

Email request for information received: 24/08/23

Good Morning,

We would be grateful if the PC could answer a couple of questions that would clarify the role of Mr Hewitt-Boorman regarding to the proposal for affordable housing on the former WAAF site.

Mr Hewitt-Boorman, according to his web site is a land and property consultant who specialises in working with clients to maximise a site's development potential without going to the open market. It appears he works with Coastline Housing and Classic Builders on a number of projects, for example he is named as the planning applicant at Veryan for 13 affordable houses in conjunction with Coastline Housing.

The minutes of Portreath Parish Council (PC) state that on 6th December 2021, Mr Hewitt-Boorman and Coastline Housing met with the PC to discuss housing proposals for the former WAAF site. **This is correct, this was at the full meeting of the council held on the 6th December 2021.**

The minutes further show that in January 2022 Mr Hewitt-Boorman agreed to send the PC a detailed Heads of Terms (HOT) detailing price per dwelling for the land and timescales for submitting a planning application to Cornwall Council for the development. Mr Hewitt—Boorman confirms that once the HOT is signed the PC would be legally bound to himself, Coastline Housing and their building partners for a given period. **The parish council have no obligation to Mr Hewitt-Boorman. The HOT (Option Agreement) is between the Portreath Parish Council and Classic Builders SW only. The reference in the minutes regarding being legally bound to Mr Hewitt Boorman and Coastline Housing is incorrect.**

The Heads of Terms were received by the PC at the February meeting and it is set out in the minutes that in April Mr Hewitt-Boorman is informed of the PC's decision to sell the WAAF site to Classic Builders and Coastline Housing for an affordable Housing development. **If the feasibility studies prove it would be viable and acceptable to the council.** Coodes Solicitors would apparently be acting on behalf of the PC to agree an exclusivity legal agreement allowing the developers (Classic Builders) a given period to see if they can bring an affordable housing development to fruition. **This is correct.** (This agreement as detailed in the January minutes, once signed, would mean that the PC would be legally bound to MR HEWITT-BOORMAN, Coastline Housing and Classic Builders). **The parish council have no obligation to Mr Hewitt-Boorman. The Option Agreement is between the Portreath Parish council and Classic Builders SW only.**

In May 2022 the PC minutes show that it is suggested that a working party be set up to expediate the affordable housing project to authorise action and consider associated expenditure. The PC minutes state "The Clerk commented that a working party could be made up of members of the general public as well as councillors". The Chaiman, Cllr Jose, Cllr Hitchin and member of the public Mr. Hewitt-Boorman volunteered to make up the working group. This was proposed, seconded and carried unanimously. The Chairman commented that the next step for the project was to sign the HOT agreement "to save delay".

Please can you comment on the inclusion of Mr Hewitt-Boorman as a member of the public on a working group that can authorise action, consider expenditure, and has authority to sign the HOT agreement. Surely this is inappropriate as the PC is legally bound to Mr Hewitt-Boorman. He is not an impartial member of the public and has a vested interest in the proposal. **Mr Hewitt- Boorman offered expertise and experience that no members of the council had. No other member of the public put themselves forward for inclusion in the group.**

We look forward specifically to your comments on the following:

- Propriety
The parish council have no obligation - financial or otherwise to Mr Hewitt-Boorman. His assistance was accepted as he had experience which no-one else on the council had to liaise where necessary with Classic and Coastline
- Separation of interests
Since he drew up the initial draft of the HOT he has had no further input into proceedings. All negotiations were carried out between solicitors.
- Impact on impartial scrutiny
Since Mr Hewitt-Boorman drew up the initial draft of the HOT he has had no further input into proceedings. All negotiations were carried out between solicitors.

and of the definition of “member of the public” appearing to include a non-resident and financially interested party with considerable personal investment in a specific outcome being included in this working party acting on behalf of Portreath residents. **A member of the public does not preclude non parishioners.**

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