

Confidential Minutes Document – 05/02/19

In Camera Agenda Item - Land Ownership Issue

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It was noted that, further to the decision at the Parish Council meeting on 17th January 2019, the District Valuer had been unable to value the car park area due to the work load from contracted clients.

An independent valuer, Mr Ian Steele had been approached and agreed to make a valuation. The terms for doing so were that he would verbally value it for £500 plus VAT, and should the Council then decide to proceed with the purchase of the land, a further £450 plus VAT would be charged to provide a written report.

Mr Steele had met with the Chairman and Clerk on site on 24 January 2019 and had confirmed verbally that the area of the car park is worth considerably more than £20,000.

The councillors considered many issues regarding the possible purchase of the car park area including:

- the current use of the land as a car park and the consequences if this were no longer available for public use
- any repairs to the surrounding walls and surface area, if the Council were to proceed
- the possible creation of a pedestrian crossing at the northern end of the car park
- the likely thoughts of the Community with regard to the purchase
- the impact of any overage or covenants

The following resolutions were made:

- i. *that the Council decided to purchase the car park area for the sum of £20,000.*
- ii. *that on the receipt of a favourable reply from the vendor, that the Clerk ask Mr Steele to supply a written confirmation of the valuation*
- iii. *that if the Council proceeds with the purchase of the car park area, that Surrey Hills Solicitors are asked to act on behalf of the Council*
- iv. *that the Council agrees to pay the vendors reasonable legal fees if required*