

EF26-020 MANOR FRUIT FARM

i. Hay Cut

Manor Fruit Farm back field and Normandy common are due for the annual hay cut at the end of August. The clerk has obtained two quotes from local businesses.

Hogs Back Services

Cut grass and remove from MFF, cut grass and leave from Normandy common

£1,260+VAT

Total £1,512

Steve Gunner Agricultural services

Cut grass and remove from MFF, cut grass and leave from Normandy common

£1,075 (no VAT applied)

Matters for consider

Which proposal would the committee like to take forward?

ii. Village Hall Path

The email chain has been shared with all Estates councillors. It seems that NVH no longer wish to create a new path or change the location of a path on their land, and feel that the crossings over the road are under the jurisdiction of NPC and that NPC should make appropriate risk assessments.

NPC are planning to put in crossing point lines at all three crossings from NPC managed land to NVH owned land on MFF. We have already put in speed signs and speed humps.

Matters for consideration

Does Committee feel that there is anything else NPC should be doing to make the crossing from green to play area safer?

iii. Pedestrian Motorbike

There is a resident who's garden backs on to MFF, he currently crosses the field next to the play area with his motorcycle due to not being able to store his motorcycle safely on his drive way or access his rear garden. It has been noticed that on occasions he is driving across the field. Motorcycles can be hard to push through grass, especially when it is long.

Matters for consideration

Do the committee agree that granted access should continue?

Do the committee want to make any recommendations about how the motorbike is manoeuvred?

iv. **Asset Transfer**

The most up-to-date version of the Asset Transfer document is here

-  [Asset Transfer business case PM version.docx](#) Please do read this and give feedback. It would be good to have a more completed document to present to full Council next week for final comments.

In addition to completing this Business Case, we need to:-

1. Get letters of support from the other partner organisations on MFF
2. Get letters of support from current and future Surrey, GBC and West Surrey Councillors
3. Do a brief online consultation of the community

Suggested Online Consultation information below (comments welcomed) - again want to be able to present this to Full Council next week for agreement. If we need to, we can do a full consultation at a later date.

Also - are there any restrictions on the Borough Councils for asset transfer now or related issues?

The Future of Manor Fruit Farm - Community Consultation

About Manor Fruit Farm

Normandy Parish Council (NPC) currently leases Manor Fruit Farm (MFF) from Guildford Borough Council (GBC) on a 125-year lease, with approximately **99 years remaining**.

Since taking on the lease in 2000, NPC and the other Manor Fruit Farm resident organisations have transformed the site from an empty field into the valued community space it is today.

The development and maintenance of the site has been funded by:

- **50% from Normandy Parish Council (through the parish precept)**
- **50% from the four other resident organisations**
- **The Shop & Café has also contributed since 2023.**

Although there are 99 years remaining on the lease, it includes a **break clause that can be exercised after November 2030**. This means that Guildford Borough Council (and, from April 2027, the new West Surrey Unitary Authority) could, subject to the terms of the lease, seek to recover some or all of the site for an alternative use. This could only happen if:

- alternative planning permission had been obtained; and
- community views had been taken into account.

Why are we consulting you?

NPC is considering whether to apply to acquire the **freehold ownership** of Manor Fruit Farm through an **Asset Transfer** from Guildford Borough Council.

Under GBC's current Asset Transfer Policy, NPC would need to submit a detailed business plan. The initial costs of making an application are estimated to be **up to £5,000** for legal fees and an asset valuation.

At this stage, we do **not** know what the Council may ask NPC to pay for the freehold itself. NPC would seek to acquire the site for **nil or a nominal sum**, but there is no guarantee this would be agreed.

Before deciding whether to proceed, we would like to understand the views of Normandy residents.

Your Details

Name (optional):

Postcode: *(This allows us to confirm responses are from Normandy residents.)*

Your Views

1. Do you think Normandy Parish Council should apply to acquire the freehold ownership of Manor Fruit Farm?

☐ Yes

☐ No

☐ Unsure

2. If you answered YES, what is the maximum amount you believe NPC should pay to acquire the freehold?

(Any payment would likely need to come from parish reserves, the parish precept, or a combination of both.)

☐ Up to £1,000

☐ £1,001 – £10,000

☐ £10,001 – £50,000

☐ £50,001 – £100,000

☐ £100,001 – £150,000

☐ More than £150,000

☐ I don't think NPC should pay anything.

3. If you answered NO, do you think NPC should continue with the existing lease and seek to extend it when possible?

☐ Yes

☐ No

☐ Unsure

4. If you answered NO to Question 1, what do you think NPC should do regarding the future of Manor Fruit Farm?

5. Do you have any additional comments or concerns?

Matters for consideration

Are the committee happy with the survey?