

# TEMPLE SOWERBY PARISH COUNCIL

Green Head Barn Great Asby Appleby Cumbria CA16 6EX

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A meeting of the Parish Council was held on Thursday 26<sup>th</sup> September at 7pm in the Victory Hall

Present were Councillors Kevin Overs (KO), Cliff Atkinson (CA) and Andi Sambrook (AS). Also present were Caroline Fancott-Beynon (CFB) (Clerk) and 6 parishioners

## 1. Apologies

Caryl Varty (CV) and ) and Lisa Robinson (LR). Also Lorna Baker (W&F)

## 2. Minutes

The minutes of the meeting held on 2<sup>nd</sup> July 2024 were distributed to councillors, agreed and signed by the Chair

## 3. Declarations of Interests

CA declared an interest in Item 6 – Parish houses and Item 9 – Accounts & Financial Reporting

### Requests for Dispensation

None

## 4. Adjournment of Meeting

None

## 5. Chairman to report on matters from the last minutes, not on the agenda

The bin that went missing by the cricket club has now been replaced

## 6. Parish Houses & Land

- The clerk confirmed that just Greengarth was outstanding regarding land rent. AS asked who was responsible for the parish land outside the Victory Hall as the cobbles could do with a tidy up. No rent is currently paid for this area of land and previously the Victory Hall committee has kept this tidy. AS offered to come and clean the cobbles up.
- The chimney works to 2CFV and the plumbing repair in 1CFV are both now complete
- The rent for the parish houses are due for review. There was some discussion in the meeting between the councillors with some questions from the parishioners in attendance. Councillors were presented with a record of the rent reviews over the previous years since 2011 (appendix 1). The clerk gave an overview of the total annual rents and also the cost up to date this year which are significantly higher due to some larger works that have been completed. The clerk also explained how the parish houses account is a ring-fenced account solely for use on the houses but that over time the council has been trying to significantly increase this balance in case of any major works. The balance currently stands at £27,885 which although healthy accounts to just under £10,000 per property which is not a great amount should major works be required. The council regularly transfers £3000 per annum in to this account but also budgets £1000 for repairs per annum to come out of the current account which usually suffices. This year the figure has been

significantly higher and the clerk suggested the council may need to pull back some of the money transferred to the parish houses account to cover these costs. The council were in general agreement that the rents should not be increased as we move in to winter given the current economic climate, but that the council will look to increase rents next year. In their absence, CV and LR both sent an email which was read out at the meeting.

When the EPCs were undertaken on the properties in 2018, all three properties were graded as E, with 2 and 3 CFV failing the EPC. The cost in bring the properties up to standard was in the region of £13000 at the time and a high-cost exemption was sought with the agreement of tenants. CV made the point that by 2030 it may be illegal to rent out a property with an EPC of less than C. CV suggested we get an up-to-date ECP and survey to assess the recommendations and costs to bring the properties up to standard. CV feels that the council needs to have properly considered all parishioners not just the tenants of the properties, as if the costs are considerable then the precept may need to be increased and the council need to be able to justify their actions. CV also made the point that the current rents are considerably lower than the benchmark lowest for social housing where a 1 bed property for 1 person is £393.90pm/£4726.80pa. Given the low rent on the parish house minimal profit is being made and therefore costs are not necessarily covered.

LR agreed it would be beneficial to obtain an up-to-date EPC/survey to assess works. LR however feels that a rent increase as we approach the coldest time of year with the current announcements about the removal of the winter fuel allowance would be unethical, and as such any increase should be delayed.

With further discussion, the council agreed that the rent increases would be delayed and reviews next year, and in the meantime the clerk will price up a surveyor to look at getting a survey completed on all 3 properties.

Whilst checking the fair rent register for 3CFV the clerk found that 1CFV was also listed in 2003 and does not appear to have been updated since. There is no current record that 1CFV was listed on the Fair rent Register. The clerk will try and obtain historical minutes to determine the case around this, however 1CFV has had rental increased in line with 2CFV with no application to the Valuation Office. As such there has potentially been an overpayment of rent. The clerk will make further enquiries.

## **7. Parish Issues (Village Greens/Trees/Footpaths etc)**

- The clerk has received two quotes for a tree management survey. These are prices at £390 and £540 and appear to offer a similar report. CV has spoke with KTPC at the PAG meeting and the clerk has since liaised with KTPC to see if costs could be reduced by working with them. The clerk will continue to make enquiries but should nothing come of this the council agreed to instruct the cheaper quote to go ahead with the survey on the trees.
- The clerk has received the updated Rospa report which is similar to last year. New quotes have been requested for required play area works. A parishioner raised that there is a lot of dog mess in the play area so the council instructed the clerk to get some signs.
- A new flag has been purchased for the flagpole. The clerk has looked in to rope and polyester rope is recommended however the current rope size needs to be determined prior to ordering.
- The clerk has received confirmation from Highways that the report of the blocked drains outside the pub has now been passed to a Highways team for attention.

- The proposed 20mph scheme is now out for public consultation. Details have been distributed throughout the village.
- Overgrown bushes that are obstructing the pavements have been reported to Highways but the council agreed that letters should also be sent to the relevant residents. It was also raised that the footpath sign at the bottom of Vicarage Lane has still not been replaced, and the one up at the top of the village green is also rotten and has fallen over.
- Following the council donation to the church earlier this year for grass cutting, the church have been in touch to ask if a further donation would be possible. The council agreed that a further £500 should be donated towards the upkeep.

## 8. Planning Matters

Application Number	Location	Description	Comments	Decision
22/0537	The Works, Chapel Street, Temple Sowerby	Erection of a dwelling (resubmission of application 22/0026)	<i>Objection Submitted</i>	
22/0331	Briar Croft, Temple Sowerby	Outline application for single dwelling and detached garage, with all matters reserved	<i>No objections, observations submitted</i>	
21/0700	Land adj to Comrie Lea, Temple Sowerby	Erection of a bungalow	<i>No objections</i>	GRANTED
2024/1479/FPA	Acorn Bank, Temple Sowerby	Variation of condition 2 (plans compliance) for the replacement of the degraded turfmesh with Golpla grass and gravel reinforcement system, attached to approval 15/0712	<i>No Objections</i>	
2024/1416/TCA	Torridon, Temple Sowerby	<i>Fell apple tree in conservation area</i>	<i>No Objections</i>	

## 9. Accounts & Financial Report

<b>Income:</b>	1 Crossfell View – Aug/Sept	£ 540.00
	2 Crossfell View – Aug/ Sept	£ 640.00
	3 Crossfell View – Aug/Sept	£ 520.00

<b>Expenses:</b>	Clerks backpay (May/Jun/Jul)	£ 104.01
	Clerks expenses	£ 102.36
	Website – SSL	£ 60.00
	Hall Hire	£ 15.00
	CALC Training	£ 60.00

Parish Houses transfer	£	3000.00
Walker Heating – 1CFV	£	2817.60
Countrywide (May-Jul)	£	1155.00
Clerks Salary (May-Jul)	£	1533.99

**Payments to authorise:**

Clerks backpay (Aug/Sept)	£	69.34
Clerks expenses	£	71.11
Rospa	£	103.20
Hall Hire	£	15.00
Cliff Atkinson – Chimney Works	£	3400.00
Simpson Plumbing & Heating	£	188.35
ICO	£	35.00
Countrywide – Aug/Sept	£	770.00
Clerks Salary – Aug/Sept	£	511.33

- The clerk updated councillors on the bank reconciliation to date. The budget for the current year had not considered repair works to be as high as they have, so the clerk stressed that some money may need to come back from the parish houses account to cover the relevant works. The clerk will prepare the budget for the November meeting so as to get a clearer idea of how things lie
- Due to two councillors being absent the clerk will continue with the Unity application at the next meeting

**10. Policies**

- The finance policy was proposed to the council and was unanimously agreed

**11. Correspondence**

- The CALC AGM will be held on 12<sup>th</sup> October

Meeting closed at 8pm.

Signed ..... Date .....