

**MINUTES OF THE WELLINGTON TOWN COUNCIL COMMUNITY COMMITTEE MEETING
HELD AT UNITED REFORMED CHURCH HALL ON MONDAY 21 OCTOBER 2024 AT 6.00PM**

PRESENT: Councillor C. Govier (Chair),
Councillors C Booth, J Cole, M Lithgow, J Lloyd and M McGuffie

IN ATTENDANCE: David Farrow – Town Clerk
Peter Joint – Community Connect Champion
One member of the press

341 APOLOGIES

No apologies were received.

342 DECLARATIONS OF INTEREST

There were no declarations of interest.

343 PUBLIC PARTICIPATION

No members of the public were present.

344 MINUTES

RESOLVED to approve and sign the minutes of the Community Committee meeting held on the 16 September 2024.

345 COMMUNITY CONNECT CHAMPION UPDATE

Peter Joint gave an update on the work he is currently involved with. A copy of the notes he referred to is attached to the minutes.

Following a discussion about the role and funding of Parent Family Support Advisers (PFSAs) and the potential role for the Council to support that work the Committee asked the Town Clerk to meet with the head teacher managing PFSA funding in Wellington to explore options and develop proposals.

346 WINTER FUEL ALLOWANCE PROMOTION

Councillor McGuffie asked that consideration be given to setting aside funding to allow officers to promote action that needed to be taken to ensure people who were eligible knew what they needed to do to access this benefit. After some discussion it was agreed that the Town Clerk and Community Connect Champion would raise the matter at the next One Team meeting to establish what was already being done and to consider if more needed doing.

347 BUDGET REPORT

The budget report for 2024/5 was circulated in advance of the meeting and was noted.

The committee reviewed the proposed budget lines for 2025/6 and made the following recommendations:

- (i) That the budget line for the Pop-Up Shop Overheads should be reduced to £2,000.
- (ii) That the budget lines for Community Safety (58), Community Services and Priorities (60) and Health and Wellbeing (61) should be combined to create a Community Development and Support budget line along with the Youth Services and Cost of Living Fund reserves to give the new Community Development Officer role funding to

work with and deliver projects in 2025/6 whilst establishing what the future budget requirement will be for 2026/7 and beyond.

- (iii) That the budget lines for Emergency Planning (65), CCTV (176), and Bus Shelters (177) and those relating to the Pop-Up Shop and Public Toilets would be better placed with the Economic Development Committee leaving this Committee to focus on community matters.

348 WORK PLAN 2024/5 UPDATES

The Committee Work Plan had been circulated in advance of the meeting with updates since the previous meeting and was noted. The Town Clerk was asked to prioritise the activities and to consider whether responsibility for work on 28-30 Fore Street should sit with the Policy and Finance Committee. The Town Clerk highlighted the appointment of Helen Acreman to project manage the fit out of the Kings Arms Community Space

There being no further business the meeting closed at 7.50 pm.

.....
Councillor C Govier - Chair

Housing Profile: Wellington

Amy Green: Development Enabling Specialist
November 2024



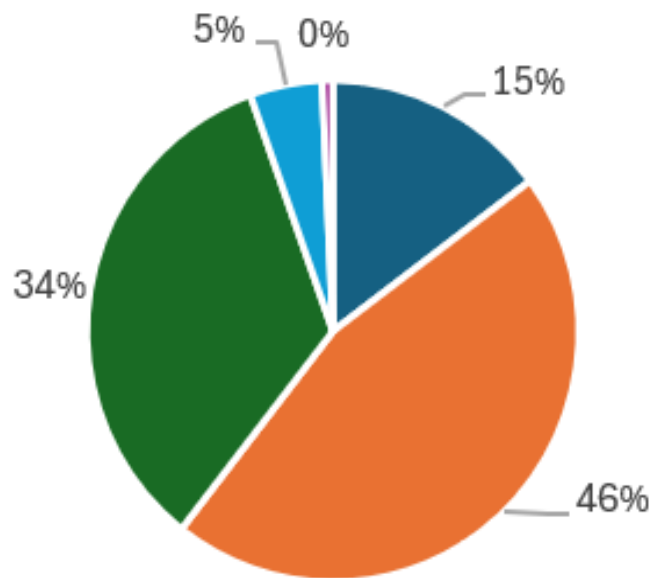
Wellington AH: Headline Figures

- **Total Affordable General Needs Housing circa: 1,500**
- **Split 50:50 between Council & Housing Association**
- **Approx 85% rentals, 25% low-cost home ownership**
- **538 Applicants with a Local Connection**
- **Affordable housing expected in pipeline: 217**
- **Total Empty homes: 112 (July 2024)**

Existing AH Stock with other providers

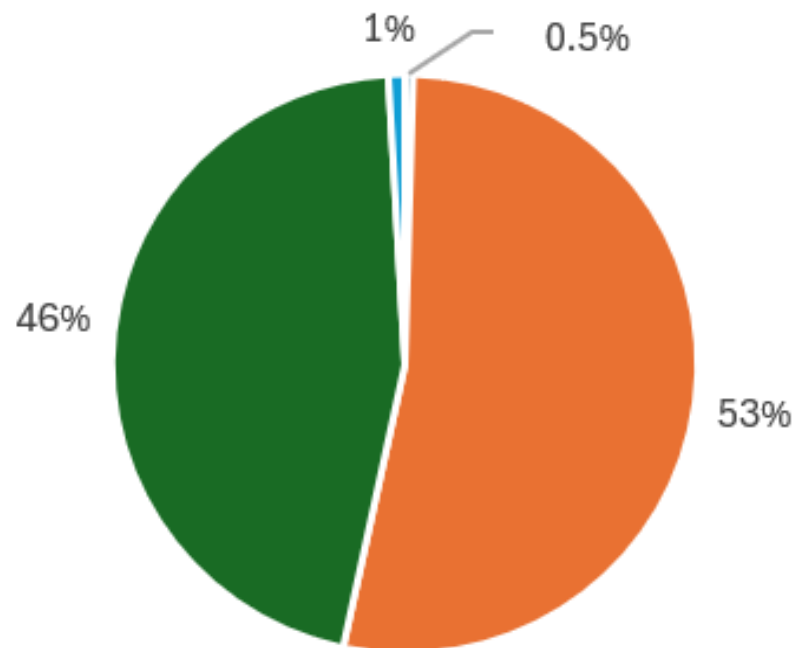
A total of 790 homes across Wellington and Rockwell Green secured by other providers.

Affordable Rent : Bed Breakdown



- 1-bed dwellings
- 2-bed dwellings
- 3-bed dwellings
- 4-bed dwellings
- 5-bed dwellings

Low Cost Home Ownership



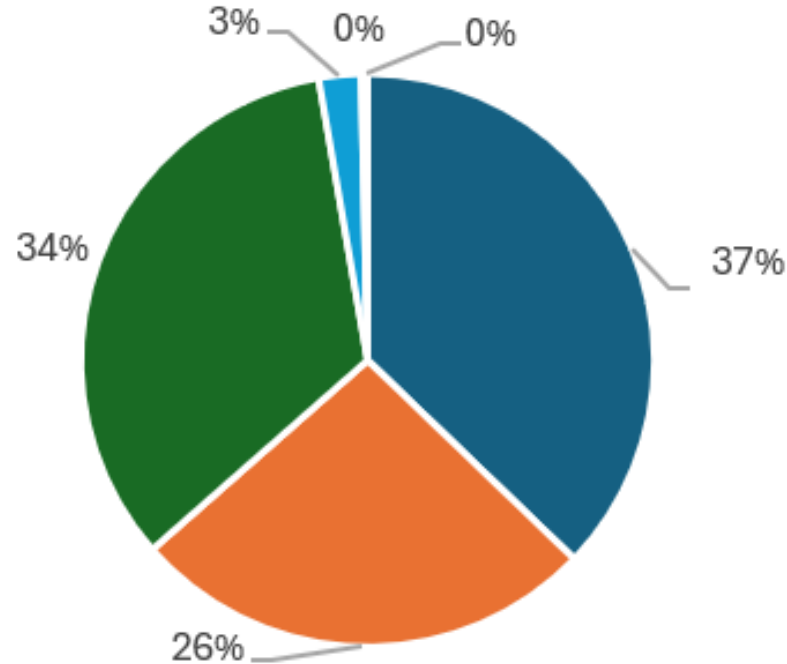
- 1-bed dwellings
- 2-bed dwellings
- 3-bed dwellings
- 4-bed dwelling

Existing Somerset Council AH Stock

A total of 838 council homes across Wellington and Rockwell Green

- 633 of these are for social rent tenure
- The other 205 are largely sheltered and older persons accommodation.

Council Housing Stock



■ 1-bed ■ 2-bed ■ 3-bed ■ 4-bed ■ 5-bed ■ 6-bed

Housing Need: Affordable Rented

The need for affordable rental housing for those indicating a local connection to Wellington is very high.

Local Connection to Wellington	538	Specialist Housing
1-bed need	287	2 Adapted need
2-bed need	154	
3-bed need	66	1 Adapted need
4-bed need	24	
5-bed need	6	
6-bed need	1	

176 homes have come up for relet between Jan-22 and Mar-24

118 = average number of bids received

Low-Cost Home Ownership

221 affordable ownership homes in Wellington

201 Shared Ownership:

Hundreds of residents are registered with our Housing Partners seeking shared ownership in the Taunton Deane area

20 Discounted Open Market homes:

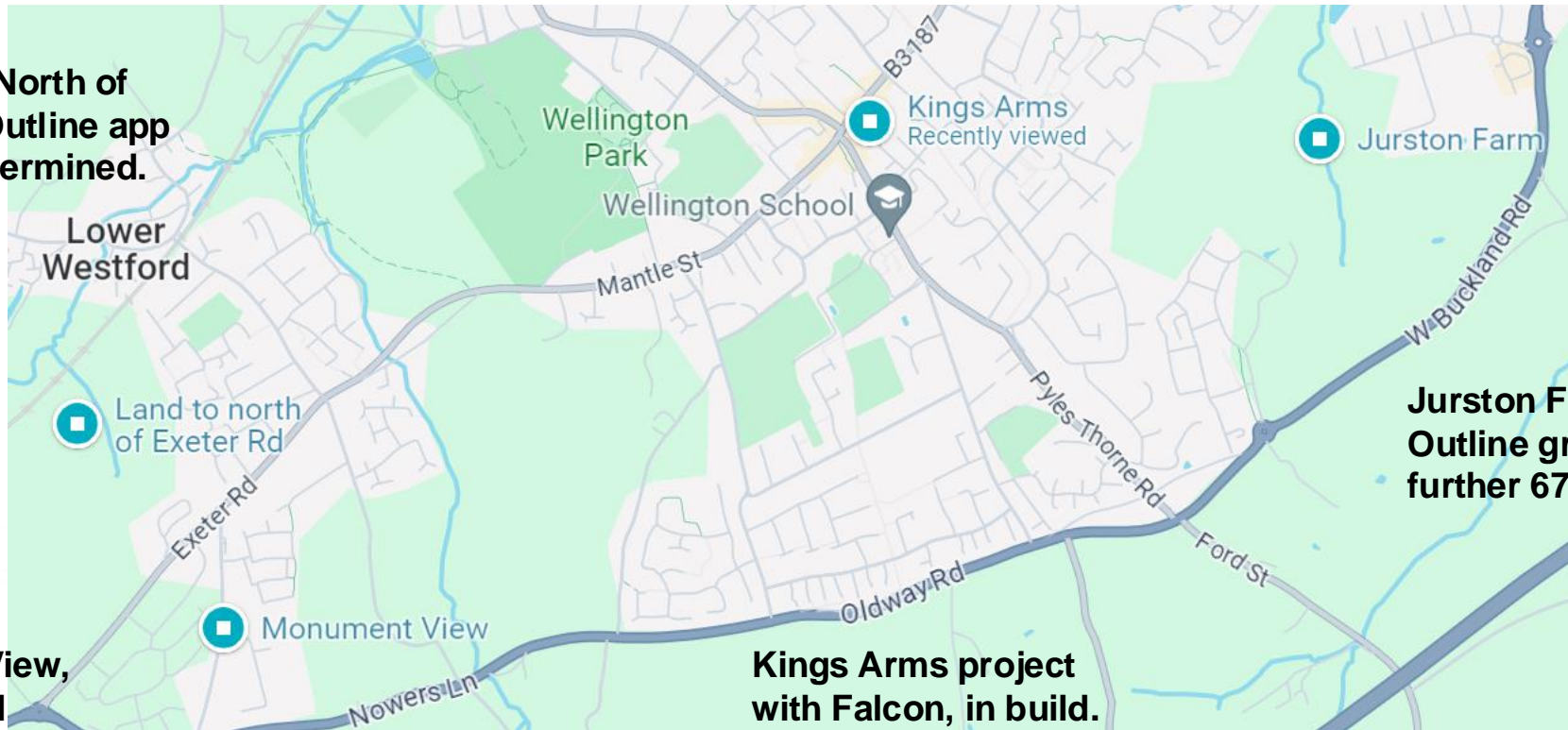
6 = DOM homes have come back on the market in the past 6 years

8 = average number of applicants for each resale

Pipeline Affordable Housing

Total in pipeline: 217 but only 138 have planning consent / s106.
Some applications build is fairly advanced with some homes already completed and occupied.

Land to the North of Exeter Rd, Outline app yet to be determined. Up to 79 AH



Monument View, Bagley Road 20 AH, 11 already delivered

Kings Arms project with Falcon, in build. 4 x SR homes.

Jurston Farm. P3 = 47 AH. Outline granted on a further 67 AH presently.

Information does not include any pre-app enquiries which are confidential

Supporting Affordable Housing

Continuing to support provision of more AH

- RP partnership
- S106 obligation influencing
- Analysis of demand and pushing for housing to meet this
- Additionality
- CLH funding to support
- Specialist / larger homes
- Barriers: challenging viability

Making a difference?

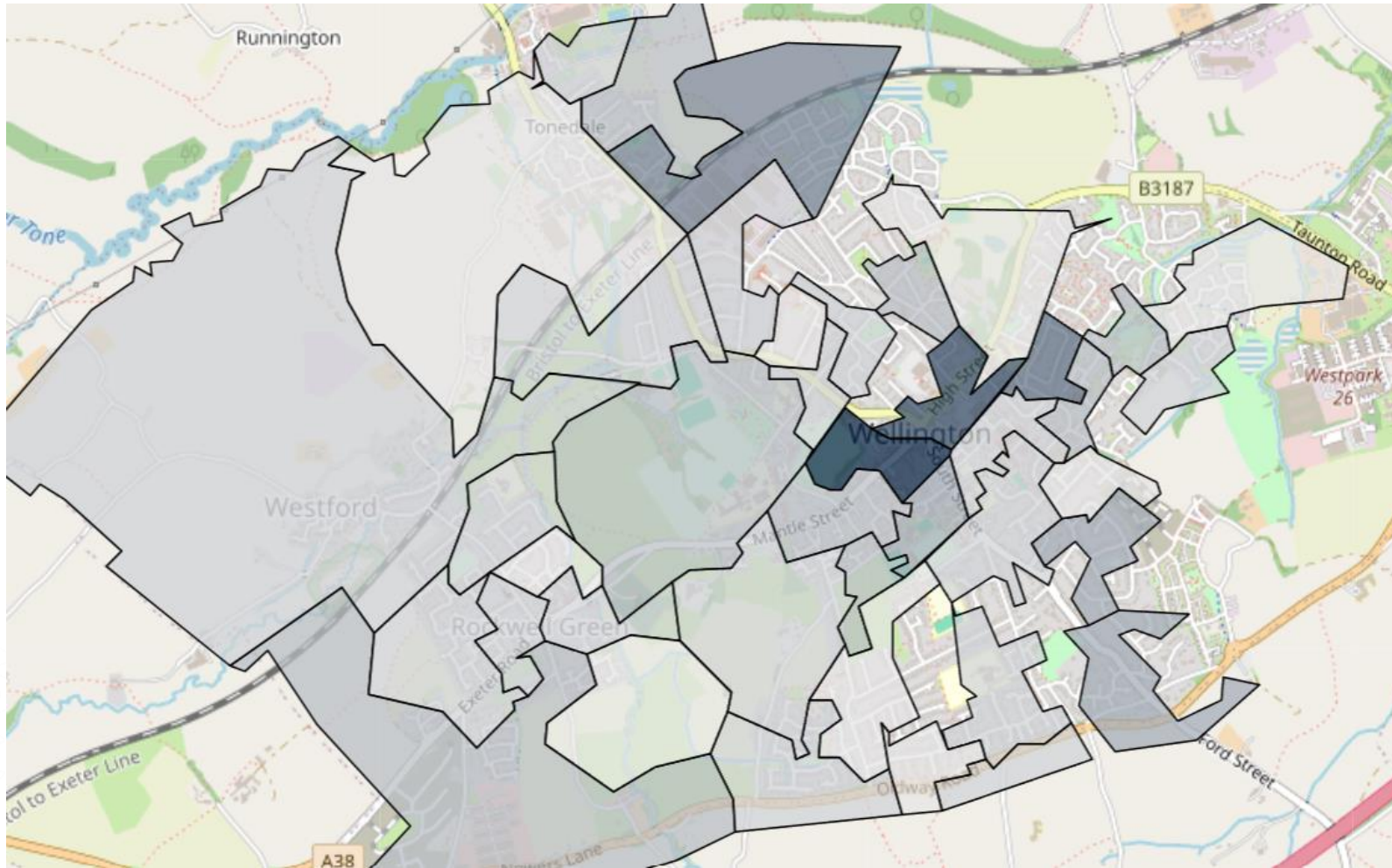
Potential areas to focus on:

- Town Council USP
- Ground level influence and knowledge:
 - Local developers
 - Private sector landlords: town centre
 - Open market and affordable housing options. Encourage to let at an Affordable rental income
- Ear to the ground in terms of what's happening
- Spreading awareness
- Signposting to Homefinder and LC home
- Empty homes opportunity

Empty Homes

112: Empty properties within boundary of Wellington

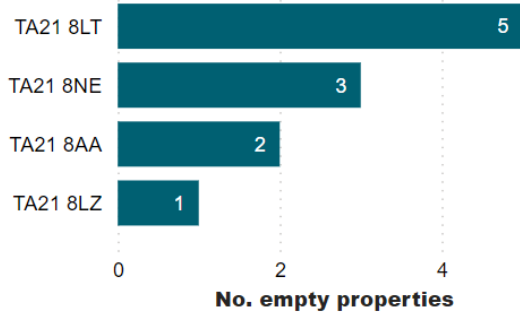
They range from being empty for as little as 7 days to a maximum of 8,495 days – That's over 23 years sitting empty!



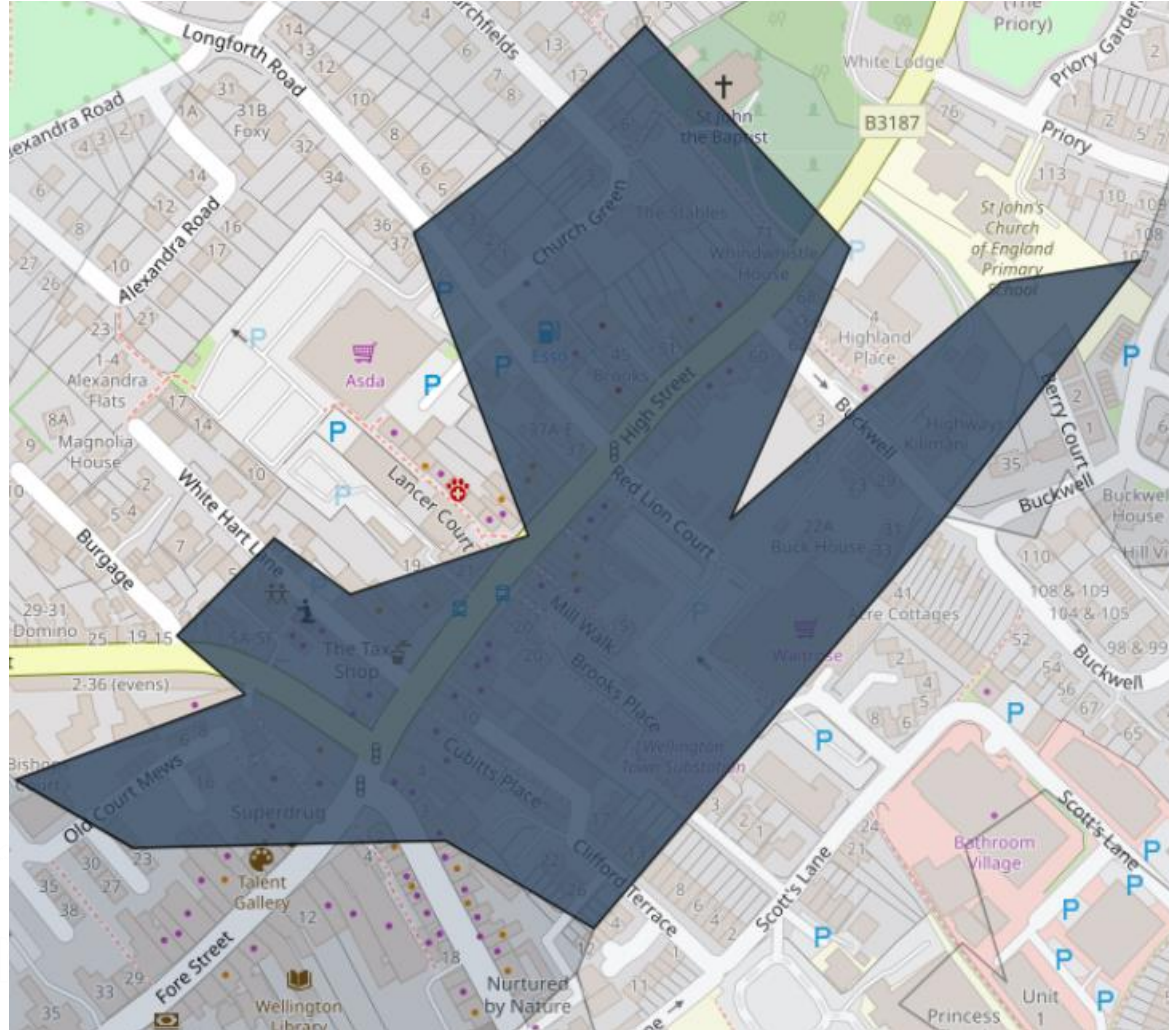
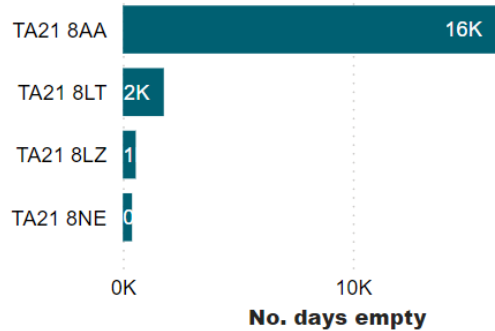
*Mapping:
The darker the grey polygon, the higher number of empty homes in that area.*

Empty Homes: Highest Areas

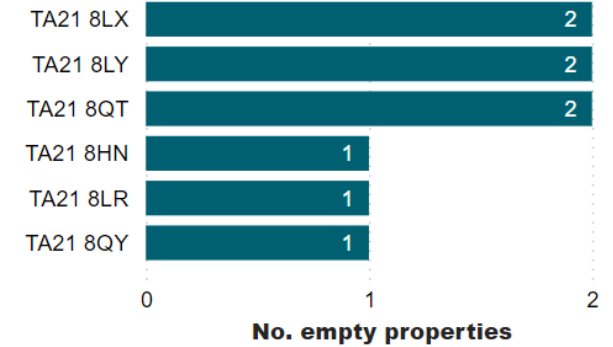
Empty Properties by Postcode



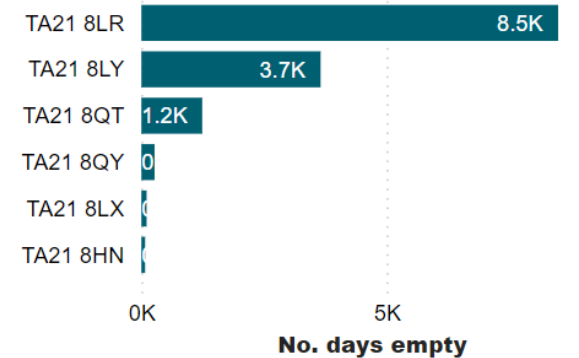
Postcodes by number of days property is empty



Empty Properties by Postcode



Postcodes by number of days property is empty



Here are some details for the 2 areas with the highest number of empty homes

Championing Affordable Housing

affordablehousing@somerset.gov.uk



WELLINGTON TOWN COUNCIL

COMMUNITY COMMITTEE

20 JANUARY 2025

The Kings Arms Project

1. Introduction

1.1 The purpose of this paper is to provide the Committee with an update on progress on the project and to ask it to consider recommending to Full Council that Community Infrastructure Levy (CIL) funding is used to fund the fitting out costs of the community hub.

2. Background

2.1 Councillors will be aware that the former Kings Arms pub was purchased by Falcon Rural Housing with the intention of converting the upper floors into affordable accommodation and the ground floor to be used as a community space. It committed to undertake the work to make the ground floor habitable

2.2 The intention is that the ground floor will be used as a community hub to support the delivery of early intervention activities where a range of agencies can make use of it for meetings and group sessions, where individuals can go to get advice and be signposted to support and where youth provision could be delivered.

2.3 The Town Council agreed that it would project manage the fitting out stage of the project once Falcon had completed its work. Helen Acreman was appointed as a part time Project Lead for the fitting out in November 2024.

2.4 Since then she has been meeting with Pete Joint to understand who may be using the hub and what their needs may be based on work he has been doing with voluntary groups and agencies operating in the town, and Bob House who has previously been supporting the project to consider what work is needed to deliver the community hub.

2.5 Falcon has indicated that it will be in a position to hand over the ground floor on the 1 April 2025 and has also agreed that work can start before that on fitting it out.

2.6 This work has led to a proposed design for the layout of the ground floor being developed along with a specification of work. Materials etc required. A draft and working budget is attached to the report for consideration. As can be seen anticipated costs of the fitting out are in the region of £70,000.

2.7 It is hoped that other funding sources will mean that some of the £70,000 will be covered. For example:

- Social Funding via Somerset Council Housing Directorate
Maximum £2,000 available. Application submitted by email 3rd January 2025 for £1,000.00 To fund the washable paint and a hot water boiler.
- Household Support Fund
Applications required by 31st March 2025. Items such as white goods are provided directly rather than funded. The list of possible white goods we may need have been included in the budget costings at £3,130.00.
- SALC
Up to £35,000 available for Health & Wellbeing in the community
- Warm Welcome Funding
Up to £20,000 to provide warm spaces Somersetcf.org.uk
- Connect Somerset
There may be funding available from Connect Somerset for setting up hubs.
- Food Resilience
Small grant applications to be submitted between 6th January and 16th February 2025.
- Further Support
SPARK may be able to assist further when we have a budget plan and details of what else is required.

2.8 The Council's current CIL balance stands at £159,384

3. Considerations

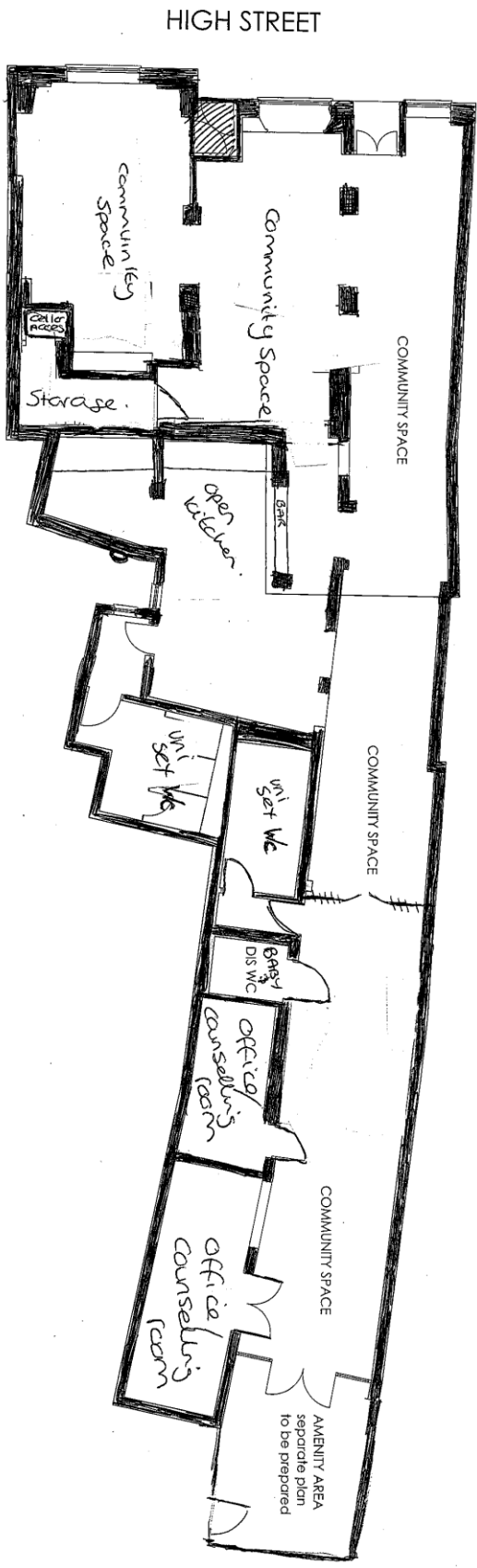
3.1 The Committee is asked to note the progress being made on the project and to consider recommending to Full Council that £70,000 of CIL funding be allocated to support meeting the costs of the fit out for the community hub.

Original Budget costings for fitting out of Kings Arms Wellington	
September/October 2024	
Plumbing (kitchen etc using Falcon plumber)	£ 1,000.00
Electrical (additional requirements using Falcon electrician)	£ 2,000.00
Kitchen Units incl servery/bar/partition	£ 1,500.00
Kitchen equipment (cooker, microwave, dishwasher etc)	£ 1,800.00
Extract from kitchen area	£ 700.00
Construct new cupboard (Zone 1 & Zone 3 (2))	£ 1,200.00
Doors and screen between Zones 2 & 3	£ 1,200.00
Shelving etc to new cupboards	£ 800.00
New doors (incl replacing old and damaged ones)	£ 1,500.00
New sound proof partition to rear room (ex alley)	£ 800.00
Furniture, benching etc	£ 7,500.00
Decorations	£ 1,500.00
General repairs to woodwork, walls etc	£ 1,000.00
Rear Canopy for buggies	£ 2,000.00
Improvements to rear yard	£ 2,000.00
General Contingency	£ 5,000.00
Ramp to corridor section 1	£ 1,500.00
	£ 33,000.00
Costs to be added	
Kitchen Shutter over servery	£ 1,000.00
Reception Area (desks, cupboards etc)	£ 1,500.00
Flooring	£ 30,000.00
Separation of Zone 1 & Corridor	£ 2,000.00
Additional contingency	£ 2,000.00
Total Estimated Cost	£ 69,500.00

Working Budget for fitting out of Kings Arms Wellington	
Jan-25	
Plumbing (kitchen etc using Falcon plumber)	£ 1,095.00
Electrical (additional requirements using Falcon electrician)	£ 2,000.00
Kitchen Units incl servery/bar/partition	£ 1,500.00
Kitchen equipment (cooker, microwave, dishwasher etc)	£ 3,130.00
Extract from kitchen area	£ 700.00
Kitchen Shutter over servery	£ 1,158.22
Construct new cupboard (Zone 1 & Zone 3 (2))	£ 1,200.00
Doors and screen between Zones 2 & 3	£ 1,200.00
Separation of Zone 1 & Corridor	£ 2,000.00
Shelving etc to new cupboards	£ 800.00
New doors (incl replacing old and damaged ones)	£ 1,500.00
New sound proof partition to rear room (ex alley)	£ 800.00
Reception Area (desks, cupboards etc)	£ 1,500.00
Furniture, benching etc	£ 7,500.00
Decorations	£ 1,500.00
Flooring	£ 19,500.00
General repairs to woodwork, walls etc	£ 1,000.00
Rear Canopy for buggies	£ 2,000.00
Improvements to rear yard	£ 2,000.00
Ramp to corridor section 1	£ 1,500.00
General Contingency	£ 7,000.00
Total Estimated Cost	£ 60,583.22
Add	
Internet & IT equipment	£ 4,000.00
Cutlery, crockery and glasses etc	£ 5,000.00
	£ 69,583.22

STARCH/ODGE design

THIS IS A PRELIMINARY DESIGN AND THE CONTENTS OF THIS DOCUMENT ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT. ANY FINANCIAL DECISIONS SHOULD BE MADE ON THE BASIS OF YOUR OWN RESEARCH AND CONSULTATION WITH YOUR FINANCIAL ADVISOR. STARCH/ODGE DESIGN IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THIS DOCUMENT. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A SUBSTITUTE FOR PROFESSIONAL ADVICE. ANY FINANCIAL DECISIONS SHOULD BE MADE ON THE BASIS OF YOUR OWN RESEARCH AND CONSULTATION WITH YOUR FINANCIAL ADVISOR. STARCH/ODGE DESIGN IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THIS DOCUMENT.



PROPOSED GROUND FLOOR PLAN (approx 260 sq m)

REV	DESCRIPTION	DATE	INS
1	PROPOSED CHANGE OF USE PROPOSED YARNS HOTEL 4 LION STREET, WELINGTON, SOMERSET FALCON RURAL HOUSING	MAY 2022	
2	PROPOSED GROUND FLOOR PLAN	1:100 @ A3	
		PDS	

STARCH/ODGE design LTD 142 01728 428 400 info@starchodgedesign.co.uk www.starchodgedesign.co.uk	Redcom House, 36 New Street, Redcom, Plymouth, Devon, PL1 2NA
--	--

PLANNING APP	20-81-21
--------------	----------

Wellington Town Council Summary of Income & Expenditure 2024 - 2025

All Cost Centres and Codes (Between 01/04/2024 and 31/03/2025)

Community Services

Code	Title	Income		Expenditure			Committed Spends	Available
		Budgeted	Actual	Budgeted	Actual	Forecast to YE		
55	Wellington One	£ -	£ -	£ -	£ -	£ -	£ -	£ -
58	Community Safety	£ -	£ -	£2 000 00	£ 518 00	£ 1 018 00	£ -	£ 500 00
59	Promotion of Wellington	£ -	£ 20 00	£5 000 00	#####	£ 4 250 00	£ -	£ 433 36
60	Community Services & Prioritie	£ -	£ -	£5 000 00	£ 576 52	£ 3 257 78	£ -	£ 681 26
61	Health & Wellbeing	£ -	£ -	£4 000 00	£ 59 95	£ 1 059 95	£ -	£ 000 00
64	Community Warden	£ -	£ -	£ -	£ -	£ -	£ -	£ -
65	Emergency Planning	£ -	£ -	£1 000 00	£ -	£ -	£ -	£ -
66	Other Payments	£ -	£ -	£ 300 00	£ 39 00	£ 89 00	£ -	£ 50 00
153	Charity Fundraising	£ -	£ -	£ -	£ -	£ -	£ -	£ -
154	Community Warden Set Up	£ -	£ -	£ -	£ -	£ -	£ -	£ -
SUB TOTAL		£ -	£ 20 00	#####	#####	£ 9 674 73	£ -	£ 664 62

Pop Up Shop

Code	Title	Income		Expenditure			Committed Spends	Available
		Budgeted	Actual	Budgeted	Actual	Forecast to YE		
117	Rent	#####	#####	£6 000 00	#####	£ 6 000 00	£ 000 00	£ -
118	Overheads			£3 500 00	#####	£ 1 900 00		£ 586 88
119	Repairs			£1 500 00	£ 684 17	£ 824 17		£ 140 00
149	Deposits		#####		#####	£ 1 621 03		£ (139 66)
SUB TOTAL		#####	#####	#####	#####	£ 10 345 20	£ 000 00	£ 587 22

Town Centre

Code	Title	Income		Expenditure			Committed Spends	Available
		Budgeted	Actual	Budgeted	Actual	Forecast to YE		
53	Longforth Road Toilets	£ -	£ -	#####	#####	£ 4 000 00	£ -	£ 261 59
133	Longforth Rd Toilet Refurb	£ -	£ -	#####	#####	£ 75 000 00	£ -	£ 729 24
134	Kings Arms	£ -	£ -	#####	£ -	£ -	£ -	£ -
SUB TOTAL		£ -	£ -	#####	#####	£ 79 000 00	£ -	£ 990 83

Unitary Devolution

Code	Title	Income		Expenditure			Committed Spends	Available
		Budgeted	Actual	Budgeted	Actual	Forecast to YE		
172	Play Area	£ -	£ -	#####	£ -	£ -	£ -	£ -
173	Toilets	£ -	£ -	#####	#####	£ 10 000 00	£ 400 00	£ 368 48
174	TC Planting	£ -	£ -	#####	#####	£ 13 704 12	£ -	£ -
175	Park Planting & Security	£ -	£ -	#####	#####	£ 13 250 00	£ 550 00	£ 899 25
176	CCTV	£ -	£ -	#####	#####	£ 16 789 00	£ -	£ 394 50
177	Bus Shelters	£ -	£ -	£5 000 00	£ -	£ 4 000 00	£ -	£ 000 00
178	IT Impact	£ -	£ -	£4 000 00	#####	£ 2 100 00	£ -	£ -
SUB TOTAL		£ -	£ -	#####	#####	£ 59 843 12	£ 950 00	#####