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THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE MEETING

I hereby give you notice that a Meeting of the Exmoor Panel will be held at the The Moorland Hall - Wheddon Cross on Thursday 7 March 2019, to transact the business detailed on the Agenda below.

EXMOOR AREA PANEL

**Meeting to be held on Thursday 7 March 2019 at 7.30 pm
The Moorland Hall - Wheddon Cross**

AGENDA

1. **"HAVE YOUR SAY" - an opportunity for members of the public to raise any issues regarding crime prevention and communication with the Police**
2. **Apologies for Absence**
3. **Minutes of the Previous Meeting and Matters Arising (Pages 3 - 8)**
4. **Magna West Somerset Housing Association (Pages 9 - 12)**

To receive an annual report from Tony Murray, Director of Magna West Somerset Housing Association – **SEE ATTACHED.**

5. **Police Issues**
6. **SCC Highways**
7. **Devon and Somerset Fire and Rescue Service Issues**
8. **Exmoor National Park Authority Issues**
9. **Parish Lengthsman Scheme and Update**
10. **Items to be brought forward by Parishes (please submit in advance if possible)**
11. **Date and Venue of Next Meeting**

To be confirmed

EXMOOR PANEL MINUTES

Tuesday 22 January 2019
Winsford Village Hall, Winsford

Those present:

S Pugsley (Chair)

J Anson, Cutcombe PC

K Coulman, Dulverton TC

A Vigers, Exmoor PC

D Powell, Luxborough PC

M McCoy, Porlock PC

C Wilkins, Winsford PC

T Howard, Withypool & Hawkridge

N Dillon, Avon & Somerset Constabulary

F Nicholson, SCC

K Mills, WSC

B Heywood, WSC

B Lang, WSC/TDBC

V White, Cutcombe PC

M Rawle, Dulverton TC

A Sparling, Luxborough PC

R Hall, Porlock PC

J Bray, Winsford PC

J Davies, Withypool & Hawkridge PC

R McArthur, ENPA

J Dawson, Avon & Somerset Constabulary

D Peake, SCC Highways

N Thwaites, WSC

P Pilkington, WSC

B Brown, WSC/TDBC

1 Election of Chairman

- 1.1 Agreed that Councillor S Pugsley be elected as Chairman of the Exmoor Panel for the next 12 month period.

2 Election of Vice Chairman

- 2.1 Agreed that Councillor M Ellicott be appointed as Vice-Chairman of the Exmoor Panel for the next 12 month period.

3 Apologies for Absence

- 3.1 Apologies for absence were received from M Ellicott (Exford PC), R Manicom (Devon and Somerset Fire and Rescue Service), P Webber (Selworthy and Minehead Without PC) and C Knight (Brushford PC).
- 3.2 The Chairman introduced Beccy Brown, Localities Engagement Lead for WSC/TDBC who briefly explained to the Panel her role which involved working with West Somerset communities, alongside another Localities officer Sam Murrell, to find out what the main issues and priorities were with an aim to move matters and projects forward by working together.

4 Minutes of the Meeting held on 6 November 2018 and Matters Arising

- 4.1 Agreed that the minutes be accepted as a true record of the meeting.
- 4.2 It was confirmed that an Affordable Housing Working Group would be held at Wheddon Cross on Thursday 24 January 2019 where it was hoped the aims and objectives and the terms of reference would be established.

5 SCC Highways and Winter Gritting and Salt Bin Programme 2018/2019

- 5.1 David Peake attended the meeting and provided information on the winter gritting and salt bin programme and advised the level of service was exactly the same as in previous years. The plough would be deployed during heavy snow when needed. The parish council salt bags were available to collect for two more days from the Minehead Highways Depot. David thanked West Somerset Council for its support in funding this initiative and it was noted that the largest take up of salt bags was in West Somerset. The reinstatement of roadside salt provision meant that it was currently being undertaken and grit bins would be filled on a reactive basis only.
- 5.2 Frances Nicholson advised it would be advisable for parish councils to set aside some of their budget for next year and work was still needed to have a sensible cross-district arrangement regarding salt provision.
- 5.3 A request was made for parish councils to contact the Highways Department if they ran out of salt as instructions from SCC would need to be taken as to whether the bin would be refilled.
- 5.4 The purchasing of salt bins was an option for parish councils to consider going forward.
- 5.5 David presented the planned works in the Exmoor Panel area – the report is attached at Appendix A to the notes of this meeting.
- 5.6 Various other detailed points were raised by members of the Panel which were noted down by the Highways representative.
- 5.7 The Chairman thanked David for attending .

6 Police Issues

- 6.1 Inspector Neil Dillon and PCSO Jo Dawson attended the meeting and circulated a report, which is attached as Appendix B to the notes of this meeting.
- 6.2 Concerns were raised about workmen's vans being broken into and tools stolen. The police advice was to ensure that tools were removed prior to locking the van, and not to have tools on display even when working on site. All incidences should be reported to the police, either by telephone or online.
- 6.3 Discussions took place on the use of drones and the reporting and handling of cyber-crime. It was suggested that a publicity message warning the community about computer crime would be beneficial to disseminate the information more widely.
- 6.4 The recent spate of burglaries in Minehead was raised and it was advised that everyone needed to be conscious about their security. The suspect had been apprehended and since they had been arrested and dealt with no incidences of break-ins had occurred.
- 6.5 Neighbourhood Inspector Dillon introduced himself and provided a brief overview of the Neighbourhood Directorate following a recent reorganisation of the police service.
- 6.6 The importance of local PSCO's was raised and praise was given for the tremendous work they did. The information posted on social media was welcomed.
- 6.7 The Chairman thanked the police representatives for attending.

7 Devon and Somerset Fire and Rescue Service Issues

7.1 There was no report submitted in this regard.

8 Exmoor National Park Authority Issues

8.1 An update on behalf of Sue Southwell, the Exmoor Rural Housing Network Coordinator was provided. A meeting would be held sometime in March 2019 in order to be able to hear the views from those interested in affordable housing in Exmoor and if Panel Members knew of anyone who had a particular interest to let them know of the event and advise them to contact Sue Southwell for more information.

8.2 The Panel was given an update on the local housing needs surveys planned for the parishes of Dulverton, Withypool, Brushford and Exmoor, with a possibility of including Brompton Regis, during March 2019.

8.3 The ENPA had been working on the rural workers dwelling planning guidance which would be circulated for public consultation shortly, and the Chairman encouraged members to comment on it.

8.4 The Dark Skies Festival would again be taking place this year during October/November. The views and suggestions from Panel members were welcomed and should be directed to was Dan James.

8.5 The Exmoor Visitor was due to be published soon and would contain the usual list of events for the year.

8.6 In response to specific questions, Ruth agreed to provide clarification following the meeting on the planning status of Derby's Knapp at Winsford, and to give an update on the Lorna Doone festival.

8.7 Various other points and issues were put forward by members of the Panel.

9 Parish Lengthsman Scheme Update

8.1 All the parishes on the Scheme had responded and invoices would be issued over the coming weeks together with the plans. On behalf of the Dulverton TC Clerk, parishes were asked to respond to the Clerk as soon as they received the information.

10. AOB

10.1 No items were raised.

11 Dates and Venues of Future Meetings

- 7 March 2019 at 7.00 pm – Moorland Hall, Wheddon Cross

The meeting closed at 8.50 pm

Planned Works in the Exmoor Panel Area

Winsford Village Hall 22 January 2019

	Parish/Town	Location	Description	Start	Finish	Duration
Completed						
SCC	Brompton Regis & Exton	C200 Heathpoult Cross to Machine Cross	Carriageway patching.			Completed
SCC	Exford	Chibbet Post to Monks	Carriageway resurfacing.			Completed
SCC	Oare	Oare Valley Road	Repairs to Oareford retaining wall.			Completed
SCC	Brompton Regis	Brompton Regis Road	Drainage improvement works.			Completed
SCC	Withypool & H	Quarry Head	Drainage improvement works.			Completed
SCC	Dulverton	B3223 Highercombe Drive	Drainage improvement works.			Completed
Ongoing						
Future						
SCC	Withycombe	A39 Minehead Road	Carriageway patching between Court Place Lane and Bilbrook. Temporary road closure between 18:30 and 23:30.	13 Feb	13 Feb	1 evening
SCC	Sampford Brett	A358 Taunton Road	Drainage improvement works and carriageway resurfacing. Temporary road closure. For further details go to:- https://www.travelsomerset.co.uk/sampford-brett/	18 Mar	31 Mar	2 weeks
Other						
SCC	West Somerset	Various	Parish/town council ten 20kg salt bag collection (funded by WSDC) at Minehead Depot. 09:00-13:30 Mon-Thurs, weeks commencing 14 th & 21 st Jan. 1 tonne roadside dumpy bags and grit bins (on notification by parish/town council only) (funded by SCC).			

Exmoor Police Report for the Exmoor Panel meeting 21/01/2019

The following figures are from 6th November 18 until today. We received 245 calls but this also included Timberscombe and Dunster areas which come under another Panel area and do not include Luxborough.

Arson and Criminal Damage	14
Burglary including non dwelling	4
Hoax Call	1
Taking of Motor Vehicle	1
Anti Social Behaviour	6
Public Order	1
Harassment	3
Assault	4
Poaching	4
Fraud	1
Theft	6
Theft from Motor Vehicle	2
Wildlife Crime	1
Sexual Offences	2 (1 historic)

The other calls relate to RTC's and other road related incidents, also domestic type incidents and civil disputes. We have also had a few calls around cold calling. Although people often do not like these types of callers they are normally legitimate, should have ID on them and not be aggressive when asked to leave which thankfully has been the case with the latest round of them.

Poaching is continuing to have an impact and we are collaborating with Devon and Cornwall Police on this.

ANNUAL MAGNA HOUSING REPORT TO EXMOOR AREA PANEL

MARCH 2019

What is Magna Housing and its role?

1. Magna owns and manages around 8,900 homes in Dorset and Somerset. Some 2,000 homes are located in West Somerset. Magna is an independent and charitable housing association. We run the Somerset part of our operation from two offices in Williton. Magna's Purpose is to: "Help people meet their housing needs".
2. As a housing association, Magna is regulated by the Regulator for Social Housing (RSH). The RSH is responsible for monitoring the governance and financial viability and ensuring we meet the consumer standards it sets for housing and repair services. Magna has its top rating for governance and financial viability.
3. Magna has 99% of its homes in 7 core local authority areas of West Somerset, Taunton Deane, Sedgemoor, South Somerset, North Dorset, West Dorset, and Weymouth & Portland.

Magna's Finances

4. Magna's main source of income comes from tenant rents and service charges of some £46 million in 2018/19. It also runs some privately funded services in West Somerset: a lifeline service for 600 private customers, a community meals service (within a 10 mile radius of Watchet), a home help service and handyperson/gardening service for the elderly and disabled.
5. The average Magna rent is about £94.74 per week (excluding service charges), which is approximately 60% of a rent in the private sector. Up to 64% of Magna's tenants are in receipt of full or partial housing benefit or universal credit. Many Magna tenants are affected and will be affected by the roll out of universal credit and other welfare reforms. Some 1,000 Magna tenants are now receiving Universal Credit and the numbers will increase dramatically over the next year or so.

Magna's Housing Stock in the Area covered by the Exmoor Panel Area

6. Magna owns 362 homes in the Exmoor Panel area.

	Number of Homes
Allerford/Selworthy (including 11 Sheltered properties)	22
Bridgtown	5
Brompton Regis	15
Brushford (including 17 Sheltered properties)	25
Dulverton (including 40 Sheltered properties)	146

Exford	9
Huish Champflower	2
Luccombe	1
Luxborough	3
Porlock/Bossington (including 33 Sheltered properties)	67
Skilgate	3
Timberscombe (including 30 Sheltered properties)	39
Wheddon Cross & Cutcombe	18
Withypool	2
Winsford	5
	<hr/>
Total	362
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How properties are let?

7. All lettings take place using the Somerset-wide Homefinder Choice Based Lettings Scheme. We work very closely with the Housing Options team in West Somerset Council on choice based lettings and house a number of priority need households each year. From April 2017 – March 2018, 18 properties were let in the Exmoor area. For the current year April 2018 – 31 December 2018, 25 properties have been let. Where there is a section 106 planning agreement in place for a particular housing scheme, preference will always been given to applicants with a local connection

Building New Affordable Homes

8. Magna's strategy 2016-2021 intended to achieve 300 new homes for social rent and 300 for shared ownership. A review in 2018 showed a higher demand for rented housing than shared ownership housing. The board agreed that demand was different from Magna's original plans and that Magna would develop in accordance with local demand and market conditions in Dorset and Somerset, whilst keeping within the overall target of 600 new homes.
9. Magna does recognise that some people in housing need both aspire to home ownership and could afford it through shared ownership. Accordingly, Magna will seek to participate in the Homes England grant programme for both rented and shared ownership housing.
10. Magna's preferred approach is to commission the building of homes ourselves rather than procure them via the s.106 route. However, in certain circumstances, for example, where the product is of a particularly high quality, or we are working with developers with whom it is in our interests to have a long term relationship, we will consider the s.106 route.
11. On moving into a new build Magna home, residents will benefit from a home that meets the Magna Standard as a minimum and complies with

the latest Building Regulations. This means that residents will have lower utility bills than most of our existing homes, adding to the affordability of their shared ownership or rented home.

12. For renters and purchasers, each new build home comes with an Energy Performance Certificate (EPC) and will achieve a minimum EPC rating of B.

Some Achievements over the past 12 Months

13. Key Performance Indicators at 31 December 2018

- 13.1 Average relet time for all properties was 12.7 days (2 weeks), which puts us in the top quartile of housing association performers.
- 13.2 Overall, rent arrears stand at 1.9%, which is top quartile performance.
- 13.3 From our annual big tenant satisfaction survey carried out at the end of 2018, 87% are satisfied overall with Magna services, 82% are satisfied with the way Magna deals with repairs and maintenance, and 98% of new tenants were satisfied with the condition of their homes.
- 13.4 Magna will spend £11 million on major repairs and planned maintenance in the 12 months ending 31 March 2019. One of Magna's priorities is to improve the energy and efficiency of residents' homes and we have now either connected up to a gas supply or where this is not possible, installed new heating systems with air-source heat pump heating to replace all inefficient electric storage heaters in West Somerset. This will help to reduce residents' energy bills.

Magna Strategy 2016 - 2021

14. A continued commitment to provide high quality housing and related services and to aim for high levels of tenant satisfaction. To meet the higher Magna Repairs Standard for all repairs and improvements.
15. Finally, we monitor carefully the demand for our homes in Somerset. This is usually measured by the level of housing need on the Somerset Homefinder register. Our view is that there continues to be a strong need for affordable rented housing. However, over recent years, it is increasingly becoming more difficult to let some properties in rural villages in West Somerset.
16. During 2018/19, we have carried out a review of Magna's sheltered housing. The conclusion Magna's Board have reached is that the sheltered housing service does have a future. The conclusion we reached supported by resident feedback is that a "one size fits all" service is no longer appropriate to meet current and future residents'

needs and expectations. Residents do value the service and their homes. However, they want to see more flexibility and choice offered in the sheltered housing service and they expect the standard of their homes and communal to be high quality to justify the level of service charges and rent charged. To help meet these expectations, we are introducing a lower level sheltered alarm only service in a number of more remote rural sheltered schemes where there has been a lower level of demand to meet the needs of the younger elderly. In addition, we will be redecorating most sheltered properties before they are let and we will install level access showers when they are empty to better meet residents' future needs.

17. We will be letting sheltered housing to people aged 55 years and over or to younger vulnerable people if the environment and communal facilities offered helps to support their need. We believe that the service is still financially viable and should be into the future, despite the ending of support grant from Somerset County Council. Looking at the population projections for West Somerset, there will be a significant increase in the numbers of people with a long term illness or disability. Many of these people will benefit from a high quality rented sheltered housing service. Further enhancements and improvements to our sheltered housing service offer are going to be possible using the platform that will be provided by our plans to introduce new alarm and IT systems in 2019/20.
18. During 2018/19, we have also examined what can be done to reduce the extent of under-occupation in Magna's homes. We have identified a number of tenants who we can help move to smaller more manageable housing, whilst freeing up much needed 3 and 4 bedroomed properties. We are dealing with this issue very sensitively and no tenant will be required to move into smaller accommodation.
19. I am happy to answer questions about any aspect of Magna's work or what we are doing in the Exmoor panel area at the panel meeting.

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Housing Director

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