

**Heacham Parish Council
BUILDING'S COMMITTEE
WEDNESDAY 21 JANUARY 2026 6.15PM
AT THE OLD FRIENDS HALL
MINUTES**

PRESENT Cllrs D Rawnsley (Chairman), S Bolt, J Dear, E Hammond, C Moore,
I Morrison and J Pomeroy.

IN ATTENDANCE S Eke (Clerk)

1. APOLOGIES

Cllr J Waldron.

Declarations of Interest

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

Cllr I Morrison as he is a Trustee on the Almshouses and lives opposite the Old Dairy Site.

2. MINUTES OF LAST MEETING

The minutes from 25th November were agreed and signed as a true record.

3. MATTERS ARISING

The Clerk had been asked to check a few things with the Public Works Loan people, which she had.

- If the PC sell the property does the loan have to be paid back in full or can the money be used for another venture - ***It would be the council's decision whether to repay the loan or not. MHCLG has no authority to stipulate how the proceeds from the sale should be used.***
- If the PC pay the loan back are there any costs involved, like early repayment fee? - ***Yes, depending on the early repayment rates at the time there may be a premium or discount applicable.***
- If the PC keep the property would there be any issues if the PC decided to lease the land out for someone to build almshouses on the site? - ***No issues, the loan is secured on the revenues of the council and not the asset as collateral, so MHCLG has no authority to stipulate how the land/asset can be used once purchased.***

4. JUBILEE CLINIC CONDITION REPORT / NEXT STEPS

The condition report had pointed out a few issues, most of which didn't come as a surprise. The structure itself was deemed to be in a good state, the roof, doors & windows, fascia, damp and electrics/electric consumer unit all require updates or replacement. Cllr Hammond asked what the PC would use the building for if these issues were resolved. Cllr Moore suggested that following refurbishment or demolition and rebuild the Library could be moved currently saving £7,200 per

annum, paid as rent for the current site in the Church hall, this cost is likely to increase. Cllr Pomeroy agreed that seemed like a good move. The Clerk said she felt that lone working library volunteers would be more vulnerable in Pound Lane. Cllr Dear suggested the council could perhaps employ a permanent member of library staff along with a volunteer. Cllr Hammond said parking would need to be looked at on the Clinic site if Library moved there. Cllr Hammond was concerned that the PC would be taking vital support from the Church if the Library moved. Cllr Moore said there could be grants available due to the location of the Jubilee Clinic, as opposed to the Old Dairy Site. Cllr Hammond said he felt the library volunteers would not be happy with the library being moved to Pound Lane. The committee agreed that the highlighted issues in the report need dealing with and further investigation was required before any decisions are made.

5. OLD DAIRY SITE ALMSHOUSES PROPOSAL / OTHER ALTERNATIVES.

The Old Dairy site was purchased in 2014 and since then nothing has been done to it. A few viewings on the site have happened since it was put up for sale, but no firm offers have been received. The general feeling of the committee was that something needs to be done as the building will deteriorate even further as time goes by. Cllr Morrison suggested that the Queens Almshouse charity may be interested in buying the Dairy site to build new Almshouses, this is still outstanding. The Borough Council has put the old bowling green off the High Street up for sale, this could be a more viable choice for Almshouses. Cllr Morrison said if the land was made available for building Almshouses on the rent received would cover the monthly payment the Parish Council have on the Old Dairy site loan. Once the loan had been repaid the Parish Council would in effect then be receiving a regular income in perpetuity. Cllr Moore was concerned that Cllr Morrison was in effect asking the Parish Council to give an asset worth approx. £360,000 to the Almshouses charity. Cllr Morrison said the Parish Council could still be sitting on a derelict site for a further 2-3 years or more, therefore it would make more sense to put it to better use. Cllr Moore felt that Parish Councils are not in business to fund or provide houses and the Parish Council could not justify using Parishioners money to do this. The Parish Council would in effect be a landlord with no power over the land. Cllr Hammond asked if Cllr Morrison knew of any case studies showing this model. Once the loan had been repaid the Parish Council would in effect then be receiving a regular income.

Cllr Morrison asked if the committee were interested in his proposal, if so he would go ahead and continue with his case study. Cllr Hammond asked if the Queens Almshouses trustees were interested in this proposal? Cllr Moore said this proposal would have to be put to the Parishioners for their views, it is not a decision for the Parish Council to make. The Chairman asked Cllr Morrison to continue with his research and the committee to think about the proposal before the next meeting.

The committee noted that Borough Council has put the old bowling green off the High Street up for sale, this could be a more viable choice for Almshouses.

Action Points

- Cllr Morrison to speak to the Almshouses charity regarding the option to buy the site.
- Cost to be investigated for demolition and levelling of the site and the effect on the value after this work.

- The clerk to arrange for new security sensor lights to be installed at the front and rear of the Jubilee Clinic building.

6. DATE AND TIME OF NEXT MEETING

The next meeting to be held on Wednesday 18th February 2026 6.15pm

Meeting closed 2010hrs

..... Chairman

.....Date