

DAWLISH NEIGHBOURHOOD PLAN STEERING GROUP

5 JULY 2016

Present:

Councillor Prowse (Chairman)

Councillors Bloomfield, Fenne, Tamlyn and Wrigley

Mrs Ballard, Mr Jeffery, Mrs Lowther, Mr Swanwick (Vice Chairman), Ms Tullis

Also present:

Mike Hanrahan – Chief Executive, Teign Housing

Note – these minutes will be approved at the next meeting of the Neighbourhood Plan Steering Group on 6 September 2016

The Chairman thanked Councillor Bloomfield for Chairing the previous meeting of the Steering Group in her absence.

1. APOLOGIES FOR ABSENCE

An apology was received from Councillor Taylor.

2. MINUTES

The minutes of the meeting held on 7 June 2016 were approved as a correct and accurate record of the meeting.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MIKE HANRAHAN – TEIGN HOUSING

The Chairman welcomed Mike Hanrahan, Chief Executive of Teign Housing.

Mr Hanrahan explained that Teign Housing was established in 2004 and embarked on a large scale voluntary transfer of housing association stock from Teignbridge District Council. The Council had taken the decision to transfer its housing stock due to diminishing funding and an inability in its role as landlord to carry out necessary upgrades to properties to bring them to a decent home standard.

At its inception, Teign Housing had a debt of £45M with it needing to borrow to improve; being a registered charity meant that all profits went back into the organisation. An improvement programme was undertaken on the transferred properties over a period of 5 years, being completed in 2009. Housing stock

existed purely in Teignbridge and there were no plans to extend outside of the district at the present time.

The initial housing stock numbered some 3,700 homes having built 1-200 in recent years which made the association the largest social landlord within Teignbridge by a wide margin with more than 5,200 homes to date.

Following a question, Mr Hanrahan advised that the organisation was debt hungry; it funded its revenue streams with long term business loans which meant lenders were comfortable to lend over 30 year terms etc which was then recovered through the rents it charged for the properties. Initial stock had kitchens and bathrooms dating from the 1950s and 60s therefore large scale investment was required to bring them to up modern standards. Three quarters of the original stock had been sold under the right to buy scheme.

Government dictated the levels of rent the organisation could charge; two thirds of tenants received support from housing benefit; traditionally housing benefit was paid directly to the housing association but the government now wished to see individuals taking responsibility for their money; it was inevitable therefore that some monies would not be recovered by the nature of an individual's personality.

In terms of Dawlish's Neighbourhood Plan Mr Hanrahan that land was the key; the District Council had some pockets but not much – if they could be unlocked to provide smaller accommodation such as 2 and 3 bedroom properties. It was important that the District Council used the bigger housing associations to see if they could help purchase land.

The Chairman thanked Mr Hanrahan for attending the meeting.

5. CONSULTATION ON THE LAWN

The Chairman advised that the use of a gazebo on The Lawn on 4 August had been approved. Members advised of their availability to help with the event.

6. EVIDENCE BASE

It was agreed that the following gaps of evidence would be compiled as follows:

Bio diversity record centre – Rosalind Prowse

Rights of way map – Carolyn Ballard

South east Devon European site mitigation strategy – Rosalind Prowse / Secretary

Information on built character of Holcombe would be useful – Holcombe residents

Dawlish warren – Rosalind Prowse to ask Lisa Mayne
Update Barton surgery has to expand - Secretary
Lacking info on tourist numbers – Tracy Scranage / Chris Jeffrey
Lacking info on community facilities – consultation question
Conservation area management plan – Secretary
Map identifying parishes heritage assets – Pauline Bloomfield
What facilities do the schools provide – Angela Fenne
Info on crime unclear – not sourced – Becca Hewitt - Teignbridge
Limited info on open spaces and sports – list of sites – open space audit and
consultation comments – shelve this until September
Environment agency data on flooding – Terry Lowther

Councillor Rosalind Prowse
Chairman