

Ide Parish Council

Weir Meadow Working Group and Ide Joint Projects Fund Raising Group

Minutes of a combined meeting of the two working groups held remotely on Zoom
on Monday 21 February 2022 at 8 pm

1. Present: Richard Cottle (Chair), Mel Liversage, David Howe, Cheryl Haddy, Phil Willcock and Nick Bradley.

2. Apologies: Mark Thomas, Peter Cloke, Charlotte McGregor, Pete Skinner, Stuart Brooking and Rich Cloke.

3. Draft minutes of combined WMWG and JPFRG meeting held 18 January 2022 were approved.
Action: Mel to post on website.

4. Funds available.

NB, DH and PW reported that a further £7,000 in donations had been received in the last 5 weeks. The sums available now to spend on the sites stood as follows:

Weir Meadow and N Fields - in bank account	£ 42,715.96
Victorian Orchard - in bank account inc RHS equipmt grant	£ 38,711.76
Victorian Orchard - Viridor grant pledge for site purchase	£ 31,025
Less RHS equipment grant	<u>£ - 5,000</u>
Less Viridor 10% Contributing Third Party Landfill Tax payment	<u>£ - 3,344.90</u>

TOTAL available to spend on buying the sites £ 104,107.82

5. NB reported that three donors had agreed that their gifts, totalling £16,500, could be used on either project, whichever the Parish Council judged the better use of time and funds. This means that we have sufficient funds to buy the orchard without waiting for loan approval. The figures are as follows:

What we need to buy the Orchard:

Purchase price inc VAT	£ 73,610
Legal fees inc VAT (est)	£ 1,200
Land registry	£ 45
Contingency (est)	£ 2,000
TOTAL	<u>£ 76,855</u>

We have the following funds with which to buy it:

Victorian Orchard	- in bank account	£ 38,711.76
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Victorian Orchard - Viridor grant pledge for site purchase	£ 31,025
Transfer from Weir Meadow fund	£ 16,500
Less RHS equipment grant	£ - 5,000
Less Viridor 10% Contributing Third Party Landfill Tax payment	£ - 3,344.90
TOTAL	£ 77,891.86
Surplus	£ 1,036.86

6. Buying the Orchard

The group noted that:

- to buy the sites in series, not in parallel, would be advantageous, allowing us to reclaim the VAT on the Orchard purchase and use it again on the Weir Meadow purchase;
- there could be unexpected delays in securing approval for the PWLB loan, which could cause us to run out of time on the Viridor grant conditions;
- in relation to the CCs' request to vary the option agreement for an easement in favour of WPD laying a cable across the orchard to Pynes Farm, we would rather own the orchard and negotiate direct with WPD.

The group recommends that the Parish Council should proceed to exercise the option agreement on Victorian Orchard without delay.

ACTION: NB to put a resolution to proceed immediately to exercise the option agreement on the Orchard to the IPC extraordinary meeting on 2 March 2022.

7. Survey Results.

NB reported that the community consultation survey results were:

Total replies 135 (75 on paper, 60 online)

YES to question A: 125 = 92%

YES to question B: 118 = 87%

So 87% of responders support the proposal to borrow, and to fund that borrowing by increasing the precept by 79% and increasing council tax to fund that.

ACTION: NB will report to IPC 2 March 2022

8. Proposal to borrow .

8.1 The Parish Council will be asked to resolve to apply for borrowing approval for less than £161,000, now that further donations are in. DH alerted the group to the need to match the amount we borrow to the annual repayment amount of £5514, since that is what IPC has budgeted for, and what the community has agreed to.

8.2 NB explained that we will put our application for borrowing approval to DALC after 2 March, for their comments and agreement. This will take 2 weeks. Our application then goes with DALC's blessing to the Sec of State for Levelling Up, Housing and Communities. This may take 8 weeks. Approval will then release funds within days. So we could have the loan by June or July.

Post meeting update: the loan amount that IPC will be asked to request is £152,826.

ACTION: NB to put this amount into the formal resolution on 2 March 2022

9. Fund raising events.

CH reported that the planned Burns Night party on 22 Jan, and the Valentines Party on 12 Feb, had been pulled due to Covid.

Richard Sharman has been liaising with James Studholme of Police Dog Hogan with a view to a fund raising concert at Westown Farm in June. NB has contacted RS to find out what progress made. He will follow up with James S very soon. CH will speak to him next week.

Rich Cloke plans a cricket club summer fun day on Sat 27 August.

CH will mobilise her team to hold an event on 2 June and / or 3 June, the Queen's Platinum Jubilee, day and night events.

CH is in communication with a company that runs murder mystery events.

Other suggestions:

Bag making class by Kate Venables, bags to be sold.

Dartmoor walk led by Richard Sharman

ACTION:

CH mobilise team for 2/3 June events

CH contact Richard Sharman about summer concert

CH meet with jubilee team

Mel to investigate a card reader, that costs ? £19

10. Forestry Commission Officer's visit to N Fields

RC has reported no date made yet. To keep chasing.

ACTION: Richard Cottle continue in contact w Forestry Commission

11. Richard Cottle will convene an on site meeting on Weir Meadow w himself, Rich Cloke, Stuart Brooking and Nick Bradley to revisit the LEMP provisions.

ACTION: Richard Cottle

12. Club constitutions

DH reported good progress from cricket and football clubs on preparing to be compliant with constitutional conditions to allow us to reclaim VAT as planned.

ACTION: Rich Cloke and Stuart Brooking to report to next meeting

13. Managing Northern Fields and Weir Meadow in first year.

NB has recently written to Pete Skinner for advice on letting the N Fields.

Action: NB report on advice from Pete Skinner

14. Next combined meeting of WMWG and JPFRG: Monday 28 March 2022, 8pm on Zoom.

NCAB 25 Feb 2022

Approved 28 March 2022