**Bere Ferrers Parish Council**

At a meeting of the Bere Ferrers Parish Council held in the Church Hall, Bere Ferrers on Tuesday 26th September 2017.

Present

Cllr. R. Leithall Chairman of Council

Cllr. H. Boot-Handford Cllr. M. Page-Bailey

Cllr. S. Hanson Cllr. H. Rogers

Cllr. B. Lamb Cllr. G.R. Reed

Cllr. R. Maycock Cllr. E. Wager

1362. **Apologies.**

Apologies were received from Cllr. Dennis, Cllr. Pengelly and Cllr. Chapman due to holiday.

1363. The next item is a non-agenda item; The Chairman believes Mr. Bev Slaughter is leaving the West Country for further up North. I would like on behalf of Council to thank Mr. Slaughter for all the help in the past as a Councillor and also for setting up our website. Council wishes you all the best for the future.

Cllr. Leithall presented Mr. Slaughter with a picture.

Cllr. Boot-Handford presented Mr. Slaughter with a cushion.

Mr. Slaughter thanked all for such a nice surprise.

1364. **Talk by Alex Rehaag of West Devon Borough Council and Debbie Holloway of Rent Plus.**

Debbie Holloway presented the following explaining what Rent Plus is and how it works.

“Rent Plus is Affordable Rent to Buy: Delivering Home Ownership

Rent Plus is the leading provider of affordable rent to buy housing. It currently has a pipe line of 10,000 new homes with a minimum of 5,000 due to be in contract by 2020. It has already supported families to start saving towards homeownership in Plymouth, West Dorset, The Cotswolds, South Hams, Mid Devon and Bicester. Many more schemes are underway across the country. Rent plus is entirely funded by institutional investment from the City. This means that new homes are financed and delivered without any cost to the public purse. Having already raised £110m, Rent Plus has the capital to deliver new affordable homes over and above those housing associations or local authorities are able to fund.

An innovative new home ownership scheme helping families to save to buy the home they are renting, with many renters left with little or no disposable income after they have paid their rent, saving for a deposit continues to be the biggest barrier to home ownership.

Unlike other home ownership schemes, which still require substantial upfront funds, affordable rent to buy provides an accessible route to home ownership for those who cannot immediately afford a deposit.

This extends the opportunity of home ownership to thousands of families who otherwise would be unable to afford it.

Rent

* Families pay an affordable rent (80% market rent or local housing allowance, whichever is the lower) for a defined period of 5, 10, 15 or 20 years, based on their ability to afford a mortgage in the future. This period also enables tenants to build credit worthiness.

Save

* Whilst paying an affordable rent families are able to use the rent saving to put towards a deposit. Security of tenure supports local jobs and means they are able to develop real roots and invest in the local community.

Own

* At the point of purchase, Rent Plus gifts tenants 10% of the property’s market value to add to their savings and reduce their mortgage cost; overcoming the deposit barrier. Tenants become 100% homeowners and can access a range of mortgage options.

The need for affordable Rent to Buy

* 86% of people say they would like to own their home but 75% of renters are unable to save more than £100 a month towards a deposit.
* Two thirds of private renters said they have no savings according to the English Housing Survey.
* Half of renters who want to buy said that they did not apply for a mortgage because they did not think their deposit was large enough.

Various questions were put to Debbie Holloway.

The Chairman thanked Debbie Holloway and Alex Rehaag for attending.

1365. **Chairman’s Report.**

This is the first full Council Meeting since the end of July after the August holiday break.

Last Sunday, Bere Ferrers Station was the focus of an international ceremony marking the 100th anniversary of the deaths of a group of New Zealand soldiers. Ten men died when they were hit by a train at Bere Ferrers railway station on September 24, 1917.

In remembrance, Vice Chair, Cllr Ralph joined other dignitaries and laid a wreath on behalf of the Parish. Other Council representation included Cllr Brian Lamb who was on the British Legion organising committee, and Mrs Mary Taylor who hosting New Zealand relatives of a soldier.

Our Parish Council Standing Orders have been reviewed by F&GP with the recommendation we re-adopt them. The current Standing Orders are available from our Parish Council’s website, and I would like to remind all Councillors (not just those Chairing meetings) that it is important that we conduct Council business in compliance with these.

There have been developments with selecting the Playground surfacing for the children’s playpark at The Down which will be explained under matters arising from the Open Spaces minutes.

The next Southern Links meeting will take place next week, on Thursday 5th October at Tavistock. Council are entitled to have two delegates attend these meetings and there is an agenda item tonight to elect a second delegate.

It is with regret that **Shirley Munn** has recently resigned from Council, and I am sure that I speak for all of us in thanking her for her contribution over the last few years. This means we will advertise the vacancy in the usual manner.

Cllr. Maycock attended the Commemoration Service at Bere Ferrers; he would like to thank the Clerk for arranging the floral tribute from Council of the New Zealand Flag in fresh flowers. In attendance also was the New Zealand High Commissioner, Chief of Staff of the New Zealand Armed Forces the Deputy Lord Lieutenant of Devon and family members of the 10 soldiers who lost their lives at Bere Ferrers Station in the tragic train accident on 24th September 1917.

Cllr. Maycock felt Council should write to Eddie Ember thanking all those who worked so hard to make Sunday such a success.

1366. **Notification of items for information at the discretion of the Chairman. No action can be taken**

**on these items.**

1. Cllr. Hanson – informed Councillors that she has had to change her email address, she has not received

emails for the last month.

1367. **To approve and adopt the minutes of the Plans meeting held on 25th July as a true record and**

**taken as read, to deal with matters arising.**

Cllr. Page-Bailey proposed approval of the minutes, seconded by Cllr. Maycock.

Cllr. Page-Bailey proposed adoption of the minutes, seconded by Cllr. Maycock.

**SO RESOLVED**

1368. **To approve the minutes of Full Council held on 25th July as a true record and taken as read.**

Cllr. Hanson proposed approval of the minutes, seconded by Cllr. Boot-Handford.

Matters Arising

Minute 1310(2) – Cllr. Boot-Handford has spoken with Cllr. Pengelly and no solution has been found to

correct the long-standing fault with the Roundabout, you can push it around but when you go to sit on it, it stops. It was proposed that a formal letter be sent to Rhino from Council explaining this piece of equipment is not fit for purpose due to this major fault and that Council requires this fault is fully and permanently remedied immediately or else Council will require a full refund of the purchase and installation cost.

Minute 1313(1282) – Where are we with regards any discussions on Management of Pentillie Estate? This is to be an Agenda item for Open Spaces.

Minute 1317 – Cllr. Reed forwarded the minutes of the Port of Plymouth Marine Liaison meeting to the

Clerk who has emailed to all councillors.

**SO RESOLVED**

1369. **To approve and adopt the minutes of the Plans meeting held on Tuesday 5th September and**

**taken as read, to deal with matters arising.**

Cllr. Maycock proposed approval of the minutes, seconded by Cllr. Lamb.

Matters Arising

Minute 1323 – Cllr. Page-Bailey asked if there is any update on training. The Clerk emailed Pat Whymer

but he is on leave. Cllr. Lamb stated that training is an agenda item for Southern Links.

Minute1325 – Outline application for erection of 7 dwellings land adjacent to Station Road, Bere Ferrers

appeal lodged with Secretary of State. Cllr. Lamb and Mike Palmer have prepared a response. In the meantime the applicants have written to the inspector asking to have the appeal put back by 4 weeks so response from Council has been delayed.

Minute 1326 – Variations of condition 1 (creation of a boat park) at Boat Park Weir Quay Bere Ferrers.

There were some queries on this application and Cllr. Wager stated he was not at all happy in how this was handled. He accused members of the Council of conducting ‘a stitch-up’. Cllr Reed assured everyone present, including the Public present, that this was a totally unfounded allegation.

**SO RESOLVED**

1370. **To approve and adopt the minutes of the Open Spaces meeting held on 12th September and**

**taken as read, to deal with matters arising.**

Cllr. Hanson proposed approval of the minutes, seconded by Cllr. Boot-Handford.

Matters Arising

Minute 1344 – Community Composting – There was no conclusion on this. Cllr. Page-Bailey to seek more

information and this to be an agenda item for next month.

Minute 1340 – Green Burials – the group put out a press release asking parishioners if they were interested,

they did not get a positive response.

Minute 1336 – Surfacing The Down Play area – Cllr. Hanson reported there has been a development which

may change the relevance of the scheme. Cllr. Hanson reported that BARP do not wish wood chippings on the new area and have offered £3,500 donation towards the area being rubber mulched.

Discussions took place with regards delegated powers and the budget for this work.

Cllr. Boot-Handford met with BARP last Sunday and she confirmed BARP would put £3,500 to the work.

Cllr. Boot-Handford proposed that Cllr. Hanson, the Clerk and myself checks the figures and then asks the Clerk to go ahead and order the rubber mulch from Soft Surfaces on the understanding that the original quotation is still valid, seconded by Cllr. Maycock, a vote was called for, all in favour, motion carried.

Minute 1337 – Cllr. Lamb asked that the Clerk to investigate and confirm that this Council needs a

Safeguarding policy.

Cllr. Boot-Handford asked that Council gives BARP delegated powers to replace and renew existing equipment up to the value of £5,000, seconded by Cllr. Hanson. Council agreed.

Cllr. Hanson proposed adoption of the minutes, seconded by Cllr. Boot-Handford.

**SO RESOLVED**

1371. **To approve and adopt the F&GP minutes held on Tuesday 19th September and taken as read, to**

**deal with matters arising.**

Cllr. Boot-Handford proposed approval of the minutes, seconded by Cllr. Lamb.

Cllr. Boot-Handford proposed adoption of the minutes, seconded by Cllr. Lamb

**SO RESOLVED**

1372. **Amalgamation of West Devon & South Hams. Council to consider whether they wish to make a**

**corporate response on this.**

Cllr. Lamb gave a resumé on the advantages of amalgamating the two councils.

Discussions took place.

Cllr. Page-Bailey proposed that Bere Ferrers Parish Council is against the merger of West Devon and South Hams Councils due to the reduced representation for the Tax payers of West Devon and the larger increase in Council Tax for the rate payers of South Hams. In addition we are concerned about the loss of jobs in West Devon and also the lack of detail for any cost savings in their leaflet, Seconded by Cllr. Wager

A vote was called for, 7 for the motion and 2 abstentions.

1373. **To choose a representative for Southern Links.**

Cllr. Boot-Handford proposed that Cllr. Page-Bailey be our representative with the Chairman of Council, seconded by Cllr. Maycock, all were in agreement.

1374. **Report from Cllr. Lamb on West Devon Borough Council.**

Cllr. Lamb felt there were no issues to report.

1375. **Council to sign the Road Warden Scheme Agreement.**

The Chairman explained that there has been a delay on signing the agreement as the wording regards this Council insuring Devon County against damages; this has been sorted by our insurance company. The Chairman signed the Road Warden Agreement.

1376. **Correspondence.**

1) Devon County Highways – Parish & Town Council Conferences 2017.

The provisional dates are:-

Tuesday 7th November –Hatherleigh Community Centre

Friday 10th November – Willand Village Hall

Tuesday 14th November – Venue in South Devon TBC.

Conformation of the above will be provided as soon as possible.

Cllr. Lamb wishes to attend, inform Granville Starkey of the conference. Cllr. Page-Bailey may also be interested in attending.

2) Alison Hernández – Police Commissioner Monthly Report.

As you know, providing an effective link between the public and the police is a key for me as police and crime commissioner.

This newsletter is one of the ways in which we engage with the public – we send it to over 3,000 people every month.

But the main focus of our engagement is getting out and about talking to people face to face – this year the team have been busier than ever before- attending over 50 events between April and September. During this period we have been asking people how they go about finding out what their local police team is up to.

A total of 1,038 people joined in and the top three methods they used were face to face (377), social media (355), asking neighbours of friends (188). This shows that while use of digital engagement is important, people still want to be able to speak to the police when they need to.

If you have an event you would like me or someone from my team to attend please let us know by emailing us.

There being no further business the Chairman thanked members and members of the public for attending declared the meeting closed at 8.57pm.

Signed this 31st Day of October 2017.

Chairman………………………………..