



**EXTRACTS FROM
PARISH COUNCIL
MINUTES**

April 2016 to June 2017

11th April 2016

16.17 Clerk's Report

CB requested that the Clerk raise that the Stradbroke Charitable Trust are looking to renew the lease on the Doctors Surgery and have asked that this be added as an agenda item at the next meeting in May. The Clerk will bring copies of the lease to the next meeting and it is recommended that Councillors review this document in depth.

9th May 2016

16.25 Matters of Information

Peter Smith addressed Councillors with regards to the Lease on the Drs Surgery, in particular the rent due to the Parish Council. He explained that land was valued by Martin Smith estate agents and a value of £35 was suggested but the Trust offered to increase this to £50. However, it appears this may not have been paid and questions have been raised about whether this figure is sufficient, the Trust suggest that the Parish Council seek their own valuation. It was agreed that the Lease would be added as an agenda item for the next meeting and that the Clerk would circulate a copy of the lease to all parish councillors.

Peter also stated that the work to swap the reception and dispensary would cost approximately £12,000.

13th June 2016

16.21 Lease for Drs Surgery

CB/GJ/NS/PS left the meeting at this point.

The finance working party reported that they had met and discussed the lease. It was recommended to the Councillors that a formal valuation should be obtained and the existing lease redrawn. Councillors voted unanimously to accept this proposal. OL/NS/JB offered to review the lease and produce recommendations for a new lease, which will be drawn up seeking legal advice.

CB/GJ/NS/PS – rejoined the meeting. GJ confirmed that the costs involved in the valuation and the new lease should be split between the Trust and the Parish Council

11th July 2016

16.20 Lease for Drs Surgery

SG informed the meeting that a valuation had been obtained but legal advice requested has not yet been received. It was agreed that this item would be moved to a separate meeting on 18th July – all councillors agreed to this.

PS produced and spoke about a Trust Deed drawn up in 1995. PS confirmed that 3 solicitors had looked at the lease and they felt there could be some confusion in the wording but he felt the Trust Deed cleared this up. Councillors asked for this document to be circulated via email and copied to SALC for forwarding to the legal advisor.

Minutes of the Meeting of Stradbroke Parish Council
held at the Community Centre, Stradbroke
Monday, 18th July 2016

Present: Gerald Jenkins, Jo Baber, Maureen John, Nick Stones, Don Darling, Oliver Last, Stuart Gemmill, Velda Lummis.

In Attendance: Odile Wladon (Clerk)

		Action
16.1	The chairman welcomed all to the meeting.	
16.2	Apologies for Absence: apologies were received from Ellie Wharton, Oliver Coles and George Chaplin. These apologies were accepted. Nick Stones joined the meeting at item 16.5. Peter Smith and Carrie Barnes did not attend the meeting as they had a declared interest in the only agenda item.	
16.3	Declarations of Interest: Carrie Barnes and Peter Smith as above. Gerald Jenkins item 16.6 Drs Surgery lease.	
16.4	Dispensations: Gerald Jenkins requested dispensation as he is no longer a trustee of the Stradbroke Charitable Trust. Clerk passed on advice received concerning this matter. Councillors voted by a majority of 3 for, 2 against with 1 abstention to grant Gerald Jenkins dispensation for item 16.6 Drs Surgery Lease.	
16.5	Public forum: no comments made	
16.6	Drs Surgery Lease. The meeting was closed as this point to members of the public and press. Councillors reviewed the valuation from Clarke & Simpson and the legal advice received from SALC. Councillors also looked at the Local Government Act 1972 section 127 which relates to the disposal of land held by parishes and communities. It was proposed that the Council should charge the Stradbroke Charitable Trust the ground rent of £1200 per annum as per the valuation received. This is in accordance with the lease. Councillors voted by majority of 6 for and 2 against this proposal. It was proposed that the existing lease should be left as written and not to carry out the review agreed in the meeting of 13 th June 2016 (point 16.21 page 164). Councillors voted unanimously to accept this proposal. The Stradbroke Charitable Trust should seek advice on novating the existing lease to the new CIO. SG informed Councillors that the Trust had been invited to a meeting immediately following end of this meeting, in response to a request made by Peter Smith. The meeting reopened at this point.	
16.27	Matters for inclusion in the Agenda of meeting: 12th September 2016 at 7.30pm No additional items.	

12th September 2016

16.6 Matters arising from Minutes:

Peter Smith informed the meeting that the Trust had organised a further valuation of the Drs Surgery – the Trust felt this was within the terms of the lease, the Clerk questioned this. Peter Smith informed the meeting that he had received an email from Clarke & Simpson which he felt showed the original valuation was incorrect, the Clerk pointed out that the email had been copied to her and she queried his interpretation. Peter Smith informed the meeting that the Trust had not yet met to discuss their valuation and would like to meet with the Council in private to review the rent previously agreed by the Council. The Chair suggested that once the Trust has met they should write to the Council.

10th October 2016

16.11 Drs Surgery

For Info: The Chair informed the meeting that he had responded to an article written by the Trust in this month's Stradbroke Monthly. There has been no formal communication from the Trust however he has received a copy of the valuation the Trust had carried out and although satisfied with the way the valuation had been carried out the rental figure mentioned was inaccurate at £9,700, Carrie Barnes felt it was nearer to £14,000 pa last year. Standing orders do not allow the Council to revisit their previous resolution unless a written motion is received from at least three councillors by the Clerk.

14th November 2016

16.12.2 Drs Surgery

A letter received from the Stradbroke Trust was read by the Clerk. The Clerk also read a statement in response to this letter. Both documents are attached to the minutes.

OL proposed that Councillors meet with members of the Trust to try and resolve whatever issues the trustees have. It was agreed that Councillors as a working party would meet with Trustees before the next full Parish Council meeting on 12th December. OL will liaise with the Trust over this.

2nd November 2016

Dear Councillors,

Lease for the land on which the Doctors' Surgery is situated

It is felt by the Trust that the Council no longer values or respects the Trust and the work that it does for our community.

The Council has chosen an interpretation of the lease designed to undermine the Trust and it has not acted in accordance with the terms of the lease in respect of the appointment of valuers and associated arrangements or other sections of the lease.

The Council has cited the Local Government Act 1972, section 127 as justification for its stance.

However, guidance issued by HMG in 2003 clearly states that local authorities should dispose of surplus land wherever possible and that "disposal can be for less than best consideration" if it may help secure the promotion or improvement of the economic, social or environmental well being of the area.

The Council has chosen not to charge a market rent for either the bowls green or the swimming pool but wishes to maximise its income from the Trust.

Furthermore the Council has challenged the Trust's integrity and structure despite our formation and objects being established and approved by the Charity Commission.

The Council has not given any indication of what has brought about the change in attitude - whether this is due to perceived failings or wrong doings of the Trust or because it wants to take control of the surgery and the rent derived from it.

In the brief meeting we had with the Council we were told we had no choice but to pay the rent demanded. The council gave no firm indication as to how this additional income would benefit the Parish other than; "we could do with this money" and "reduce the precept". The latter would yield a reduction of just 15 pence per month for a Band B property.

In the absence of any reasonable explanation from the Council, the Trust can only assume that the Council wishes to see the Trust dissolved. The Council's recent actions have totally disheartened every Trustee.

The Trust's aim has always been to work co-operatively for the benefit of the whole community that includes its representatives – the Parish Council.

If the Council wishes the Trust to continue then the Trust looks forward to a meeting to agree terms for resolving all ambiguities and misinterpretations of the lease and an assurance that the Council values the Trust and the work it does. The Council may also wish to use this as an opportunity to share ideas for new priorities and possible projects.

Yours sincerely

The Trustees; Peter Smith, Jane Merritt, Stuart Crane & Roger Turkington

STATEMENT FROM THE CLERK

Further to the letter sent from the Trustees of the Stradbroke Trust and advice received from the Deputy Monitoring Officer following the October meeting, I have prepared a statement which will be appended to the minutes.

Firstly, I am sure that Councillors would like me to note that they have always been very supportive of the work undertaken by the Stradbroke Charitable Trust and have always worked in partnership with them; not only in securing a Drs Surgery in Stradbroke but for all the other projects they have successfully completed over the past 20 years. Councillors note that the Trustees have been able to secure loans and grants in excess of £100,000. This combined with the rent received from the doctors and the very generous donations made by individuals and groups within the village has enabled the Stradbroke Charitable Trust to undertake, or contribute to, many projects to enhance the health and wellbeing of the community, whilst still being able to carry out the works of the other Stradbroke Charities that merged with them in 2003 and maintain the surgery building.

Interpreting and acting upon the Lease:

The Parish Council was advised of the requirements of the Local Government Act 1972 concerning the disposal of land under market value in 1995 in a letter from the Senior Manager at District Audit. The lease was drawn up following this advice.

During a review of the lease, which was requested by the Stradbroke Charitable Trust, it became apparent that the annex concerning the review of the rent had not been observed for some time.

The Trustees urged the Parish Council to undertake a formal review on 3 separate occasions: 29th April, 9th May and 16th May. The finance working party and some of the trustees met to discuss the review, this meeting was held on the 16th May. No agreement was reached and the Trustees advised Councillors to propose a formal valuation be undertaken. Two local companies were mentioned at this meeting; Gaze and Clarke & Simpson.

At the Parish Council meeting on 13th June Councillors voted to instruct a valuer. I contacted both Gaze and Clarke & Simpson but only Clarke & Simpson returned my calls and therefore I instructed them to carry out the valuation and sent them a copy of the lease.

On 18th July, a majority of councillors voted to accept the section of the formal valuation relating to the ground rent which was set at £1200 per annum. Councillors felt that this was a fair rent and that it would still leave the Stradbroke Charitable Trust with a substantial income to continue their charitable works and maintain the surgery building. When reaching this decision Councillors looked closely at the Local Government Act 1972.

Since this meeting, an annex to this act has come to light; this annex was published in 2003. The annex states that Parish Councils may dispose of assets under market value without the consent of the Secretary of State if this will help to secure the promotion or improvement of the economic, social or environmental well-being of its area. However, it must also be noted that the annex contains the following statement: "However, when disposing of land at an undervalue, authorities must remain aware of the need to fulfil their fiduciary duty in a way which is accountable to the local people". The decision reached to only charge ground rent as opposed to a full market rent on the building is supported by the former yet still fulfils the latter.

How the rent review is to be carried out is quite specific in the annex to the lease. If a figure cannot be agreed between the two parties, then a valuer will be appointed to set the rent (if a valuer cannot be agreed then one will be appointed).

It is clear from this that both the Parish Council and the Stradbroke Charitable Trust have followed the review procedure correctly, although perhaps a little later than it should have been, and that a valuer agreed by both parties was instructed to set the rent. The lease is clear, if a valuer is appointed then they will set the rent and both parties must accept this.

The leases for both the bowls green and the swimming pool do not contain the same clause concerning rent review as the lease for the surgery building.

I cannot find a record in the minutes that demonstrates that any Parish Councillor questioned the integrity or structure of the Stradbroke Charitable Trust nor can I find a minute that states the Parish Council wish to dissolve the Trust.

The Parish Council felt there was no need to incur the costs of rewriting the lease as there was now a clear procedure in place to calculate the ground rent without need for a formal valuation. The review cycle is once every three years therefore the next review is due in January 2019 for the 2019/20 financial year. Although it must be noted that formal legal advice should be sought if no agreement can be reached at the present time. However, all concerned should be mindful of the paragraph 2 clause 14 in the lease states the trust must pay all legal fees relating to the preparation of the lease.

I have mentioned the Stradbroke Charitable Trust throughout this statement but it must be noted that a new CIO (The Stradbroke Trust) was established in February 2016. If the remaining Trustees of

the Stradbroke Charitable Trust wish to transfer the lease to the new CIO they need to seek legal advice about setting up a novation agreement for the lease from the Stradbroke Charitable Trust to the new CIO as soon as possible. As the owner of the head lease the Parish Council would also need to be included in such an agreement.

It must be noted that the invoice for £1200 issued on 8th August 2016 remains unpaid.

I would also like to remind all those concerned with this issue to refer back to the feasibility study written in 1995 which was published in the May edition of the Stradbroke Monthly that year.

Odile Wladon
Clerk

14th November 2016

9th January 2017

16.8.4 Other finance matters:

A letter was received from the Stradbroke Trust enclosing a cheque in payment of the ground rent outstanding. The letter was read out to Councillors (copy appended to minutes). It was noted that the letter contained some inaccuracies and the Clerk was asked circulate the letter to all Councillors. The Clerk will acknowledge receipt of the letter and cheque and advise that a full response will be issued in due course. This will be added as an agenda item.

THE STRADBROKE TRUST
Trustees: Peter Smith (Chairman), Roger Turkington,
Stuart Crane (Treasurer) and Jane Merritt (Secretary)
Hayfield House, Neaves Lane, Stradbroke, Suffolk IP21 5JE
Tel: 01379 384047
Registered Number: 1165750

January 8th 2017

Dear Odile,

Please can this letter be read out to all Parish Councillors at the Parish Council meeting on January 9th 2017.

Following the receipt of the Final Demand for payment of Ground Rent for the site on which the Stradbroke Surgery stands, The Stradbroke Trust is reluctantly paying the increased rent of £1200 for the period April 2016 – 17. This has been an incredibly stressful time for The Stradbroke Trust and we feel the rent increase from £50 to £1200 per annum is totally unreasonable. However, we know that we have been backed into a corner, following an oral threat of legal action from the Chairman of the PC and have no option but to pay the rent imposed, albeit not having been agreed in writing, as stated in The Schedule, Section 2a of the Lease.

To this effect, The Stradbroke Trust is asking for the following assurances, to be received in writing by March 31st 2017, when the next Ground Rent is due.

- If no new Lease is drafted, then in accordance with the existing Lease, this new rental figure of £1200, will be known as 'Ground Rent' (referred to as "the premises in the Lease) for the site of the Stradbroke Surgery and agreed in writing between the Parish Council and The Stradbroke Trust.
- Any future rental increase will be limited to the Retail Price Index and agreed in writing between the Parish Council and The Stradbroke Trust at 3 yearly intervals.

We feel that the existing harmonious relationship between the Parish Council and The Stradbroke Trust, has completely broken down. This is regrettable given that we should both be working for the benefit of the whole community and maximising the use of funding to this end. Again, we would like to remind the PC of notable innovations and developments that we have undertaken in the past and intend to continue with in the future. This will be despite monies being diverted to the PC rather than investments (with matched funding and donations gained by our charitable status) in new projects. We shall move forward with this new formal relationship with the PC. This appears to be the stance required as you have failed to meet with us on two occasions but prefer to resort to written communication and legal threats rather than measured and professional negotiation face to face.

Yours sincerely,



Peter Smith
Chairman The Stradbroke Trust

13th February 2017

16.9 Stradbroke Trust

The Stradbroke Trust submitted a letter to the Parish Council in January. This letter was appended to the January minutes. The Clerk had drafted a response which was read to Councillors.

DD and NS queried whether the 10% figure should be included in the response as they felt the review should be carried out every 3 years without any pre judgement. SG stated he would have been happy to leave out the 10% paragraph but agreed with other councillors who felt that this could lead the two parties into the situation they found this year where a surveyor had to be appointed to set the rent as no agreement was reached.

CB pointed out that although the Trust may wish to undertake a major project in the future they are bound by the terms of the lease, and their own Trust Deed states that the Trust's primary responsibility is to maintain the surgery building and then carry out any charitable works if there are funds left over. CB suggested that as the building was over 20 years old, it may be wise for the Trust to start to reserve funds for any major repairs that may need to be undertaken in the coming years. CE was in agreement with this statement.

Councillors voted on accepting the letter as drafted by the Clerk and this was approved by a majority vote of 8 for and 2 against. A copy of the letter is appended to the minutes.

STRADBROKE PARISH COUNCIL

Mill Hill House, Church Lane, Wickham Skeith, Suffolk IP23 8NA

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15th February 2017

Mr P Smith
Chair
The Stradbroke Trust
Hayfield House
Neaves Lane
Stradbroke
Suffolk
IP21 5JE

Dear Mr Smith

Firstly, the Parish Council thank the Stradbroke Charitable Trust for the cheque for £1200 to settle their outstanding invoice for the ground rent due for 2016/17. As requested your letter dated January 8th 2017 was read to all Councillors and a copy circulated to them. Your letter was discussed under an agenda item at our February 2017 full Parish Council meeting.

At this time the Parish Council are unable to accept the two points raised in your letter but assure you that future rent reviews will be carried out in accordance with the lease and an agreement will be sought between the Parish Council and the Stradbroke Charitable Trust. The current figure will remain in place for the next 2 years – being due April 2017 and April 2018.

A formula for the ground rent would appear to be 10% of the annual rent received, set for the following 3 years. This would enable a quick and speedy conclusion when the rent is due for review in January 2019.

The Parish Council hope that this issue is now resolved and look forward to working closely with the Trust again as they have in the past.

Yours sincerely

Miss Odile Wladon
Clerk to the Council

10th April 2017

16.23 Correspondence

Stradbroke Trust: a letter was received concerning the invoice for the rent for 2017/18 (a copy is appended to the minutes). The Clerk read the letter received from the Stradbroke Trust.

Some Councillors were deeply concerned and disappointed by the contents of the letter. Councillors raised the following points/concerns:

- 10% was the formula used by the surveyor; he estimated an annual rent on the building to be £12,000 which is why the rent was set at £1200.
- By withholding the rent are they in default of the lease?
- Is it the intention of the Trust to default on the lease and hand back the medical centre to the PC?
- Should we be seeking legal advice?
- Legal advice would cost money and this is unfair on the people of Stradbroke. Legal fees can be charged back to the trustees, who would be personally liable if there were insufficient funds in the Trust.
- Should they be thinking of taking loans out?
- The primary function of the Trust is to maintain the building and ensure they have sufficient funds to carry out future repairs.
- This is a development lease – to enable the surgery building to be built.
- The lease is not designed to be a collateral document.

Councillors agreed that the Clerk would send a short reply reminding Trustees of the implications of withholding the rent. The letter would be added as an agenda item to the extraordinary meeting the PC are holding on 20th April at which point a decision on whether to seek legal advice and issuing a letter before action will be taken.

The Stradbroke Trust

Trustees: Peter Smith (Chairman), Roger Turkington, Stuart Crane (Treasurer)
and Jane Merritt (Secretary).

Hayfield House, Neaves Lane, Stradbroke. Suffolk. IP21 5JE

Tel: 01379 384047

Registered No. 1165750

April 9th 2017

Dear Odile,

Thank you for your invoice for the Rent for 2017/2018.

Following a meeting of The Stradbroke Trust on Thursday evening, we are all disappointed by the response from the PC, to our letter to the Council, on January 8th 2017.

Having gone through a very difficult and totally demotivating period, during which the Council tried to interpret the lease in such a way, that all rent received from the doctors, would divert to the PC, we are eager to ensure that such claims cannot be repeated. We therefore asked for an agreement in writing that:

'If a no new Lease is drafted, then in accordance with the existing Lease, this new rental figure of £1,200, will be known as 'Ground Rent' (referred to as 'the Premises' in the Lease), for the site of the Stradbroke Surgery and agreed in writing between the Parish Council and the Stradbroke Trust.'

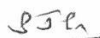
Without such an agreement, the Trust will be vulnerable to future challenges and as a direct consequence, our ability to raise funds for the benefit of the village, will be greatly impaired. (The Playpark group have, of course, recently discovered the need to assure potential funds of security of tenure and the same applies to the Trust). The lack of clarity in the lease will also limit our ability to raise finance from banks – in the past Trustees have provided personal guarantees for the original mortgage and more recently, for the loan to purchase the Village Gardens and Allotments.

With regards to the formula for calculating the rent we do agree that the proposal for setting this as a percentage of the rent, received from the Doctors, is a good one and easy to implement. However, the present rent of £1,200 pa, is actually 8.8% of the annual rent received of £13,632, from the Doctors. Therefore 8.8% should be the figure used not 10%.

If the Parish Council is serious about wanting a closer working relationship in the future, we hope to receive a more positive response this time. In the meantime, we will withhold payment of the latest rent demand.

Yours sincerely,

Peter Smith
Chairman



20th April 2017

16.10 Letter from the Stradbroke Trust

Councillors agreed to invite the Trustees of both the Stradbroke Charitable Trust and the Stradbroke Trust to the next Parish Council meeting to discuss the letters they have sent.

The Councillors voted 6 for, 3 against with 1 abstention to a motion approving the Clerk seek legal advice on the Lease and the assignment of it.

8th May 2017

17.15 The Stradbroke Charitable Trust and the Stradbroke Trust

Trustees from both Trusts declined an invitation to attend the meeting.

Councillors voted unanimously to close the meeting at this point to enable discussions of confidential matters. The public left the room at this point.

SG read a letter from the Trust to Councillors. The Clerk left the room at this point.

After discussions the Clerk returned to the meeting and it was agreed that a meeting will be called for 15th May to which the trustees would be invited.

The secretary of the Stradbroke Trust sent an email asking for a copy of the title deeds to establish the ownership of the fence between the surgery and the bungalow. The deeds do not clarify this and the Clerk proposed sending a copy of a plan which does show the fence.

15th May 2017

17.9 The Stradbroke Charitable Trust and the Stradbroke Trust.

The Councillors voted to exclude the public from this agenda item. Trustees from the above trusts were invited to address the council.

The Chair welcomed members of both Trusts to the meeting.

The Chair raised 3 points on which the Parish Council required clarification from Trustees:

1. Assignment of the Lease to the CIO
2. Comments raised in letter dated 9th April
3. Comments received from people within the village

The Chair also used the opportunity to point out that at no point has the Parish Council stated it wants to take over the running of the building and has stated that it is very appreciative of the work carried out by the Trust.

The Trustees spoke about the history of the Trust and the medical centre.

The Trustees confirmed that they had engaged a solicitor to prepare the assignment documents and these would be sent to the Clerk as soon as they are ready. Trustees repeated the request made in letters dated 9th April 2017 and 8th January 2017 for an appendix to the Lease to be drawn up.

The Trustees accepted a formula for the ground rent for future reviews could be 10% of the rent received from the NHS.

Councillors will review the discussions at the next full Parish Council meeting.

12th June 2017

17.11 The Stradbroke Charitable Trust and the Stradbroke Trust.

The Chair read a report she had prepared following discussions with the Trustees at the meeting held on 15th May – a copy is appended to the minutes.

Councillors voted unanimously to assign the existing lease to the new CIO, the Stradbroke Trust and the Clerk will instruct a solicitor accordingly.

Councillors voted unanimously to rewrite the license for the Community Shed in favour of the Stradbroke Trust.

Councillors reviewed a draft letter prepared for the Trustees and agreed that with one minor amendment concerning the licence of the Shed the letter should be sent to the Trustees. A copy is appended to the minutes.

Report on Lease with Stradbroke Charitable Trust

Councillors asked the Clerk to find the answers to issues surrounding the lease and the Trust. I have asked the Clerk to advise me of the answers to questions we asked and have also investigated the questions raised by the Trustees at the meeting of 15th May and in their letters dated 9th & 19th April.

I will lay out below the answers to as many points as possible:

1. There is no evidence that PC intended to take over the surgery, however we have said we could if necessary should the Trust ever cease to exist.
2. Does the lease permit us to charge a market ground rent? Yes.
The figure is to be reviewed every 3 years.
Currently we have an agreement of £1200 pa set until 2019 at which point the 3 year cycle starts again.
3. *Discussed in closed session. Councillors agreed that a formula for calculating future rent reviews could be based on the NHS rental income at the time.*
4. Can we assign the lease to the new CIO? Yes, as the new CIO can be considered a successor to the original Charitable Trust.

The Clerk has received an email from James Hall, of Birketts Solicitors, who is acting on behalf of the Trust in connection with the assignment. We will need to instruct a solicitor to work on our behalf and produce the necessary paperwork with any conditions the solicitor advises are necessary. However there will be no cost to the PC as the Trust will be responsible for our legal costs with regards to the assignment.

5. Birketts have asked for us to include the Licence for the Community Shed in the above, or to rewrite the Licence in favour of the new CIO.
6. The Trust has asked us to write an appendix to the lease. This is not possible. What the Trustees require appears to be a deed of variation. There is no need for a deed of variation as we are within our rights to charge a market ground rent and the figure was agreed for the following 3 years in 2016, such a deed would prove costly and unnecessary.
7. Letter dated 9th April – comparison the Trust made with the difficulty faced by the Playpark fundraising was not accurate. We did not have a lease with the Community Centre which made applying for some grants more difficult. This is not the case with the Trust as they have a long lease and, as they have mentioned on numerous occasions, have had no issue generating grant funding with it in the past.

8. The lease is of little commercial value as it specifically excludes subletting of the building except under licence by us, the Landlord, and only for the purposes of a medical centre. The current lease between the Trust and the Medical Practice is due to expire in 2020. PC can issue a licence to sublet for the term of any new lease The Stradbroke Trust establishes with the Medical Practice.
 9. Trustees confirmed to us that they do not intend to use the lease as collateral against a loan.
 10. Trustees stated that under the previous charitable structure they had not been able to hold money from year to year to cover the maintenance/repair of the building. They did, however, confirm that this is not the case with the new CIO.
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A full copy of all minutes can be found at on the archive pages of the Parish Council website:
<https://www.stradbrokepc.org/parish-council-archive>