

## **POMHRR WORKING GROUP MAR 24**

### **MAR 24 REPORT**

At the Feb 24 meeting KD was asked by the Council to join the WG to see if she could get a first registration of the property off the ground.

HK Law had been appointed last year and a payment on account of £1k had been made but there were no records to show that they had been asked register ownership of the property. Their payment on account was exhausted last year without any substantive action.

An HMLR application for first registration was drafted. Our only supporting documents were a DC rates bill, copies of the original trust documents. The clerk submitted First Registration papers and a fee of £30 to HMLR by recorded delivery on 22 Mar 24.

Physical documents in DR's keeping were scanned and electronic copies sent to the Clerk for the record.

It seems a disagreement between the then Parish Clerk and the then WSMPC Personnel Committee (no minutes were made of this committee's activities) caused WSMPC to lose access to the property in 2018 following an audit report recommending financial separation of the Council and the property for audit purposes.

### **POMHRR WORKING GROUP MAR 24 OUTSTANDING ISSUES**

It's likely HMLR will ask to see more evidence of ownership. The VOA bill should be tracked down. DR has offered to make a formal statement. The references in the Follet Folios could be followed up for evidential documentation. Other ideas for evidence would be welcome.

Assuming registration is achieved the utilities shared with Noel Marsh will need to be resolved and the insurance due in November 24 will need to be paid, c£400. A revenue budget of c£800 might be needed each year.

As the keys have passed from the old keyholders to DR it is likely the assumption is that WSMPC will look after the property. The grounds need to be maintained.

There is an existing quote for £7236 + VAT from Stockley Builders for some simple repairs. The Council needs a repair plan.

There is apparently a bank account held by the old keyholders containing a few thousand pounds which could be transferred to WSMPC.

IMHO I would suggest a capital budget of £20-25k might be needed to refurbish the building as a pleasant public space.

There is no clear strategy for future use of the property if passed to WSMPC.