The Langford Extraordinary Parish Council Meeting

7pm, July 23rd July 2020 at Langford Village Hall

Councillors:

Mr Richard Kemp, Chairman, Mr Mark Harris, Vice Chairman,

Mr Ian Burton **,** Mr Andrew Clemons, Mr Ian Corrigan

Draft Minutes

1. Apologies received : None, all present

2. Declarations of Interest: None

3. **Sale of the Paddocks Lot 11**
   A discussion took place concerning the Langford Community Land Project.
   LPC considered the following:
   1. **Business Case & Business Plan**
      Cllr R K had previously circulated a detailed Langford Community Land Project Business Case and Plan to all.

      After discussion, LPC agreed that the possible procurement of Lot 11 was in the long term interest of the community. It would be a sound, future investment that would provide the community with on-going opportunities for hosting village events, possible village parking, allotments and recreational facilities.

      LPC resolved to proceed for the purchase of plot 11 as set out in the Business Case & Plan
      Proposed by Cllr I C, seconded by Cllr I B

Signed……………………………………..
Richard Kemp, Chairman

2. **Access to potential funding**
The suggested guide price by the agents (S&P), on behalf of the land owners (C & C), is £150k.

LPC recognised that this would be a substantial capital purchase and that the only means of raising the necessary funding, would be by applying for funding from the Public Works Loan Board (PWLB) the lending facility of H M Treasury .

LPC considered:

- to repay the loan by an increase in the annual precept
- to keep the precept increase as small as possible by repaying the loan over an extended period of time
- LPC preference based on an annuity repayment

LPC resolved to seek approval of the Secretary of State for Housing, Communities & Local government to apply for a PWLB loan of £150,000, over a borrowing term of fifty years, for the purchase of land at Lot 11. The annual loan repayments will come in at around £ 5516.00

LPC intend to increase the council tax precept for the purpose of the loan by repayments of £103% which is the equivalent of an additional £35 a year on a band D property. LPC will use the borrowed amount up to the maximum of £150k; in five tranches of £80k, £20k, £20k, £20k, £10k.

Proceeding on this basis will be subject to a precept increase consultation. LPC will only act if the project has clear support from village residents

LPC agreed to commit some reserve funds as required to the value of £2,000.

3. **Precept Consultation**
It was discussed and agreed that consultation with the village residents would be necessary. A draft consultation document and a survey return form for circulation to all households were discussed and with minor adjustments agreed.

4. **Timeline of Actions**
A timeline of actions was agreed by all. (see appendage 1)

There being no further business the meeting concluded at 20.50pm

The date of the next meeting: 20th August 2020

Dated: July 24th 2020

Signed…………………………………….

Richard Kemp, Chairman

Lot 11 Timeline action plan:

July 23	LPC meeting	
	Discuss Business Case & Plan	
	Resolution to proceed	***actioned***
	Agree consultation documentation	***actioned***
July 24-27	Complete draft NALC/MHCLG Borrowing Approval form	**AT, IB**
	Confirm interest with Strutt & Parker	**RK**
	Contact OALC to set up guidance meeting 29/30 July	**RK**
w/c July 27	Meeting with local NALC – Christine Lalley of OALC	**RK**
	(For advice and guidance on completing form)	
	Print off consultation documents & survey forms	**MH**
	Delivery to all households:	
	1. from The Lane through Lechlade Road, to Elms	**IC**
	2. Filkins & Broadwell Roads to Old Post Office	**IB**
	3. Old Post Office down to The Leys	**MH**
	Set up return arrangements, notice on Chapel post box	**IC**
	Post LPC minutes and full consultation info on website	**MH**
	Publicise consultation on VH noticeboard	**RK**
	and via Langford google groups	**MH**
Aug	Continued liaison with Strutt & Parker on progress of estate sale	
	and situation as regards Lot 11	**RK**
Aug 5	Summons and agenda for Aug 13 extraordinary LPC meeting	**AT**
Aug 13	LPC extraordinary meeting	
	Report on progress of consultation and progress of estate and Lot 11 sales	
	Agreement of next actions if consultation outcome clarifying	
Aug 19	Summons and agenda for Aug 27 extraordinary LPC meeting	**AT**
W/c Aug 24	Completion of tranches of loan applications	**IB & AT**
Aug 27	LPC extraordinary meeting – resolution to apply for loan	
	If consultation outcome positive	
	Loan application to Nathalia Pulice at MHCLG via OALC	**AT**
	Liaison with Strutt & Parker on bidding process	

Loan documentation required:

1. Application form
2. Minutes of LPC meeting 23/07 with resolution
3. Minutes of LPC meeting 20/08
   Business case & plan
4. Details of consultation process
5. Report on consultation outcome