



## Horsforth Town Council

### Extraordinary Meeting Full Council Minutes Tuesday 27 April 2021 at 7.00pm

**Present: In Chair** – Cllr J Garvani

<b>Broadfields</b> John Garvani Eddie Hyndes Raymond Jones Rosa Shaw	<b>Brownberrie</b> Dawn Collins Christine Glover	<b>Hall Park</b> Simon Dowling Richard Hardcastle Tracy Stones	<b>Victoria</b> Jude Arbuckle	<b>Woodside</b> Chris Calvert
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**In attendance:** J Sou – Clerk; 1 member of the public

**HTC/20.89 – 20.90** These minute numbers have been left blank intentionally.

**HTC/20.91** To receive apologies for absence and to consider the reason for the absence  
**RESOLVED:** That the apologies and reasons for absence from Cllrs S L Dowling, R Harris and P Mallott be accepted.

**HTC/20.92** Declaration of Disclosable Pecuniary and other Interests  
None declared.

**HTC/20.93** Public Participation  
No questions or comments.

Note: Cllr T Stones joined the meeting.

**HTC/20.94** **3&5 The Green**  
**20.94.1.** **RESOLVED:** To authorise the execution of the lease for the purchase of a 125 year leasehold of 3&5 The Green from Leeds City Council.  
**ACTION:** Cllrs J Garvani and SM Dowling to be the signatories.  
**20.94.2.** The Clerk confirmed the proposed terms of the loan agreement:

- Loan amount £290,000
- Term – 50 years, fixed interest rate, annuity option
- The interest rate would be the rate in force at the date the Clerk submitted the application and it was agreed with PWLB
- Payable in instalments twice per year on 1 June and 1 December each year
- Maturity date: 1 December 2070

**RESOLVED:** To authorise the Clerk in consultation with Cllrs D Collins, SM Dowling and J Garvani to complete the loan agreement for Council to borrow £290,000 from the Public Works Loan Board to finance the purchase and refurbishment of 3&5 The Green

Signed ..... Dated .....

**20.94.3. RESOLVED: To delegate to the Clerk in consultation with Cllrs D Collins, SM Dowling and J Garvani the authority to take any other action required to finalise the purchase of the leasehold of 3&5 The Green**

**20.94.4. RESOLVED: To note and approve payment of the following fees and costs:**

- Stamp duty land tax £1000
- Solicitor’s costs – balance of £1995.30, including £190 Land Registry fee
- Loan advance fee – 35p per £1000 of the loan, calculated to be £101.50 to be deducted from the loan advance
- Insurance for 3&5 The Green – premium to be confirmed with insurers once the reinstatement value for the properties has been agreed under delegated powers
- Leeds City Council legal costs – not yet known

**Noted:**

- Insurance would be payable out of the general budget for 3&5 The Green
- Other costs and fees relating to the acquisition to be paid out of the balance remaining in the designated fund for 3&5 The Green Pre-Acquisition Costs – Finance and General Purposes Committee to be asked to authorise further funds if necessary

**20.94.5. RESOLVED: To ask Finance and General Purposes Committee to consider how to manage the refurbishment of 3&5 The Green**

**20.94.6. Noted:** The following action to take place after purchase of the leasehold was completed:

- To consider re-engaging Richard Crookes to advise on the project
- To carry out a structural survey
- Cllr D Collins to convene a meeting of the 3&5 The Green Steering Group, when appropriate, to provide an update; all members to be invited to the meeting

The meeting closed at 7:32pm

*Distribution: Cllrs J Arbuckle, B Batchelor, C Calvert, R Capitano, D Collins, SM Dowling, SL Dowling, J Garvani, C Glover, R Hardcastle, R Harris, B Heaviside, E Hyndes, R Jacques, R Jones, P Mallott, D Prater, C Sellers, R Shaw, T Stones*

Signed ..... Dated .....