECT.</p>	
EO 11	<p>Any Other Business</p> <p>JG informed all present that with regards to VAT advice the parish council have been seeking. Claiming back of the VAT looks fine and it is done by the Parish Council using the “Opt to tax form”, in turn then the Community Benefit Society will also need to fill in the “Opt to tax form” and if the decision is taken to place a Tenant/Landlord at the pub, then this person would be VAT registered and claim their VAT back in the normal manner.</p>	

MEETING CLOSED AT 12:30PM

These minutes have been agreed and verified and proposed for signing by Mr P Kilpin and seconded by Mrs J Grey

Signed.......... (Chairman of Oakley Parish Council) Dated..........