

# THRAPSTON TOWN COUNCIL

Mayor: *Cllr Andrew McGovern*

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## Minutes of the Meeting of the Acquisitions Committee of Thrapston Town Council held on Tuesday 3<sup>rd</sup> December 2024 at 7.15pm at the Town Council Office, Thrapston

- Present:** Councillor Worley (Chairman) Councillor Wheeler  
Councillor Shortland-Ford Councillor Winter  
Linda Brodier (Town Clerk) Lauren Wheeler (Assistant Clerk)  
Mark Wood (Facilities Manager)
- AC/12/01 **APOLOGIES FOR ABSENCE**  
Councillors McGovern and Wilcox had tendered their apologies which were accepted. No other apologies received.
- AC/12/02 **DECLARATION OF INTEREST**  
**To receive Declarations of Disclosable Pecuniary Interests and Other Interests and the nature of those interests relating to items on the agenda.**  
None.
- AC/12/03 **PUBLIC OPEN TIME**  
None.
- AC/12/04 **EXCLUSION OF PUBLIC & PRESS**  
**To resolve that in accordance with Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 and by reason of the confidential and sensitive nature of the following items of business, the Press and Public be excluded from the meeting for the next item.**  
**Resolved** to close the meeting to members of the public and press.
- AC/12/05 **ACQUISITION OF FOMER ST JOHNS BUILDING**
- AC/12/05.1 **To receive draft Heads of Terms for approval.**  
**Resolved** to approve the draft Heads of Terms. Clerk to confirm the same with the solicitor. **Resolved** that when the Transfer document is received with details as expected that this be put before Full Council for sign off. However if there are any contentious issues which the Clerk is concerned about it will be brought back before committee first.
- AC/12/05.2 **To receive draft Plan indicating the extent of the land to be transferred, for approval.**  
Site visit undertaken to determine the extent of the land edged red.  
**Resolved** to request amendment to the Plan as follows: (i) land to the south to include the side alley up the wall; and (ii) land to the west at the front of the building to be taken to the edge of the plinth where the parking barriers are. Clerk to confirm the same with the solicitor and send photos indicating the same. It was further **resolved** to undertake a title search relating to the land immediately adjacent to the south behind the brick wall to determine ownership.

AC/12/05.3 **To receive solicitor correspondence and consider whether to request any searches.**  
**Resolved** to proceed with the drainage and water search, the environmental search and the chancel search. Clerk to confirm the same with the solicitor.

AC/12/05.4 **To discuss and agree next steps with regards to:-**

AC/12/05.4.1 **Immediate plan when ownership is transferred.**  
**Resolved** that facilities team and the clerk would undertake an inspection of the site, secure where required and arrange for the grass to be trimmed and maintained.

AC/12/05.4.2 **Action plan for engaging architects.**  
**Resolved** to firstly put options to Full Council before engaging architects to determine future use of the site, as follows:  
Option 1: community centre/hall only – replace with like for like facility.  
Option 2: community centre/hall plus storage plus council offices.  
Option 3: community centre/hall plus community hub plus storage.  
Option 4: community centre/hall plus community hub plus storage plus council offices plus workshop plus meeting room.  
To make aware to Full Council that depending on which option is agreed architects drawings may include single storey, single plus mezzanine, two-storey – which will be subject to planning permission approval.

AC/12/05.4.3 **Action plan for public consultation.**  
**Resolved** for the Events Manager to create a public consultation plan to include newsletter, social media, open evenings/days.

AC/12/05.4.4 **Action plan for funding / public works loan.**  
Everyone agreed that they were content to go along the route of a public works loan, to be determined by costs etc.

AC/12/05.4.5 **Action plan for press releases.**  
**Resolved** that the Clerk with the Events Manager will produce an initial press release once ownership is transferred.

AC/12/05.5 **To determine recommendations (if any) / reporting to be made to Full Council.**  
There were no specific recommendations to be made to Full Council at this stage, although it will be recommended that the Heads of Terms are accepted as part of the Transfer. The options will be presented to them at the December meeting for discussion.

AC/12/06 **RE-OPENING OF MEETING**  
**To resolve that the confidential and sensitive business having been concluded, the Press and Public be re-admitted to the meeting.**  
**Resolved** to re-open the meeting.

AC/12/07 **CHAIRMAN’S COMMENTS**  
The Chairman thanked everyone for attending.

**There being no further business the meeting closed at: 20:28.**

Signed .....

Dated .....

DRAFT