

MINUTES OF THE MEETING OF DEDDINGTON PARISH COUNCIL HELD ON 16TH JULY, 1982

Present: Councillor Ward (Chairman), Councillors Mrs. Cheeseman, Fuller, Gardner, Garrett, George, Hayward, Marshall, O'Neill, Mrs. Robinson, Stevens and Webber.

Apologies for absence were submitted on behalf of Councillor Mackenzie

1. Minutes of the Meeting of the Council held on 23rd June, 1982, which had been previously circulated, were confirmed as a true record and signed by the Chairman.
2. Land at Hempton Road

Consideration was given to reports by (a) the chairman of the committee appointed to set up the Windmill Community Centre on the finances of the Centre; (b) the financial working group outlining the advantages of acquiring the land; and (c) the Clerk setting out the possible financial consequences to the Council if the scheme proceeded. Copies of the reports are appended to these Minutes.

The chairman of the committee elaborated on his report and stated that applications had been made to the Sports Council and to the District Council for grants towards purchasing the land by the Council. The Clerk stated that it was likely that loan sanction would be forthcoming and that such sanction would permit the raising of a loan where annuity payments would be low enough to keep the Council expenditure within present limits. The Chairman stated that the Council's bankers would permit a temporary overdraft with a view to a long term loan provided loan sanction was obtained and he gave details of the annuity payments on a loan of £10,000 for ten years.

After considerable discussion, it was moved by Councillor Mrs. Robinson and seconded by Councillor Mrs. Cheeseman that:-

- (i) subject to the receipt of a valid loan sanction, the Council proceed with the purchase of the land at Hempton Road within the terms of the offer made by the County Council in its letter dated 18th June, 1982;
- (ii) the financial working group continue negotiations with Rockwell Construction Limited on behalf of the Council until such time as a properly constituted Management Committee is set up;
- (iii) the Council advise the District Council of their strong support for re-development of the site in view of the urgent need for a new community centre;
- (iv) application be made to the Secretary of State for a loan sanction for £20,000 towards the cost of purchasing the land.

An amendment was moved by Councillor Gardner and seconded by Councillor Garrett that a decision be deferred until an adjourned meeting is held on 19th July. On being put to the vote, two voted in favour of the amendment and nine against and it was declared lost.

The original proposition was then put to the Meeting there being seven in favour and four against and it was RESOLVED accordingly.

The Members voting against the resolution asked for their names to be recorded as having done so and they were Councillors George, Hayward, O'Neill and Stevens.

3. Footway lighting at Tay's Gateway Estimates were considered from Southern Electricity for the erection of a lamp on the gable of a house at the southern end, together with the connecting service and the removal of the lamp from Bull Ring opposite. RESOLVED that the estimates be accepted.

D.V.W.

4. Planning Committee The Clerk reported that the Committee had considered applications for the change of use to a guest house of Stonecrop, Hempton Road and for an illuminated sign at Holcombe Hotel and had raised no objection to either.
5. Planning application An Outline Application for the erection of a bungalow at the rear of Holcombe Hotel was considered when it was noted that the proximity to Holcombe Cottage might affect the occupiers of that dwelling; otherwise there was no objection.
6. Market stall An application from Mrs. Rampley on behalf of the Scouts, Guides Cubs and Brownies to hold a market stall under the Town Hall on 24th July, 1982 was approved, subject to no liability falling on the Council thereby.

The meeting closed at 9.55 p.m.

Douglas V. Ward

Chairman

WINDMILL COMMUNITY CENTRE

Revenue Accounts from 1/7/81 to 30/6/82

Running costs met by WCC

	£
Rates	278
Electricity	48
Water	50
Sundries	42
	<hr/>
	418

Running costs met by PC

Lottery registration fee	10
Insurance	162
Water	18
Electricity	101
Rates	242
	<hr/>
	533

Total running cost 952

Income (excloding grants) 1396

Surplus of income over running costs 444

Projection for July 82 to June 83

Running cost	1800
Income	2500
Surplus	700

Notes

1. Running costs have until January 82 been met partly by the Parish Council and partly by the Windmill Community Centre Committee. The expenditure included in this statement covers both of these, with the exception of rent for the land.
2. Grants which have been received or are available have been excluded from this statement as they are allocated for specific capital expenditure and are not considered as revenue.

D.V.W

11.7.82

WINDMILL COMMUNITY CENTRE PROJECT
3rd REPORT BY FINANCIAL WORKING GROUP.

INTRODUCTION

1. This is the third report of the FWG and its aim is to present conclusions and recommendations based on work carried out to date in order to brief the Parish Council before the meeting called for 16th July 1982.
2. The Terms of Reference of the Group invited them to examine the viability of purchasing the Windmill School site and playing fields and also to explore the possibility of a subsequent deal with the Developers of the building plot on the road. In carrying out their work and making their reports the Group have tried hard to separate facts from conjecture and only make recommendations based on the former.
3. This has been particularly important in view of the short time scale attached to the OCC offer to sell the Windmill site. Ideally we would have preferred to have seen some form of planning permission for the Developer's proposals before recommending a decision on the OCC offer. As this will not now occur it has become necessary to consider the purchase of the site from the OCC as an exercise in its own right bearing in mind the possibility that the subsequent deal with the developer may not happen.

PURCHASE OF THE SITE FROM THE OCC

4. The proposed purchase price is £21500. The Parish Council may think it appropriate to use the Pavilion Fund - currently some £3500 - to reduce the immediate cost to £18000. Barclays Bank of Banbury have offered an overdraft facility for this amount for up to one year at 2% over the Base Rate. Interest would then be £1886 per year at the current rate. However the size of the overdraft could be reduced by the Parish Council income from rates etc. The Clerk to the Council will advise separately on this.
5. The overdraft outstanding at the end of the year could then be converted into a ten year loan at the same interest rate. Annual repayment of Interest and Capital would then be £3396.
6. These figures can be compared with the current rent of £1700 per annum reviewable in six years time. The Interest on £18000 is almost the same as the rent; however the PC would hold the freehold. This would clear the way for negotiations with Rockwell Construction. The Interest and Capital Repayments would be almost double the current rent. However at the end of ten years there would be no further payments of any sort and the Parish would own a valuable asset.
7. The figures quoted above are a worst case. It is reasonable conjecture that a combination of fund raising, grants and possibly rate support would reduce the interest payable and/or repayment periods. Once again, the Clerk to the Council will advise separately on this. All of these require time to arrange. It is suggested that two years would be a suitable period for the PC to consider giving the Windmill Community Centre Management

/ Committee to achieve a financially viable situation.

8. Conclusions

- a. The purchase of the Windmill site and Playing Fields is an essential prerequisite to any deal with the Developer.
- b. The OCC are unlikely to repeat their offer in view of previous negotiations over the years. This is, therefore, a one time opportunity.
- c. The purchase price of £22,500 is reasonable. The cost to the Parish can be reduced to £18,000 by the £3,500 from the Pavilion Fund if the PC believe this to be an appropriate use of the fund.
- d. The £18,000 is likely to be further reduced by a variety of means. However, even in the worst case it is a sound investment and within the ability of the Parish. In the long term purchase of the site and playing fields will be cheaper than rent.

ROCKWELL CONSTRUCTION

9. Regretfully it has not been possible to examine the Developer's proposals in sufficient detail to draw any firm conclusions yet and they are, of course, dependent on detailed planning permission. Nevertheless they appear attractive in principle and the Group believe that provided the Cherwell District Council are made aware of the Parish Council's intention to support the proposed deal then planning permission could be given. The CDC have verbally stated that because they support the concept of the development of a new Community Centre and improved Sports facilities, they are willing to examine current planning restrictions.

10. Conclusions

- a. Rockwell Construction's offer of cash or, more probably, building materials and labour at cost to similar value, would provide the essential elements of a new Community Centre.
- b. CDC planning permission is dependent upon support by the Parish Council for the redevelopment of the Windmill site; this being the only viable way in which a Community Centre can be built in the foreseeable future.

RECOMMENDATIONS

11. The FWG recommend that
- a. the Parish Council proceed with the purchase of the Windmill Site and Playing Fields within the terms of the offer made by the OCC in their letter of the 18 June, 1982.

- b. The FWG continue negotiations with the Rockwell Construction Company on behalf of the Parish Council until such time as a Windmill Management Committee is formally set up.
- c. The Parish Council advise the CDC of their strong support for redevelopment, in principle, of the Windmill site in view of the urgent need for a new Community Centre.

DEDDINGTON PARISH COUNCIL

23 The Daedings,
Deddington.

8th July, 1982

Dear Sir or Madam,

Windmill Community Centre

1. The purpose of this report is to point out the possible consequences which the Council, or - to be more accurate, every ratepayer in the Parish, - could be called on to bear if the land at Hempton Road is purchased from the County Council. Although it is possible that financial assistance may be forthcoming, account is only taken in this report of any grants which are firm offers.

2.1 FINANCIAL CONSEQUENCES

Deddington has the sixth highest parish rate in Cherwell District for 1982/83, and all Councils have been reminded twice by the District Council (copy letters attached) in the past year of the avowed aim of the Government to reduce public expenditure - which includes parish precepts. Since 1979/80, the Council precept has risen from £3100 to £7030 in 1982/83, an increase of nearly 127%.

- 2.2 The 1981/82 accounts have now been audited and the adjusted balance at 31st March, 1982, was £2360. In the present year it is estimated that £7390 will be spent, including £1800 for street lighting improvements and £1700 rent for the Hempton Road land. If the land is bought now, this latter sum will be reduced proportionately, or by about £1000. Therefore the estimated balance at 31st March, 1983 will be increased from approximately £2000 to approximately £3000. For next year, if an inflation figure of 8% is allowed and no extra capital works are undertaken from revenue, the expenditure could rise to £4200, excluding the Hempton Road land rent. Therefore, a sum of £2830 would be available to bring expenditure up to this year's figure of £7030.

- 2.3 The Council holds, as Trustees, the Pavilion Fund, which amounted to £3124 on 31st March, 1982. The origin of this Fund was mainly from a fund subscribed to to acquire or build a village hall (about £3050), but partly from the balance of another fund (about £100) for which the purposes are less certain, although they appear to refer to acquiring or building a village hall but it might be restricted to the Castle Grounds. It would be advisable to obtain an opinion before the Fund is used.

3. PRESENT POSITION

The land, including the Community Centre building, is leased from the County Council at an annual rent of £1700, which will be reviewed in 1988. The Council have the option to terminate the lease by giving twelve months notice at any time before 1st July, 1986. The rent is paid by the Council this year, but no future policy has been decided upon, although, as the lessees, the Council are primarily liable for its payment to the County Council.

4.1 PURCHASE OF LAND

Although it is probable that the purchase of the land will be followed by a further deal with a builder who will purchase part of the land and build a new hall as compensation, this is subject to Planning permission, and the Council are at the moment being asked to proceed with the land purchase only, because an early completion date - 15th August - has been set by the County Council.

4.2 The purchase price with expenses amount to approximately £22000 and whatever else is arguable in this, the Council will certainly have to obtain loan sanction from the Department of the Environment. Because of the time factor, provisional loan sanction for £22000 has been applied for and it is hoped to report on the result of this application to the meeting. Without loan sanction, the matter cannot proceed unless somebody gives the Council the money, and this is extremely unlikely. No possible grants are yet known but it is likely that the sum to be borrowed can be reduced from £22000.

4.3 If the negotiations with the builder do not proceed, the Council would be bound to annuity - or other loan - payments. These would be approximately £4150 annually for a ten year loan and this approximates to a twopenny halfpenny rate, but a longer loan period could probably be arranged. The present building could continue to operate as a village hall but if it ceased to do so the Council would have to decide whether to retain the land or whether to sell it. If a Management Committee is set up as in para. 6.2, the disposal of the land would be as allowed for in the trust deed. It is unlikely that Planning permission would ever be forthcoming for residential development for the whole land.

4.4 If the negotiations with the builder do proceed, the loan charges would still have to be met as present thinking is that his contribution would be to building the new hall and not to making a cash payment for the land.

5. LAND AND BUILDING

Whilst the builder will undertake to construct the village hall to a specific standard, it is not known what the cost of any extra work will be to put the hall into a usable condition and who will pay for the work. Again, it may be possible that grants will be obtained, although these are usually made on a percentage basis, i.e. local resources also have to be found. It therefore seems likely that the Council will be called upon for further expenditure and it may be prudent to save the Pavilion Fund for a contribution toward this work, if that is legally possible. If it is needed to raise a loan, a further loan sanction would be

6.1 OWNERSHIP OF LAND

The Council have already decided to place the management of the land and the hall under the control of a properly constituted Management Committee which would qualify for charitable status. The ownership of the land could either remain vested in the Council, as Custodian Trustee, or in the Official Custodian of Charitable Lands. In neither case would the Council have any involvement except that it would appoint a representative to the Management Committee and might give financial assistance from time to time. The Model Trust Deed is being studied by me and the solicitor also has a copy.

6.2 If the hall ceases to function, there is provision in the Trust Deed for the winding up of the Committee but any loan debt outstanding would need to be settled, presumably out of the proceeds of the sale of the land. It is always possible that the proceeds would not be sufficient to repay the loan debt and this would still have to be met by the Council.

7.1 CONCLUSION

This report deliberately sets out the possible disadvantages to the Council in proceeding. It does not try to be optimistic but to give the possible financial implications to every ratepayer in Deddington over a long period, although it would be hoped that the scheme would be a successful one and at least partly self-supporting.

7.2 In any case, a decision is required now on whether to proceed with the purchase of the land from the County Council but, in making this decision, the pressure by the Government to reduce public expenditure must also be borne in mind. Any further information which becomes available before the meeting will, of course, be reported to the meeting.

Yours faithfully,

Alan Gardner

To all Members of the Council

Cherwell

District Council

P.O. Box No. 27,
BANBURY, Oxon,
OX15 4BH
Telephone (0295) 52535

D.H.Blakey..I.P.F.A.
TREASURER

When replying, please
address correspondence
to The Treasurer

Our Ref.	Your Ref.	When telephoning Please ask for	Extn.	Date
T/DHB/EF/P.1		Mr. Blakey	133	11th August, 1981

Dear Sir/Madam,

Local Authority Current Expenditure

I have been asked by the Council to bring to the attention of your parish council/meeting the implications of the manner in which local authority current expenditure is being at present controlled by central government.

The precepts of each parish within the District are treated for purposes of control, as expenditure of the District and must therefore follow the overall pattern of reduction in public expenditure currently proposed. In respect of the financial year 1981/82 the Government's guideline for current expenditure is the actual current expenditure for 1978/79 revalued to November, 1980 prices less 5.6% and as you are probably aware the Government has introduced penalties - loss of grant - for authorities exceeding such guideline.

In the Cherwell District context the 1981/82 guideline is £2.915 million and the return, based upon estimates, now submitted shows current expenditure totalling £2.910 million. However within this latter total is the summation of parish precepts (at November, 1980 prices) of £245,956 as against a guideline of £238,024 in respect of such expenditure, an excess of £7,932.

The final determination as to whether an authority is within the overall guideline will not be made until all authorities have completed their accounts for 1981/82 i.e. on an actual basis. It is therefore important that the above excess is not increased during the year and any reductions in precept applications would naturally be welcomed.

/Cont'd

11th August, 1981

With regard to 1982/83 the guidelines have not yet been issued but it is understood there will be further reductions in real terms. I am therefore requested to ask that in formulating the precept request for next year all expenditure and income is closely scrutinised in order that the precept may be minimised.

I will write further when the actual guidelines for 1982/83 are available.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D.H. Blakey', with a long, sweeping underline.

D.H. Blakey
Treasurer

Cherwell

District Council

P.O. Box No. 27,
BANBURY, Oxon,
OX15 4BH
Telephone (0295) 52535

D.H.Blakey..I.P.F.A.
TREASURER

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address correspondence
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Our Ref.	Your Ref.	When telephoning Please ask for	Extn.	Date
T/DHB/EF/P.1		Mr. Blakey	133	16th December, 1981

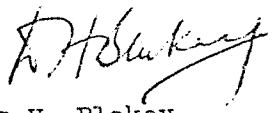
Dear Sir/Madam,

Parish Council Precept 1982/83

I refer to my letter of 11th August, 1981 with regard to the levels of local authority current expenditure upon which the Government issued guidelines in respect of the current financial year. The Council is heartened by the tenor of the letters received from many Parish Councils in this respect. Once again in respect of 1982/83 the totality of Parish Precepts at November, 1981 prices will be taken into account with the District Council requirements in determining whether this District as a whole is in excess or within the revised guidelines. Unfortunately the precise guidelines have not as yet been defined but will form part of the Secretary of State's announcement on the 21st December, 1981. I should be pleased, however, to receive details on the attached memorandum of your Council's/Meeting's decision with regard to the 1982/83 Precept as soon as possible and not later than the 20th January, 1982. The formal Precept can be sent at a later date, but it is essential that I know the amount of your requirements as soon as possible.

I thank you for your co-operation in this matter and know that you will utilise your best endeavours to assist the Council in meeting whatever guidelines may be set by restricting your Precept. The estimated product of the 1p rate for your Parish for the coming financial year is £ 1680

Yours faithfully,


D.H. Blakey
Treasurer