

HUBY PARISH COUNCIL

MINUTES OF A MEETING HELD ON ZOOM

ON SUNDAY 13 DECEMBER 2020 AT 11.00AM

PRESENT: Councillors: John Phillips (Chairman), Christine Cookman, Eric Lazenby, John Corden.

ALSO PRESENT: Nigel Knapton (Clerk) & Denise Howard from the Community Shop.

20/99 **APOLOGIES & DECLARATION OF INTERESTS**

There were no apologies. There were no declarations of members pecuniary interests.

20/100 **MINUTES OF THE MEETINGS HELD ON 2 NOVEMBER 2020**

Minutes previously circulated and these were accepted and signed as a correct record.

20/101 **EXCLUSION OF PRESS AND PUBLIC**

In view of the commercially sensitive nature of items 4 & 5 it was resolved to exclude the press and public from the meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960, s1, in order to discuss the items.

20/102 **COMMUNITY SHOP**

Denise Howard from the Community shop outlined the opportunity to purchase the two cottages adjacent to the shop to be converted into new shop premises. Bids in excess of £295,000 were invited. Valuers had been approached but as the deadline for bids was tomorrow at 12pm there was no opportunity for a formal valuation to take place at this stage. Current sale prices in the village were discussed and it was agreed that the Council should place a bid of £340,000 which would be facilitated by a Public Works Loan, the repayments to be met by a lease agreement with the Community Shop and the existing tenant. Hethertons Solicitors would be appointed to carry out the conveyancing and draw up the lease agreements if the bid is successful.

20/103 **PUBLIC WORKS LOAN**

It was agreed, subject to the offer in 20/102 being accepted, to seek the approval of the Secretary of State for Housing, Communities and Local Government to apply for a loan of £360,000 up to 50 years for the purpose of purchasing the properties in 20/102. It is not intended to increase the precept as the repayments will be met by the rents from the properties. The additional £20,000 will cover any legal costs and stamp duty.

20/104 **BANK TRANSFER**

The new bank account with Unity Trust Bank had been opened. However, the automatic transfer of the funds from the old HSBC bank could not take place due to the correspondence addresses not matching. The Chairman had visited the HSBC branch and a cheque book would be forwarded to him to facilitate the transfer.

Approved Chairman

20/105 **VACANCIES**

Following the article in the Huby Voice, three candidates for co-option had come forward. Hambleton DC confirmed that there were currently two vacancies and a third which needed a letter of resignation from Mr Armistead to start a casual vacancy process. The Chairman would obtain this. It was agreed that the first two applicants be invited to the January meeting to be co-opted and the third candidate to be invited after the third vacancy was available.

20/106 **DATE OF NEXT MEETING**

The next full council meeting will be held on Monday 11 January 2021 at 7.30pm.

The meeting closed at 11.50am.