

Laverstoke and Freefolk PC Meeting 6 Feb 2024 Minutes

Public Time

- a. PC Chair David Ellis opened meeting, explaining main topics would be discussed in order of Watership Down Inn (WDI) Asset of Community Value (ACV), pavilion and then other topics anyone wants to raise. He asked people to speak and listen in orderly manner and noted clerk is away so recorder will be used for minutes.
- b. **ACV**
 - a. PC Chair provided summary - topic was brought to PC 6 months ago, owner had spoken at Aug meeting. PC decided not to request listing at time but to review in 6 months. A community interest group (CIG) formed since and submitted ACV application to the Basingstoke & Deane Borough Council (B&D). PC considering whether to support, as requested by CIG, and to comment on accuracy of info by 22 Feb.
 - b. ACV Lead gave background. Application made 25 Jan, as it was time critical as possibility pub sale to developer. B&D now consulting owner and PC and anyone can write to B&D ACV team. Legal effect of listing: owner cannot dispose of pub without notifying B&D who notify CIG & PC. Strict timelines if CIG interested in buying. Owner not required to accept any offer made. Proven mechanism used locally on Plough, Longparish. Allows community to know when owner is proposing to sell. Legislation is designed for protecting pubs and such properties as assets of community value. ACV with local plan policy aims to ensure pubs remain and are not sold for development. Only 18 months ago pub was thriving, used by locals, with reputation for excellent food and viable. No reason why it can't continue if run by dedicated, knowledgeable owner committed to ensuring that it remains trading successfully. People use pub if it's warm, open and staff welcoming. Effort needed for events prog. CIG requested PC respond to B&D with unequivocal support for listing WDI as ACV and requested PC rep appointed to CIG.
Responses to questions on:
 - I. change of use: requires planning application. If owner successfully sells to developer, they can only use it as pub unless get planning consent. By time this happens, developer shuts pub e.g. Red House, Whitchurch and argues its unviable, eventually getting permission on appeal. Need listing now and get group of people interested in making sure it stays a pub and prepare in case of disposal.
 - II. Whether finance/ business model for purchase considered yet. CIG first concern was timeliness of nomination with concern a sale may take place before B&D determine app.
 - III. WDI garden - something few other local pubs have and attractive to developers.
 - IV. Pub not being open when you're expecting to get food. Christmas is prime business period for pubs and WDI shut last 2 New Years Eves. Lack of experience and not giving the care/attention needed indicates lack of wanting to make a go of it.
- c. Comments made by Members of Public (MoP) included:
 - i. Thank you to ACV lead for fantastic work. Trip Advisor ratings were down and comments included cold environment, not much buzz. Lost a great chef 8 months ago. ACVs now common on small rural pubs and does not put pub operator off buying. Borough Cllr Colin Phillimore added all Overton pubs have AVCs. Feedback on difficult working environment and concern that locals made to feel unwelcome. There had been unexpected closures over Xmas/New Year period. Tradition of employing local young people giving them lifelong skills didn't seem to exist now.
- d. Other pubs were raised. Example community owned: Plough, Longparish sold £10 shares, now doing well and Swan, Enford gone through similar cycle but now successful. Jim Marsh volunteered to organise meeting with Plough. Red Lion, Overton had been in similar situation but had applied for change of use to residential. Colin explained that owner's application for change of use was successfully fought and they found another tenant. Borough Councillors Colin Phillimore and Chloe Ashfield both confirmed support for ACV app. No pubs in Overton have been lost. Whitchurch had

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different experience with Red House being run down & no longer viable. Kings Arms registered as ACV 2 weeks ago.

- e. Diccon Harvey made points: for Freefolk residents WDI is only place to meet other than walking to Laverstoke. With ACV, publican not obliged to sell to CIG. Interim step would be really constructive feedback loop about making improvements. We all need to use pub in order to see some changes. Director has denied rumours of sale to PC. ACV is 'badge of honour' – it says community cares about pub. MoP asked about way forward if pub becomes functioning/viable without community buying and were concerned pub can't be left as is for months. Diccon explained someone in community had volunteered as liaison. PC would like constructive, collaborative dialogue with owner, it's good to offer support as best we can, as long as owner is committed to turning it around. Publican will have business bottom line and may not want/take feedback. They had been invited to the meeting. MoP agreed importance of ideas/complaints fed back constructively. Online surveys were raised.
- f. Parish Cllrs acknowledged support for the nomination but explained need to go into formal PC meeting to agree officially. Applicant has given clear narrative and context but PC needs to endorse to strengthen and include community evidence. Emails requested of photos, social media posts, gatherings/groups who meet in pub etc. giving evidence of social value to the community now – to be sent to clerk.
- g. Final points – ACV lead confirmed no evidence of pub unviability – this would require planning app that pub was marketed for sale for 6-12 months without bids. Responding to concerns that publican had told PC they were making improvement in Aug 23, they were still closing early e.g. last Sunday and asking people to bring blankets when eating. PC said it was not denying rumours but narrative from publican on Instagram and public meeting is it's not for sale and pub is closing Mon/Tuesdays for refurb. ACV lead was disappointed publican not attended meeting. PC Chair thanked everyone for their contributions.

c. Pavilion & Test Valley Men's Shed

- a. PC Chair opened with background summary: Pavilion 1960's wooden building, when taken on by PC, was identified for demolition. TVMS permitted to use it for last 8 years at no charges. PC pleased to have supported them.
 - i. Timeline:
 - 1. Jan 23 previous TVMS Chair preferred long lease with repair responsibility (vs short term letting). PC prepared draft Heads of Terms (HoTs) for Chair but he informed us he had resigned.
 - 2. Feb 23 resent HoTs to new Trustees who declined with concern over future costs of building.
 - 3. PC, having responsibility, had commissioned various building reports to assess its future. Drain survey in June showed drains completely blocked (S side collapsed & sewage in drain).
 - 4. July, PC funded portaloo while drains investigated/determine arrangements for future .
 - 5. Since start July, 4 further meetings with Trustees & rep and drafted 4 HoTs for future use of building including 10-year lease at no rent with TVMS taking on repair responsibility with ability to end if costs become unaffordable. No proposals accepted.
 - ii. Costs: PC spent £1k on initial unblocking of N side drains and survey revealing end of life due to multiple collapses. Drain repair quotes: £7.25 - £7.5k. Building Condition survey estimates 5 yr & 10 yr repairs at £39k & £80k respectively. PC paid £5k in supporting use of building by TVMS - high level for small parish. PC views building end of life &, with no income, can't justify further repair costs. PC unlikely to get grants, discussed with head of Rural Prosperity

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fund at B&D. Grants involve future expenditure commitment, per condition report, and taking on extra liabilities is impractical.

- iii. PC can't justify costs falling on L&F residents so had advised TVMS it is not willing to pay for drains or continue £4k p.a. portaloos. Since TVMS already declined options on repairing lease, PC suggested they look for alternative accommodation and offered to liaise with neighbouring PCs to help. PC understands there's upset about this.

Chair opened meeting to TVMS and others for comments:

- b. TVMS Chair – Team did lot of work to get building up and running, shutting down is unfair. TVMS prepared to take on drain problems at no cost to PC and have maintained rest of building themselves with new doors, frames, floor and spent over £700 on recent electrical work required. Fire survey came back fine. Removal of TVMS equipment would require unaffordable container storage hire of £50-60k. Pavilion is fine, as TVMS rather than PC, maintain it, and TVMS are prepared to continue maintaining until necessary. Toilet issues had made TVMS bit reluctant to agree. They queried why they couldn't get on and sort the sewage at no cost to the council.
- c. PC Chair said PC offer was still on table if TVMS want it, happy to give full repairing lease that gives protection to PC - in terms of legalities, liabilities, insurance etc and TVMS – wrt term length and ability to drop out if costs became too high. Pretty generous lease. Diccon clarified if TVMS sign lease, TVMS would be able to repair the drains and look after the building.
- d. Safety aspects. TVMS Chair confirmed they were prepared to sort out drains but concerned PC will say it can't be done in a certain way e.g. digger hire with local people helping. PC clarified work has to be done properly & safely to certified level, inspected and signed off. Health and safety especially important as drains run through public space and risk of sewage. MoP expressed concern given sewage drains run under children's playground and close to River Test. TVMS lead confirmed fully aware of issues.
- e. Diccon checked that TVMS interested in repairing lease on building and would like to sign. TVMS Chair confirmed.
- f. Chloe Ashfield queried what had changed since last recent meeting when only option seemed for TVMS to leave. PC Chair said position not changed - PC has offered many HoTs, shouldn't be taking cost for unrented building and has responsibility for the building. Legal agreement pushes more of that onto lessee but PC still has responsibility and needs to make sure repairs are done as legislation, regulation, compliance requires. Insurance unable to work without agreements – no TVMS insurable interest. Without take up of agreement, PC's only options are for PC to pay (so liabilities effectively picked up by residents) or ask people to leave.
- g. Some TVMS members disagreed the building was in a poor condition as they had made it habitable and had put in a lot of effort that didn't seem appreciated.
- h. Jayne Hudson doublechecked TVMS willingness to sign a lease, highlighting its importance. TVMS Chair considered that it hadn't been discussed with himself personally in any great detail.
- i. WTC Chair added WTC also happy to sign lease on pavilion room, but want to discuss HoT details as consider it one-sided. PC confirmed happy to hear statement and discuss e.g. PC can't give more rights than they have in head lease and denied HoT one-sided. Starting point is TVMS being happy to have a lease.
- j. PC Chair responding to query from Chloe about previous meeting - TVMS are now clearly saying they want to take repairing lease which is great and means there can be a conversation with WTC. We had previously clearly laid out it wasn't sensible for PC to pay costs on pavilion as small parish and pavilion not strategic building given LRH hall and undercroft facilities. Diccon added that previously TVMS didn't want lease and PC we were going to be left unable to pay for onerous asset. However, TVMS now saying they will pay for repairs.
- k. Chloe stated she was hearing there is an openness for cooperation.

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- l. WTC Chair suggested all 3 parties discuss and agree overall agreements - to ensure all building covered.
- m. TVMS member shared importance of Men's Shed to them following a stroke. Had got petition signed by 152 people in 2 hours stating they urged PC to reconsider decision and to sit down with TVMS to find a satisfactory outcome to enable TVMS to continue valuable work supporting mental health & wellbeing of men/women in Test Valley.
- n. Diccon clarified lease will lay out who is responsible for what & that informs what insurance is needed. We've been doing due diligence to rationalise licences. PC had been concerned about cost of vacant building and potential for rates liability to take all parish precept. New licences would give improved clarity and protect parish moving forward from costs of old building.
- o. PC Chair responding to WTC and TVMS queries on request for discussions, explained need to separate concerns given different issues.
- p. TVMS member frustrated over communications.
- q. Colin - hearing room for negotiation for all 3 parties reaching an amicable agreement, keeping legal expenses down. PC Chair agreed with getting building sorted first and stated there was a separate but interlinked tennis lights issue.
- r. Jim - drains are tip of iceberg compared to wider costs (5yr £39 and 10 yr £80k)
- s. MoP acknowledged TVMS great concept & lovely people but affirmed parish want to support PC in getting an agreement to protect villagers. No one had asked what residents feel - don't want TVMS to go but would like precept & any fundraising, spent on parish e.g. on play equipment - nothing used more by entire community/visitors. Concerned re. impact on residential drainage if pavilion drains not repaired professionally.
- t. Chloe said L&F residents shouldn't be covering TVMS costs.
- u. Discussion about cost saving of TVMS doing own repairs vs regulations and contractors need for public liability insurance. Colin – hearing we've got groups of people here willing to raise money to alleviate those costs.
- v. MoP wanted clarity on insurance. PC currently paying for insurance because previously it was only done partially by TVMS. However, to work, legal agreements must in place. PC trying to sort this out since end 2022 and want to move this through quite quickly.
- w. Diccon hearing clearly 1. TVMS want to hear greater appreciation for work they've already done on building 2. TVMS want better comms about future moving forward. He asked if TVMS supporters in this room could help with productive communication and other areas of expertise. As volunteers, PC have lots going on - any support is really welcome.
- x. Julia Chedgely – It had been unhelpful people talking without all facts. She hoped that people at meeting now had all facts, and an awareness of time PC has put into sorting leases already, an understanding that PC had paid to do things properly and awareness of PC liability issues i.e. responsibility that parish councillors have.
- y. Chloe explained Borough Councillors were part of wider ward that includes Overton and Whitchurch. They did not want this situation in L&F to continue, understand parishioners should not cover a charity's costs and hoped there's a will from everybody to move forward.
- z. PC answered TVMS member query on PC liability on pavilion - through a lease on the (public) building PC are liable e.g. if electric fault causes a fire and people injured. MoP property adviser clarified PC must protect against possible litigation or insurance claims by putting in place legal settlements. If TVMS don't sign an agreement then PC are forced to protect themselves by asking them to leave. PC - impact of lease is to make it clear who is responsible for what so that those people can then go and get insurance based on that liability. It also, importantly, makes sure building is in decent state of repair so accidents don't happen and there's a proper allocation of responsibility for costs.

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- aa. WTC Chair – summarised his statement in interests of time & PC Chair thanked him. Can the 3 interested parties in building get together for genuine conversation about agreements and agree to alter things where relevant so we can sign. This will protect PC but they've got to reflect a little bit more on WTC & TVMS side and reach an agreement that works for everybody.
- bb. MoPs expressed concerns with lights – tired of WTC dictating when lights are on, lights approved were not what was installed and questioned use of lights 2pm last Saturday with 4 people playing for 2 hours. WTC – lights had planning permission & gone through due process. Had to change bulbs and check lights working properly.
- cc. PC Chair – need to take TVMS & WTC separately. Any agreement ultimately with WTC will also depend on agreement on lights which is a permission issue in terms of lease rather than planning issue. PC is looking overall at proper agreements on everything, not just one bit or the pavilion. Large meeting discussing detail unlikely to be productive. Details on how to proceed were discussed with starting point being TVMS as relates to critical part of building. PC happy to have discussions but needs to move quickly. TVMS stated they didn't need portaloos. PC - can grant temporary permission to use toilet under LRH with responsible use without accidents. There are unsuitable steps for wheelchair so TVMS to investigate chemical toilet.
- dd. Diccon requested relationship where tenants understand needs of community, asking them to imagine how they'd like to be treated in same situation. PC negotiations will be in good faith to meet in the middle as best we can but PC are here to protect the community. PC aim to get lease in place subject to solicitors with TVMS in next 2 months. Once TVMS sorted then other interlinked and different issues with WTC can be progressed.
- ee. WTC raised invoice amount felt to be underpaid. PC explained they're following legal docs and VAT no longer applied
- ff. TVMS member extended invite for PC members to visit TVMS.
- gg. TVMS Lead confirmed TVMS will get other drain quotes but if get £8-9k grant will use one of current quotes. They know repairs have to be done correctly/under building regs, appreciate PC can't afford it so will try to get loan/finance but need time to do this. Access rights raised. PC said with repair of existing drains there's right of access but rebuilding drains will need Millennium Green consent - thought unlikely to object if work properly certified. PC handed petition and TVMS statement.

Other public time

MoP – reported B3400 to Pot Bottom footpath (FP) uncut last year and needs reporting to HCC. Diccon gave reminder that anyone can report an issue using online link at bottom of newsletter.

MoP - raised a number of FP concerns. 1. About consultation with nearest neighbours for permissive paths. Diccon - if interest by landowner in first instance, then PC would speak to residents. 2. Large trees on Manor Farm land were historically coppiced (matches) and perhaps they could be replaced by some {Hants Forest Partnership} trees mentioned in last meeting. Diccon - this is a private landowner matter. 3. For new rights of way, a £2.4bn fund previously available to farmers & landowners, was now available for making FPs/cyclepaths. **Action:** Diccon contact Paul Howland. 4. What is status of Watch Lane to Priory Lane FP? Resident said they would take up themselves. 5. Orchards FP at Harroway (Priory Lane) had been blocked off by owner. **Action:** Diccon pick up with Paul Howland.

Borough Councillor Update

Cllr Phillimore updated on emerging local plan that goes to 2039/40, open for consultation till 4 March. B&D have distributed 18k houses up to 2039. Included in our ward: 340 houses on Portals brownfield site and 220 in Whitchurch. (Changed from previous numbers of 260 Overton & 310 Whitchurch.) Once in Reg. 18, only have to demonstrate 4 year land supply. Implication - planning by appeal goes out window & only items in neighbourhood plans/local plan to be considered. It's already working e.g. today a developer withdrew an app at end of Dellands. Plan includes many areas open for comment including 1400 houses at Popham airfield. Genko can probably be

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fought now. Impact for L&F will be on the infrastructure & services that we jointly use. Sustainability issues are important e.g. shops, surgeries & schools. Colin encourages residents to comment.

An enforcement action at 2 Watch Lane for conversion of barn has been allayed as the applicant has now put in an official planning app.

1. **Apologies for Absence:** None.

In attendance: David Ellis, Jo Probut, Andrew White, Diccon Harvey, Julia Chedghey, Jayne Hudson, Jim Marsh

2. **Declarations of interest** - David: PCC, Millennium Green; Andrew: Plan refs. 24/00039/HSE & 24/00040/LBC; Jo Probut – Watership ACV nomination

3. **Signature & approval of Minutes 6 Feb PC Meeting** – approved and signed.

4. **Response to nomination of Watership Down Inn as an Asset of Community Value (ACV)** –

Discussed. Support for nomination was proposed by Jayne, seconded by Julia and all agreed.

Action: based on review done by a community member & PC has 1 opportunity to get full case into B&D, recommended to invite community to put in as much evidence as possible. Also include community groups not mentioned in CIG nomination. Impassioned ACV nomination should be balanced by PC with feedback on social value to the community now and accuracy. Diccon to lead on draft with working party. Nicky to request evidence from community on Fbook. Diccon to be PC rep on CIG as proposed by David and seconded by Andrew.

5. **Maintenance** – no items

6. **Finance**

6.1. See Jan report at end of minutes

6.2. Items over £150

Laverstoke & Freefolk Parish Council

Items over £150

Reporting Year:

Year to 31 March 2024 (10 of 12)

Month:

January 2024

Sum of Net Supplier	Description	Months	Total
British Gas	Electricity	Jan	£(198.98)
	Gas	Jan	£(385.14)
Clerk	Clerk salary	Jan	£(396.18)
Watership Down Nursery	Hall hire	Jan	£ 800.00
Scofell	Grounds maintenance	Jan	£(170.92)
Euroloos Limited	Portaloos	Jan	£(265.72)
Intermedical Ltd	Defibrillator pads	Jan	£(150.00)

6.3. Approval of payments over £300 – none

Borough Cllrs Colin and Chloe queried LRH roof and Kingfisher finance responsibilities. PC Chair & Diccon replied that flat roof, with drains going down internal pillars, is problematic and getting quote for repairs. PC have built reserves for roof to eventually replace it if needed. PC might also consider new design e.g. non-flat roof. Clearly for PC lease period ongoing with DLR, there is no point investing if giving it back. In mean time we have to patch it up. In official agreement Kingfisher contribute 50% for principal building repairs and don't pay rent.

7. **Community site**

7.1. **Pavilion** – Following earlier discussion, Andrew proposed to remove the Portaloos and David seconded.

7.2. **Tennis & archery area** – no update

7.3. **LRH** – Energy renewal proposal and quotes have been circulated. 3 questions to consider 1. switching supplier to Smartest Energy (been in UK since 2001, subsidiary of Marubeni, Japanese Fortune 500 Global co.) In principle, Cllrs felt no major risk moving from BG Lite. 2. 12 vs 24 month contract. 3. delegation of

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authority to Chair as prices change in the market regularly as proposed by Diccon and seconded by Jim.

Action: discuss variable rates with adviser vs 12 month. David to work with Nicky to sort.

8. Correspondence

- 8.1. Portals Heritage and Memories project collecting ex Portals employees' recollections of their work & associated activities. Reps coming to 5 March meeting. Good if Helen Coles (Bombay Sapphire) could join.
- 8.2. Hampshire Forest Partnership re. Community Orchard for PC land at Freefolk. PC discussed many months ago about laying out area beside Manor Cottages. PC expresses interest and needs to do consultation with Freefolk towards planting time. It has hardcore & there are practical issues.
- 8.3. HCC Future Services Consultation runs to 31 March 2024
- 8.4. Hampshire Hospitals Foundation Trust (HHFT) consulting on creating 2 excellent acute hospitals.

9. Planning

- 9.1. 24/00039/HSE & 24/00040/LBC Location: The Priory, London Road, Freefolk. Proposal: Remove steps & pedestrian access & reinstate section of garden wall & railings. (Andrew has interest) Discussed as similar to step removal proposal at Juniper House - dangerous access onto B3400, delivery drivers stop by mistake. Original materials flint, lime mortar & bricks to be made to match existing. No comment to be made.
- 9.2. T/00078/24/TCA - removal of black cherry plum small thicket at Juniper House, Freefolk. Discussed. **Action:** no comment other than to request that homeowner replaces the hedge with native hedging/tree on property.

Next PC meeting: 5 March 2024 7.30pm in Lady Rose Hall.

Sign.....Date.....

Laverstoke & Freefolk Parish Council

Reporting Year: Year to 31 March 2024 (10 of 12)

Income and Expenditure Statement (Cash basis)

Month: January 2024

All £	Parish Council				Community Site				Total		
	Month	YTD	Full year Budget	Budget Remaining	Month	YTD	Full year Budget	Budget Remaining	Month	YTD	Full year Budget
Precept	-	10,000	10,000	-	-	-	-	-	-	10,000	10,000
Grants	-	512	340	(172)	-	5,104	-	(5,104)	-	5,616	340
Donations	-	-	-	-	-	-	-	-	-	-	-
Hall Hire - Nursery	-	-	-	-	800	7,927	9,635	1,708	800	7,927	9,635
Hall Hire - Other	-	-	-	-	163	1,410	1,900	490	163	1,410	1,900
Hall Hire deposit	-	-	-	-	(10)	(210)	-	210	(10)	(210)	-
Cost Recoveries	-	-	-	-	-	3,209	4,356	1,147	-	3,209	4,356
Site Rent	-	-	-	-	-	1,943	1,943	(0)	-	1,943	1,943
Other Income	-	21	9	(12)	-	437	-	(437)	-	458	9
Interest Income	102	658	-	(658)	-	-	-	-	102	658	-
Total Income	102	11,191	10,349	(842)	953	19,820	17,834	(1,986)	1,055	31,010	28,183
Contribution	-	-	850	850	-	-	(850)	(850)	-	-	-
PC/CC cost charges	-	-	-	-	-	-	-	-	-	-	-
Total Transfers	-	-	850	850	-	-	(850)	(850)	-	-	-
Salary/Newsletter	(396)	(4,113)	(5,056)	(943)	(44)	(454)	(550)	(96)	(440)	(4,566)	(5,606)
Training	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	(299)	(299)	-	(3,717)	(2,807)	910	-	(3,717)	(3,106)
Professional fees	-	(733)	(757)	(24)	-	(13)	(14)	(1)	-	(746)	(771)
IT costs	(2)	(321)	(313)	8	-	(58)	(64)	(6)	(2)	(379)	(377)
Grounds Maint.	(171)	(1,367)	(1,477)	(110)	-	(670)	(872)	(202)	(171)	(2,037)	(2,349)
Street Lighting & Furniture	-	(481)	(598)	(117)	-	-	-	-	-	(481)	(598)
SID Management	-	-	(732)	(732)	-	-	-	-	-	-	(732)
Utilities	-	-	-	-	(584)	(6,129)	(4,815)	1,314	(584)	(6,129)	(4,815)
Bldgs Repair/Maint.	-	-	-	-	(266)	(4,001)	(7,850)	(3,849)	(266)	(4,001)	(7,850)
Bldgs Planned Maint.	-	-	-	-	(169)	(1,545)	(837)	708	(169)	(1,545)	(837)
Equipment	-	-	-	-	-	(30)	(600)	(571)	-	(30)	(600)
Cleaning	-	-	-	-	(9)	(37)	-	37	(9)	(37)	-
Other expenses	(8)	(423)	(374)	49	(10)	(60)	(566)	(506)	(18)	(483)	(940)
Total Expenses	(577)	(7,438)	(9,606)	(2,168)	(1,082)	(16,712)	(18,975)	(2,263)	(1,658)	(24,150)	(28,581)
Grants Made	-	(900)	(900)	-	-	-	-	-	-	(900)	(900)
Project costs	-	-	(600)	(600)	-	(9,665)	(5,000)	4,665	-	(9,665)	(5,600)
Net Cash Movement before VAT	(475)	2,853	93	(2,760)	(129)	(6,557)	(6,991)	(434)	(604)	(3,705)	(6,898)
Net Vat									42	203	-
Net cash Movement									(562)	(3,502)	(6,898)
Reserves/cash b/f									68,590	71,530	68,606
Reserves/cash c/f									68,029	68,029	61,708