

TEIGNBRIDGE ASSOCIATION OF LOCAL COUNCILS (TALC)

Secretary: Dudley Swain 01392 833353 email: dudleyswain@yahoo.co.uk

Minutes

of the meeting held Thursday 29th March 2018 at Forde House

Present:

Abbotskerswell	Kevin Farrelly	Ideford	David Fox
Ashburton	John Nutley	Ipplepen	Roger Carnell
Bishopsteignton	Elaine Cawthraw;	Kenn & Kennford	Andy Chislett;
Bovey Tracey	Steven Leigh		Bridgette Williams
Bridford	Roger Dowding	Kingsteignton	Chris Meathrel; Graham Wickham
Broadhempston	Rachel Avery	Newton Abbot	David Howe (Chairman)
Buckfastleigh	Janet Jones		Carol Bunday; Mike Hocking
Chudleigh	Michael McCormick	Ogwell	Richard Broome
Coffinswell	Rachel Avery	Shillingford St George	John Parrott
Denbury & Torbryan	Tony Brownhill	Stokeinteignhead	Rachel Avery
Dunchideock	Dudley Swain; Stephen Moor	Whitestone	Les Hickman; Tony Reed
		TDC	Bullivant; Reg Winsor;
			Gary Powell

Apologies:

Ashburton (Philip Vogel); Ashton (John May); Bishopsteignton (Peter Cahill, Henry Merritt); Bovey Tracey (Tony Allen); Ideford (Ashley Lamb); Tedburn St. Mary (Pat Moody)

1 Appointment of TALC Secretary

Dudley Swain explained that because he had now resigned from Dunchideock PC, he was no longer a councillor and regrettably, after 7 years, was standing down as TALC Secretary. A discussion took place as to whether the Secretary had to be a councillor, particularly since TALC does not make policy decisions. This is unclear in the current TALC Constitution. It was agreed that TALC will consult with TDC regarding this principle. In the meantime, it was proposed, seconded and agreed unanimously that Dudley Swain should continue as TALC Secretary. He thanked everyone for such immense support and agreed to continue, subject to TDC opinion (to be reported at the June meeting). He is still involved with DALC where Members voted he should remain as their Treasurer.

2 Reg Winsor – Self Build Housing

Special Note: Matt Barrow was due to speak on Broadband but emailed (yesterday) that he was now unable to attend. Maureen Pearce was due to speak on Heritage Assets was unwell and no other speaker could be found in time. In this unique situation of both our speakers falling out at such short notice, Reg Winsor, who was a future potential speaker under item 9 of the Agenda, kindly stood in.

The principle behind Reg Winsor's self build schemes is to enable a team of people who want to build their own homes. It entails a very substantial and 100% commitment to enable those who would not otherwise be living in their own home. He responds to a housing needs situation by first finding a mostly level area of land. If necessary it can be donated by the owners in return for one of the houses. A realistic and guaranteed programme for the project is drawn up; the completion date even includes the time of day! Reg has considerable experience in such schemes, his first being back in the 1970's.

This is genuine 100% self build; no trades are sub-contracted into the project. The new home owners will presently be non-home owners, generally people of limited means such as those living in rented accommodation, on the council waiting list or "living with mum". They each commit to spending some 26 hours every week to build their homes. These hours are not an option; no attendance - they cease to be part of the team. This is part of the deal whereby they do not have to raise a deposit.

Reg organises financial backing along with the design, planning and building permissions. For each the project, he sets up a limited company, shareholders of which are the scheme participants. A typical project would be for about 20 semi-detached 2 bed homes that will cost some £85,000 to build but be valued around £200,000.

The project creates its own team of skilled trades all building their own homes. They may already have skills or will be trained appropriately. Skill base includes electricians, carpenters, plumbers, decorators, dry-liners, block layers (they avoid the need for bricklaying), etc. They are or become certified in their trades. Interestingly, the plot allocation is by lottery - putting plot numbers in a hat and drawing one out per person. Exchanges can be made immediately (e.g., someone might not want a large garden) but otherwise, it's all then firmly fixed.

Home are eco-friendly timber framed, sourced from East Devon. Properties are covered by 10 year NHBRC equivalent schemes. There may be potential for the future alteration of some homes to convert from 2 bedrooms to 3 or more by way of using loft space and partitions. Rules are put in place to stipulate how a home may be sold in due course such as discount on market prices. One of the biggest hurdles is finding suitable land with local services, an area where perhaps TDC might perhaps be of greater assistance in future.

3 General Data Protection Regulations

This matter is becoming a major issue, with various seminars & training courses (some already totally booked) and specialist companies being engaged. The impact and consequences seem rather unclear. Legislation comes into effect 25 May 2018. See also <https://tinyurl.com/GDPRinfo>. The Secretary will investigate how we might cover this in more detail in our June meeting.

4 Minutes of the meeting 25th January 2018 – These were approved

5 Rural Aid Grant Scheme

Garry Powell explained the 2018 scheme is now open for bids. LC's can submit only one funding bid, by 20th April, for up to £5,000 for a scheme in the Rural Area. The decision meeting will be 4th July. See TDC web www.tinyurl.com/RuralAid2018

6 Secretary's Report

- The bank balance is £180.52.
- TALC's representation of 2 Members on TDC Standards Committee will need to be reviewed since the Secretary is now no longer a member. (Post meeting note. The Standards Cttee. may be discussing TALC voting at their April meeting. This may be resolved in time for our June meeting so it will be on our Agenda to discuss.)

7 Matters brought forward by Members

Concern was raised about the implications of the "bottle deposit" scheme presently being discussed in government, particularly the effect on TDC's recycling income and what refunds householders might personally lose by putting bottles into TDC's collection system. It was agreed that it is early days and we'll keep a watching brief for now.

8 Topics for Meeting 28th June 2018.

Members requested a speaker to cover GDPR, as above. TDC will soon review Local Plan issues & options and so Members agreed to TDC's request for a speaker to come to TALC in June. The original speakers from tonight's meeting will be reviewed during our June meeting.

9 Date of Next Meeting: Thursday 28th June 2018, 7.00pm at Forde House.

For info, other 2018 Meetings:- 27th September; 29th November

The meeting closed at 8.20pm.