

From: Julian Thompson [REDACTED]
Sent: 25 August 2022 17:35
To: Henry Gordon Lennox
Cc: John Vieth; Howard West
Subject: Colyford - Draft Proposal

Hi Henry,

1. We welcome the Draft Proposal (DP) and are pretty much agree with all five proposals. That said, we have 2 minor points worth noting as follows:

- Firstly, we understand the naming criteria and use of “Parish” for the new village. Is there any wiggle room to differentiate our village title from Colyton and avoid confusion over 2 adjacent CPCs? For example, would Colyford Village Parish Council (CVPC) work? Not going to die in a ditch over it but worth asking.

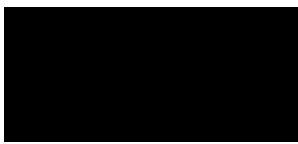
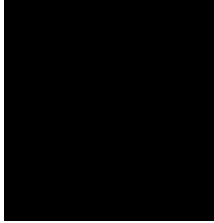
- Secondly, we are content with all of the revised boundary except a minor part of the east-side, where we have 2 traditional families (Zealley and Chichester), who would prefer to remain in Colyford. We intend on asking both residents to write separately for a minor boundary adjustment.

2. Our intent is to take the Colyford Community at a public meeting through the draft proposals, discuss the implications, outline our formal response, and to resolve any issues. That way, our formal response on the DP will have community backing (democracy). We will endeavour to have this all sorted in first part of October to meet the target timescale.

Best Regards,

Julian

J H Thompson



From: Julian Thompso [REDACTED]
Sent: 11 October 2022 14:33
To: Colyford Community Governance Review
Cc: Ian&Sam Priestly; John Vieth
Subject: CGR - CVRA/SG Stage 3 Response
Attachments: Covering Letter CVRA S3 Response.pdf; ATT00001.htm; S3 CVRA Response.pdf; ATT00002.htm; Annex A S3 Consulation.pdf; ATT00003.htm; Annex B S3 Consultation.pdf; ATT00004.htm; Annex C Colyford Snapshot.pdf; ATT00005.htm; VS1 Land&Income V1.0.pdf; ATT00006.htm; VS2 Equipment V1.0.pdf; ATT00007.htm; VS3 Gateways V1.0.pdf; ATT00008.htm; VS4 £10K Ring-Fenced Funds V1.0.pdf; ATT00009.htm; VS5 Cash Assets V1.0.pdf; ATT00010.htm; VS6 S106CIL Income V1.0.pdf; ATT00011.htm

For The Attention of: Henry Gordon-Lennox CGR EDDC Monitoring Officer

Reference:

A. Community Governance Review EDDC Draft Proposal dated 22 August 2022.

Good Afternoon Henry,

1. Please find attached the Colyford Village Residents' Association (CVRA) formal response to the CGR Stage 3 Draft Proposal issued at Reference A. This response consists of the following attached documents in PDF format:

- A covering signed letter from the CVRA and Steering Group.

- The CGR Stage 3 response with the following 3 Annexes: the Colyford Consultation Actions and Status, the "Prepare for Council" Guide and Colyford Snaps.

- Six proposed Vesting Statements.

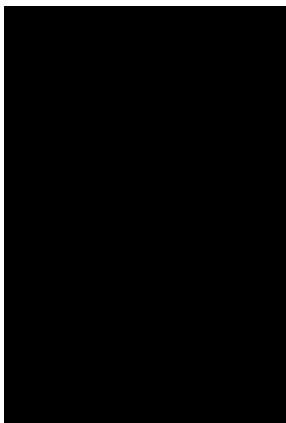
2. Would you please acknowledge receipt of this email. Thank you.

Best Regards,

Julian

J H Thompson

Steering Group



Attachments:

**From: Mr Ian Priestley Chairman Colyford Village Residents Association
Mr Julian Thompson and Mr John Vieth Steering Group**



Mr Henry Gordon-Lennox BSc GDL BPTC
Community Governance Review Monitoring Officer
East Devon District Council
Blackdown House, Border Road
Heathpark Industrial Estate
Honiton EX14 1EJ

11 October 2022

Dear Henry Gordon-Lennox,

**COLYFORD VILLAGE RESIDENTS ASSOCIATION - COLYFORD GOVERNANCE
REVIEW (CGR) STAGE THREE RESPONSE**

Reference:

A. Community Governance Review EDDC Draft Proposal dated 22 August 2022.

1. Please find attached the Colyford Village Residents' Association (CVRA) response to the EDDC Stage 3 Draft Proposal invited at Reference A. Colyford is one of the largest settlements in East Devon without its own governance so we welcome the EDDC Draft Proposal that will help establish our future self-governance with a proposed Colyford Parish Council that will develop our Colyford identity with a population that has grown by 20% over the last 20 years¹.

2. The attached provides our response to the Draft Proposal at Reference A and provides those issues and risks that require resolution through from Stage 3 to formation of the proposed Colyford Parish Council. Our response has also been shared with our community at an "open" public meeting on Saturday 8 October 2022, where we have discussed the implications for the Draft Proposal and all the associated issues. Additionally, our intent is shown in our "Prepare for Council" document, at **Annex B**, that provides a guide to launching a new Council.

3. Clearly, our response identifies a number of issues concerning ownership of Colyton Parish Council (CPC) assets. We have proposed initial "Vesting Statements" for transfers on land, property, equipment and cash assets from CPC to the proposed

¹ UK Population South West England 2001 to 2021

Colyford Parish Council at **Annex A**. After further investigations, there may well be a further tranche of vesting statements. We also understand that the final agreement for these proposals may require further discussion in the CGR leading to the EDDC Council final decision. We also understand that the agreed decisions from these tasks will be an element of the final Order that creates the new Colyford Parish Council in 2023.

4. We are also aware of land and property owned by CPC, and noted that some land and property is detailed on the CPC asset register with a value of £1. Clearly, it is difficult for the Steering Group to ascertain what assets could potentially be “vested” to the new Colyford Parish Council. However, we do have an “open invitation” from the CPC Clerk to review the assets and the possible deeds and registrations later this month. We may need EDDC policy advice on tackling this issue especially before the target date of 22 November for closure of Stage 3.

5. In due course, we look forward to working with EDDC on the Stage 3 challenges. Would you please acknowledge receipt of this submission.

Yours Sincerely,

Ian Priestley
Chairman CVRA

Julian Thompson
Steering Group

John Vieth
Steering Group

Attachment:

1. CVRA Response to EDDC Stage 3 Draft Proposal.

COMMUNITY GOVERNANCE REVIEW - COLYFORD CVRA RESPONSE TO STAGE 3 CONSULTATION

References:

- A. Stage 1 CGR CVRA Submission to EDDC dated 2 May 2022.
- B. Stage 2 CGR EDDC Cabinet Meeting decision on 13 July 2022.
- C. Stage 3 CGR EDDC Draft Proposal dated 22 August 2022.

INTRODUCTION

1. Reference A provided a CVRA submission to EDDC under Stage 1 consultation of the Community Governance Review (CGR). The submission detailed the benefits for a new Colyford Parish Council, the current legacy issues and risks, and enclosed the Blueprint Vision and a detailed 4 year Financial Plan. Subsequently, at Reference B, the EDDC Cabinet unanimously recommended formation of a new Colyford Parish Council and, at Reference C, EDDC has issued a Draft Proposal (DP) under Stage 3 of the CGR.

2. In parallel to the CGR, the Steering Group (SG) envisages 2 other parallel challenges to deliver for the community. Firstly, to identify “Prepare for Council” actions to realise the Blueprint vision from October 2022 up to the final EDDC endorsement envisaged in December 2022. Secondly, to “Prepare to Govern” from January 2023 through to the Elections in May 2023.

3. The purpose of this document is to respond to the DP at Reference C, and also to detail those issues that require resolution through to the “Prepare to Govern” phase. Secondly, the document shows how we are realising the Blueprint vision through our “Prepare for Council” and to seek appropriate EDDC advice. Lastly, the document explains why the CGR is so important for our community and provides a snapshot of our village.

AIM

4. The aim of this document is to provide the Colyford CVRA response to the EDDC Draft Proposal at Reference C and also share our intent to “Prepare for Council”.

DRAFT PROPOSAL

5. We welcome and fully support the EDDC Stage 3 draft proposals that are five-fold:

a. That the new Parish Council be known as ‘Colyford Parish Council’ and not by one of the ‘alternative styles’ of community, neighbourhood or village. **Agreed**

b. That the Membership will comprise of 7 councillors. **Agreed**

c. That no warding provisions are incorporated in the Parish Council. **Agreed**

d. The Parish Council will take effect with Parish Council elections in May 2023. **Agreed**

e. The proposed boundary (subject to this further consultation) of the Parish Council to be as shown by the thick red line on the attached plan. **Agreed. The boundary**

reflects the historic Ancient Borough of Colyford subject to a minor variation for inclusion of Colyford residents (see Annex A).

OTHER ISSUES AND RISKS

6. The Stage 3 draft proposal also offers the opportunity to consult with the EDDC on other topics. **Annex A** is a SG framework for consultation that identifies issues, options and actions for resolution. In addition to Reference C, the Steering Group has identified specific issues under 3 main headings:

- a. The legacy issues and risks from the current Colyton Parish Council,
- b. Those proposed “Vesting Statements” for Land, Cash, Property and Equipment currently identified on the Colyton Parish Council Asset Register, and
- c. Those required actions to “Prepare for Council”.

7. Each issue/risk identified at **Annex A** has suggested options for resolution with its current status. The SG are seeking either EDDC advice to resolve these issues/risks or a pragmatic solution. Specifically, the Steering Group has identified proposals for transfer of assets such as Land, Cash, Property and Equipment and proposed “Vesting Statements” are attached.

PREPARE FOR COUNCIL

8. CGR Stage 1 submitted our Blueprint vision. In addition to the Stage 3 consultation task, we are now intent on “Prepare for Council” by realising the Blueprint vision, which is an essential action¹ to launch a new Colyford Parish Council that will be effective and efficient in delivering services to the community.

9. The SG has identified a capability-led approach to produce a guide for launching a new council. Capability is the power and ability that either a person or organisation is able to deliver in an effective, sustainable and timely fashion for either the entity or community they serve. In multi-nation organisations, large investment projects and military deployments, Lines of Development (LofD) provide a structure for co-ordinating parallel development of different tasks that need to be brought together to create capability.

10. These typical LofD are: Concepts and Doctrine, Personnel, Training, Equipment, Information, Organisation, Infrastructure and Sustainability.

11. By adopting and understanding the LofD approach and thinking of delivering “capability”, it is possible to understand the challenges facing a new Council and to provide an effective guide to “Prepare for Council” and “Prepare to Govern”. A new Council will, after launch, require time to organise and ensure that it is fit-for-purpose. **Annex B** provides a guide for the proposed Council based on the above LofD approach. Additionally, **Annex B** identifies the required actions that would provide an Initial Operating

¹ Agreed by the CVRA Committee Meeting of 7 October 2021

Capability (IOC)² and those that contribute to the Full Operating Capability (FOC)³ for the proposed CPC. Also included are required supporting documents and confirmation of where finance has been identified in the proposed Colyford Parish Council Financial Plan⁴ at Reference A.

12. Furthermore, we are delivering effective communication to our community through a range of media from hardcopy “flyers” to information on the Colyford websites and frequent emails to the CVRA. We have also updated our community on CGR progress with public meetings and held a CVRA AGM in July 2022 to encourage potential Colyford councillors. This CGR Stage 3 submission has also been submitted after a Colyford open public meeting⁵ to agree the content and implications of the Reference C Draft Proposal, the contents of this submission, and our “Prepare for Council” intent.

13. Moreover, we are arranging with potential councillors to be in attendance at other local Parish Councils meetings to understand how they operate, and we also plan to review the “Prepare for Council” with Broadclyst Parish Council staff at the earliest opportunity. Finally, the SG seeks advice and comment from EDDC on how to improve the content and realisation of **Annex B**.

OUR DEMOCRACY IS IMPORTANT

14. The Colyford Community takes pride in its historic Ancient Borough, with its wide range of activities in the Memorial Hall, participation in the annual Michaelmas Goose Fayre, our community’s leisure activities, and the ceremonial role of the Colyford Burgesses. By restoring effective democracy to Colyford, the community can flourish, supported by local council governance with funding to serve the people, address the neglected infrastructure, adopt a robust, sustainable strategic approach to the many land uses and planning issues which are very relevant and important to our residents, and develop new leisure amenities and services. **Annex C** provides a snapshot.

SUMMARY

15. The CVRA, SG and Colyford Community welcome the EDDC Stage 3 Draft Proposals at the Reference C. The Steering Group has also provided a consultation framework at Annex A to seek clarification and advice from EDDC on: resolution of those legacy issues under the current Colyton Parish Council, and other risks and launch topics for the new Colyford Council. Also attached are our proposed Vesting Statements for transfer of Colyton Parish Council assets to the new Colyford Parish Council.

16. Furthermore, our intent is to “Prepare for Council” and we have outlined our capability-led approach to prepare for a proposed new Colyford Parish Council. After the final decision of the EDDC Council, due in December 2022, we will use this approach to “Prepare to Govern”. Finally, democracy is important to help us develop a modern, agile,

² IOC would be the minimum preparation for CPC governance

³ FOC would be the completion of preparation for CPC governance

⁴ CVRA Submission to EDDC Stage 1 Consultation in May 2022

⁵ Steering Group Meeting in Colyford Memorial Hall on 8 October 2022

efficient and effective council to serve our people, restore pride, address neglected infrastructure, develop the future of Colyford Village, and support our community needs.

Colyford
October 2022

Attachments:

- A. Consultation Actions and Status.
- B. Guide “Prepare for Council”.
- C. Snapshot.

Proposed Vesting Statements:

- VS1 Asset Land and Income
- VS2 Equipment: Children’s Playground
- VS3 Property: Gateways
- VS4 Cash: Road Safety Project
- VS5 Cash: CPC Assets
- VS6 Cash: S106/CIL Income

STAGE 3 CONSULTATION -COLYFORD STATUS

| Colyford Topics | EDDC proposal ref. | Date | Source | Issue | Options | Proposed solution | EDDC Resolution | Status |
|--|--------------------|-----------|----------------------|--|--|---|--|--------|
| EDDC Draft Proposal: | | | | | | | | |
| That the new Parish Council be known as ‘Colyford Parish Council’ | 1 | August 22 | EDDC | Agreed | | | Resolved | |
| That the membership will comprise of 7 councillors | 2 | August 22 | EDDC | Agreed, an ideal team size | | | Resolved | |
| That no warding provisions are incorporated in the Parish Council | 3 | August 22 | EDDC | Agreed, not applicable | | | Resolved | |
| The Parish Council will take effect with the elections in May 2023 | 4 | August 22 | EDDC | Agreed, an ideal timeline | | | Resolved | |
| The proposed boundary shown as the red line on the proposed plan | 5 | August 22 | EDDC | We are content with the revised boundary except a minor part of the east-side, where we have 2 families (Zealley and Chichester) at Coles Mill and Ruffold House who have yet to be consulted on their preference. | Residents to write separately for a minor boundary adjustment. | Pending further consultation | | |
| | | | | | | | | |
| Legacy Issues/risks arising from Colyton Parish Council: | | | | | | | | |
| Colyton Grammar School | | June 22 | CVRA and Colyford PC | Resolution of road congestion caused by coach parking and student movement at peak times | Onward support from EDDC and County councillors to find a way to reduce congestion and mitigate pedestrian risk to students and residents. | Ongoing dialog with school and stakeholders | | |
| Road Safety and Infrastructure Neglect | | May 23 | CVRA and Colyford PC | Decades of underspend in Colyford leading to neglected roadsides, signage and public spaces | Working group to prioritise and schedule works. Consider Road Traffic Management Plan (RTMP) with Highways. | Engage contractors to progressively restore our infrastructure and amenities | Ensure that funds are transferred between Councils | |
| Road Safety - River Coly Footbridge | | TBA | CVRA | There is a requirement to build a safe footpath (separate to the road) to cross the River Coly. Reinstatement of a footbridge will lead to costs of building a footbridge and gates | Note: Part of RTMP under Infrastructure Neglect (above) | Transfer associated budget from CPC cash | Ensure that funds are transferred between Councils | |
| Community Risks: | | | | | | | | |
| Allotments | | 27 Jul 22 | CPC | After partition, CPC have advised that Colyford residents will not be eligible to use the Colyton allotments | Colyford has funded allotment maintenance over many years. Current Colyford residents with an allotment should still be eligible to use the amenity | EDDC to broker a fair resolution | | |
| Cemetery | | May 23 | CPC | Colyford residents will only be buried in the Colyton Cemetery after governance partition at a higher burial fee, despite many years of maintenance support | Agree a fair and equitable solution for Colyford residents. Current residents should still be eligible at extant fees and new residents after partition charged higher burial site fee | West Hoe Cemetery at Bishop Waltham's PC provides a reference site where 2 parishes share a joint burial facility at significantly lower burial site fees | EDDC to broker resolution between Councils | |

Annex A - Stage 3 Consultation

| Colyford Topics | EDDC proposal ref. | Date | Source | Issue | Options | Proposed solution | EDDC Resolution | Status |
|--|--------------------|-------------|--|--|---|--|--|--------|
| Feoffees Charity | | 24 Apr 2022 | Email on behalf of Colyton Chamber of Feoffees | Currently, The Charities Commission (CC) has decreed that the Feoffees Charter can provide charity only to those residents within the CPC boundary. If Colyford separates from Colyton governance, will the Feoffees charity continue to support Colyford? | CC to consider and make decision | Chairman of the Feoffees has requested advice from the Charities Commission on the charter. A CC decision will be made after the EDDC final CGR decision in Dec 22 | Resolved | |
| | | | | | | | | |
| Proposed Vesting Statements: | | | | | | | | |
| Land: CPC Assets | 5 | Aug 22 | CVRA | Some land owned by CPC falls within the new Colyford PC boundary | Transfer proportion of land and income to new Colyford Parish Council. See Proposed Vesting Statement 1 | Propose Vesting 28% share of land to Colyford PC. | | |
| Cash: Income from Land Assets | 5 | Oct 22 | CVRA | Income from CPC land within Colyford PC boundary | See above and proposed Vesting Statement 1 | Propose Vesting 28% share of land income to Colyford PC. | | |
| Equipment | | Oct 22 | CPC Councillor and Land Owner | Children's Playground Equipment held on the CPC Asset Register. Contract provides existing 20mx12m land, owned by a CPC Councillor, for Colyford Playground equipment will be terminated after 2027 | CPC Councillor may wish to gift land to new Colyford PC. Alternatively, another location will need to be identified. Transfer equipment to Colyford PC Asset Register. See proposed Vesting Statement 2 | Propose Vesting of equipment to Colyford PC Asset Register. If land not gifted, agree that equipment can be relocated after CPC Councillor contract ceases in 2027 | | |
| Property: Colyford Village Gateways | | Oct 22 | CVRA | Three Colyford Village gateways are held on the CPC asset register and should be transferred to the new Colyford PC | Transfer Village gateways to Colyford PC Asset Register. See proposed Vesting Statement 3 | Propose Vesting to new Colyford PC Asset Register | | |
| Cash: Road Safety Project | | Oct 2021 | CPC | Speeding and parking. CVRA requested ring fencing and minuting of £10K in CPC Precept FY21/22 to support Colyford road safety | Agree transfer of funds to new Colyford PC in May 2023. See proposed Vesting Statement 4 | Propose transfer of £10K funds to new Colyford PC operating budget. | | |
| Cash: CPC Assets | | Oct 22 | CVRA | There are significant assets totalling more than £1m held by CPC including 28% of the precept that has been contributed by Colyford residents. | Take 28% share of £120k cash in bank and transfer to new Colyford PC. Share fixed assets between councils. See Proposed Vesting Statement 5 | Transfer ring-fenced sums, use of appropriate Land, Buildings and Equipment and Cash assets | Ensure that funds are transferred between Councils | |
| Cash: S106 (CIL) Income sourced from Colyford and Colyton Property | 5 | Oct 22 | CVRA | Research identifies that £68K S106 income from Colyford Properties and £25.5K S106 income from Colyton properties (total £93.5K) was generated for the CPC from 1994 to 2011. Currently, it is not clear exactly where this income was invested but it appears to be predominately in Colyton not Colyford | Clearly, Colyford's share of this S106 income was equivalent to at least to £26K. Request EDDC review and quantify S106 + CIL income data. Furthermore, suggest % future CIL income from CPC properties (ie proposed future CeramTec Estate) vested to new Colyford PC operating budget. See proposed Vesting Statement 6 | Propose vesting of 28% share of future S106 funds to new Colyford PC operating budget. | | |
| Further Tranche of Vesting Statements | 5 | tbn | CVRA | Reviews Asset and documents at CPC scheduled for week 17 Oct 22 | Further proposed Vesting Statement to be developed as required | | | |
| | | | | | | | | |
| Preparing New Village Council (CVC): | | | | | | | | |
| Election of Colyford PC Councillors | 2 | May 23 | CVRA | There is a risk that some CPC councillors resident in Colyton may stand as Colyford councillors | Whilst there are plenty of Colyford Residents that are interested to stand as a councillor we are concerned that some Colyton residents may want to disrupt new village council election. | Guidance required from other Parish Councils, DALC and EDDC | | |

Annex A - Stage 3 Consultation

| Colyford Topics | EDDC proposal ref. | Date | Source | Issue | Options | Proposed solution | EDDC Resolution | Status |
|---|--------------------|---------------|--------------------------|---|--|--|---|--------|
| Colyford Memorial Hall - Proposed Meeting Room | 4 | July 22 | CVRA | Use of CMH Committee Room for new Colyford Parish Council office. | Investigate shared use of CMH Meeting Room with Colyford PC (office) | CMH Committee to plan and execute | | |
| Launch of Colyford PC | | Jan to May 23 | CVRA Steering Group | Plan for a successful launch and smooth transition | | Share plans with DALC, other start up councils and EDDC Officers. Adopt feedback | | |
| Finance (see also Assets above) | | 27 Jul 22 | CVRA | Annual precept and Contingency, Emergency and Resilience funds to be determined | Ring-fence a minimum of £20k for future Contingency, Emergency and Resilience Planning funds identified in Financial Plan FY 22/23 | Existing unspent share of CPC Precept is ring-fenced for new Colyford PC | EDDC to determine Precept and transfer of funds | |
| Creation of new PC documents, Bank Requirements, and Launch Costs | | Jan to May 23 | CVRA Steering Group | It would be helpful to have templates and basic guidelines before the new council is formed | | Advice from DALC | May need further information | |
| Training of Councillors and Clerk | | May 23 | DALC | Formal training for new Colyford Parish councillors | Use of training syllabus | Advice from DALC | May need further information | |
| Inventory of Charities Organisation, Assets and Responsibilities | | Oct 22 | Chairman Feoffees | New Colyford Requirement to identify Charity Organisations | | Seek advice from EDDC and DALC | Confirm action required | |
| Future Colyford Village development and threat to existing 'Green Wedges' | | July 22 | CVRA and new Colyford PC | Outline planning permission to build residential housing to the north of Seaton | Prepare robust arguments to defend Green Wedges | tbn | | |
| | | | | | | | | |
| Version 3.1 dated 10 Oct 22 | | | | | | | | |

COLYFORD GOVERNANCE REVIEW - “PREPARE FOR COUNCIL”

| Capability and the Lines of Development (LofD) | Detail | Actions | £ Annual Funds Financial Plan | Initial Operating Capability (IOC) | Full Operating Capability (FOC) | Status |
|--|---|---|------------------------------------|------------------------------------|---------------------------------|--------|
| | | | | | | |
| Council Policy | | | | | | |
| | EDDC Community Governance Orders | To be issued April 2023 | EDDC | ✓ | | |
| | The Electoral Commission | Guidance for Candidates | EDDC | ✓ | | |
| | | | | | | |
| Elections | | | | | | |
| | EDDC Guidance CVRA/SG | Colyford Community Meetings | | | | |
| | | | | | | |
| Council Launch | | | | | | |
| | Locum Clerk | | | ✓ | | |
| | Launch Resources for Clerk, Office facilities, and Administration | | 5000 | ✓ | | |
| | Digital & Communications | | 2000 | ✓ | | |
| | | | | | | |
| Council Organisation | | | | | | |
| | Core Council Documents | Standing Orders | | ✓ | | |
| | | Financial Regulations | | ✓ | | |
| | | Members Code of Conduct (signed) | | ✓ | | |
| | | Declaration of Acceptance (Signed) | | ✓ | | |
| | | Introduction to Councillors Responsibilities | | ✓ | | |
| | | Openness and transparency on personal Interests | | ✓ | | |
| | Membership | DALC | 100 | ✓ | | |
| | | Devon Resilience Planning Forum | 500 | ✓ | | |
| | | | | | | |
| Personnel | | | | | | |
| | Clerk | | 6000 | ✓ | | |
| | Maintenance Resource | | 5000 | ✓ | | |
| | Elected Councillors | Guidance for Candidates | | ✓ | | |
| | | | | | | |
| Training | | | | | | |
| | NALC | The Good Councillors Guide | | ✓ | | |
| | NALC | Being A Good Employer | | ✓ | | |
| | Foundation | Introduction to Local Councils, Code of Conduct, Being a Good Councillor | 2000 over 4 years for all training | ✓ | | |
| | Core | Planning Introduction, Finance for Councillors, Introduction to Employment | As above | ✓ | | |
| | Advanced | Committee Member Training and Active Community Engagement, Social Media and Data Protection | As Above | | ✓ | |
| | Leadership | Chairmanship and leadership | As Above | ✓ | | |
| | | | | | | |
| Finance | | | | | | |
| | 4 Financial Plan From 23/24 | Operating Budget (Precept) | 18000 | ✓ | | |
| | | Contingency | 18000 | | ✓ | |
| | | Infrastructure Neglect | | | ✓ | |
| | | Major Road Project | | | ✓ | |

Annex B - Stage 3 Consultation

| Capability and the Lines of Development (LofD) | Detail | Actions | £ Annual Funds Financial Plan | Initial Operating Capability (IOC) | Full Operating Capability (FOC) | Status |
|--|---|---|-------------------------------|------------------------------------|---------------------------------|--------|
| | | Village Development | | | ✓ | |
| | Contracts | Maintenance | 1000 | | ✓ | |
| | | Playground | 500 | | ✓ | |
| | | Legal | 500 | | ✓ | |
| Communication | | | | | | |
| | Website Accessibility Statement | | | | ✓ | |
| | New Village Council Website | | | | ✓ | |
| | Other Councils | Neighbourhood Plans | | | ✓ | |
| | Colyton Grammar School (CGS) | CGS Steering Group | | | ✓ | |
| | Website | | 200 | | ✓ | |
| | | | | | | |
| Services | | | | | | |
| | Councillor Surgeries | | | ✓ | | |
| | Memorial Hall Community Meetings | | | ✓ | | |
| | | | | | | |
| Council Service Delivery | | | | | | |
| Annex B to Blueprint | Highways and Transport | | | | ✓ | |
| | Rural | | | | ✓ | |
| | Planning | | | | ✓ | |
| | Social Services | | | | ✓ | |
| | | | | | | |
| Legacy Issues | | | | | | |
| | Road Safety | Major “gateway” project to improve road safety at the Wetlands entrance Seaton Road. Funds currently ring-fenced in CPC budget | 10000 | | ✓ | |
| | Infrastructure Neglect (with help from EDDC and Highways) | Road Traffic Management Plan (RTMP). Footpaths and Signs Road widening A3052 River Coly Footbridge Road Safety features | 5000 | | ✓ | |
| | Colyton Grammar School | Requires Analysis | | | ✓ | |
| | Colyford Development | Memorial Hall | 1000 | | ✓ | |
| | | Stop Line Way Extension Proposal | 2000 | | ✓ | |
| | | Playground Location | 1000 | | ✓ | |
| Community Risks | | | | | | |
| | Neighbourhood Plan | Address long-term requirement | | | ✓ | |
| | Cemetery | Mitigate risk Stage 3 CGR | | | ✓ | |
| | Boundary | Mitigate risk Stage 3 CGR | | | ✓ | |
| | | | | | | |
| Version 2.0 Dated 15 Aug 22 | | | | | | |



A snapshot from Colyford

Why is the Colyford Governance Review important to us ?

Our Heritage -

Colyford is an Ancient Borough with our own Mayor, Burgesses, noblemen and noblewomen aplenty. Our first Mayor witnessed the signing of the Magna Carta in 1215.



Our Community

A strong feeling of community, friendly neighbours, a well used community hall. Centred around an infamous village shop, Post Office and butcher. Looking out for one another and caring about our environment



Our USP

A ribbon village yet with -
two tourist tram stops,
two pubs,
a cafe within a historic garage,
three caravan sites,
the entrance to a renowned Wildlife
Reserve,
a top class Grammar School
and just the nicest people



Our opportunities

Improvement of road safety; resolve the issue of student set down & pick up at peak times; development of leisure activities, tourism, accommodation, tram links, Colyford Common & Seaton Wetlands, Cycle paths, Stop Line Way and public footpaths.



Proud to be different, independent,
without baggage and with a strong
sense of community.

NEW COLYFORD PARISH COUNCIL - PROPOSED VESTING STATEMENT FOR PARISH LAND AND ASSOCIATED RENTAL INCOME

Reference:

- A. EDDC Stage 3 CGR Draft Proposal dated 22 August 2022.
- B. CVRA/SG Stage 3 Submission dated 11 October 2022.
- C. Stage 1 CVRA Submission Financial Plan dated 2 May 2022.

INTRODUCTION

1. At Reference A, EDDC issued a Draft Proposal (DP) under Stage 3 of the Community Governance Review (CGR) for Colyford Village. Reference B delivered our Stage 3 submission to EDDC but also recognised that additional work was required to enable robust arguments for proposed transfer of assets from the existing Colyton Parish Council (CPC) to the proposed new Colyford Parish Council. The purpose of this document is to outline the financial contribution Colyford has provided to the current CPC operating budget, detail the current land assets and income from 3 fields within the EDDC proposed boundary for Colyford and propose vesting of specific land assets and rental income for the new Colyford Parish Council.

Aim

2. The aim of this Vesting Statement is to propose the transfer of land assets and rental income from Colyton Parish Council to the new Colyford Parish Council after elections in May 2023.

FINANCIAL BACKGROUND

3. The CVRA Financial Plan, submitted at Reference C in Stage 1 of the CGR, calculated the Colyford contribution to CPC, based on EDDC source property data to be 28% (see Table 1 Reference C). Additionally, a review of the CPC Precept over 5 years from FY 2017/18 (Table 2 Reference C), indicated a total Precept of £336K. The Colyford contribution would have been some 28% - £94K. Furthermore, of that Colyford contribution, a generous proportion of expenditure over 5 years would have equated to £48K¹, therefore leaving nearly £46K of available Colyford funds that has not directly contributed to infrastructure maintenance, amenities and development of Colyford village.

CURRENT POSITION

4. Given the low return of investment by CPC in Colyford infrastructure and amenities, a recent review was undertaken to examine 3 adjacent linear fields 'acquired' by CPC in 2011. These fields are located along the Old Sidmouth Road to the West of Ashdown Farm, known as Stafford Common and are within the proposed EDDC boundary, published by Reference A, for the new Colyford Parish Council. The original 2 field numbers on Stafford Common have been identified as: 1389 (11.4 acres) and 1385 (3.5 acres)². It is

¹ Includes: 28% share of the CPC Parish Clerk and labour maintenance costs, waste management and grass cutting contracts

² National Library OS 25" 1873 to 1888 and 1888 to 1914

understood that this land was acquired by CPC from a landowner sometime in FY2011/12. Its value is listed as £1 in the current CPC Asset Register. The rental income from these 3 fields has been identified as £4,500 in the CPC Operating budget FY2012/22.

VESTING PROPOSAL

5. It is believed that CPC has received rent for these fields since 2011. Colyford has received no share of this income in support of the Community. Given Colyford's financial support to the CPC budget and the lack of financial investment over many years and that this land is within the proposed boundary at Reference A, it would seem fair and reasonable, that Colyford should now share a 28% ownership of the land and an additional 28% of the rental income for the new Colyford Parish Council.

6. Consequently, it is proposed that 28% of the acquired land owned by CPC and 28% of the rental income is vested in the new Colyford Parish Council. Additionally, the later income should be the subject of formal annual audit in the CPC accounts. Colyford Parish Council would be responsible for payment of re-letting fees for the proposed land transferred.

FINAL ORDER

7. If agreed, the transfer of the land assets and income will be stated in the EDDC Final Order for the formation of the new Colyford Village Council.

Colyford
11 October 2022

NEW COLYFORD PARISH COUNCIL - PROPOSED VESTING STATEMENT FOR CHILDREN'S PLAY PARK EQUIPMENT AND LAND

Reference:

- A. EDDC Stage 3 CGR Draft Proposal dated 22 August 2022.
- B. CVRA/SG Stage 3 Submission dated 11 October 2022.
- C. Stage 1 CVRA Submission Financial Plan dated 2 May 2022.

INTRODUCTION

1. At Reference A, EDDC issued a Draft Proposal (DP) under Stage 3 of the Community Governance Review (CGR) for Colyford Village. Reference B delivered our Stage 3 submission to EDDC but also recognised that additional work was required to enable robust arguments for proposed transfer of assets from the existing Colyton Parish Council to the proposed new Colyford Parish Council. The purpose of this document is to provide a vesting statement for specific land and equipment held on the CPC Asset Register.

Aim

2. The aim of this Vesting Statement is to propose the transfer of equipment and land from Colyton Parish Council to the new Colyford Parish Council after elections in May 2023.

BACKGROUND

3. The CPC Asset Register¹ details total assets of £900,726.30 with £15583.61 in a long-term investment account. The purchase price of the Colyford play park including safety surface and fencing as £26,138 in May 2017.

CURRENT POSITION

3. A children's play park with a total installation cost of £26,138 was located off Whitwell Lane, Colyford in FY2016/17. The funding was raised from Colyford S106 (now CIL) funds of £22,312 (86%) with a final charity payment from the Colyford Goose Fayre of £337.82. This play park is sited on land approximately 20m x 12m provided by a local land owner, also a CPC Councillor, with a peppercorn contract that expires in 2027. The CVRA have been advised that this contract will be terminated should the CGR establish a new Colyford Parish Council.

VESTING PROPOSAL

4. Given that over 86% of the cost for the children's play park has been funded from Colyford, it would seem equitable that the playground equipment should be transferred, maintained and insured by the new Colyford Parish Council. Additionally, the current land

¹ March 2021

owner may wish to consider the current contract and consider bequeathing the land to the new Colyford Parish Council for use of the community.

5. Consequently, it is proposed that the children's play park equipment is vested into the new Colyford Parish Council Asset Register, and that the local CPC Councillor and land owner also considers a generous transfer of the current installation site after the current contract expires in 2027.

FINAL ORDER

6. If agreed, the transfer of the land asset and equipment will be stated in the EDDC Final Order for the formation of the new Colyford Village Council.

Colyford
11 October 2022

NEW COLYFORD PARISH COUNCIL - PROPOSED VESTING STATEMENT FOR COLYFORD VILLAGE GATEWAYS

Reference:

- A. EDDC Stage 3 CGR Draft Proposal dated 22 August 2022.
- B. CVRA/SG Stage 3 Submission dated 11 October 2022.
- C. Stage 1 CVRA Submission Financial Plan dated 2 May 2022.

INTRODUCTION

1. At Reference A, EDDC issued a Draft Proposal (DP) under Stage 3 of the Community Governance Review (CGR) for Colyford Village. Reference B delivered our Stage 3 submission to EDDC but also recognised that additional work was required to enable robust arguments for proposed transfer of assets from the existing Colyton Parish Council to the proposed new Colyford Parish Council. The purpose of this document is to provide a vesting statement for Colyford Village gateways.

Aim

2. The aim of this Vesting Statement is to propose the transfer of the three Colyford Village gateways from Colyton Parish Council to the new Colyford Parish Council.

BACKGROUND

3. The CPC Asset Register¹ details total assets of £900,726.30 with £15,583.61 in a long-term investment account. The Colyford Burgesses funded the £7,475 cost of the 3 Colyford Village gateways in 1994, which are identified on the CPC Asset Register.

CURRENT POSITION

4. There are 3 Colyford Village gateways located on the A3052. One to the West of the village on the North of the A3052 adjacent to the entrance of Gully Road. Two others, to the East of the Village, on the North and South side of the the A3052 are located midway between the Western Electric substation and River Axe bridge. The latter 2 gateways are installed on County Highway verges and are bisected by the proposed boundary at Reference A, which follows the A3052.

VESTING PROPOSAL

5. Given that the Colyford Burgesses funded the gateways, it is proposed that the gateways are transferred, maintained and insured by the new Colyford Parish Council.

FINAL ORDER

6. If agreed, then vesting of the gateway assets will be stated in the EDDC Final Order for the formation of the new Colyford Village Council.

¹ CPC Asset Register March 2021

Colyford
11 October 2022

NEW COLYFORD PARISH COUNCIL - PROPOSED VESTING STATEMENT FOR RING-FENCED £10K ROAD SAFETY PROJECT

Reference:

- A. EDDC Stage 3 CGR Draft Proposal dated 22 August 2022.
- B. CVRA/SG Stage 3 Submission dated 11 October 2022.
- C. Stage 1 CVRA Submission Financial Plan dated 2 May 2022.

INTRODUCTION

1. At Reference A, EDDC issued a Draft Proposal (DP) under Stage 3 of the Community Governance Review (CGR) for Colyford Village. Reference B delivered our Stage 3 submission to EDDC but also recognised that additional work was required to enable robust arguments for proposed transfer of assets from the existing Colyton Parish Council (CPC) to the proposed new Colyford Parish Council.
2. The purpose of this document is to outline the financial contribution Colyford has provided to the current CPC operating budget, detail the background to ring-fenced funds in the CPC budget held for a Colyford road safety project, and propose vesting of this funding to the new Colyford Parish Council.

Aim

3. The aim of this Vesting Statement is to propose the transfer of ring-fenced and CPC minuted funds of £10K from the CPC Budget to the new Colyford Parish Council budget.

FINANCIAL BACKGROUND

4. The CVRA Financial Plan submitted in Stage 1 of the CGR calculated the Colyford contribution to the CPC budget, based on EDDC source property data to be 28% (see Table 1). Additionally, a review of the CPC Precept over 5 years from FY 2017/18 (Table 2), indicated a total Precept of £336K. The Colyford contribution would have been some 28% - £94K. Furthermore, of that Colyford contribution, a fair estimate of expenditure over 5 years would have been more than £48K¹, therefore leaving nearly £46K of available Colyford funds that has not directly contributed to infrastructure maintenance, amenities and development of Colyford village including road safety. In an effort to improve road safety measures, £10K funding was ring-fenced in the CPC budget FY21/22 for a future Colyford project. This has been minuted.

CURRENT POSITION

5. The CPC budget has total assets valued at £900,726 with an operating budget of £71,758 in FY 21/22. Currently, the CPC budget has £10K funding ring-fenced and minuted to deliver an improved road safety project to Colyford Village on the A3052. This project was delayed in 2021 with the Highways focus on a comprehensive 20 mph speed restriction that eventually was rejected for CPC. As documented in the CGR Stage 1 CVRA

¹ Includes: 28% share of the CPC Parish Clerk and labour maintenance costs, waste management and grass cutting contracts

Submission, at Reference C² the plan is now to improve road safety on Seaton Road with funding of a major project to provide a gateway to reduce traffic speeds and ensure a safe crossing-point between the Wetlands and Pope Lane. The funding has been held “ring-fenced” to restore road safety for the new Colyford Parish Council.

6. This proposed vesting action is separate to other vesting proposals for cash assets and should not be double-counted.

VESTING PROPOSAL

7. Colyford Village has a well documented requirement with ongoing discussions with local councillors to improve road safety. It is proposed that the ring-fenced and minuted £10K funds in the current CPC budget is vested into the new Colyford Parish Council operating budget.

FINAL ORDER

8. If agreed, the transfer of the ring-fenced £10K funds will be stated in the EDDC Final Order for the formation of the new Colyford Village Council.

Colyford
11 October 2022

² See Legacy issues for road safety and supporting Financial Plan

NEW COLYFORD PARISH COUNCIL - PROPOSED VESTING STATEMENT FOR UNUSED CASH ASSETS

Reference:

- A. EDDC Stage 3 CGR Draft Proposal dated 22 August 2022.
- B. CVRA/SG Stage 3 Submission dated 11 October 2022.
- C. Stage 1 CVRA Submission Financial Plan dated 2 May 2022.

INTRODUCTION

1. At Reference A, EDDC issued a Draft Proposal (DP) under Stage 3 of the Community Governance Review (CGR) for Colyford Village. Reference B delivered our Stage 3 submission to EDDC but also recognised that additional work was required to enable robust arguments for proposed transfer of assets from the existing Colyton Parish Council (CPC) to the proposed new Colyford Parish Council.
2. The purpose of this document is to outline the financial contribution Colyford has provided to the current CPC operating budget, detail the current cash and assets held by CPC and propose vesting of excess cash funding to the new Colyford Parish Council.

Aim

3. The aim of this Vesting Statement is to propose the transfer of cash assets in the CPC Budget to the new Colyford Parish Council budget.

FINANCIAL BACKGROUND

4. The CVRA Financial Plan submitted in Stage 1 of the CGR calculated the Colyford contribution to the CPC budget, based on EDDC source property data to be 28% (see Table 1). Additionally, a review of the CPC Precept over 5 years from FY 2017/18 (Table 2), indicated a total Precept of £336K. The Colyford contribution would have been some 28% - £94K. Furthermore, of that Colyford contribution, a fair estimate of expenditure over 5 years would have been more than £48K¹, therefore leaving nearly £46K of available Colyford funds that has not directly contributed to infrastructure maintenance, amenities and development of Colyford village. Consequently, a new Colyford Parish Council may be initially short of cash to restore development of the village.

CURRENT POSITION

5. The CPC budget has total assets valued at £900,726 with an operating budget of £71,758 in FY 21/22. Currently, the CPC asset register has £10K funding ring-fenced in a Cambridge Building Society (check) for a project to deliver improved road safety to the Colyford Village. Moreover, there are significant sums and assets held by CPC that has been contributed by Colyford residents over time (see above para 4) including 28% of the current precept, and S106 income from Colyford properties (see Vesting Statement 6).

¹ Includes: 28% share of the CPC Parish Clerk and labour maintenance costs, waste management and grass cutting contracts

6. This proposed vesting is separate to other vesting proposals for cash assets and should not be double-counted.

VESTING PROPOSAL

7. It is proposed that unspent cash held in the current CPC operating budget is vested into the new Colyford Parish Council operating budget for FY23/24 as a contribution towards the required contingency funds of £20K in the Colyford Financial Plan submitted at Reference C.

FINAL ORDER

8. If agreed, the transfer of the excess cash assets equivalent to the 28% contribution of Colyford to the CPC will be stated in the EDDC Final Order for the formation of the new Colyford Parish Council.

Colyford
11 October 2022

NEW COLYFORD PARISH COUNCIL - PROPOSED VESTING STATEMENT FOR S106/ CIL INCOME

Reference:

- A. EDDC Stage 3 CGR Draft Proposal dated 22 August 2022.
- B. CVRA/SG Stage 3 Submission dated 11 October 2022.
- C. Stage 1 CVRA Submission Financial Plan dated 2 May 2022.

INTRODUCTION

1. At Reference A, EDDC issued a Draft Proposal (DP) under Stage 3 of the Community Governance Review (CGR) for Colyford Village. Reference B delivered our Stage 3 submission to EDDC but also recognised that additional work was required to enable robust arguments for proposed transfer of assets from the existing Colyton Parish Council (CPC) to the proposed new Colyford Parish Council. The purpose of this document is to outline the financial contribution Colyford has provided to the current CPC operating budget, detail the current land assets and income from 3 fields within the EDDC proposed boundary for Colyford and propose vesting of specific land assets and rental income for the new Colyford Parish Council.

Aim

2. The aim of this Vesting Statement is to propose the transfer of future CIL income from CPC to the new Colyford Parish Council after elections in May 2023.

FINANCIAL BACKGROUND

3. The CVRA Financial Plan, submitted at Reference C in Stage 1 of the CGR, calculated the Colyford contribution to CPC, based on EDDC source property data to be 28% (see Table 1 Reference C). Additionally, a review of the CPC Precept over 5 years from FY 2017/18 (Table 2 Reference C), indicated a total Precept of £336K. The Colyford contribution would have been some 28% - £94K. Furthermore, of that Colyford contribution, a generous proportion of expenditure over 5 years would have equated to £48K¹, therefore leaving nearly £46K of available Colyford funds that has not directly contributed to infrastructure maintenance, amenities and development of Colyford village.

CURRENT POSITION

4. A SG review has been undertaken to examine the S106 income derived for CPC. Over many years, there has been considerable S106 funds generated from developments in Kingsholme, Old Manor Gardens, Dares Orchard, houses in Seaton Road, along the A3052, Alaska Lodge, and other isolated sites in Colyford. Data² from new properties derived a compilation of income for the period 1994 to 2011 (17 years). The data identified that £67K of income was generated by Colyford properties and £28K for Colyton properties. Thus, a total of £95K was additional income for the CPC operating budget over

¹ Includes: 28% share of the CPC Parish Clerk and labour maintenance costs, waste management and grass cutting contracts

² Source: EDDC and former CPC Local Councillor data 1994 to 2011

this period. Not surprisingly, It is understood that a high percentage of this S106 income was invested in Colyton infrastructure alone. It is proposed that a further review of all EDDC S106 income data from 1990 until the introduction of CIL would be able to confirm the exact S106 income and where funding was invested. If so, this is a further example of where 70% of potential investment for Colyford village, has been diverted to Colyton infrastructure.

VESTING PROPOSAL

5. Clearly, there is an opportunity for re-balance of financial investment for Colyford with CIL funding drawn from future property development. It is proposed that:

a. Firstly, the CIL income generated from the 2 recent developments in Coly Road in Colyton, and recent properties such as The Docks on Swan Hill Road, and at Alaska Lodge within Colyford are ring-fenced and transferred to the new Colyford Parish Council.

b. Secondly, 28% of future CIL funding generated from new estates developed in CPC from FY22/23 for 10 years are ring-fenced and transferred to invest in Colyford infrastructure neglect and new amenities. One example would be the proposed housing on the former CeramTec site, where Wain Homes are proposing a "reserved matters application" for property consisting of: 58 open market units, 14 affordable units and 6 class light industrial units. This estate would provide future CIL income to CPC. Clearly, there is an opportunity to consider a rebalancing of previously diverted S106 income investment to restore a 28% future income share of CIL funds to develop Colyford amenities and infrastructure.

6. Consequently, it is proposed that firstly all new CIL funding in FY21/22 onwards from within the Reference A Draft Proposal boundary is ring-fenced and invested in the new Colyford Parish Council. Secondly, 28% of the future CIL income derived from property estates in CPC over the next 10 years from FY 23/24 until 2033/24 is ring-fenced and vested into the new Colyford Parish Council to restore historic infrastructure neglect from 1990. Additionally, the CIL funds should be the subject of formal audit in the CPC and Colyford Parish Council accounts to provide legal assurance of the agreed action.

FINAL ORDER

7. If agreed, the future re-balancing investment and vesting of CIL income proposals above with legal audits will be stated in the EDDC Final Order for the formation of the new Colyford Village Council.

Colyford
11 October 2022

From: Julian Thompson [REDACTED]
Sent: 31 October 2022 10:01
To: Colyford Community Governance Review
Cc: Ian&Sam Priestly; John Vieth
Subject: CGR - CVRA/SG Stage 3 Response Two
Attachments: Letter CVRA S3 Response 2 .pdf; ATT00001.htm; VS1 Land&Income V2.0.pdf; ATT00002.htm; VS7 Equipment V1.0.pdf; ATT00003.htm

For The Attention of: Henry Gordon-Lennox CGR EDDC Monitoring Officer

Reference:

A. Community Governance Review EDDC Draft Proposal dated 22 August 2022.

Good Morning Henry,

1. Please find attached the second Colyford Village Residents' Association (CVRA) formal response to the CGR Stage 3 Draft Proposal issued at Reference A. This response consists of the following attached documents in PDF format:

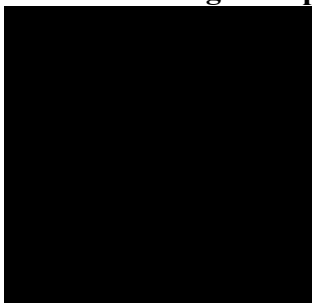
- A covering signed letter from the CVRA and Steering Group.
- A revised Vesting Statement for Land and Income VS1 Version 2.0.
- A new Vesting Statement for Equipment VS7.

2. As we look forward to the final stages of the CGR, it would be helpful to have an understanding "what Happens next" in the CGR process. In particular, when it comes to the appropriate Cabinet and Council meetings, that will consider the final recommendations for the CGR, will the CVRA have the opportunity to address the Cabinet and full EDDC Council? Lastly, would you please acknowledge receipt of this email. Thank you.

Best Regards,

Julian

J H Thompson
CVRA Steering Group



Attachments:

**From: Mr Ian Priestley Chairman Colyford Village Residents Association
Mr Julian Thompson and Mr John Vieth Steering Group**



Mr Henry Gordon-Lennox BSc GDL BPTC
Community Governance Review Monitoring Officer
East Devon District Council
Blackdown House, Border Road
Heathpark Industrial Estate
Honiton EX14 1EJ

31 October 2022

Dear Henry Gordon-Lennox,

**COLYFORD VILLAGE RESIDENTS ASSOCIATION - COLYFORD GOVERNANCE
REVIEW (CGR) STAGE THREE RESPONSE TWO**

Reference:

- A. CVRA/SG Response to Stage 3 Draft Proposal dated 11 October 2022.
- B. Community Governance Review EDDC Draft Proposal dated 22 August 2022.

1. At Reference A we responded to your Reference B Draft Proposal with proposed vesting statements for land, equipment, property and cash held by Colyton Parish Council (CPC) in their Asset Register. We also indicated that we would provide further tranche of Vesting Statements after a review of the appropriate documents belonging to CPC.

2. Our principle for undertaking this review was because we have few public assets apart from our Village Memorial Hall built in 1956 and a children's playground installed with S106 funds generated in Colyford in 2017. Historically, there has been little investment in Colyford from the CPC. Our number one project for our community is to acquire an open space for our community to meet and enjoy social and leisure activities. This is closely followed by the need to address road safety issues. These requirements were highlighted and referenced in our Financial Plan earlier in the year. Therefore, we wish to re-balance lost investment opportunities in our village since very little of our Precept contribution and other S106 income, if any, has been invested in the community infrastructure (see Vesting Statement 1 and 6).

3. We have now examined CPC legal documents, deeds, and income along with the CPC Asset Register. Consequently, the Steering Group has revised our original Vesting Statement S1 to include the land at Cleeve field and Allotment fields plus the rental income. We have also attached a new Vesting Statement 7 for a 28% cash equivalent of

circa £10,000 tools and equipment held by the CPC for the sole maintenance of the Colyton town estate.

4. Our review of the current cash assets¹ showed circa £163K with an annual Precept of circa £60k. Our examination also showed a disparity between actual land values in the Land Registry documents and the CPC fixed Asset Register dated March 2021. For example, there are 11 CPC owned land assets at valued at £1 on the Asset Register, whilst in reality, these assets have either been evaluated or registered at a significantly higher real value. Thus, overall the CPC has large cash reserves and an Asset Register that is under-valued. Clearly, this is none of our CVRA business outside of the CGR. However, EDDC may wish to undertake an independent audit of assets and related documentation to determine the current values of the CPC estate to ensure legality and compliance with Council regulations. An objective audit would also help to determine the fair and reasonable proportion of assets that should be transferred to the new Colyford Parish Council to reinvest in our community.

5. Lastly, we look forward to the final CGR decision stages.

Yours Sincerely,

Ian Priestley
Chairman CVRA

Julian Thompson
Steering Group

John Vieth
Steering Group

Attachment:

1. Revised Proposed Vesting Statement 1.
2. Additional Proposed Vesting Statement 7.

¹ Current CPC cash assets at end September 2022

NEW COLYFORD PARISH COUNCIL - PROPOSED VESTING STATEMENT FOR PARISH LAND AND RENTAL INCOME

References:

- A. EDDC Stage 3 CGR Draft Proposal dated 22 August 2022.
- B. CVRA/SG Stage 3 Submission dated 11 October 2022.
- C. Stage 1 CVRA Submission Financial Plan dated 2 May 2022.

INTRODUCTION

1. At Reference A, EDDC issued a Draft Proposal (DP) under Stage 3 of the Community Governance Review (CGR) for Colyford Village. Reference B delivered our Stage 3 submission to EDDC but also recognised that additional work was required to enable robust arguments for proposed transfer of assets from the existing Colyton Parish Council (CPC) to the proposed new Colyford Parish Council. The purpose of this document is to outline the financial contribution Colyford has provided to the current CPC operating budget, detail CPC current land assets and income and propose vesting of specific land assets and rental income for the new Colyford Parish Council.

Aim

2. The aim of this Vesting Statement is to propose the transfer of land assets and rental income from Colyton Parish Council to the new Colyford Parish Council after elections in May 2023.

FINANCIAL BACKGROUND

3. The CVRA Financial Plan, submitted at Reference C in Stage 1 of the CGR, calculated the Colyford contribution to CPC, based on EDDC source property data to be 28% (see Table 1 Reference C). Additionally, a review of the CPC Precept over 5 years from FY 2017/18 (Table 2 Reference C), indicated a total Precept of £336K. The Colyford contribution would have been some 28% - £94K. Furthermore, of that Colyford contribution, a generous proportion of expenditure over 5 years would have equated to £48K¹, therefore leaving nearly £46K of available Colyford funds that has not directly contributed to infrastructure maintenance, amenities and development of Colyford village. Moreover, Colyford have no assets whilst CPC assets are significantly under-valued.

CURRENT POSITION

4. Stafford Common. Given the low return of investment by CPC in Colyford infrastructure and amenities, a recent review was undertaken to examine 3 adjacent, linear fields “enclosed” by CPC from common land in 1904². These fields have subsequently been rented as agricultural land from 1908. The fields, known locally as “Stafford Common”, are located along the Old Sidmouth Road to the West of Ashdown Farm and are within the EDDC proposed boundary, published at Reference A. The 3 fields have been registered by the Land Registry in the ownership of CPC as follows: The northern most

¹ Includes: 28% share of the CPC Parish Clerk and labour maintenance, waste management and grass cutting contracts

² CPC Meeting June 1904 - Letter to Board of Agriculture requesting “enclosure” of Stafford Common land

field of 3.48 acres³ in 22 May 2000. The southern 2 fields of 6.49 acres⁴ and 4.9 acres⁵ in 29 Nov 2001. All 3 fields are valued at £52,045⁶, however, their combined value in the current CPC Asset Register is £1. The rental income from these 3 fields has been identified as £3,600 in the CPC Operating budget FY2021/22 payable from Gatcombe Farm until FY 2024/25.

5. Cleeves Field. Originally, two Cleave fields of 5.43 acres and 0.83 of an acre were purchased by the CPC for £600 in 1939, and this is the current value identified on the CPC Asset Register. The fields were purchased as an extension to the cemetery and registered⁷ on 21 May 2015 with a value of £50,000. The larger Sleeve field has been rented for agricultural use since purchase and most recently for £877 per annum from May 2019 through to April 2022.

6. Mill Field and Shiphay Land. The Milford land was purchased by CPC for £20 in 1936 and registered⁸ on 18 May 2015 for £5,000. Additionally, the Shiphay land was gifted to the CPC in 1949 and registered⁹ on 21 May 2015 with a value of £15,000. Both lands form the CPC allotments and identified on the Asset Register with a value of £1. The rental income from the allotments has been advised as £1,125 per annum.

VESTING PROPOSAL

7. Colyford has provided financial support to the CPC budget over many years receiving minimal financial investment in return and no income received from a share of this land and rental income in support of the Community. Also, since the Stafford Common is within the proposed boundary at Reference A, it would seem fair and reasonable, that Colyford should now retain a 100% ownership of the land and the rental income for the new Colyford Parish Council until FY2024/25, and re-let the fees thereafter.

8. Additionally, it is proposed that Colyford Parish Council receive 28% vesting rental income from Cleeve field, and the CPC allotments. Additionally, the later income should be the subject of formal annual audit in the CPC accounts. Colyford Parish Council would be responsible for payment of 28% of re-letting fees for the proposed land vested.

FINAL ORDER

9. If agreed, the transfer of the land assets and income will be stated in the EDDC Final Order for the formation of the new Colyford Village Council.

Colyford
22 October 2022

³ Original field number 6710 now Land Registry number DN410515

⁴ Original numbers 5586 now Land Registry DN452576

⁵ Original numbers 4262 now Land Registry DN452576

⁶ Market value at £3,500 per acre by Symonds and Samson Estate Agents

⁷ Original field number 1032/1033 now Land Registry DN656831

⁸ Original field number 809 now Land Registry DN657823

⁹ Original field number unknown now Land Registry DN656832

NEW COLYFORD PARISH COUNCIL - PROPOSED VESTING STATEMENT FOR CASH EQUIVALENT OF EQUIPMENT ASSETS

Reference:

- A. EDDC Stage 3 CGR Draft Proposal dated 22 August 2022.
- B. CVRA/SG Stage 3 Submission dated 11 October 2022.
- C. Stage 1 CVRA Submission Financial Plan dated 2 May 2022.

INTRODUCTION

1. At Reference A, EDDC issued a Draft Proposal (DP) under Stage 3 of the Community Governance Review (CGR) for Colyford Village. Reference B delivered our Stage 3 submission to EDDC but also recognised that additional work was required to enable robust arguments for proposed transfer of assets from the existing Colyton Parish Council to the proposed new Colyford Parish Council. The purpose of this document is to provide a vesting statement for cash equivalent of equipment held on the CPC Asset Register that will support the proposed Financial Plan at Reference C.

Aim

2. The aim of this Vesting Statement is to propose the transfer of 28% cash funds to the new Colyford Parish Council, which represents the equivalent value of equipment held on the Colyton Parish Council Asset Register.

FINANCIAL BACKGROUND

3. The CVRA Financial Plan, submitted at Reference C in Stage 1 of the CGR, calculated the Colyford contribution to CPC, based on EDDC source property data to be 28% (see Table 1 Reference C). Additionally, a review of the CPC Precept over 5 years from FY 2017/18 (Table 2 Reference C), indicated a total Precept of £336K. The Colyford contribution would have been some 28% - £94K. Furthermore, of that Colyford contribution, a generous proportion of expenditure over 5 years would have equated to £48K¹, therefore leaving nearly £46K of available Colyford funds that has not directly contributed to infrastructure maintenance, amenities and development of Colyford village. Moreover, Colyford have no assets whilst CPC assets are significantly under-valued.

CURRENT POSITION

4. The CPC Asset Register² details total assets of £900,726.30 with £15,583.61 in a long-term investment account. Additionally, the income statement for September showed CPC had cash assets of £163K. Specifically, the Asset Register identifies tools and equipment valued at £2,762 and held in Storage at Rosemary Lane. Additionally, a further £5,754 has been invested on mowers, trailer held at the Cemetery, and another £1,312 Fuji Grit Spreader located at the Tannery. These equipments have been purchased over a number of years and used for maintenance on Colyton Town and land. Many more items

¹ Includes: 28% share of the CPC Parish Clerk and labour maintenance, waste management and grass cutting contracts

² March 2021

such as a generator, compressor, folding sack truck and Knapsack sprayer are identified, and are unvalued on the Asset Register.

5. Colyton Parish Council has equipment and tool assets of some circa £10,000 identified on its Asset Register. This equipment has been used for a number of years to solely maintain Colyton town and land. Colyford's contribution to the CPC has been 28% of the operating budget over number of years and it would see fair and equitable that an equivalent cash refund is made to the new Colyford Parish Council to help in acquisition of similar equipment for village maintenance.

VESTING PROPOSAL

6. It is proposed that the 28% of the cash equivalent of the circa £10,000 of equipment identified on the Colyton Asset Register is vested into the new Colyford Parish Council budget. This proposed vesting of funds will be used to support the Financial Plan at Reference C. Any equipment purchased will identified in the new Asset Register and subject to audit.

FINAL ORDER

7. If agreed, the transfer of the cash equivalent of equipment will be stated in the EDDC Final Order for the formation of the new Colyford Village Council.

Colyford
22 October 2022

From: Julian Thompson [REDACTED]
Sent: 03 November 2022 15:45
To: Colyford Community Governance Review
Cc: Ian&Sam Priestly; John Vieth
Subject: CGR - CVRA/SG Stage 3 Response Three
Attachments: Letter CVRA S3 Response 3.pdf; ATT00001.htm; Annex A CPC Current Boundary.pdf; ATT00002.htm; Annex B CGR S2 Draft Proposal.pdf; ATT00003.htm; Annex C CPC Counter Proposal.pdf; ATT00004.htm

For The Attention of: Henry Gordon-Lennox CGR EDDC Monitoring Officer

Reference:

A. Community Governance Review EDDC Draft Proposal dated 22 August 2022.

Good Morning Henry,

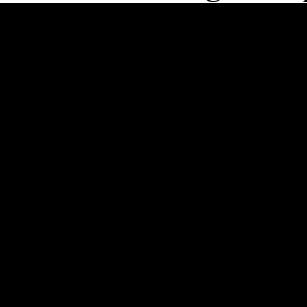
1. Please find attached the third Colyford Village Residents' Association (CVRA) formal response to the CGR Stage 3 Draft Proposal issued at Reference A. The CVRA/SG recently identified that the CPC had submitted a counter-proposal to the boundary at Reference A. This CPC proposal was published in the Colyton Autumn Newsletter 2022, and the CVRA/SG had no prior discussion with the CPC.

3. This response reviews the counter-proposal and arguments including 3 boundary maps and provides the CVRA/SG comment and recommendation. Would you please acknowledge receipt of this email. Thank you.

Best Regards,

Julian

J H Thompson
CVRA Steering Group



Attachment:

**From: Mr Ian Priestley Chairman Colyford Village Residents Association
Mr Julian Thompson and Mr John Vieth Steering Group**



Mr Henry Gordon-Lennox BSc GDL BPTC
Community Governance Review Monitoring Officer
East Devon District Council
Blackdown House, Border Road
Heathpark Industrial Estate
Honiton EX14 1EJ

3 November 2022

Dear Henry Gordon-Lennox,

**COMMUNITY GOVERNANCE REVIEW (CGR) STAGE THREE CONSULTATION -
COLYFORD VILLAGE RESIDENTS ASSOCIATION (CVRA) - RESPONSE THREE**

References:

- A. Community Governance Review EDDC Draft Proposal dated 22 August 2022.
- B. CVRA Petition dated July 2021.

BACKGROUND

1. The EDDC Draft Proposal (DP), at Reference A, proposed a Colyford Parish Council with a boundary approximating the historic Royal Manor of Colyford founded circa 1698. We agreed with the DP proposals and accepted a reduction to the eastern boundary from the original petition, at Reference B, and also a minor variation on the northern and eastern edges due to resident preferences. However, we have subsequently learned¹ that Colyton Parish Council (CPC) have submitted a counter-proposal boundary to the Stage 3 consultation that further divides the land substantially in their favour.
2. The purpose of this document is to provide the CGR consultation with the CVRA/SG arguments and boundary maps against the CPC counter-proposal to Reference A.

BOUNDARY PROPOSALS

3. Colyton Parish Council is a relatively large parish of 2,573 hectares with a proportion of the CPC, in the North and West, within the East Devon Area of Outstanding Natural Beauty (AONB). **Annex A** is a map of the entire CPC boundary in **red** with the original Colyford petition boundary in **yellow** that approximates to the original historic Royal Manor of Colyford². **Annex B** is the CGR Stage 3 proposed boundary for Colyford Parish Council shown in **Red** and agreed by the CVRA including minor changes to the North and East boundary. The recent CPC counter-proposal, allegedly on electoral role information, is shown at **Annex C**, and

¹ The CPC Newsletter Autumn 2022 provided an article on the Colyford boundary counter-proposal

² Original Manuscript: Colyford - Ancient Borough and Royal Manor, Roy F Chapple, 2002

separates approximately 40% of the land from the CGR Draft Proposal. The CPC division is shown in **green**.

CVRA COMMENT

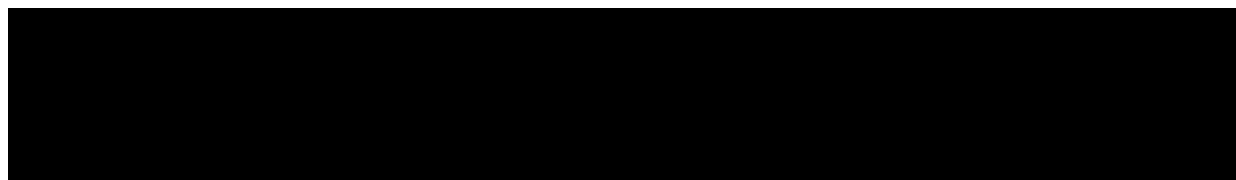
4. The CVRA/SG comment is that:

- a. The counter-proposal divides a further 40% of the proposed Colyford land, destroys the “historic” identity of the Royal Manor of Colyford with its natural mixed farming, a traditional Borough Village and the adjacent Wetlands. In principle, the CVRA/SG and Burgesses wish to retain the agreed CGR proposed boundary since it represents the identity of our historic community.
- b. Colyford residents on the electoral role would be located in the CPC portion of the divided land and they may wish to remain within the proposed Reference A Draft Proposal boundary. Therefore, the counter-proposal would be divisive.
- c. The EDDC Order, expected in April 2023, will action the district registration officer to register local government electors as necessary for purposes of the new Colyford Parish Council. Therefore, using the current electoral role data to determine a boundary is flawed as an argument for proposing a new boundary.
- d. A more likely, hidden CPC concern, is that CPC own 3 fields on Stafford Common that currently generate rent income of £3,600 per annum. These fields were “absorbed” into the CPC from “common land”³ and enclosed at no cost to the CPC in 1904. Thus, CPC may well fear losing ownership of these fields and associated rental income. Hence, the counter-proposal to secure their land assets.

CVRA RECOMMENDATION

5. It is recommended that CGR consultation note the CVRA/SG comments and reject the CPC counter-proposal to divide further land in their favour from the CGR proposed Colyford Parish Council boundary.

Yours Sincerely



Ian Priestley
Chairman CVRA

Julian Thompson
Steering Group

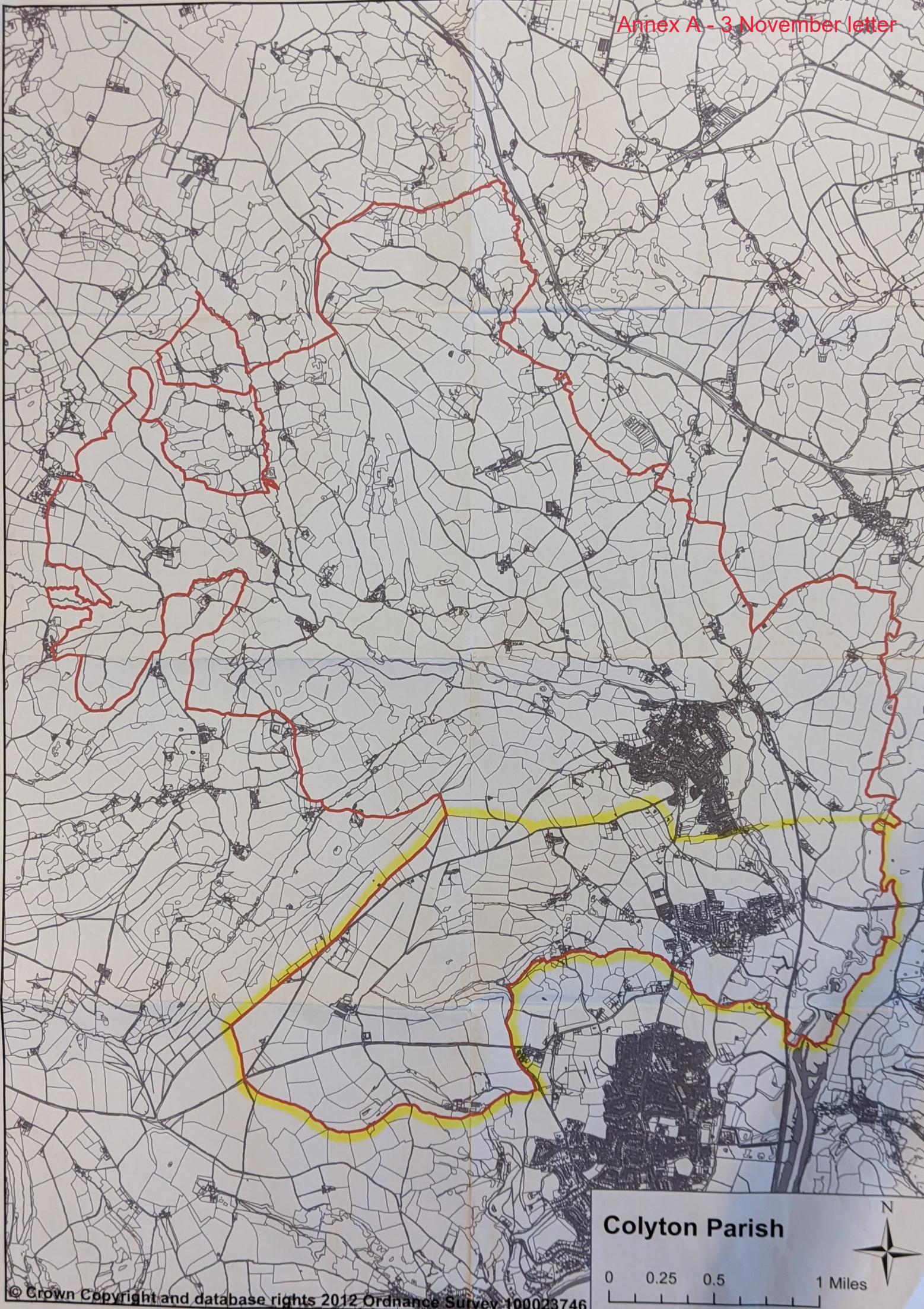
John Vieth
Steering Group



³ GOV.UK definition: Common land is owned by one or more persons where other people, known as ‘commoners’ are entitled to use the land or take resources from it

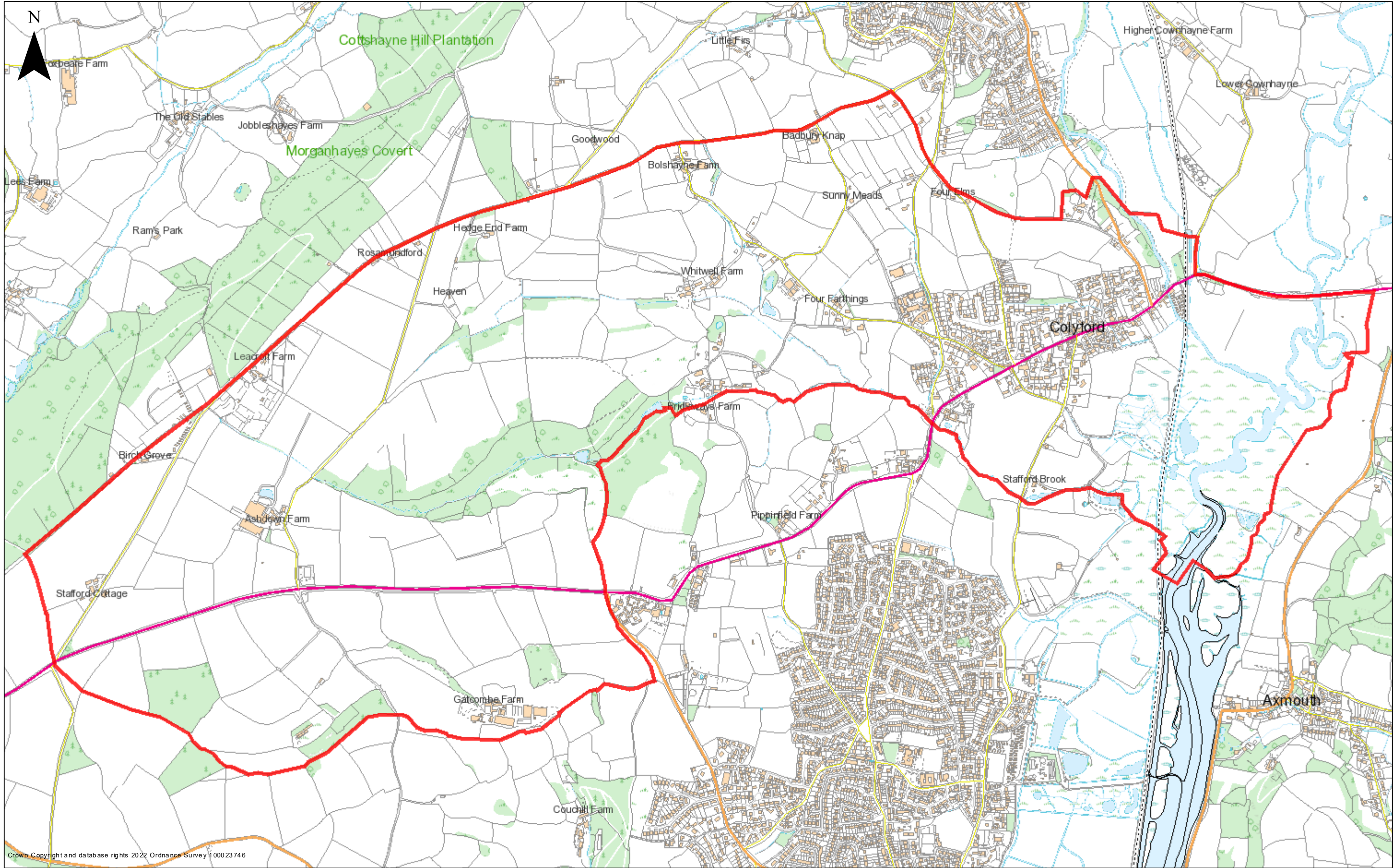
Annexes:

- A. Colyton Parish Council Boundary in Red and Colyford original Petition in Yellow.
- B. CGR Draft Proposal boundary for a new Colyford Parish Council in Red.
- C. CPC Counter-Proposal for boundary with separation line in Green.

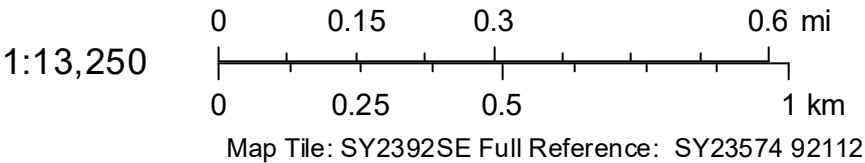


Colyton Parish

0 0.25 0.5 1 Miles



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Colyford Parish Council proposed boundary



1:13,250
0 0.15 0.3 0.6 mi
0 0.25 0.5 1 km
Map File: SY2392SE Full Reference: SY23574 92112