

## FARMS ESTATE COMMITTEE – DECISION NOTICE

20 November 2023

### Present:-

Councillors J Yabsley (Chair), J Brook (Vice-Chair), J Berry, R Chesterton, A Dewhirst, H Gent, C Whitton and L Warner

### Apologies:-

Ms M Broom (Devon Federation of Young Farmers representative)

### Members attending in accordance with Standing Orders 8 and 25

Councillors M Wrigley

#### \* 1 Minutes

**RESOLVED** that the minutes of the meeting held on 11 September 2023 be signed as a correct record.

#### \* 4 Capital Monitoring (Month 7) 2023/24

**RESOLVED** that the Committee write to DEFRA to lobby for further grants for local authority landlords in accordance with the recommendations made to Government by Baroness Rock.

#### \* 5 Management and Restructuring Issues

##### (a) Part Glebe Farm, Rattery

**RESOLVED** that 1.53 acres or thereabouts of land forming part Glebe Farm, Rattery and more particularly described as part NG 2244 and part NG 2854 be let to the Parish Council for community use only on a security of tenure excluded common law tenancy for a term commencing 25 March 2024 and terminating 25 March 2039, subject to terms being agreed.

##### (b) Southacott Farm, Mariansleigh

**RESOLVED** that:

- (i) The tenant's early surrender of Southacott Farm, Mariansleigh be accepted.
- (ii) Southacott Farm, Mariansleigh be advertised to let internally amongst existing tenants as a dairy progression opportunity and on a Farm

Business Tenancy for a term of up to 20 years commencing 25 March 2024 and terminating 25 March 2044, subject to terms being agreed.

- (iii) Part Southacott Farm, extending to 15.49 acres or thereabouts and comprising existing woodland and steep 'waste' ground suitable for woodland restoration and additional woodland planting respectively, be retained in hand and utilised by the Council for environmental enhancement initiatives.

- (c) Thorne Farm, Ottery St Mary

**RESOLVED** that the existing lease granted to the Ottery St Mary Town Council be amended by way of a Deed of Variation to extend the leased area by approximately 100m<sup>2</sup> in order to facilitate an alternative access route to the skate park through the Kings School campus, subject to terms being agreed.

- (d) Middle Winsham Farm, Braunton

**RESOLVED** that:

- (i) The tenant's proposed early surrender of Middle Winsham Farm, Braunton be accepted.
- (ii) Middle Winsham Farm, Braunton be advertised to let on the open market as a new entrant opportunity and on a Farm Business Tenancy for a term of seven years commencing 25 March 2024 (or as soon as practically possible thereafter) and terminating 25 March 2031 subject to terms being agreed.

- (e) Mixing Barn Farm, Bovey Tracey

**RESOLVED** Mixing Barn Farm, Bovey Tracey be advertised to let on the open market as a new entrant opportunity and on a Farm Business Tenancy for a term of seven years commencing 25 March 2025 and terminating 25 March 2032, subject to terms being agreed.

- (f) Manor Farm, Holcombe

**RESOLVED** that

- (i) Manor Farm, Holcombe be advertised to let on the open market as a new entrant opportunity and on a Farm Business Tenancy for a term of seven years commencing 25 March 2025 and terminating 25 March 2032, all subject to terms being agreed.
- (ii) The 1954 Landlord and Tenant Act security of tenure excluded lease of part NG 0392 comprising part of the farmyard and former parlour and dairy buildings be renewed for a further fixed term of seven years commencing 25 March 2025 and terminating 25 March 2032, subject to terms being agreed.

- (iii) That the request from the ACTION on Climate in Teignbridge CIC to occupy land off Hall Lane, Holcombe to Create a Community Wildlife Area be refused.

\* **6**      **Results of Tenants' Questionnaire 2023**

**RESOLVED** that:

- (a) the actions reported by the land agents to improve traceability of repairs and maintenance requests made by Tenants be noted;
- (b) the proposal to report the questionnaire results and proposed actions to improve traceability of repairs and maintenance requests made by Tenants in the Estate Winter Newsletter be endorsed; and
- (c) the feedback confirming Members' beliefs that Norse require more funding to employ additional qualified Land Agent resource be explored at the earliest opportunity with Officers of the Council.

**7**      **Mental Health Strategy**

**RESOLVED** that:

- (a) Literature be produced and circulated to tenants signposting them to existing mental health support, possibly within the winter newsletter.
- (b) A series of training events be arranged for tenants to discuss mental health, signs and symptoms to be aware of, and steps that can be taken to improve mental health resilience, subject to funding being made available.
- (c) Norse Land Agents be provided with mental health awareness training to ensure early indicators are capable of being identified and tenants can be signposted to appropriate sources of support.
- (d) Periodic 'pasty and pint nights' be arranged for tenants to get together with the Land Agents to meet and chat on an informal basis.
- (e) A business case be prepared to consider adopting more of the initiatives already implemented by the Duchy of Cornwall's 'Tenants Support and Wellbeing Service' that cannot be delivered without additional funding being made available.