

COLNEY HEATH PARISH COUNCIL

Highfield Park Office
Hill End Lane
St Albans
Hertfordshire AL4 0RA
Tel: 01727 825314

Colney Heath Village Office
83 High Street
Colney Heath
Hertfordshire AL4 0NS
Email: clerk@colneyheathparishcouncil.gov.uk

15th April 2021

**RE: Freedom of Information Act 2000
Colney Heath Village Parish Office**

I am replying to you in response to your email received 1st April 2021 which were requested to be treated as Freedom of Information requests.

The questions you asked are addressed with responses as follows:

Your request:

Please provide evidence of the 'Court Action' attempted in 2010, 2017 and the s25 notice issued in 2021.

Our response:

The statement made during the Emergency Parish Council meeting was that this was the 3rd attempt at threatened court action by the Trustees of the Village Hall Council.

The information held by the Parish is attached to this response including:

- Transcript of email received Thursday 16 December 2010 at 7.32pm detailing the threat to issue proceedings in the small claims court.
- Notice to quit issued, dated 17 November 2017.
- S25 Notice to quit issued, dated 5 March 2021.

I hope this sufficiently addresses your request.

Yours sincerely,

**Lisa Chaplin LCGI PSLCC CPFA CiLCA
Clerk to the Council
For and on behalf of
Colney Heath Parish Council**



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Transcript of email received 16 December 2010, 7.32pm.

Sender Member of Colney Heath Village Hall /Trustee

The invoice relating to the gas and electric used by the Parish Office has still not been paid after 5 months.

I understand that [REDACTED] has chased payment on a number of occasions, and I have also been involved.

I thought that after my meeting with [REDACTED] on 25th October 2010 and my e-mail on the same date we had agreed payment would be made to [REDACTED] by 5th November.

At the Old Folks party on Friday [REDACTED] did mention that he wanted me to call in to sort this out.

I can't see that there is a lot to sort out as all that is needed is for the invoice to be paid.

In view of the time since the invoice has been issued, I think that we will also charge an interest rate which we will add to the invoice.

From this point on we will be invoicing on a quarterly basis for these charges.

I would hope that the invoice can be paid by tomorrow evening 17th of December.

If this doesn't happen then we will take action to issue a Small Claims Court Summons and/or professionally disconnect the gas and electric supply. All of the work involved in arranging this and all fees will be charged to the Parish Council.

I will be working on this from Monday 20th of December and committee members will invoice their time to the Parish Council at a reasonable £10 per hour which will be donated to the Village Hall funds.

VILLAGE HALL COUNCIL

83 High Street, Colney Heath, Herts AL4 0NS
Registered Charity Number 302357
www.colneyheathvillagehall.weebly.com

Transmitted by e-mail clerk@colneyheathparishcouncil.gov.uk

17 November 2017

Colney Heath Parish Council.

Dear Sirs,

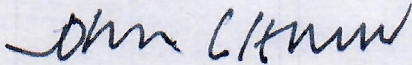
NOTICE TO REMOVE GOODS & BOOKINGS FOR 2018

Notice is hereby given to you to remove all your goods from our premises on or before 31st December 2017 and, upon doing so, to forthwith deliver all keys to the premises in your possession, and those in the possession of your servants and agents, to the undersigned at 54 Bullens Green Lane, Colney Heath, Herts AL4 0QS.

Bookings of our facilities already made for dates in 2018 are henceforth cancelled. Requests for bookings for dates from 1st January 2018 must be addressed to one of the following :

John Clemow	jackclemow@gmail.com 07803 313 525
Eddie Walsh	01727 821 601
Gerry Savage	07742 635 901

Yours faithfully,



John Clemow
Secretary
Acting by order of the Village Hall Council

LANDLORD AND TENANT ACT 1954

Section 25

Landlord's Notice Ending a Business Tenancy and Reasons for Refusing a New One

IMPORTANT NOTE FOR THE LANDLORD:

If you wish to oppose the grant of a new tenancy on any of the grounds in section 30(1) of the Landlord and Tenant Act 1954, complete this form and send it to the tenant. If the tenant may be entitled to acquire the freehold or an extended lease, use form 7 (Oyez Form L&T24*) in Schedule 2 to the Landlord and Tenant Act 1954, Part 2 (Notices) Regulations 2004 instead of this form.

(1) Insert name and address of tenant.

To (1) Colney Heath Parish Council of Highfield Park Office, Highfield Park Visitor Centre, Hill End Lane, St Albans, Hertfordshire, AL4 0RA

(2) Insert name and address of landlord.

From (2) Colney Heath Village Hall CIO (Charity Number 1182267 and Company Number CE016686) of 54 Bullens Green Lane, Colney Heath, St Albans AL4 0QS

(3) Insert address or description of property.

1. This notice relates to the following property (3)
The office forming part of the building at 83 High Street, Colney Heath, St Albans, AL4 0NS registered under Title Number HD549112 as shown edged red on the attached plan.

(4) Insert date.

2. I am giving you notice under section 25 of the Landlord and Tenant Act 1954 to end your tenancy on (4) 13 September 2021

3. I am opposed to the grant of a new tenancy.

(5) Insert letter(s) of the paragraph(s) relied on.

4. You may ask the court to order the grant of a new tenancy. If you do, I will oppose your application on the ground(s) mentioned in paragraph(s) (5) (g) of section 30(1) of that Act. I draw your attention to the Table in the Notes below, which sets out all the grounds of opposition.

5. If you wish to ask the court for a new tenancy you must do so before the date in paragraph 2 unless, before that date, we agree in writing to a later date.

6. I can ask the court to order the ending of your tenancy without granting you a new tenancy. I may have to pay you compensation if I have relied only on one or more of the grounds mentioned in paragraphs (e), (f) and (g) of section 30(1). If I ask the court to end your tenancy, you can challenge my application.

7. Please send all correspondence about this notice to:

Name: Foot Anstey LLP

Address: Senate Court, Southernhay Gardens, Exeter, EX1 1NT

Signed: *Foot Anstey LLP*

Date: 5 March 2021

(6) Delete if inapplicable.

(6)

(6) On behalf of the Landlord (6)

(6)