



BURTON JOYCE
PARISH COUNCIL *Serving the
Community*

PUBLIC MEETING

Tuesday June 20th 2023

7:30pm

Old School Building



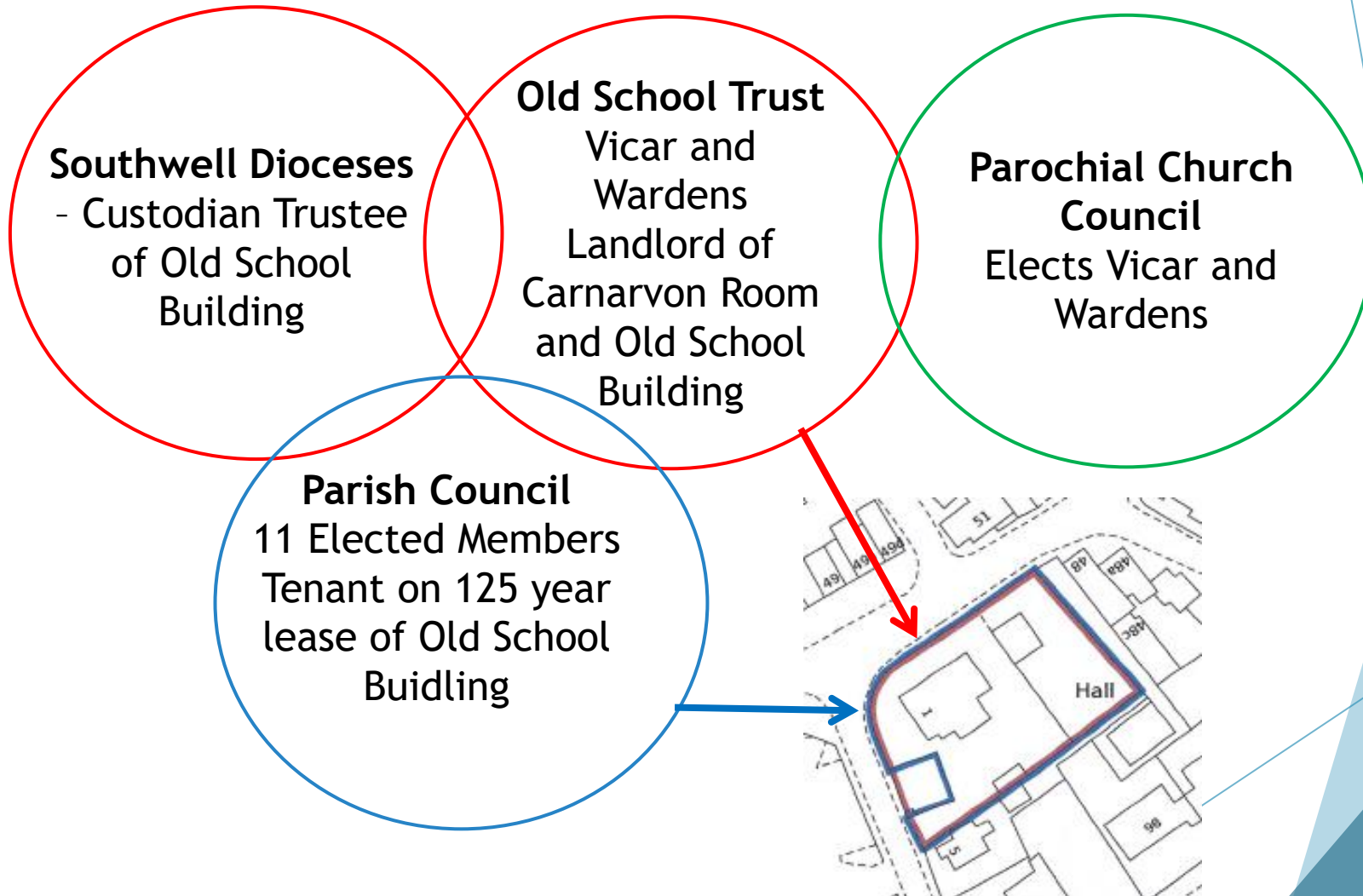
The Carnarvon Room



INTRODUCTION AND AIM

- ▶ Provide as much information as we have
- ▶ Help understand the relationships
 - ▶ Parish Council
 - ▶ Old School Trust
 - ▶ Parochial Church Council
 - ▶ Southwell Diocese
- ▶ Help understand the sites
- ▶ Explain the difficulties faced
- ▶ Answer questions

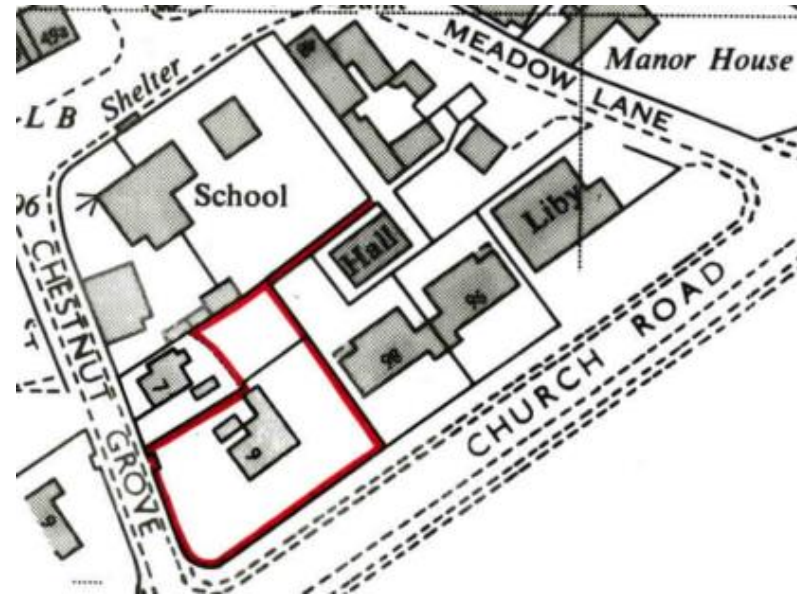
WHO'S RESPONSIBLE FOR WHAT?



UNDERSTANDING THE SITES



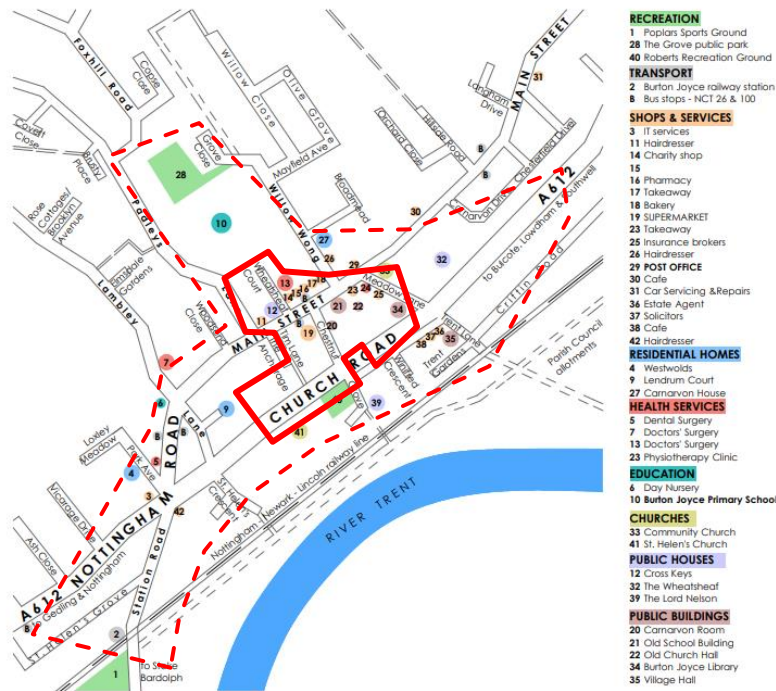
NT523121 (red - includes Carnarvon Room)
Old School Building Freehold
Registered owners: Southwell & Nottingham
Diocesan Board of Finance
NT527632 (blue) 125 year lease held by
Burton Joyce Parish Council



NT82306 (red) Vicarage Freehold
Registered owners: The incumbent of the
benefice of Burton Joyce in the County of
Nottingham in the Diocese of Southwell and
his Successors.

THE BIGGER PICTURE

- Village Centre Re-Design 2010
- Neighbourhood Plan 2017
- Master Planning / Village Centre Re-Design 2023



- Define the village centre boundaries and consider phased approach
- Agree a long-term aspirational plan – include area surrounding Village Hall / Rhubarbs Area
- Address Main Street / Shops area first and work outwards.
- Consider “One Public Estate” concept – joined-up thinking for planning projects. E.g. Location of new doctors surgery – avoid missed opportunities e.g Lendrum Court.
- Explore ‘Levelling Up Funding’ / ‘UK Shared Prosperity Funding’

1867/1894	2008	2011	2012 - 2013	2012	2015	Feb 2017	June 2017	Nov 2017	Jan 2018	May 2018
<p>Land to build a school gifted by Earl of Carnarvon to the village, with Vicar and Church Warden(s) as Trustees (no Parish Council at the time)</p> <p>Carnarvon Room and later Old School Building built mainly by public subscription on the land.</p> <p>Original Old School Trust objectives contained in conveyances</p>	Burton Joyce Village Committee formed	Burton Joyce Village Plan produced	County Council Local Improvement Scheme Phase 1 allocated, later withdrawn	Objects of Trust changed (without consultation) to include children under 25.	Conservation Trust terminates lease on OSB. Discussions begin with Parish Council	Short lease on OSB signed by BJPC	Village Appraisal conducted as part of Neighbourhood Plan	<p>Meeting between BJPC and Trustees to agree on 125 year lease. "letter of comfort" to re-invest funds on the site promise.</p> <p>Lease not contingent on investment agreement.</p>	OSB Phase II Committee formed. Consisting of specialists in design, planning and village history and parish councillors. Remit: All issues relating to the expansion and future use of the land surrounding the Old School Building	125 year lease signed by BJPC with Trust and Diocese. More cost effective solution than renting. Maintained village asset.

2018	Jan 2019	March 2019	July 2018	September 2019	October 2019	November 2019	January 2020	January - August 2020
Detailed needs analysis - library buildings, youth centres by OSB Committee	<p>Neighbourhood plan 2017-2028 'Made' (Approved following formal local referendum)</p> <p>"Redevelopment of the site is expected and supported where it extends provision of community facilities"</p> <p>Household survey majority in favour of community garden</p>	OSB Committee consultation with local community groups - conclusion outdoor canopied area, not new building required.	New Trustee, requested accounts from Diocese	Request from Trust for presentation from Parish Council of ideas and plans	<p>Presentation by the OSB Committee of the Parish Council to the then 2 Trustees.</p> <p>Positively received "we will discuss the best way forward in seeking a deed of variation"</p>	New Vicar licenced. Becomes 3 rd Trustee by virtue of role.	Trustee "I'm sorry we gave you the idea were fully supportive...our idea is to hold a public consultation..... we certainly never agreed to change them [the trust objectives]"	<p>Repeated request to meet and discuss refused.</p> <p>Request from Trust for a formal grant application.</p>

August 2020	October 2020	May 2021	June 2021	July 15 th 2021	July 30 th	August 2021	July to Oct 2022	November 2022
Grant application submitted	Trustees requested wait to new year to advise Parish Council if they support the project in principle	Trustees and Parish Council meet, organised through Diocese due to unwillingness of Trustees to communicate Concluded legal advise to be sought regarding changing trust objects Request from Parish Council for full set of accounts	Advice from Trust's solicitor received - to change objects a cy-pres situation must be met	Request to Trustees to be advised of any lease changes to Carnarvon Room in the interest of maintaining it as a community asset Response - once another village group has been in touch they "will know whether the Carnarvon Room is available for a new leasing arrangement"	Parish Council Advised that the Trust will advertise the grant making facility as widely as possible for a 12 month period and seek further information on if it meets the cy-pres situation. Parish Council requested to wait 1 year	Single Facebook Post on Revd Anna & Friends advertising grants from the Trust. One 'like' one 'share'	Request from Parish Council to meet now 1 year has passed - delayed by Trustees to October, then December	Parish Council application made to GBC for £70k levy funding to develop outdoor community garden

December 2022	January 2023	February 2023	February 2023	February 2023	March 2023	March 2023	April 2023	May 2023	June 2023
<p>Meeting agreed “to take stock of the current situation and propose proactive solutions ...not to dwell unduly on previous decisions and events”</p> <p>Proposal from Trust and Diocese - for Parish Council to relinquish 125 year lease to enable demolition of Old School Building to make way for medical centre or alternative private sector facilities</p>	<p>Solicitor engaged by Parish Council</p>	<p>Concerns raised to the Charity Commission regarding transparency of the Trust</p> <p>Evidence of £225k held by the Trust requested but refused</p> <p>Conflicts of interest on the land in question</p>	<p>Letter to Dr Panesar requesting engagement and liaison regarding new medical facility</p>	<p>Request to Diocese and then to Trust for set of accounts</p> <p>Advised not entitled to receive the accounts of the OST and therefore [accounts] won't be provided</p>	<p>£70k fund received from GBC to begin community garden project</p>	<p>Second letter to Dr Panesar asking to engage in discussion</p>	<p>Project halted - Trustee contacted GBC to seek to prevent investment on the site</p>	<p>Following confirmation from 2 independent solicitors and review by GBC's own legal department, confirmation received that project may go ahead as planned</p> <p>Old School Building registered as Asset of Community Value</p>	<p>Letter from Dr Panesar circulated to all patients, indicating 6 sites being reviewed, Old School Building highlighted as preferred option.</p>

OUR VISION FOR THE FUTURE: Build on our successes



OLD SCHOOL BUILDING GARDEN AREA



OUR PLANS FOR THE OSB SITE



To provide an open, accessible, outdoor, flexible, covered community space with a garden to create/reinforce the heart of the village.

Any proposal must benefit the community and

- ✓ Promote health and well-being
- ✓ Have an educational benefit
- ✓ Encourage community groups to host outdoor events

CREATE A HEART TO THE VILLAGE





WHAT NEXT?

- ▶ Our questions about the Trust remain
 - ▶ Who has been receiving the funds from the History Society from 2000-2023 for their rental of the Carnarvon Room and where are those funds held?
 - ▶ Where are is the £225k paid to the Old School Trust now?
 - ▶ What does the Trust plan to do with it if it won't re-invest in the site?

- ▶ How can we find a way to work constructively with all stakeholders to engage with the community and provide village facilities appropriate for needs?
 - ▶ Involvement of the Parish Council and proper consultation regarding medical facility
 - ▶ Impact assessment of any plans
 - ▶ Involve and engage

- ▶ Continue with plans to invest in the site and create a 'heart' to the village

QUESTIONS