Minutes to the Extra Ordinary Meeting of Middleton on the Wolds Parish Council held on 29 January 2019 at the Reading Rooms, 7 Front Street, Middleton on the Wolds

**Present:** Cllr. J Eastwood (Chairman); Cllr M. Kelly (Vice Chair); Cllrs K Bentley; T Walker; P Linford;

J Pratt; J. Fisher; S Burwood; N Jones; A. Wilson-Dodd; J Lund and Sandra Morrison (Clerk to the Parish)

**936.** Apologies: None

**937.** Declarations of Interest (Code of Conduct 2012)

1. Pecuniary: Cllr Walker
2. Non- Pecuniary Interests – Cllrs June Pratt and K Bentley
3. Dispensations issued – None

**938**. At the December meeting the Parish Council objected to the proposed sale of the reading rooms.

The village hall committee have issued a letter dated 10 January 2019 advising that they ”have discussed the possible transfer of The Reading Rooms in the village of Middleton on the Wolds to the Parish Council of the village” and are “willing to transfer the property for no fee, on the understanding that, if the Parish Council decide to sell the building within 5 years, a proportion of the money raised would be allocated to the Village Hall funds. The percentage will be open for discussion”

The Parish Council have agreed in principle to the transfer of the Reading Rooms to the Parish Council.

A request for a copy of the land registry deeds and title from the village Hall Committee has shown that they cannot locate the documents.

A search of the land registry shows that the building has not been registered.

A copy of the village hall constitution which is lodged with the Charity Commission under Charity No 1085309 states that “*Land containing 1348.5 square metres or thereabouts situate at Middleton on the Wolds in the County of East Riding of Yorkshire having a frontage on the North to Front Street of 10.67 metres or thereabouts with the building thereon called Middleton Village Hall (formerly known as the Reading Room) being the land comprised in a conveyance and trust deed dated 22 August 1933 and made between Ernest Clements of the one part and the said Ernest Clements and three others of the other part”*

A copy of the trust deed has not been located.

The reading rooms under the control of the Parish Council would not need to register as a charity unless the annual income is over £5000 or if it is registered as a charitable incorporated organisation.

The clerk to the Parish is to contact Lundys Solicitors for advice and an estimate of the cost of drawing up a transfer document and searching for the missing trust deed.

Once the legalities of a transfer of the property has been confirmed, a working committee will need to be formed. The committee will be formed as a sub-committee to the Parish Council, and as such the councils finance regulations will apply. Ideally the committee should consist of a least 6 persons, 1-2 of which should be also on the village hall committee, 1 from each user group and at least 2 councillors. Cllrs Eastwood and Jones have put their names forward. The Parish Clerk will set up the necessary administrative paperwork and act as treasurer.

Rules or a constitution will be drawn up.

The role of the committee will be to manage the day to day running of the hall, attract new user groups, and stage events as appropriate to ensure that the hall operates in a cost effective manner, and continues to serve the residents of Middleton on the Wolds and the wider community.

There are some repairs required to the rooms, namely attention to the flat roof and investigation and remedy to internal damp. Cllr Eastwood to obtain quotes.

The rooms also need repainting, and additional chairs and tables need to be purchased, to accommodate and attract new user groups.

Once costings have been obtained the clerk to seek grants to fund the refurbishment.

Agreed as a true Record

Signed Date:

Chairman