



Area South Committee

Wednesday 2nd September 2020

2.00 pm

A virtual meeting via Zoom meeting software

The following members are requested to attend this meeting:

John Clark
Nicola Clark
Karl Gill
David Gubbins
Peter Gubbins
Kaysar Hussain
Andy Kendall

Mike Lock
Pauline Lock
Tony Lock
Graham Oakes
Wes Read
David Recardo
Gina Seaton

Peter Seib
Alan Smith
Jeny Snell
Andy Soughton
Rob Stickland

There are no planning applications to consider this month

Any members of the public wishing to address the virtual meeting during Public Question Time need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 1st September 2020.

This meeting will be viewable online by selecting the committee meeting at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

For further information on the items to be discussed, please contact:
democracy@southsomerset.gov.uk

This Agenda was issued on Friday 21st August 2020.

Alex Parmley, Chief Executive Officer

**This information is also available on our website
www.southsomerset.gov.uk and via the mod.gov app**

Information for the Public

In light of the coronavirus pandemic (COVID-19), Area South Committee will meet virtually via video-conferencing to consider and determine reports. For more details on the regulations regarding remote / virtual meetings please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020.

Area South Committee

Meetings of the Area South Committee are usually held monthly, at 2.00pm, on the first Wednesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom and the starting time may vary.

Agendas and minutes of meetings are published on the council's website at:
<http://modgov.southsomerset.gov.uk/ieDocHome.aspx?bcr=1>

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for 'mod.gov' in the app store for your device, install, and select 'South Somerset' from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

Public participation at meetings (held via Zoom)

Public question time

We recognise that these are challenging times but we still value the public's contribution to our virtual meetings.

If you would like to address the virtual meeting during Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on Tuesday 1st September 2020. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

The period allowed for participation in Public Question Time shall not exceed 15 minutes except with the consent of the Chairman and members of the Committee. Each individual speaker shall be restricted to a total of three minutes.

This meeting will be streamed online via YouTube at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

Virtual meeting etiquette:

- Consider joining the meeting early to ensure your technology is working correctly.
- Please note that we will mute all public attendees to minimise background noise. If you have registered to speak during the virtual meeting, the Chairman or Administrator will un-mute your microphone at the appropriate time. We also respectfully request that you turn off video cameras until asked to speak.
- Each individual speaker shall be restricted to a total of three minutes.
- When speaking, keep your points clear and concise.
- Please speak clearly – the Councillors are interested in your comments.

Planning applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am Tuesday 1st September 2020. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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Area South Committee

Wednesday 2 September 2020

Agenda

Preliminary Items

1. Minutes of previous meeting

To approve as a correct record the minutes of the Area South Committee meeting held on 1st July 2020.

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the District Council's Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Peter Gubbins, Tony Lock, David Recardo and Andy Soughton.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Public question time

5. Chairman's announcements

6. Reports from representatives on outside organisations

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

Items for discussion

- 7. Presentation on Yeovil District Hospital (Page 7)**
- 8. Area South - Area Chapter 20/20 Update & Finance Report (Executive Decision) (Pages 8 - 16)**
- 9. Dorcas Charitable Trust - Annual Report & Statements for the Year to 31st March 2020. (Pages 17 - 21)**
- 10. Area South Committee Forward Plan (Pages 22 - 23)**
- 11. Planning Appeals (For Information) (Page 24)**

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 7

Presentation on Yeovil District Hospital

Lead Officer: Johnathan Higman, Chief Executive, Yeovil District Hospital
Contact Details: 01935 384592

Johnathan Higman, Chief Executive of Yeovil District Hospital, will be attending Area South Committee to deliver a presentation to members on the work of Yeovil District Hospital and their future plans.

Agenda Item 8

Area South – Area Chapter 20/20 Update & Finance report (Executive Decision)

Director: Martin Woods, Director of Place
Manager: Tim Cook, Locality Manager
Lead Officer: Tim Cook, Locality Manager
Contact Details: tim.cook@southsomerset.gov.uk

Purpose of the Report

To provide Members with an overview of this year's delivery of the Area Chapter and finance budgets for Area South

Public Interest

The priorities for Area South have been used to influence the development of the Council Plan for 2019/20. Some priorities identified clearly have an area focus and are better placed in an Area Chapter. The Area Chapter presents key projects and areas of work planned for the coming year by teams from across the whole organisation.

This report provides members with an update on the 20/21 Chapter.

Recommendation

- That members note and comment on the report
- Agree allocation of spend on the following projects:
 - £2,000 from the Area Discretionary/Project revenue budget to support the development of a food and drink directory
 - £10,000 from the Area Discretionary/Project revenue budget to support Love Yeovil. In principle allocation as detailed report to follow
 - £10,000 from the Area South Capital Programme to support Yeovil Recreation Pavilion improvements

Background

Area Chapters focus on the priorities of the Area Committee. These priorities were identified by Members and SSDC Area + teams through member workshops, other service plans and data led information. The 2020/2021 Chapter forms part of the Council Plan.

Area + teams consist of officers across the council who are best placed to provide the resources necessary (people and financial) in order to delivery each priority set out in the chapter. Each action or project identified in the plan is allocated a lead officer who collaborates with other officers across the council and/or the local community to deliver the project. The overall approach to delivery is based on the principle that we will enable others to deliver where we can, partner where it makes sense and only deliver if absolutely necessary.

Budget information

Area South has the following funding for allocation (not including carry forwards as these will already have been previously allocated to projects)

	Budget
20/21 Community Grant budget – Yearly starting allocation for applications within the Community Grant programme	£13,100
20/21 Discretionary & Project budget – Yearly starting allocation for local support / community start up projects and chapter projects	£19,950
20/21 Area South Initiative budget – Yearly starting allocation for Town Centre projects	£15,960
Capital Programme – rolling programme for allocation within the Community Grant programme or other agreed capital project funding	£108,009

Delivery of the Area Chapter

Members will appreciate this first quarter has been overtaken by the recent pandemic and the requirement for SSDC to quickly respond to critical areas of need. Some staff were diverted to help other services within the Council, this along with an enforced lockdown, the slow re-opening of services and trades has meant that some project work will have been possibly delayed or the original project changed.

Appendix A sets out this year's progress and overview of the area Chapter focus priorities for 20/21. You will note that clear outcomes, milestones, key activities and resources have been added to the delivery plan to enable recording and monitoring of projects.

Funding requests

Project Lead Officers are requesting the following Area resources to help assist delivery of elements or completion of projects in this year's chapter:

Chapter priority	Project	Funding	Suggested budget
Continue to support key businesses including work with the Chamber of Commerce and other partners	Develop a Food and Drink Directory. Please see Appendix B	£2,000	Discretionary / Project budget
Support others to deliver Town Centre Events	Support to Love Yeovil – detailed report to follow	£10,000	Discretionary / project budget
Finalise funding package for pavilion improvements at	Request financial support towards the	£10,000	Capital programme

Yeovil Recreation Centre, construct a new community space and café to open in Summer 2021	overall £240,000 build costs. Grant income totalling £50,000 already secured (plus £100,000 SSDC capital). Final Yarlington Housing and Viridor Credits applications to make in autumn 2020 to complete funding package.		
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Community Grant Awards

There has been no grant awards so far this financial year. There are currently 5 applications submitted and we are waiting for further information in order for these to be assessed. These applications currently amount to £8,485 of potential funding requests leaving a possible £4,615 available this financial year.

Financial Implications

A balance of £7,950 will remain in the discretionary/project budget if £2,000 is approved for the Food and Drink directory and £10,000 to support Love Yeovil.

A balance of £98,009 will remain in the Capital Programme budget if £10,000 is approved for the Yeovil Recreation Pavilion project.

Corporate Priority Implications

The priorities have been developed taking into account the SSDC Corporate plan and Area Chapter priorities.

Carbon Emissions & Climate Change Implications

This is considered on an individual project and programme basis as appropriate. The overall priority is to seek to create more balanced communities where people can live, work and get access to the services and facilities they need on a daily basis. Area working (Area+) helps to improve access to facilities, activities and services, reducing the need to travel.

All Community Grants applications are now assessed and scored against the environmental impact of projects.

Equality and Diversity Implications

This is considered on an individual project and programme basis as appropriate. All Area Plans will have an Equality Impact Assessment.

Appendix A						
	Area South Chapter 2020-2021	Area + Team				
	Project description	Lead Officer	Lead Service	Outcomes	Key activities/ Milestones	Qtr 1 Overview
Economy	Continue to support key businesses including work with the Chamber of Commerce and other partners	Joe Walsh	Economy	Stronger connections with local businesses within the area. Ability to disseminate information to key networks quicker – vital during the Covid 19 period. Intelligence around business requirements / needs.	Attendance at events. SSDC being embedded into the business community. To continue to build the reputation that South Somerset is a great place to do business.	Attendance at regular Yeovil Chamber Events. Positions on: Yeovil Chamber Executive Committee, Manufacturing Hub Steering Group and Yeovil College Chief Executive Round Table Think Tank – initiated by Yeovil College.
	Support others to deliver Town Centre Events	Joe Walsh	Economy	A thriving Town Centre with a strong schedule of events.	Events held throughout the year.	Impacted significantly by Covid 19. Events programme currently being developed by Love Yeovil to adhere to Government Guidance. Re-opening of the high street work conducted in line with Government Guidance - surrounding Covid 19. Signs distributed to all TCs who requested them.
	Re-locate Yeovil Tourist Information Centre creating a new visitor hub for Yeovil and South Somerset	Katy Munday	Leisure & Recreation	A newly located TIC provides a Hub for both local residents and visitor information; encouraging visitors to the town to stay in south Somerset and spend in our businesses. Heritage and countryside displays inform visitors about the varied local sites and history.	Leisure and Recreation business plan reviewed and project re-scheduled after Covid delays. Funding package to extend the Ninesprings building complete. Extension underway. TIC move planned and opening event confirmed.	Plan to delay this project until 2021/22 due to delays linked to Covid. Petters Way TIC remains closed due to outbreak.
	Promote the heritage collection and research resources at CHAC (Community Heritage Access Centre) through an improved online and digital presence.	Katy Munday	Leisure & Recreation	The collection is valued and used by South Somerset residents and visitors. Local stories are told and the collection informs current decisions and events.	New webpages contracted. Website launched with digital archive by December 2020	Website build contracted.

Environment	Support the Friends Group and other community partners to deliver schemes to enhance the biodiversity at Yeovil Country Park	Rachael Whaites	Leisure & Recreation	The community is better engaged with their countryside sites and support the work of the ranger team. Visitors understand management for nature and implement measures in their own gardens and spaces.	The Friends of Yeovil Country Park are supported in achieving regular meetings. Dodham brook enhancements start in autumn 2020. Volunteering reaches 500 days donated per annum.	Friends group has secured £7,000 grant to enhance tree planting at the bottom of Wyndham Hill. Volunteering on site postponed due to Covid 19 so many practical projects delayed.
	To deliver the extension to the Ninesprings building to maximise community potential from schools, groups, café visitors and include new heritage and visitor displays	Katy Munday	Leisure & Recreation	Visitors have opportunity to learn about the local heritage and natural history. Space is available for groups to spend time on the site and engage with the ranger team. Café income is maximised to create a sustainable model for the future of the country	Leisure and Recreation business plan reviewed and project re-scheduled after Covid delays. Funding package to extend the Ninesprings building complete. Extension underway. TIC move planned and opening event	Plan to postpone this project until 2021/22 due to delays linked to Covid.
	Deliver sessions that celebrate the heritage and natural history of Yeovil and Ham Hill whilst also increasing and diversifying volunteering opportunities	Katy Munday	Leisure & Recreation	More and a wider range of people have opportunities to engage with heritage and natural history. More people have opportunity to volunteer in areas that appeal to them and it supports and improve their physical and mental health.	Events programme planned and funded by some grant income. Volunteers are recruited to roles and attached regularly. 500 volunteer days donated per annum.	All events and volunteering for Q1 cancelled due to Covid19. Regular volunteer meetings and updates arranged for existing volunteers.
	To develop Milford Valley into an ecological site	Steve Fox	Environment Services	To undertake a variety of landscape improvements and community initiatives within Lower Milford Valley the purpose of which is to increase the ecological value of the current landscape and to provide an asset for the local community to use and enjoy	Funding secured and events and initiatives undertaken throughout the coming years	Initial application has been made for some tree planting funding through the urban tree council fund although generally the project has been on hold due to Covid and seasonality of landscape improvements
	Support community led initiatives that contribute towards combatting climate change.	Tim Cook	Locality	Engagement with Environment Strategy Delivery of projects which help to protect the environment	Promote Community grant process through the Environment Champions, social media channels etc Adapt Community grant form/process to incorporate and score against climate change initiatives	Form/process updated. Promotion through press release and new SSDC Environment news letter. Survey sent and completed by Environment Champions on how we can best help parishes.

Housing	Promote and support new Community Land Trusts and community led housing initiatives	Anna Marie - Lenz	Strategy & Commissioning	Support Parish to achieve local led housing		Nothing new to report on this item
	Support rural parishes in Area South with Housing Needs Surveys when requested	Anna-Maria Lenz / Marie Collins	Strategy & Commissioning/ Case Services	Support Parish consultation to assist local led housing options	Liaise with Parishes Compile and collate results where applicable	Nothing new to report on this item
Reliant Communities	Work towards replacement of current wheeled play facilities in Yeovil	Rob Parr	Locality	Provide good quality facilities for wheeled play	Compile tender process	Working with procurement specialist to establish a select list of companies to invite to tender.
	Support the delivery of community facilities at Wyndham Park (subject to detailed land negotiation)	Rob Parr	Locality	Delivery of community facility	Start construction phase Complete project	Land transferred 19th March 2020. First phase of construction starting Sept 2020
	Deliver a diverse public events programme at Yeovil County Park	Rachael Whaites	Leisure & Recreation	More and a wider range of people have opportunities to engage with heritage and natural history through creative and engaging	Events programme planned and funded. Events marketed through web site and Facebook.	Events programme for spring and summer cancelled due to Covid19. Ranger creating bespoke country park colouring sheets for the site and promoting the self guided trails for the site.
	Support Yeovil Town Council's organisation and delivery of VE day celebrations at Yeovil Recreation Centre	Ashley Smalley	Leisure & Recreation	Residents attend a community event and learn about the history of the town and national events.	Event delivered.	Event cancelled due to Covid19
	Finalise funding package for pavilion improvements at Yeovil Recreation Centre, construct a new community space and café to open in Summer 2021	Katy Munday	Leisure & Recreation	New community room opened to support group sessions and new activities for target audiences. Local groups have a space to meet and training and development for existing clubs and sports groups can be supported on site. A new indoor café enables people to stay longer on site, even in bad weather. Indoor sessions for target groups can be hosted and funded by participation programmes. More, and a wider range of people are introduced to a range of sports and activities through contact at the site.	Plans complete and planning secured. Activity and facilities plan complete. Funding package in place. Build underway. Opening events planned.	Project delayed due to Covid 19 and lack of officer time in early 2020. Quotations for elements sought and Viridor agreed to a delay in submission until October.
	Support a range of improvements to community facilities - Programme of live schemes set out in appendix A	Tim Cook	Locality	See Appendix A	See Appendix A	See Appendix A

Healthy, Self-	Target support with partners to tackle health inequality	Dave Crisfield	Strategy & Commissioning	To be determined	To be determined	Health Inequality Work is led by the Healthy Self Reliant Communities Community of Practice and engagement in the county-wide Public Health Improving Lives in Neighbourhoods group. Due to Covid19, the work of both the COP and Improving Lives in Neighbourhoods groups was suspended. Also the COP lost its lead officer with the departure of the Lead Specialist -Vulnerable People.
	Deliver the National Play Day	Steve Barnes	Locality	Encouragement of free and activity play with families within local communities	Deliver play day	Event Cancelled due to Covid 19. This year we are delivering 2000 free Activity boxes and Activity booklet to encourage fun and safe activities at home.
	Organise, with partners, public engagement events at Yeovil Recreation Centre including celebrations of Euro 2020 and the Olympics 2020	Katy Menday	Leisure & Recreation	Residents attend a community event and participate in a range of sports. They are confident to continue engagement with grass roots sports.	Events planned	Event cancelled due to Covid19 will re-arrange for 2021 when Olympics scheduled.
	Develop innovative engagement programmes making use of the facilities at Yeovil Recreation and encouraging participation in hard to reach groups	Katy Menday	Leisure & Recreation	Residents are engaged with the site and feel ownership of the greenspace. They are confident to try new activities and opportunities. Barriers to participation in target groups are reduced and health inequalities tackled.	Activity plan written. Grants sought to support sessions and leaders. Marketing launches new opportunities.	Plan written but activities all postponed due to Covid.
Appendix A - Delivery Plan						
S106 funded project support	Advice and support to group, facilitate project management and transfer of S106 funding at West Coker Pavilion	Rob Parr	Locality	Successful transfer of S106 funding Delivery of new Pavilion	Provide advice and support to group in relation to all aspects of project delivery Support with applications for funding and transfer of S106 funding	Continuing to provide advice and support as requested. Project awaiting S106 funding from Bunford Heights development
	Advice and support to group, facilitate project management and transfer of S106 funding for East Coker Pavilion extension project	Rob Parr	Locality	Successful transfer of S106 funding Delivery of new Pavilion extension project	Provide advice and support to group in relation to all aspects of project delivery Support with applications for funding and transfer of S106 funding	No update available

Project support	Joanna France Pavilion at Athletics Arena (Lease and refurbishment works)	Katy Menday	Locality	Joanna France building is refurbished providing a better space for the Club and access to facilities for SSDC customers.	Lease agreed with Club. Work contracted. Building works complete.	Lease progressing through Legal with Club.
	Advice and support to group, facilitate project management for Higher Ream play area improvements	Rob Parr	Locality	Delivery of play area	Provide advice and support to group in relation to all aspects of project delivery	Ongoing awaiting direction from Parish Council
	Adoption of land at Lufton Key Sites Play Area & Muga - Legal / Environmental Services to agree adoption with developer	Rob Parr	Locality	Adoption of land		In contact with Persimmon Homes regarding conveyance of land. Currently major snagging issues holding up conveyance.
	Advice and support for new village hall at Barwick and Stoford	Rob Parr	Locality	Delivery of new community facility	Provide advice and support to group in relation to all aspects of project delivery	No update available

Appendix B

Food and Drink directory

In April this year the Council facilitated the creation of a Food and Drink directory to promote businesses / organisations that were operating during the Covid 19 lockdown period. The directory was successful with over 100 businesses being included and fulfilled 3 key short term aspirations:

1. To serve our local communities by providing local alternatives to acquiring essential items
2. To support local businesses during a difficult period
3. To alleviate pressures from supermarkets and to minimise the risk of not being able to social distance when shopping

We are aware of the strengths that the food and drink sector provides to the South Somerset economy, not just in the case of employment but in contributing to our visitor economy through providing local attractions with local food and drink and by creating a unique selling point for the area.

Upon producing the Food and Drink directory the Economic Development Team agreed to lead a further piece of work to seek additional benefits including:

- A strengthened food and drink sector within South Somerset
- The creation of new supply chain opportunities for local producers
- A reduction in food miles, leading to environmental benefits
- A reduction in the use of supermarket visits, leading to a reduction in travel and environmental benefits
- Some research states that local food is of a better quality and holds higher nutritional values which will lead to health benefits for local residents

We are requesting £2,000 of funding from each Area to continue this piece of work to a greater extent. It should be noted that we hope each Area will contribute to establish better value for money and a combined offer for South Somerset however for this reason we do require approval from each Area. Activity is likely to include:

- Re-visiting the directory and using a proportion of the funding to enhance it, promote it further and develop a more robust communication strategy
- To target certain sectors to seek additional businesses to include within the directory – these will be based on recommendations from the tourism team so it aligns with enhancing our visitor economy
- To establish a web presence and to make the directory more interactive (for example an online map)

Supporting the food and drink sector features in the Council's Economic Development Strategy as an 'Elected Member Priority' as well as being a key element of the Economy Covid 19 Recovery Strategy. In terms of an Area Priority, this will contribute to the Economy Priority of "*to continue to support key businesses including work with the Chamber of Commerce and other partners*".

Joe Walsh, Specialist Economic Development will attend committee to answer any questions you may have.

Agenda Item 9

Dorcas Charitable Trust – Annual Report & Statements for the Year to 31st March 2020

Director: Netta Meadows, Service Delivery
Lead Officer: Tim Cook, Locality Manager
Contact Details: tim.cook@southsomerset.gov.uk

Purpose of the Report

To update members of the Area South Committee who collectively act as trustees for the Dorcas House Trust and to approve the 2019/20 Statement of Accounts.

Public Interest

Dorcas House Trust (otherwise known as Portreeves or Corporation Almshouses) is a registered Charity, No. 235337 and is regulated under Charity Commission Schemes dated 3rd September 1973 and 1st February 1978. The Area South Committee acts as Trustees of the trust.

Recommendation

- (1) To approve the Annual Accounts for the Dorcas House Trust
- (2) To note the update in the annual report

Background

Dorcas House Trust (otherwise known as Portreeves or Corporation Almshouses) is a registered Charity, No. 235337 and is regulated under Charity Commission Schemes dated 3rd September 1973 and 1st February 1978.

As a local authority SSDC is required to demonstrate compliance with the underlying principles of good governance and that a framework exists to demonstrate this. One of the principles is accountability and by preparing and publishing the annual Statement of Accounts the Council achieves this objective.

The Accounts and Audit (England) Regulations 2011 came into force on 31 March 2011. The Dorcas House Statement of Accounts needs to be evidenced by the Chair of Area Committee South signing and dating the balance sheet and the annual report.

Dorcas House was located in Preston Grove, Yeovil. The land on which it sat was conveyed to the Borough of Yeovil by means of a Deed of Gift on 30th May 1910 as a site for an Almshouse. The trusteeship is vested in South Somerset District Council and delegated to the Area South Committee.

The Council was under obligation to erect an Almshouse. Once built, Dorcas House was only to be used for poor women inhabitants of the Parish of Yeovil. In more recent years SSDC applied to the Charities Commission to have the covenants changed to allow women and their children to reside in the property.

Concerns regarding the ongoing cost of maintaining and managing the building in future years, together with the unsuitability and inflexibility of the accommodation prompted the trustees to consider alternative options to meet the objectives of the trust.

Following advice from the Charities Commission that the Trustees were permitted to sell and re-provide without the need for formal permission, the property was sold in October 2013 producing a net capital receipt of £371,572 and in addition investments were realised for a sum of £52,032. Together with the cash balance there is now a capital fund of £451,520 for replacement properties.

Current Situation

It is our intention to seek replacement properties for the charitable foundation as opportunities arise within the settlement of Yeovil –as part of the obligated affordable housing on a qualifying site or as an adjunct to traditional housing association homes on an infill site. Unfortunately none of the proposed schemes explored to date has come to fruition. Once alternative provision has been completed, the original terms of the Dorcas House trust will continue to apply to the new accommodation.

Financial Implications

Dorcas House draft statement of accounts details the financial position of the charity as at 31st March 2020 and is submitted at Appendix A for approval by Area South Committee at this July 2020 meeting. Grant Thornton, the District Auditors, will not review separately the annual Statement of Accounts and supporting working papers as the turnover is below £25k.

Corporate Priority Implications

This work supports the following corporate aims:

- Improve the Housing, Health and wellbeing of our citizens

Carbon Emissions & Climate Change Implications

Energy leakage from the existing building will be decreased when the new owner redevelops the property. Re-investment of the proceeds of sale will be used for property that will be built to modern standards, which will be more energy efficient.

Equality and Diversity Implication

The nature of the Charitable Trust dictates the client group whose needs are met by this provision. We are in discussion with the Charities Commission about amendment of allowed usage that would broaden the nature of the client group.

Dorcas House Trust

*(otherwise known as Portreeves or Corporation
Almshouses)*

**ANNUAL REPORT
and
STATEMENT OF ACCOUNTS
2019/20**

Registered Charity Number: 235337

DORCAS HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES

For the Year Ended 31st March 2020

	2019/20 Income Fund		2018/19 Income Fund	
	£	£	£	£
<u>Incoming Resources</u>				
Rental Income		0.00		0.00
<u>Investment Income</u>				
Interest on Investment		3,177.01		2,967.27
		3,177.01		2,967.27
<u>Resources Expended</u>				
Professional fees				
Debtor Provisions adjustments	175.34		(461.19)	
		175.34		(461.19)
Net Resources		3,001.67		3,428.46
<u>Other Recognised Gains</u>				
Gain on revaluation of investments		0.00		0.00
		3,001.67		3,428.46
<u>Reconciliation of Funds</u>				
Fund balances brought forward		448,518.72		445,090.26
		451,520.39		448,518.72

DORCAS HOUSE TRUST

BALANCE SHEET

As at 31st March 2020

	2019/20		2018/19	
	£	£	£	£
Current Assets				
Investments	0.00		0.00	
Debtors	0.00		0.00	
Cash	451,520.39		448,518.72	
	451,520.39		445,090.26	
Net Current Assets		451,520.39		445,090.26
Represented by:				
Endowment Fund		0.00		0.00
Capital/Unrestricted Funds		451,520.39		445,090.26
Total Funds		451,520.39		445,090.26

These accounts were approved by the Trustees on _____ and signed on their behalf by:

Peter Gubbins
(Chairman of Joint Area Committee South)

Agenda Item 10

Area South Committee Forward Plan

Director: Kirsty Larkins, Strategy and Support Services
Agenda Co-ordinator: Jo Boucher, Case Officer – Strategy and Commissioning
Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011

Purpose of the Report

This report informs Members of the agreed Area South Forward Plan.

Recommendations

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers

Area South Committee Forward Plan

The forward plan sets out items and issues to be discussed by the Area Committee over the coming months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting Agenda Coordinator.

Background Papers

None

Appendix A

Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Case Officer – Strategy and Commissioning; Jo Boucher.

Meeting Date	Agenda Item	Lead Officer
June and monthly thereafter	Support for Communities and Town and Parish Councils during coronavirus - members are asked to feed in any particular areas of concerns to help shape the report.	Tim Cook, Locality Team Manager
<i>TBC</i>	<i>Update on recent road improvements in the town and the public feedback</i>	SCC
<i>TBC</i>	<i>Community Funding Requests</i>	<i>Ongoing</i>

Agenda Item 11

Planning Appeals (For information)

Director: Netta Meadows, Service Delivery
Lead Officer: Netta Meadows, Service Delivery
Contact Details: netta.meadows@southsomerset.gov.uk or (01935) 462200

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Recommendation

That the report be noted.

Background

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the committee.

Appeals Allowed

Ward: Yeovil Lyde
Proposal: The change of use of existing dwelling into a HMO, the erection of a new dwelling and conversion of existing garage into a new dwelling.
Appellant: RPS Asset Management Ltd
Site: 41 Percy Road Yeovil BA21 5AJ

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application files