

CAPEL PARISH COUNCIL

MINUTES OF FINANCE COMMITTEE HELD ON MONDAY 27 OCTOBER 2025 IN CAPEL PARISH HALL

Present: Mr Salter, Mr McLachlan, Mr Ball, Mrs Schryver and the Clerk.

1. **Apologies:** Mr Ransome
2. **Declarations of Interest:** None
3. **Matters Arising:** None
4. **Questions from Members of the Public:** None

5. **Capel Alms Houses**

The Parish Council had discussed the grant application with all Councillors and the Trustees of the Alms Houses. Since the last meeting the Trustees had circulated a spreadsheet, showing the itemising costs of all works. It also indicated funds that had been received and applications submitted but there was still £19,000 needed to complete the work on the vacant property.

Councillors were concerned that if the shortfall was not found, would the work on the property stop. Councillors were assured this would not happen, but the refurbishment would take longer to complete. It is anticipated that the property will be ready for occupation by January 2026 as property the vacant property will not generate any income from rental.

Councillors were also assured that rent from future tenants would be in line with those charged by Mole Valley for persons on income support. This increased charge will generate extra income boosting reserves. Currently existing tenants only pay a peppercorn rent.

Mention was made of the possibility of selling a plot of land adjacent to the Alms Houses. If this was allowed, this windfall would boost reserves making them solid and enabling future vacant properties to be refurbished without delay.

The Councillors approved a grant of £5,000 toward the refurbishments immediately, with further discussions taking place with the Trustees in January 2025 to consider the possibility a further donation.

6. **Profit and Loss to 28 October 2025:**

28 October 2025	NS&I Reserve Account	£617.02
28 October 2025	NatWest Reserve Account	£101,104.48.
28 October 2025	NatWest Current Account	£3,782.35
28 October 2025	High Interest Account	£20,000.00

Mr Salter addressed the meeting stating that the Parish Council had spent £73,000 to date with £54,000 remaining. The Parish Council should finish this current year with a total of about £80,000.00.

The Committee was reminded that a CIL payment of £7,435.50 is still to be received from Mole Valley and a VAT refund of £3,600.00 has been applied for

At the last meeting the Committee was reminded of the low interest rate the Reserve Account is receiving. With full agreement from the Full Council a NatWest 1-year investment account was opened with a preferred interest rate. £20,000.00 has now been deposited.

7. **Precept 2026/2027**

The Councillors discussed the Precept for 2026/2027 at the last Finance Committee meeting. This request was put before the Full Council and approved. A sum of £125,746.00 will be requested from Mole Valley District Council once the precept request form is received.

8 Succession Plan/Trainee Clerk – Salary, Workplace Pension, Employers NIC.

Councillors were reminded that interviews for the vacant position will take place tomorrow, 28 October 2025. Once a suitable candidate is found, all Councillors will be asked to approve the appointment. Salary will be determined on experience and a willingness to undertake CiLCA training. Initial hours will be agreed with future hours being increased as the current Clerk's hours are reduced.

Councillors were reminded that a budget for this new appointment has been included in the 2026/27 precept.

9. St John the Baptist Church Garden of Remembrance Grant –Release of funds

Councillors approved the release of the £10,000.00 grant approved by the Full Parish Council on 19 May 2025.

It was agreed that funds should continue to be earmarked for

- Public Works Loan repayment.
- Solar panels
- Solar Activated speed limit signs
- Trig Street project
- Upgrading Children's playground

10 Date and time of next meeting:

Monday 05 January 2026 in Capel Parish Hall at 19:30.