

Cheveley Parish Council

c/o 59 West Street, Isleham, Ely, Cambridgeshire, CB7 5SD

Chair: Claire Elbrow
Vice Chair: Sallie Thomas
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MINUTES

Cheveley Parish Council Extra-Ordinary Full Council Meeting on
Thursday 30th April 2020 at 6.30pm
held online using Zoom meeting platform.

Present: Councillors Claire Elbrow (Chair), Alison Day, Richard Fullerton, Jane Gibson, James Hadlow, Sheila Marvin, Brent Noble, Sallie Thomas (Vice-Chair) and Sue Willows.

There was one member of the public present.
The meeting was opened at 6:31pm.

Under the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, this meeting was held remotely using an online meeting platform. The meeting was opened to the public (including the press).

170/19/20 Apologies and approvals for absence
None.

171/19/20 Declarations of Pecuniary and Non-Pecuniary Interests
None.

172/19/20 Open Forum for Public Participation (10 mins)
None.

173/19/20 Motion to exclude members of the public and press in respect of confidential information which is prejudicial to the public interest – AGREED. The meeting was closed and re-opened using a meeting link which had not been shared with the public.

174/19/20 Purchase of former URC building

(a) To note and discuss the results of the structural and condition surveys carried out on the building on Thursday 16th April. The surveys had not uncovered any issues that the PC hadn't been aware of at the time of viewing the property. The following was agreed: -

- A blocked drain highlighted by the condition survey should be rectified by the vendor before completion.
- The vendor will be asked to clarify which contents, if any, are to be included in the agreed purchase price.
- Both surveyors will be asked to explain why the roof space was not accessed during the structural survey. It is understood that the roof space in the older part of the building would need scaffolding to access however, in the extension only a ladder would have been needed.

Cllr Fullerton raised several questions on the condition survey and further clarification will be sought on the matters raised.

(b) To consider entering into negotiations with the Vendor regarding the purchase price in light of the survey results – It was AGREED not to enter into negotiations with the vendor over the purchase price based on the surveys. The following was also AGREED: -

- Builders' estimates for repair work will be obtained and presented at the PC's next meeting on 12th May. This will give a good indication of the cost of necessary repairs and enable the PC to budget for these and/or seek funding. Councillors were keen to use local builders and two local companies were identified. Other companies suggested by KJ Architects will also be approached.
- The PC's solicitor will be asked to raise an enquiry with the vendor regarding ownership of the adjacent flint wall. All boundaries, and who is responsible for their maintenance, should also be clarified.

- The Clerk will write directly to the vendor's agent, Carter Jonas, to raise the matters of the blocked drain and building contents.
- Carter Jonas will also be informed that the surveys have been accepted however, the PC would like to have an idea of how much repairs are going to cost before contracts are signed.

175/19/20 Date of Next Meeting & Matters for Future Consideration.
12th May.

The meeting was closed at 7:25pm.