

These are the unadopted Crookham Village Parish Council Minutes of the 18 March 2024, held at 7.45 pm in Zebon Community Centre, Danvers Drive. Please refer to the Minutes of the April meeting for any amendments.

Present: Cllr. Simon Ambler (Chairman)
Cllr. Julia Ambler
Cllr. Philip Ashton
Cllr. Andrew Friend
Cllr. David Jackson
Mrs. Angela Sayers (RFO)
Mrs. Carol Leversha (Clerk)
Ms Anna Wierzbinska (Assistant Clerk)

There were no public present.

MIN.047/24 APOLOGIES

None.

MIN.048/24 CHAIRMAN'S ANNOUNCEMENTS

None.

MIN.049/24 DECLARATIONS OF INTEREST IN ANY MATTER ON THE AGENDA & DELEGATION OF DISPENSATION TO THE PROPER OFFICER (CLERK)

The Chairman advised Members to consider whether they had any disclosable interest in matters on the agenda and if so to declare them now or at the appropriate point on the agenda.

MIN.050/24 CONSIDER CRIME & DISORDER IMPLICATIONS

The Chairman reminded Members of their obligation to consider crime and disorder implications on any decision they might make at this meeting.

MIN.051/24 APPOINTMENT OF SOLICITOR FOR LEGAL OPINION IN RELATION TO POTENTIAL ACQUISITION OF HARESHILL COMMUNITY CENTRE.

Cllr. Julia Ambler (Lead Member) advised that as of today she had received from Hart Council's outsourced Legal section a copy of the draft LR Transfer document. There were a considerable number of issues in this document alone which gave rise to concern, not least the Management Company references. Therefore it was essential that this Council seek the services of a solicitor versed in local government experience. Two quotations had been received and were tabled. Members preferred the more flexible quote of an hourly rate from Surrey Hills. Having been closely involved with the planning of the new Centre, much of the relevant documentation has already been reviewed by this Council. We have the full building specification. As this is a new build the initial Land Registry document will name HDC. There will be no opportunity for amendment once it is accepted by HDC, therefore it is essential that our solicitors review the current draft and any additional conditions proposed by HDC to highlight any areas of concern and needing further debate by CVPC prior to moving forward. It is also understood that a "walk around" of the building, with a hard copy of the Building Manual will take place, explanation and siting of controls and equipment will be made clear. There will also be a digital copy made available.

The Clerk was instructed to request a virtual meeting with Surrey Hills in the first instance and following that at meeting with them to go into more detail as to what we can evidence and what needs further to be done.

Of particular concern to Members were:

- Management Company involvement (as mentioned in the TLR document).
- A right of way across the road (owned by the management company) into the Centre.
- Acquisition of the Centre – during talks it has always been understood that the transfer would be of the freehold.
- Process for dealing with faults/breakdowns in either the fabric of the building or of the equipment installed e.g. solar panels/heat pump etc. Equivalent to NHBC guarantee for new build.

RESOLVED: Surrey Hills solicitors quote for an hourly rate for legal advice was accepted.

The meeting closed at 8.10 pm. The next meeting will be Full Council on 8 April 2024 in the WI Hall at 7.45 pm.