

## MARLBOROUGH TOWN COUNCIL

Minutes of an **Extraordinary Meeting** of **Marlborough Town Council** which was held on **Monday, 21<sup>st</sup> November 2016** in the **Council Chamber, Town Hall, Marlborough** at 8.15 pm

---

<b>PRESENT</b>	Councillor N. Barrett-Morton	Town Mayor
	Councillor B. Castle	
	Councillor Mrs P. Dow	
	Councillor N. Fogg	
	Councillor G. Loosmore	
	Councillor Mrs M. Rose	
	Councillor A. Kirk Wilson	
	Councillor L. Farrell	
	Councillor J. Cook	
	Councillor R. Allen	
	Councillor M. Hall	
<b>ALSO PRESENT</b>	Mrs S. Parker	Town Clerk
	Mrs D. Whitehall	Administrator
	Mrs S. Pryor	The Adviser
	Mr T. Millett	Marlborough News Online

---

**369/16**      **APOLOGIES**  
Apologies for absence were received from Cllrs. Dobson, Hannaford-Dobson, Ross, Lam and Light

**370/16**      **DECLARATIONS OF INTEREST**  
There were no declarations of interest

**371/16**      **CHAIRMAN'S ANNOUNCEMENTS**  
Armistice Day and the Remembrance Parade had both gone well. The Chairman thanked Members and, in particular, the Royal British Legion (including Cllr. Light), 4MI, the police and our own staff for running these 2 important events.

Despite the rain, Marlborough's Christmas Lights Switch-on went ahead and was attended by lots of people. The Mayor had the honour of switching on the lights alongside the Citizen of the Year, Anne Crawley, Chairman of Marlborough in Bloom. Congratulations went to her and to the event organisers – Rotary, Lions, our staff and more.

A letter had been received from Claire Perry, MP acknowledging receipt of the Town Council's request that she supported its response to central government proposals to extend referendum principles to town and parish councils. She had confirmed that she would be supporting Marlborough and other towns and parishes in her constituency with this.

372/16

## MINUTES

**RESOLVED:** that the Minutes of the meeting held on 7<sup>th</sup> November 2016 were approved as a correct record and signed by the Chairman

373/16

## PURCHASE OF 2 FLATS AT 3, KINGSBURY STREET

Members noted a report by the Town Clerk and responses to queries raised with the Town Council's solicitor about the purchase of the properties involving an overage, a deed setting out shared responsibilities (which would cease on common ownership of the building) and Stamp Duty Land Tax (SDLT). They then went on to consider recommendations about moving ahead with Exchange of Contracts for the purchase of these 2 vacant studio flats at a combined cost of £155,000. Main points of discussion included:

- That the opportunity to purchase the two flats had arisen as a social housing provider was disposing of them
- That discussions had already taken place agreeing the sale price and that a resolution had been made agreeing that the purchase should go ahead subject to satisfactory local searches
- The Town Council already owned the remainder of the building, including the ground floor shop premises and the purchase would give the Town Council ownership of the whole building
- The purchase represented a good investment of Town Council funds at time when deposit/investment accounts were generating minimal interest
- Whilst the Town Council was not a social housing provider, these two flats could potentially be offered at affordable rents
- The possible future implications of the overage where a payment of 50% of the proceeds of the sale of the flats would be due to Wiltshire Council should the property be sold to facilitate or assist development of the adjoining property.

The Town Clerk reminded Members of financial implications. No budget had been set aside for this purchase as it had not been included in discussions during precept setting for 2016/17. The purchase price would be a charge to General Reserves which stood at £254,667.62, as would the Stamp Duty Land Tax. Best practice was that General Reserves remain at no lower than 3-6 months' worth of precept. The precept figure for 2016/17 was £509,814 so the figure to try to retain would be £127,535 and the cost of the flats would bring this below that level. However, Ear-Marked Reserves (which currently stood at £255,253) could be released back into General Reserves if Councillors felt monies for any set project were no longer required.

**RESOLVED:** (i) to go ahead with Exchange of Contracts towards the purchase of Flats 3a and 3b Kingsbury Street at a price of £155,000

*Local Government Act 1972, Part VII, subsection 124*

**RESOLVED:** (ii) to delegate to the Town Clerk to arrange for the additional insurance cover for the properties, seek costings for a refit of the 2 studio flats and for refurbishment works to the communal areas and professional advice for rental valuations to bring to the next Full Town Council meeting

374/16

**TO AUTHORISE THE FIXING OF THE COMMON SEAL OF THE  
MARLBOROUGH TOWN COUNCIL TO ALL DOCUMENTS NECESSARY TO  
GIVE EFFECT TO THE DECISIONS OF THE MEETING**

Proposed by Cllr. Castle and seconded by Cllr. Dow and

**RESOLVED:** that the Common Seal of Marlborough Town Council be affixed to  
all documents necessary to give effect to the decision of the Council

The meeting closed at 8.25 pm

Signed .....  
Town Mayor

Date .....