

Minutes of the **EXTRAORDINARY MEETING** of the
Swanage Town Council held at the Town Hall, Swanage on
THURSDAY, 21st AUGUST 2008 at 9.30 a.m.

PRESENT:-

Councillor M.W. Pratt (Town Mayor) - Chairman

Councillor B. Audley

Councillor Mrs. C. Gainsborough JP

Councillor L. Gloyn-Cox

Councillor M. Hadley

Councillor S. Poultney

Councillor W.S. Trite

Councillor M. Whitwam

Also in attendance:- Mr. Vernon Mitchell – Jacobs & Reeves
Mr. Graham Thorne – Thornes Chartered Surveyors

Public Participation Time

Three members of the public attended the Meeting.

MR. G. TREACHER, of the Bay View Caravan Owners Association, referred to earlier correspondence sent by the Association to the Town Council requesting information under the Freedom of Information Act 2000. He was informed that this matter had been referred to the Council's legal advisers.

1. **APOLOGIES**

Apologies for their inability to attend the Meeting were received from Councillors Bright, Mrs. Marsh, Mrs. Patrick and Suttle.

2. **EXCLUSION OF PRESS AND PUBLIC**

Proposed by the Town Mayor, seconded by Councillor Mrs. Gainsborough, and RESOLVED:-

That, under Standing Order No. 67, it is envisaged that in view of the confidential nature of the business to be transacted, it is advisable in the public interest that the press and public be excluded from the Meeting during consideration of the following matter.

3. **LEGAL ISSUES – SUPPLEMENTARY OPTIONS APPRAISAL**

Before consideration of this item, the Town Clerk reminded Members that the Supplementary Options Appraisal Report was bound by legal professional privilege as it contained a number of references to commercially sensitive information upon which Members and officers had previously received legal advice.

He also stressed the importance of adhering to the correct procedures and protocol, and Guidance on Best Value as contained in the Council's Procurement Strategy. Emphasis was placed on the relevant objectives contained in the Council's Interim Corporate Performance Plan 2008, details of which were highlighted in the papers accompanying the Agenda.

Consideration was then given to the Supplementary Options Appraisal Report produced by Charles F Jones & Son Chartered Surveyors (copies having been circulated to all Members prior to the Meeting).

To assist in considering the financial impact of the sale or lease of the Park, a simple graph had been prepared illustrating the relationship between the Net Present Value of future lease rental income and freehold sales value.

The Clerk referred Members to the relevant Standing Orders and Financial Regulations applicable to the range of options as clarified in the Conclusions section of the Report.

Detailed and lengthy discussion ensued, following which it was proposed by Councillor Trite and seconded by the Town Mayor:-

To explore the Option to grant a lease on a negotiated basis in accordance with the advice contained in Paragraph 14.1 of the Supplementary Options Appraisal Report dated 13th August 2008 prepared by Charles F Jones & Son, Chartered Surveyors.

An AMENDMENT was moved by Councillor Hadley:-

To explore the Option to grant a lease on a negotiated basis in accordance with the advice contained in Paragraph 14.1 of the Supplementary Options Appraisal Report dated 13th August 2008 prepared by Charles F Jones & Son, Chartered Surveyors, and to preserve the use of the facilities for the benefit of the community of Swanage.

This Amendment failed to secure a seconder.

Members were sympathetic to the Amendment, but considered that the inclusion of any rigid conditions were not appropriate at the present time due to the objective being to seek to maximise income.

The original Proposition was then put to the Meeting and declared CARRIED, with SEVEN Members voting IN FAVOUR of the Proposition and ONE AGAINST.

Detailed consideration was then given to implementing the above decision, and the importance of adhering to the Council's Procurement Strategy and Standing Orders and Financial Regulations was again highlighted.

It was proposed by the Town Mayor and seconded by Councillor Gloyn-Cox:-

To instruct the Council's legal advisers to expeditiously implement the decision to pursue the leasehold option of the Holiday Park, instructing valuers to negotiate and report back to the Council within a period of six weeks.

Upon being put to the Meeting, SEVEN Members voted IN FAVOUR of the Proposition and ONE AGAINST, whereupon the Proposition was declared CARRIED.

It was further RESOLVED:-

That the Council's decision be conveyed to the District Auditor forthwith, and that the following Press Release be published:-

“Following a threat of a legal challenge from the Audit Commission the Town Council has resolved at its meeting held on Thursday, 21st August 2008 to explore a lease option in respect of the future management and operation of the Swanage Bay View Holiday Park”.

The meeting concluded at 11.10 a.m.
