

**Minutes for the meeting of Colyton Parish Council held on Monday 12th
August 2024 at 7.00 pm in the Colyton Town Hall.**

Present: Cllrs S Real, M Mann, A Stenning, K Clifford, J Hay, A Parr and R Turner.

Also in attendance: EDDC Cllr H Parr and S Haines (clerk)

Members of public: 0

24/08/90 Receipt & Approval of apologies for absence. Cllrs Gardiner, Arnott and Stephenson.

24/08/91 Declaration of Interest. None.

24/08/92 Police Report. None.

24/08/93 Approval of the minutes of Parish Council Meeting held Monday 8th July 2024. Cllr Stenning proposed these be approved, seconded by Cllr Hay and agreed by all.

24/08/94 Matters arising from the Minutes. None.

24/08/95 Public Question time. No members of public present to speak.

24/08/96 Report from County Councillor. No report received.

24/08/97 Report from District Councillors. *See appendix A.* Cllr H Parr reported that EDDC have a huge problem with their Housing Revenue Account. This is a ring-fenced account which can only be used to finance the Council houses owned by the District Council. It cannot meet the minimum standards that new regulations require. Over the last 10 years there has been historic under investment to what is very old stock. During the pandemic no maintenance was done because people were not mixing unless of emergencies so contractors were not going into these houses, this has created an enormous back log of work needing to be done. There are increased standards under new regulations and also residents have increased requirements and standards. General inflation has put up costs of repairs and materials. The rents on these properties are restricted and there is an enormous push to aim for climate change/net zero products which of course cost more. There is a huge amount of voids – or empty houses and this only adds to the deficit. There is also the cost of rehousing people whilst works are happening so we are looking at huge expenses for little income. This is across the country so other authorities who own their own houses like EDDC, they will be in the same situation. Last year the 23/24 housing revenue account had a huge overspend and the entire reserve of the account has been used up and there had to be some borrowing as well. It is incredibly important that this is sorted out for the residents because it is their money, their homes. The Capitol budget needs to borrow over 7 million pounds, this is what pays for making homes compliant with regulations so new boilers, kitchens, bathrooms all comes under that. 4 years ago a Stock Condition Survey was requested so that we would know the extent of works required, including written reports and photos. To date about 80-90% of houses have been surveyed but they are having to go to court to get access to the remainder where tenants won't allow anybody in to look at them.

Cllr Turner commented that part of the issue must be that houses are left empty for so long before anybody goes in to even begin work. Leaving a house shut up and empty for months is not good for it and so even if it was left in good condition it would still require work to be done.

24/08/98 Highway Matters

a) Cownhayne Lane damage now so severe that tankers accessing the SWW treatment area will not access from the A3052 and come in from Colyton – Cllr Hay reported that the lorries which need to go to the SWW treatment plant will no longer access the site from the A3052 as the road and ditch are so damaged. He reported that the ¾ mile road has approximately 10 cross drains and they are all blocked. This has been reported to the highways officer but he claimed that the road was damaged due to farm machinery. Nothing has been done to repair this road and now is the best time to do the works as it is dry. Cllr Hay proposed that a letter be sent to Stuart Hughes, copied to Marcus Hartnell, this was seconded by Cllr Mann and agreed by all.

24/08/99 Report from Meetings Attended. Cllr Stenning spoke at EDDC's Planning Committee meeting on 16th July re The Old Reservoir at the behest of a couple of Ridgeway residents. It has been recommended for refusal by the Delegated Officer but had come before the planning committee as a Ward Member, Cllr Arnott, had interceded saying "Having had a look at this – which has been running for many years even before this proposal, I am happy to agree to the applicants request that it be referred to committee if the officer recommendation is refusal. I do understand this is complex" It was ultimately refused. Cllr Parr thanked Cllr Stenning for attending.

Cllrs Real and Hay attended a meeting of the playing fields committee, everything is ticking along nicely and preparations for the event over the bank holiday is well underway. They are looking into getting a grant from the football federation which would be £5000 a year for 5 years this would have to be spent on grounds maintenance. They are also looking into getting a grant to help with grass collection as he currently has to rake the pitch by hand. Cllr Real proposed that a letter should be sent to Roy Turner thanking him for all the hard work he does, this was seconded by Cllr Clifford and agreed by all.

24/08/00 EDDC will be conducting a review of their Public Spaces Protection Orders commencing in August with a full public consultation period in the Spring. The Parish Council may submit any areas it wishes to be considered and this must be done by 30th September. Cllr Parr suggested the grass areas of the church grounds including the war memorial as these all suffer with dog mess not being picked up, this was agreed and will be submitted to EDDC.

24/08/01 Cleaning of the war memorial. Clerk to contact the Royal British Legion for advice on what best to use, there also might be planning permission required as it is a listed monument.

24/08/02 Correspondence

- a) The Rural Bulletin
- b) EDDC Covid update
- c) Rural Funding Digest July Edition

24/08/03 Finance

Minutes of the Finance meeting held 29th July 2024 (Appendix J) to be noted.
Accounts to be approved for payment.

DD Talk talk broadband and phone 39.17 VAT 7.83. **Total 47.00 pounds.**

DD British Gas Lite workshop electricity 17.66 VAT .88. **Total 18.54 pounds.**

DD Biffa waste collection 242.05 VAT 48.41. **Total 290.46 pounds.**

BACS Mr Fitzpatrick toilet caretaker. **Total 120.00 pounds.**

BACS Halcyon cemetery grounds 526.75 VAT 105.35. **Total 632.10 pounds.**

BACS The Garden Shop 15 invoices from 2022 until present. **Total 330.90 pounds.**

The above accounts were approved for payment. This was proposed by Cllr Mann, seconded by Cllr Real and agreed by all.

a) Replacement dog poo bin for Cownhayne Lane. 153.82 pounds including 12.50 delivery charge. Cllr Stenning stated that this should be paid for by the person who caused the damage. Cllr Turner agreed but proposed the bin be purchased in the meantime, seconded by Cllr Hay and agreed by all.

24/08/04 Planning

Minutes of the meeting held 29th July 2024 – (Appendix K) to be noted.

a) Planning application from East Devon

24/1412/FUL Methodist Chapel King Street – Mr Griffin - Proposed conversion of former chapel to create 1 dwelling, including enlargement and alteration to existing rear extension, and demolition and partial rebuilding of boundary wall to provide parking. Cllr Mann proposed this be supported, seconded by Cllr Clifford and agreed by all.

24/1413/LBC Methodist Chapel King Street - Removal of existing shed structure and creation of new glazed link between chapel and side chapel, creation of opening in chapel to provide access to new glazed link between chapel and side chapel, creation of raised platform for kitchen and installation of mezzanine level at western end of chapel, enlargement and alteration of door openings in western end of chapel, demolition of wall existing wall and installation of new doorway and glazing into courtyard, blocking up of opening between side chapel and rear extension, repair of windows in principal elevation, and replacement of existing windows in main chapel and side chapel, and demolition and partial rebuilding of boundary wall to provide parking. *Comments due by 22nd August.* Cllr Mann commented that the parking is not really in-keeping with the building and surrounding area but it would be a shame to stand in the way of the building being developed as it has been empty for so long and parking off the highway is necessary due to the large amount of on street

parking already on King Street so supporting the parking space is better than not. Cllr Mann proposed this be supported, seconded by Cllr Clifford and agreed by all.

b) Planning decisions from East Devon

c) Planning correspondence.

2 X memorial applications circulated to all Councillors. Both approved.

24/08/05 Amenities

Minutes of the meeting held 29th July 2024 – (Appendix L) to be noted.

a) Bus shelter at Coly Vale. Cllr Mann will have some left over materials from a job so volunteered to clad it, this will improve the appearance and will save a large amount of money. Cllr Parr thanked Cllr Mann and it was agreed for this to be done.

b) Cemetery head stones not meeting Council regulations. Cllr Real had looked at the headstone in question and didn't see an issue with it, however he did report that somebody has planted a shrub in the cemetery without permission. This will be on the next agenda to give Cllrs time to have a look at the headstone in question and to look at the shrub.

24/08/06 Items brought to the CPC's attention after the agenda had been published to be noted.

The annual re-survey of the air ambulance landing site will be conducted on Wednesday 14th August, nobody is required to attend.

Cllr Parr commented that the Council has not received a reply from EDDC to the email sent months ago asking for a meeting to discuss land at Stafford Cross, Cllr Mann proposed that the clerk write again, seconded by Cllr Real and agreed.

Cllr Hay proposed the Council write a letter to SWW informing them of the Councils disgust at the delays to the work on Sidmouth Road, SWW claim they did not know about the leat but they used to own it, also the Council informed them of the location of the leat years ago, they also need to be informed of the date of the Carnival as Sidmouth Road is the exit route for the Carnival. This was agreed.

24/08/07 Matters to be taken into Committee. None.

24/08/08 Dates of future meetings

Committee meetings – TUESDAY 27th August in the Mortimer Room.

Full meeting – Monday 16th September.

Meeting closed: 19:55.

Appendix A

August Report, Cllr Helen Parr

Housing

As an absolute priority, the council must provide safe, warm and decent homes for its tenants. Our residents deserve this.

However, a recent internal audit found the Housing Revenue Account [HRA] is underfunded, it will not be able to finance minimum standards required by regulations.

The HRA is a ring-fenced account funded mainly by Tenants' rent moneys. Within the HRA is the Revenue Account which covers maintenance and general running costs, and the Capital Account which funds major repairs, new kitchens, bathrooms, replacement for Right to Buy stock lost

Reasons for budget being overspent-

Under investment over the last 10 years

Much council housing is old stock
Higher standards required by regulation, and demanded by tenants e.g. Damp and Mould regulations, Fire, Gas and Electricity Risk Assessments,
Inflation, higher cost of repairs
Restricted rents
Net Zero/ Climate Change requirements e.g. insulation, double glazing, and air source heat pumps
Etc.
Disrepair claims
High no. of voids, some with major repairs needed before re-letting
'Decant' costs [rehoming of tenants whilst work being done]

Many other Local Authorities which own housing are in the same position.

The 2023/24 HRA Overspend is being funded by the HRA reserves + some borrowing.

The 2024/25 Revenue Budget is predicted to be overspent- cost of day-to-day repairs and maintenance.

The Capital Budget will need to borrow over £7m to carry out works to make homes compliant with regulations e.g. new doors, windows, boilers etc.

A Stock Condition Survey was agreed 4 years ago, report still awaited. All 4000 + properties have been surveyed, over 80% complete, photos and survey reports are being loaded onto a data base.

Unfortunately, court orders needed to gain access to some properties.

It is predicted the results will show a significant level of investment required.

For the full

report <https://democracy.eastdevon.gov.uk/documents/s24321/Paper%20A.HRAFinanceReport.pdf>