

Abbots Langley Parish Council

Minutes of the Parish Council Meeting held on Wednesday 9th October 2013 at 6.30 pm in the Council Offices, Langley Road, Abbots Langley.

Those Present:

Chairman: Councillor Gloria Keaveny

Councillors: Councillor Sara Bedford
Councillor Jeff Hill
Councillor Brenda Kersey
Councillor Jane Lay
Councillor David Major
Councillor Owen Roe
Councillor Keith Williams

Officers: Tim Perkins - Clerk to the Council

The meeting opened at 6:30 pm.

160. Apologies for absence

Apologies were received, accepted and recorded from Councillor Stephen Giles-Medhurst, Councillor Martin Brooks (other commitments), Councillor Jean Bowman (unwell), Councillor Derryck Croker and Councillor Angela Laval (unavailable).

161. Declarations of Interest

None.

162. Public Participation

No members of the public had expressed an interest in addressing the Parish Council.

163. Committee Membership

The Chairman varied the order of business and this item was added to the agenda as urgent business. (Standing Order 14.)

It was proposed by Councillor David Major and seconded by Councillor Jane Lay and **RESOLVED** that Councillor Gloria Keaveny be added to the membership of the Planning and Highways Committee.

The Clerk was asked to review the introduction of "substitute" committee members and report back to the Parish Council.

164. Exclusion of the Press and Public (Part II)

It was proposed by Councillor Jane Lay and seconded by Councillor Sara Bedford and **RESOLVED** that as the following matters related to the terms of a contract into which the Parish Council may be entering, the press and public be excluded from the discussion, under the Public Bodies (Admission to Meetings) Act 1960 and the Local Government Act 1972, ss100 & 102.

165. Abbots Langley Bowls Club

It was proposed by Councillor Keith Williams and seconded by Councillor Sara Bedford and **RESOLVED** that the following tenancy agreement renewal terms should be offered to the Abbots Langley Bowls Club, that the Clerk should instruct the Parish Council's solicitors accordingly and then manage the process as detailed.

1. The Parish Council maintain that the existing legal arrangement is a license, not a lease.
2. The Parish Council accepts Rob Foster's advice in option 4 of his email of 12th September 2013 to send a "without prejudice" sec 25 notice and offering a new tenancy.
3. That a letter is sent to the Bowls Club offering a new tenancy on the following basis:-

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- a. The tenancy is to cover the green, all buildings on Parish Council land and any internal paths etc.
 - b. The Parish Council grants right of access across Parish Council land for Bowls Club members and their guests to access the Bowls Club changing room on Bowls Club land, which is currently “landlocked”.
 - c. The Parish Council offers a tenancy of 21 years, with break clauses at 7 and 14 years. The tenancy to be with a minimum of three named trustees of the Bowls Club.
 - d. The tenancy to cover the green, surroundings and all buildings on a full repairing basis at a commencing rent of £333 pa, increasing annually in line with other tenant clubs. (Note: Rent 2013-2014 = £320).
 - e. The Parish Council to insure the building. Premium to be recovered from the Bowls Club at cost.
 - f. Maintenance of the green is the responsibility of the club, which shall be to an acceptable standard for the playing of the game of bowls.
 - g. The usual standard clauses regarding landlord’s indemnity; payment of invoices and taxes; access; notification of change of trustees, etc. as advised by our solicitors shall be included.
 - h. The green shall be available to the general public for a roll up on terms decided by the Bowls Club and approved by the Parish Council.
4. The Clerk is instructed to agree a form of words with the Parish Council’s solicitors to this effect and either the solicitors or the Clerk to write to the Bowls Club making this offer.
 5. The Clerk and the Parish Council’s solicitors, under instruction from the Clerk, are authorised to negotiate final terms with the club on the basis of this guidance, without need to recourse to the Parish Council, unless there is a major departure from the clauses above.
 6. The Clerk is authorised to sign any statutory notices raised by the Parish Council’s solicitors that may be necessary as part of the negotiation process.
 7. Upon conclusion of the negotiations, the final agreement will be presented to the Parish Council for approval.
 8. That this decision remains confidential until the offer letter is sent to the Bowls Club.
 9. Whilst the Parish Council will not undertake maintenance of the green under the new agreement, consideration would be given to tendering for this work, should the Bowls Club wish to put this work out for competitive quotation.

A vote was requested and all members present were in agreement.

Members asked the Clerk to work with the Parish Council’s solicitors with a view to getting the initial offer to the Bowls Club secretary by the 22nd October, which is six months prior to the expiration of the current tenancy agreement.

Members thanked the Working Group and in particular Councillor Keith Williams and the Clerk for their work on this matter.

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The meeting closed at 7.01 pm.

Signed: _____

Dated: _____