

Boyton Parish Council Extraordinary Meeting Minutes

28 February 2023 at 7 p.m. at Boyton Church Hall



Minute Ref		Action
28.02.23.4	Election - Nomination papers for Councillors to be completed	Clerk
28.02.23.6	Terms of Reference for new committee to be agreed	MP
28.02.23.6	Communication for group and committee members	Clerk/MP
28.02.23.6	Respond to PCC with a decision and planned approach	BPC/Clerk

Attendance

Chair Iain Johnston (IJ), Vice Chair Andrew Cassy (AC), Richard Jesty (RJ), Andrew Greenwell (AG), Mark Pryor (MP), Clerk Jenny Lloyd, 30 members of the public

1	<p>Welcome and introductions</p> <p>An extraordinary meeting was called to discuss the letter received from PCC and the future of the church hall. Please see PCC communication here.</p>
2.	No apologies were received from the Councillors
3	To receive any Declarations of Interest RJ - VHMC
4	<p>Current Vacancies and Co-option of Parish Councillor</p> <p>Councillors will be re-elected at the Elections in May. Nomination papers to be completed.</p> <p>If you are interested in joining the PC, information and application can be found here Boyton Parish Council Co-option or please contact boytonpc@gmail.com</p> <p>None coming forth at this meeting</p>
5	Public Session No concerns were raised
6	<p>Church Hall</p> <p>The Secretary of the Parochial Church Council (PCC) confirmed ownership of the church hall and grounds which have charitable status; the Diocese are the Custodian Trustees. The PCC can no longer manage or maintain the hall. Following their survey/valuation from Clarke & Simpson in January, options given by the PCC - i) fully insuring and repairing lease at £1,750.00, ii) sold at best possible price</p> <p>BPC funded a desktop survey from Savills in October 2022 (Please see Valuation here). A ballpark figure without planning permission, was approx. £142,500. The Asset of Community Value (ACV) on the hall would pause the sales proceedings for 6 months to give the BPC the opportunity to raise the funds. Various discussions followed in regards to raising funds - it was noted that a large amount was raised in the past for church roof repairs, therefore option should not be ruled out.</p> <p>Alternative Lease options were discussed, other entities could be considered including Charitable Incorporated Organisation (CIO) or non charitable structures (CIC). To consider that the village may want the freedom to manoeuvre the management of the church independently from the PC. To request if PCC would be prepared to work with another body representing Boyton if not BPC.</p>

	<p>PVCLT A representative from Peninsular Village Community Land Trust suggested a further option. PVCLT was established in 2018, and is keen to find opportunities for affordable housing. The number of second homes/holiday homes are rising in the area. PVCLT has access to funds, and the possibility of new builds and retaining the hall, either to be managed or its own management committee, could be considered.</p> <p>RSPB A representative from RSPB confirmed their support for Boyton. Footfall is increasing, - Banter's Barn car park is full, especially in spring and Hollesley is also becoming popular. RSPB confirmed there's no scope for changing the parking at Banter's Barn. Boyton may consider the hall as a hub for car parking (even pay and display), with access to toilets from outside, or birdwatch with coffee and cakes.</p> <p>HMP and SUFFOLK PUNCH It was also noted that Gov David Daddow of Hollesley Bay Prison, and the Suffolk Punch, although unable to offer financial support, have offered their help in the future.</p> <p>MWH Mary Warner Homes offered their support and venue for future events and meetings. Also support with garden maintenance.</p> <p>BPC thanked everybody for their options, input, ideas and suggestions. A business plan with some credibility could lead to further opportunities. All options at this stage are considered.</p> <p>It was noted that previous attempts in setting up a Lease using the church Albemarle scheme, have failed mostly due to lack of volunteers for the management committee. The PCC are requesting a timescale of a few weeks for the BPC to respond to the correspondence with their intentions.</p> <p>The Chair (IJ) held a vote to decide whether there is sufficient commitment from the village to enable and form a structure that would - i) safeguard the hall for the village, either by purchase or Lease ii) or lose it.</p> <p>A unanimous vote was recorded to safeguard the future of the hall for the community. BPC - all in agreement to safeguard the hall. The next steps would be for the Parish Council to appoint a committee to decide on the most effective approach to the village taking on the church hall from the PCC.</p> <p>Thanks were expressed to everybody in attendance and for their offers of help and support. Members of the Public were requested to remain in the meeting if they are interested in becoming core management members initially.</p> <p>The committee was agreed to consist of both councillors (initially represented by Mark Pryor and Richard Jesty) and non-councillors (initially represented by a number of villagers who volunteered in the meeting), with membership open to change over time at the decision of the committee. It was agreed that Mark Pryor would be the Chairman of the committee, and that the committee would determine the number, time and means of notification for its meetings, as well as attendance of the public at its meetings.</p> <p>The meeting was agreed for Tuesday 7th March at 6pm in the church hall. Terms of Reference to be discussed and agreed. Action MP Respond to PCC with a decision and planned approach. Action PC/committee.</p>
7	<p>To review and agree previous minutes 24 January 2023 There was not an opportunity to review minutes due to the over run of discussions, as per Standing Orders if Minutes have been circulated to Councillors prior to the meeting they will be noted as read.</p>

8	Finance a) To approve payments made and to be authorised since last meeting - none made b) To note any payments received since last meeting - none received c) To agree accounts as at 28/02/2023 - agreed and signed - to be uploaded to Finance on website
9	Date of next PC meeting - scheduled 28 March 2023
Minutes agreed Signed (Chair) Date	