

**St Luke's Residents General Meeting and Barbecue
Wednesday 3rd August 2016 - 7.00 pm onwards
Trevadlock, St Luke's Road North**

1. Welcome and apologies - Julie Brandon (Chair)

Julie welcomed everyone to the meeting and social event. She explained that the meeting would be a little shorter, to enable residents to socialise and enjoy the barbecue from 8pm onwards.

Apologies - Hazel, Peter and June, Aston and Myra

2. Agree and adopt minutes of meeting held on 18th May 2016

Proposed and seconded. Minutes passed.

3. Declaration of Any Other Business

See items under AOB

4. Matters arising

a) Weeds, street cleaning and overhanging foliage - Jenny

Discussion about the state of the roads/overhanging foliage etc. It was felt that we should, once again, attempt to discover how the St. Luke's area is factored into the rota for maintenance work. Pauline has tried many times to get a response from Tor 2 but it is very difficult to get a definitive answer. **ACTION** Val/Pauline to pursue.

b) 60/61 Bus - Chris

After receiving good news in May, from Cllr. Mark King, that the bus would continue to run until the end of May 2017, we now understand that Derek French (Local Link proprietor) has told passengers that he intends to end the bus route at the end of this year. There is now much anxiety and anger amongst residents, who feel very 'let down' by Cllr. Mark King. Attempts to get information about the contract, under which an agreed £60,000 was pledged to Mr. French, have failed, leading to confusion and lack of confidence in the officers elected to look after our interests. Cllr. Robert Excell was unable to add a great deal to the discussion but has promised to seek information and provide it, in writing, to Julie, as chair. Cllr. Mandy Darling was also shocked to hear about the threat to this bus (which she has strongly supported throughout) and has pledged to look into the matter. In the meantime, Chris Noble has become involved in a bid to get community transport up and running. This is being led by the Torbay Community Development Trust, but has, so far, proved frustratingly slow-going. TCDDT have now, however, appointed a community transport co-ordinator and Chris is hopeful that there will be some progress. Time is of the essence however, particularly in the light of the recent revelations.

ACTIONS – Chris, Cllr. Excell and Mandy Darling to feed back.

c) Neighbourhood Plan – Julie

Julie explained that the formal consultation will begin very soon. There have been various issues, resulting in frustrating delays which some people may feel could serve a purpose for those trying to push through planning applications before the plan is finalised. Julie stressed that this is a very important, community-led document which residents will only have one more chance to comment upon before it goes for final inspection and to a referendum and urged everyone to read and comment if they have any views.

5. IT News – Chris

Chris reported that the website is running as usual. He has signed up to a site called 'Streetlife.com' which is available for people to ask questions, give information, advertise and generally interact with others. SLRA has a dedicated page on this site which is proving useful.

6. Treasurer's Report - Chris

Balances as follows:

Unprotected balance - £105.09

Protected balance - £73.81

Books available for inspection.

7. Computer Sessions - Chris

Chris reported that the computer sessions, funded by the lottery grant, have now ended. The grant money was used for equipment, room rent and access to wi-fi. With no further funding it would not be possible to continue the classes using the same format. There is £73.81 left from the grant and Chris feels that this may have to go back to the lottery fund when he does his final report. In the meantime, for anyone who might be interested, full weekly logs are available to view on the website, outlining learning throughout the 18 months. Participants thanked Chris for his time and commitment and all agreed that the sessions were good fun as well as informative! Equipment bought with the grant money, including projector and colour printer, will continue to be used for SLRA business and will prove very useful.

Chris will now be running free weekly sessions for anyone interested in photography. These will take place every Thursday evening from 7 to 9pm at 20 Waldon Court, St. Lukes Rd. South. For access press the button for no. 20 on the panel by the main door.

8. Empty Properties – Conway Court/Maycliffe/Shedden Hall – Julie

Conway Court Julie reported that, Harry Gorst, resident, had suggested that we ask to carry out a wildflower/wildlife survey on the site as we as a group believe that there could be some rare species there. If it was felt that the site is of special interest, then it could qualify for protection which would necessitate tidying up by the owner. JB to send email to Kay Elliott

Shedden Hall Cllr. Darling explained that there had been concerns over the safety of this building in terms of accessibility. This has now been dealt with by secure boarding but it still remains a dreadful eyesore.

Roebuck House Julie reported that the laws relating to 'change of use' appear to have been relaxed and that the plan to turn this building into single units may be agreed despite concerns about this area having much of the same type of accommodation already. Even with the relaxation in planning rules, having done some investigation Julie does feel that more could have been done by planning and will pursue this and keep the group posted but likely to be too late re Roebuck. It would also seem that it is not a requirement to provide parking spaces for this type of unit within the Town Centre with public services and ample public parking nearby. There are still issues relating to the structure of the building, however and it remains to be seen what the future holds. In the meantime, it would appear that the building is being offered for use, free of charge, by community groups although it is not known what arrangements there are for insurance, heating, lighting etc.

Waverley House It is not known what the plan is for this building, although it has now been sold. In the meantime, a company known as Ad Hoc is advertising rooms for rent within this unit. See addendum.

The Maycliffe Julie has personal views about the future use of the Maycliffe and wished them to be known as such as she shared them in the meeting. It would appear that the Maycliffe is being refurbished in order to provide accommodation for EF full time language students (September – June) – as the Brampton Court Hotel already does. Julie's view is that, whilst the Brampton Hotel and Mount Nessing Hotel have not caused any major problems as such, to have yet another property providing this sort of accommodation could cause an imbalance in the area in terms of population, as students will not have an investment in the area in the same way that longer-term residents would have. It would seem that there is some confusion about whether planning permission for 'change of use' is needed and Julie is presently corresponding with Ruth Robinson, senior planning officer about this. If permission is not needed, it looks as though these buildings will continue to represent themselves as hotels albeit ones that cannot be booked by the general public. Val suggested that, if this is the case, the committee might attempt to work with tutors to integrate students into the activities in the area – e.g. getting involved in the street party. Julie will keep residents informed.

9. Street Party – Val

SLRA Annual Street Party to be held on Sunday 11th September on Cary Road between 2pm and 5pm. Look out for banners and posters. There will be stalls, live music, home-made cakes, tea and coffee, games, and much more. Prizes will include tickets to Kents Cavern and the Princess Theatre! Please come along and bring family and friends! All offers of help would be

most gratefully received. Val thanked those who have already volunteered and will be arranging a meeting to finalise details in a couple of weeks.

10. Feedback from Community Builder, Sean McTiernan

Sean did not attend the meeting. No information available.

11. Any Other Business

a. Age UK – Julie

Julie has been speaking to Nicky Dodd from Age UK who has useful information about what is available to older residents in the area. Julie will invite Nicky to our next meeting.

NEXT MEETING – Wednesday 9th November 2016

Addendum relating to item 8 – Empty Properties – Waverley House.

Val reports as follows: The company managing Waverley House on behalf of the owner is called 'Ad Hoc' – property guardians. They offer accommodation for rent to people over 21 and in full-time work at around 60 per cent of market rental value. Residents do not have a secure tenure but are provided with a clean space (often much larger than usual) with shared bathroom and kitchen facilities, for less rent that they would normally expect to pay. It has been proven that occupied properties do not become targets for anti-social behaviour. Waverley House is now occupied by two 'guardians'. One is a nurse at Torbay Hospital and the other works for a telecoms company in Newton Abbot. Since they have been resident the vandalism and drugs use in and around the property have stopped and the local hotels are very pleased with this outcome. Val has spoken to two members of the company, which is based in Bristol. Tom Barry manages the Waverley. Tom is keen to meet residents and will try to attend the street party and the next meeting. The new owner of Waverley is planning to open a 'back clinic' as part of the well-renowned 'Scoliosis SOS' group of clinics. She is reported to be very pleased about the guardianship of her property, whilst it remains empty, awaiting future refurbishment.

Two websites which may be of interest are:

<http://www.scoliosissos.com/>

<http://www.adhocproperty.co.uk/>