



Caistor Town Council  
Town Hall  
14 High Street  
Caistor  
LN7 6TX

You are hereby summoned to attend the meeting of Caistor Town Council which will be held on Thursday 23 November 2023 commencing at 8:00pm at the Caistor Methodist Chapel.

The business to be dealt with at the meeting is listed in the agenda.

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. This must be done in the Public Questions item, and members of the Public cannot interrupt the business of the meeting at other times, unless Standing Orders are suspended by the Chair of the Council.

This council supports the rights of anyone to record this meeting but advises that anyone so recording cannot disrupt the meeting, by means of the recording, and expresses the hope that the person (or persons) carrying out the recording have obtained the necessary legal advice, for themselves, to ensure they understand the rights of anyone present who does not wish to be filmed or recorded.

Jon Wright  
Chairman  
14/11/2023

## **AGENDA**

1. To resolve to accept apologies for absence and reasons given in accordance with Local Government Act 1972 s85(1)
2. To receive declaration of interests and requests for dispensations and to consider granting dispensation(s)
3. Public Session (10 minutes, during which the meeting is suspended)
5. To approve the draft minutes of 9.11.23
6. To consider the motion from Cllrs Milner, Wright, Galligan and Richardson to request that the decision made by Caistor Town Council on 3rd August and 14th September 2023 requiring a financial analysis to be completed prior to decision to agree the PWL for 2-4 Market place redevelopment be reconsidered and rescinded
7. To decide whether to proceed with the £750,000 PWL to lend to CDCT to support the redevelopment of 2-4 Market Place and agree any further actions

## **CAISTOR TOWN COUNCIL.**

### **SPECIAL MOTION. DATED. 14<sup>th</sup> November 2023**

We the undersigned, being current members of the Caistor Town Council, formally present our Special Motion under Clause 7, sub clause a, of the Councils Standing Orders, to rescind the decision made by the council (in connection with the public works loan, see extracts from minutes below) which resolved that a financial analysis is required prior to a decision being made to lend Caistor and District Community Trust the proceeds of the £750,000 public works loan.

**Extract from minutes 14<sup>th</sup> Sept 2023 - 2-4 Market Place and PWL update from working party - Ref: 2338** - It was noted that the working party had met and agreed a process and timeline for the PWL. Once the loan has been approved by DLUP the solicitor will be instructed to secure a first charge on the property, then a financial analysis/viability will be undertaken and finally a public consultation. There will be check points at each stage where council will be required to sign off to move the the next stage. Quotes for the financial review are currently being obtained, but current indications are that the cost is iro £10-15K. The timeline indicates that the process should be complete in the early part of 2024. d and areview the circumstances and lack of due diligence on the information used to reach a majority decision for the Council to proceed with the Asset Transfer between the Town Council and ELDC.

**Extract from Minutes 3<sup>rd</sup> Aug 2023 - To understand and discuss the implications of drawing down the £750,000 loan from the Dept of Levelling up; agree what actions should be taken to ensure due diligence has been transparently completed; and agree next steps - Ref: 2159**

RESOLVED to hold a public consultation - the format of which is still to be agreed; instruct a solicitor to identify whether CTC could get a first charge on the property; allocate £2500 to solicitor costs initially; once the solicitor has established that a first charge is possible, instruct a professional to undertake a financial review of the project and then instruct the solicitor to draft a loan agreement; ensure that DLUP are aware of the lack of public consultation regards the loan; Cllrs Wright, Milner, Hodson, Clark, Davey and Galligan work with the clerk to expediate the action where possible.

The decision on whether Caistor Town Council will lend CDCT the £750,000 PWL is now critical for the redevelopment of 2-4 Market Place. The grant from Heritage Lottery is dependent on all funds being secured for the project. The contractor has planned to start on 4<sup>th</sup> December. If the Heritage Lottery will not give their approval to start the project, the contractor will be lost, and the entire project will fail. If CTC cannot provide written commitment to CDCT by 24<sup>th</sup> November that the loan will be granted the project will fail.

We, believe that now that the town council has secured a sole first charge on the property, this coupled with the loan agreement and setting aside funds in general and ear-marked reserves, will provide sufficient protection to Caistor Town Council in the event of default on the loan by CDCT.

There is a public meeting to make residents aware of the impact of the loan to residents, prior to the council meeting where this motion is to be disucssed and the councillors proposing this motion believe that a decision should be taken by Caistor Town Council on whether or not to lend the money to CDCT at this meeting.

**We support this Special Motion to the Town Council.**

**Cllr Linda Milner, Cllr Wright, Cllr Galligan, Cllr Richardson.**

**14<sup>th</sup> November 2023.**