

Britain Yearly Meeting Trustees

Sunday 28 July, Friends House and by video conference

Minutes

Present: Catherine Brown, Kit Fotheringham, Ursula Fuller, Carolyn Hayman, Jo Hills, Marisa Johnson (Clerk), Kit King, Silas Price, Elizabeth Redfern, Paul Whitehouse (Treasurer)

Prevented: Georgina Bailey, Ellie Harding and Danielle Walker Palmour

In attendance: Vipin Narang, Finance Director; John Dash, Property Development Manager

BYMT/24/07/04 Lesser Slatters

BYMT/24/02/29 agreed the sale of this property to Mr Robert Clerk for £332,000. Unfortunately, this sale fell through.

The sale was re-advertised and a number of new offers received, ranging from £240,000 to £325,000, most offers were nearer the £240,000. The £325,000 offer was pursued but also fell through at a later stage. We have since received an offer of £270,000 which will be a cash purchase.

Trustees are of the view that this property does not fit their strategic objectives.

Trustees are asked to consider and, if thought appropriate, approve the sale of Lesser Slatters, Belstone Corner, Sampford Courtenay, Okehampton, Devon EX20 2SL ("the Property") to Neil Bragg ("the Purchaser") for £270,000.

Caroline Lawrence MRICS FAAV of Carter Jonas, being a properly qualified designated adviser for the purposes of section 119 of the Charities Act 2011 ("the Act"), had been instructed to produce a report in accordance with The Charities (Dispositions of Land: Designated Advisers and Reports) Regulations 2023 ("the Report"). A copy of the Report was circulated to trustees prior to consideration of the first offer. The Report at the time confirmed that in the designated adviser's opinion a disposition of the Property for not less than £325,000 would be on the best terms that could reasonably be obtained by the Charity.

Given the changing state of the market and the experience of two rounds of advertising and processing the range of offers by our agents the current proposal is recommended for acceptance as being the best terms that could reasonably be obtained by the Charity.

Having considered the original Report and the further advice of the designated adviser, together with the testing of the market through previous efforts to sell:

- Trustees are satisfied that the proposed disposition of the Property to the Purchaser is on the best terms that could reasonably be obtained by the Charity;
- Trustees are satisfied that they had complied with their obligations under sections 117–121 of the Act; and
- the Charity's solicitors be instructed to negotiate with the Purchaser's solicitors to exchange contracts for the sale of the Property as soon as possible and

that any two of the Trustees be authorised pursuant to section 333 and section 260 (3) of the Charities Act 2011 to execute the transfer and to give the certificate required by section 122 (3) Charities Act 2011.

Marisa Johnson
Clerk