

Councillor Report

Cllr Penelope Lloyd
4th September 2023

BLOOM PROJECT

We held the meeting on 21st July which was attended by all invitees except one who sent her input in writing via Viv Wilson.

It is clear that there is a great deal of support for the project and out of all the areas we identified as needing attention, we picked four which would get our immediate attention and therefore the Town Clerk will be identifying the owners of these plots and endeavour to obtain any necessary permissions we need from the owners to work on them. He will report back and we will take it from there.

Daniel Comer was offered a composter or two and Stewart Henchie volunteered to meet him to find a suitable site for it which would not inconvenience other residents nor compromise any much-needed parking spaces. After site visits, we have decided that the two composters can be sited at the bottom of the garden itself and once Stuart has informed Iain which models to buy, they will be ordered with screening.

I had plotted all the spaces identified on a map of the four wards which I delivered to the Council Office for Iain's team to plot onto the online system.

The Town Clerk and I had a meeting on 1st August to discuss the way forward and agreed dates for the next two meetings, namely 13th September and 2nd October (tbc by other participants). The former with Stuart Henchie, Viv Wilson and myself (with Iain in attendance) and the second meeting to include the public and as many participants as possible including the Mayor and Councillors.

I am going around all the identified sites on 7th September with Jarrod as he is plotting the map and needs to see them all himself as we found that once expanded the detail is hard to transfer from the physical map to the online map.

I met with the "Friends of Teignmouth Station" to look at expanding their work at the front of the Station under the umbrella of the "Bloom Project". They are able to do a planting session in front of the station to the West (Shute Hill) end on the banks on either side of the footpath, once ownership has been established and permission obtained.

I have had numerous volunteers approach me and am keeping a list.

Action points:

Iain to arrange for the plotting of the sites on the online system and send out invitations to Stewart and Viv for the first meeting.

Penny to put together a press release to advise of the state of TIB and to advertise the public meeting, calling for volunteers prior to the meeting on 13th September.

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ALL-INCLUSIVE BEACH ACCESS

It has come to my attention that previously TTC invested in two beach-friendly wheelchairs which it gave to Volunteers in Health, however the project faltered because of the lack of safe access points to the beach. I am reviving this project except my view is that paths would be of more use to a wider range of the population and potentially more cost-effective. A wheelchair would limit the use to one at a time and users would need to book in advance assuming demand.

On the other hand, paths which could be rolled out and rolled in according to the tides may afford open access to anyone with or without assistance in their own mobility scooter (for example, if the paths were to be put

out/in when the public toilets were opened and closed). Clearly work would need to be done to provide safe access ramps.

I am thinking of the Point in particular which the sea rarely covers.

I had a meeting with Teignmouth Shopmobility on 1st August who are willing to take on the beach-friendly wheelchairs and I met them with Keith Underhill to take the project forward. They checked their insurance and agreed to take them on a formal trial basis after a quick trial. We had a trial between us which went very well. It generated a lot of interest in the town and a booking went wonderfully.

I am taking the Shopmobility Trustees to meet my friend, Mike Ellis who runs Exeter Shopmobility who has agreed to lend his expertise and experience in order to help us make Teignmouth more inclusive. So I am now looking at an overall project to improve the mobility/inclusivity of Teignmouth.

WATER QUALITY

I was approached by a resident about the issue of water quality and the loss of our “Blue Flag” status. I contacted Shaldon Parish Council to instigate a collaboration on this issue as there have been a couple of serious incidents which would very seriously affect our ability to regain our “Blue Flag” status. A Zoom meeting with the Shaldon Parish Council, the Environment Agency and a representative of South West Water was scheduled which I was going to attend. Unfortunately this meeting was canceled by the EA and I could not attend the new date/time. Jackie and Steve also agreed to be involved in the collaboration and only Steve was able to attend.

Other items

I attended the flag raising to mark Ukrainian Independence day. It was a moving ceremony. I also attended the raising of the flag to mark Merchant Navy Day.

COMPACT HOMES INITIATIVE

I have been contacted by Erica Travies about this initiative proposed by Charles Acland in Planning at Teignbridge and believe this could alleviate the housing issues especially for local first time buyers and those happy to downsize. I have expressed my enthusiasm about the project and becoming involved.

I met with Erica and had a look at the sites identified by TDC as potentials in Teignmouth and we looked at a couple of possible sites in Dawlish.

The below is optional reading for your information in case anyone is interested in this idea:

Below is the information she provided in her email:

COMPACT HOMES - SELF BUILD REGISTER AND SURVEY from Teignbridge Council – A first for Devon!

TEIGNBRIDGE COMPACT HOMES SELF BUILD INITIATIVE

Teignbridge Council are promoting a bold new initiative – a self-build compact home!

- Would you consider radically downsizing in order to achieve housing security?
- Would you enjoy living a more sustainable lifestyle?
- Are you willing to help yourself and others to achieve a solution to the Housing Crisis?

<https://www.teignbridge.gov.uk/.../compact.../compact-homes/>

Follow the link above for the description and purpose of a compact home, and to apply for a place on the new dedicated self-build compact home register

WHAT is a compact home?

Generally considered to be below minimum space standards for new builds at 37 sq metres, a compact home is of course relative to the size of the household. The description suggests a one storey or one and a half storey house, perhaps with a mezzanine floor so will have a low profile

WHO might they suit?

Singles, couples, small households

WHAT are the benefits?

Low impact, custom design and build, affordable, efficient to heat and maintain, relatively quickly to produce/assemble, community centric

What are the downsides?

Limited storage, unlikely to appreciate in value

WHERE could they be sited?

Teignbridge Council have identified 24 small residential sites and carried out initial surveys. Equally, compact homes fit well into existing spaces such as a large garden (as has been done by Bristol City Council), and brownfield sites

<https://storymaps.arcgis.com/.../338dcef0a9d44ddb0a3c7a4...>

HOW MUCH might they cost?

We are aiming to create a home affordable to someone on NMW i.e. £50k for the house element. The land element could be structured separately, for example if the land is held by a Community Land Trust, Cooperative or is a Council owned asset

A compact home built on a 'permanent' foundation may be considered mortgageable

WHEN could this happen?

It is likely to take until 2024 to adopt the new Compact Home model into local housing policy. Meanwhile a Pilot scheme is being proposed to test the model and encourage take up. These are the homes of the future that are needed now!

WHAT NEXT?

I am involved with several groups and have a vast network of contacts relating to tiny homes and eco/community enterprise. I have an interest in low impact living, and am **building a team of professionals with an interest in developing a prototype and accessing land on which to trial a small-scale add community blueprint**

JOIN UP THE DOTS:

1. Singles and small households in urgent housing need willing to radically downsize
2. Education and employment in future sustainable housing design and build
3. A true £50k housing model that is sustainable, accessible and affordable
4. Creating land trusts/asset transfer as a vehicle to host eco micro home settlements
5. More Live/work scenarios to create multiple homes and jobs from redundant/underused sites
6. Partnership working to benefit all at low cost
7. Community transformation with collective endeavour
8. Social enterprise – glamping income to help fund projects
9. Create extended 'land use permits' with a simple contract between residents, land owners and LA
10. Income from land use permits to fund retrofit projects of host properties
11. Housing officers looking for quick, easy, inexpensive housing solutions
12. Planners/Developers looking to integrate smaller eco homes into existing developments
13. Land owners looking for revenue streams and perhaps support with existing business
14. Farmers looking for diversification income, and support to convert to more regenerative practices
15. Matching local need with local resources

In Bristol, a simple but game changing charity called 'We Can Make' are pioneering a scheme whereby micro homes are built locally and set up in the gardens of homes owned by Bristol Council.

<https://wecanmake.org/>

This can be replicated!!!!

There is also a dedicated Tiny House Community being developed by Bristol residents who bought land from the Council for £1 - on which to build the UK's first tiny house community.

<https://www.tinyhousecommunitybristol.org/>

This could be replicated!!! Much more quickly and easily.

Agile Property have contracts with Shelter and the Ministry of Justice to produce and deliver the TAM – a version of a smaller home:

<https://agile.property/>

Here in Devon I envisage setting up a site as a 'maker space' for design and build of all types of tiny but liveable structures, whether conversions, kits or design and build from scratch. This will attract individuals with a range of specialities, all contributing to running the site as a Workers Collective or Coop. There could be potential for some residential 'plots' on the site as well as short term rentals for 'try before you buy' and for those actually working on site (Live/Work).

I have researched variations on a theme with regard to potential suitable properties – from large residential sites with outbuildings, farms, redundant pubs, nursing homes and caravan parks. The holiday park offers an eminently suitable template from which to create a model live/work social enterprise that could be transformed into a thriving eco community – incorporating renewable energy and food growing for its own and wider community benefit.

Here is one such example of a currently trading commercial enterprise with potential to convert to a live/work social enterprise, creating homes, jobs and education for a group of motivated people willing to invest in a better future.

Appledore Holiday Park, Okehampton

<https://appledorepark.co.uk>

Key points:

- Residential, agricultural and commercial permissions – could be extended to accommodate a group
- 40 pitches with EHU – some pitches could be converted from touring to residential to house workers
- 23.5 acres of land – could grow a lot of food and mitigate carbon
- 5 dairy barns – currently used for caravan storage. Could be further developed for micro enterprises
- Current income which could be used to raise capital for purchase

We are experiencing multiple crises and shocks, and with a growing population - necessities such as housing, ability to afford to eat and keep warm, plus the need to conserve resources will eventually lead us to living in smaller, more efficient spaces with built in protections such as access to land for food growing, energy generation and community support as well as the ongoing work of replenishing and regenerating the environment from the soil up.

DEVON COUNCIL have declared a Housing and a Climate Emergency – where better to address these than right here at home!