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Parking Review, Crofts Estate

I am writing to provide some information about the parking review relating to Crofts Estate. I can confirm that two of our Neighbourhood Officers conducted a site visit to confirm our understanding of the parking situation at Crofts. The information collected has now been assessed together with that gathered during a review of our records. Using all relevant information, we have explored possible solutions which could potentially be considered in an effort to ease parking issues on your estate. You will appreciate that there are multiple factors that we must consider when looking at solutions to maximise parking opportunities.

I enclose a detailed list of the possible solutions which have been considered by Officers at MDH. You will note that 8 possible solutions were discussed. Each of these were reviewed in detail. The notes show what was considered in relation to each proposal, and the positives and the negatives associated with these are listed. After careful consideration, and taking everything into account, it has been agreed that options 1 and 2 may be viable, under the circumstances. MDH is unable to consider any of the other options and therefore these will not be pursued. It was agreed that, in the interests of openness and transparency, MDH should share all options that have been considered and discounted. In addition, please note that planning permission may be required for some of the options that have been listed in the table on the sheet accompanying this letter.

You will also find a questionnaire and a pre-paid envelope enclosed within this letter. Please fill out your response and return this in the pre-paid envelope by 19th April 2024. We will also be hosting a drop in session for residents to look at the the proposals in more detail, please find the date and time below.

Parking review drop in sessions with Mid Devon Housing

We would like to offer residents and stakeholders of the Crofts Estate the chance to speak with Officers in person to discuss the proposals set out within this consultation letter. This will be a drop in session, there will be no formal presentation however Officers will be on hand to explain the proposals in more detail to residents.

Location: Sandford Parish Hall

Date: 17th April 2024

Time: 4pm until 6pm

Background

To provide some context, there are 30 dwellings on the Crofts Estate, 14 of which remain in the ownership of the Council. The remainder, which total 16 in number, have been sold. There are a further 6 homes in St Swithins Gardens, and these have parking provided. We are building a further 5 homes on the estate and providing a total of 10 parking spaces alongside these new properties.

Residents should be aware that all the properties and land on our housing estates are accounted for within the Housing Revenue Account (the HRA). The HRA is used to fund management and maintenance of the Council's social housing stock, including repairs and maintenance, tenancy management, tenant initiatives etc. The main income into the HRA comes from the rent paid by all tenants across our housing estate. Council Tax is paid into another account, known as the General Fund, which is the means through which other Council services are funded. There are strict rules relating to the use of funds held in the HRA. In addition, we can confirm that monies collected through the Council Tax cannot be used to support initiatives on Council estates, in line with the regulations.

It should also be noted that the roadway, pavements and grassed areas on the Crofts Estate belong to Mid Devon Housing (MDH).

As a responsible landlord, subject to the requirements of the Regulator of Social Housing (RSH) MDH needs to provide homes which are safe and in a good state of repair. This is our priority and other expenditure has to be managed with that in mind. For this reason, some of the options set out within the consultation cannot be considered due to funding constraints and prior commitments. Where this is the case,

we have stated that as one of the reasons as to why each option cannot be taken any further.

Home owner queries

If you are a home owner and have a query relating to Covenants contained within relevant deeds of transfer, you are advised to refer to the documents of transfer and relevant Covenants associated with the original sale of your home by the Council, in line with the provisions of the Right to Buy scheme. It should be noted that MDH staff are unable to respond to any queries relating to the original conveyance documents, due to potential issues arising from a conflict of interest. Therefore if you have any queries about any relevant clauses in the sale documents relating to your own property, you are advised to seek independent legal advice from your Solicitor. If you would like more information about where to seek independent legal advice, our Officers can signpost you to other agencies which may be able to help.

Yours sincerely

Simon Newcombe

S. Newcombe

Corporate Manager for Public Health, Regulation & Housing.