

Draft Minutes of extraordinary meeting held by Thirlwall Parish Council on

Wednesday 20th October 2022 at 7.00pm at Gilsland Village Hall

Meeting commenced at 7.00pm.

Present: Cllr S Seymour (SS), Cllr Judith Armstrong (JA), Cllr Mark Barwick (MB), Cllr Emma Guerrero, Cllr P Jameson (PJ) and Cllr A. Sharp

Clerk: Mrs Sue Hatt (SH)

Members of Public Present: Numerous members of the community in attendance

41/22 Apologies for Absence: none

42/22 Declarations of Interest: None

43/22 Public Questions

No questions were submitted.

44/22 Closure of the Samson Inn

The meeting was opened by Cllr SS who clarified why the extraordinary meeting had been called. She introduced Jane McDaid who explained that the Samson Inn would be closing on the 27th of October 2022 and that she was chairing a committee which was investigating nominating the pub as a Community Asset, thus ensuring the village can keep the pub open. She described Community Assets as the collective resources which individuals and communities have at their disposal; those which can be leveraged to develop effective solutions to promote social inclusion and improve the health and well-being of citizens. The Community Right to Bid, also known as Assets of Community Value, gives people the chance to bid to buy and take over the running of assets that are of value to the local community. The Community Asset Transfer (CAT) is a process that allows a community organisation to take over publicly owned land or buildings in a way that recognises the public benefits that the transfer will bring. Any of the 3 Parishes could nominate a community asset but it was felt that Thirlwall could take the lead with support from Upper Denton and Waterhead PC.

Cllr AS expressed his support for keeping the pub open as a community hub as it provides essential facilities for the community. He also acknowledged the importance of the guest house facilities for the Hadrian' Wall Path visitors.

Cllr EG voiced concern about putting in a Community Asset nomination before potential buyers were given the opportunity to express an interest in buying the pub as a going concern. Jane McDaid explained that there is a 6-month period within which the community can get organised to get funding and plan a purchase. The process usually takes about 18 months, and she did not think that a community bid would deter any potential buyer. The owners of the Samson Inn were not confident that they would receive any offers for the pub over the next few months but if there was interest, the community bid could be withdrawn. Jane also mentioned that if the community does buy the pub, a covenant could be imposed on it to keep it as a pub. Upper Denton, Waterhead and Thirlwall Parish councillors in attendance were supportive of the

A steering group is being created to run the Community Asset bid and develop a business plan that could be presented to the community later. The completion of the relevant nomination form would involve minimal expenditure and the group would be able to complete section 88 of the Localism Act 2011 (land of community use). As the steering group does not yet have access to a bank account or funding, a request for initial funding will be presented to the three Parish Councils at their November meetings. The initial funding will enable the steering group to join the Plunkett Foundation, which is a national charity that supports rural communities across the UK to tackle the issues they face through community business. They provide practical advice, support and training to help communities establish and run successful community businesses with long-term survival rates.

The council agreed to submit the required form to NCC to nominate the Samson Inn as an asset of community value

45/22 Dates and time of next meeting

The next Parish Council meeting will be held on Wednesday 9th November 2022 at 7pm at Gilsland Village Hall.

ALL WELCOME (please keep an eye on Thirlwall PC website: www.visitgilsland.org.uk)

Future meetings:

- Wednesday 11th January 2023 at 7.30pm

Clerk: Mrs Sue Hatt Email: clerk@thirlwallparishcouncil.org.uk www.visitgilsland.org.uk

- Wednesday 8th March 2023 at 7.30pm
- Wednesday 10th May 2023 following the AGM.
- Wednesday 12th July 2023 at 7.30pm
- Wednesday 13th September 2023 at 7.30pm
- Wednesday 8th November 2023 at 7.30pm

Meeting concluded at 8.15pm.

DRAFT