

## Pin Brook Park / Minerva Park Management

### Paula Fernley

#### Motion

That Broadclyst Parish Council engages with East Devon District Council officers to support the exclusion of Pin Brook Park (also known as Minerva Park) from private Management Company arrangements at Redhayes, and instead works towards a parish or district led adoption model, in line with the principles of the Broadclyst Neighbourhood Plan.

#### Background

- Barratt is meeting with Eagle One, Persimmon, and Cavanah on **22 October** to progress the handover of managed areas at Redhayes.
- Pin Brook Park is the first green space in Tithebarn scheduled for transfer.
- East Devon District Council has stated it does not want the park to be locked into a private Management Company (Man Co) due to the unfairness of 600 properties paying for the whole area.
- Although the original Section 106 agreement failed to secure parish adoption, **NCIL reserves** and, if necessary, a modest precept contribution now provide a route to a sustainable solution.
- There is a possibility of a developer contribution of **~£4000** including interest.

#### Rationale (Policy Basis)

The Broadclyst Neighbourhood Plan (BNP) provides a clear mandate:

- **BNP Policy NE6 on Green Spaces & Recreation** – seeks to protect and enhance public access to green space, ensuring it is properly managed for the whole parish.
- **BNP p30** To identify and safeguard further areas of land for wildlife, landscape, amenity, and climate change mitigation/adaption outside Broadclyst Village as future local green spaces for the community to use and have access to. Local green space is specifically sought close to the following communities of: Blackhorse, Broadclyst Station, **Tithebarn** Westclyst.

#### Broadclyst Parish Council's NCIL Policy

- Under 5.3 Projects p4 will be prioritized according to the following criteria: **Urgency:** Projects addressing immediate infrastructure gaps caused by recent development will take precedence.
- The policy states that *“CIL funds will be prioritised to deliver infrastructure which provides demonstrable community benefit across the parish, particularly where it supports the objectives of the Neighbourhood Plan.”*

- Under Section 5.2 CIL funds will be allocated to infrastructure projects that: *"Improve community facilities such as parks, recreation areas, and community centres"*
- *Support the development of environmentally sustainable infrastructure, including renewable energy projects, waste management, and **biodiversity protection**.*
- **Using NCIL for the adoption and management of Pin Brook Park therefore falls squarely within the stated priorities of the policy.**

#### **Adopting Pin Brook Park at parish/district level would therefore:**

- **Provide local democratic control** of the park allowing management for nature and people.
- **Support the Community consultation** that noted the park is a very valued space in an area with little community infrastructure.
- **Protect a valued community asset:** The park is already well used by residents from across Broadclyst and features in published circular walks linking to Westclyst.
- **Ensure fairness:** Management costs should be shared across the parish, not borne by a small group of residents in perpetuity. Only 600 houses of Tithebarns 1700 properties will fund the park used by the wider community.
- **Deliver value for money:** Current annual maintenance costs are estimated at **~£20,000**. Under Man Co arrangements, much of this would be lost to administration. Parish/district management would be more efficient and transparent.
- **Provide long-term resilience:** Establishing a sinking fund (through CIL and prudent precept adjustments) could cover future path renewals and infrastructure needs. The Public Sector Deposit Fund (PSDF) reported a yield of 4.22 % (month-end) in July 2025 so with £100000 put away we could receive returns around £4000 to reduce load on the precept or more if that was felt to be a better option. CCLA Investment management could achieve a higher rate of return of 6.5%.
- **Set a precedent:** Other Redhayes/Tithebarn facilities, including the Pavilion, will face the similar challenge in the future. A parish-led model aligns with BNP's vision of coherent, parish-wide infrastructure delivery.

#### **Next Steps**

1. Parish Council to agree its position before Barratt's 22 October meeting.
2. Clerk/Chair to communicate this position to EDDC officers and ward members.
3. Await updated maintenance costings from James Chubb to inform the financial model. (See next page).
4. Consider earmarking CIL funds and/or a precept adjustment to support adoption.

#### **Costs**

The full costs if East Deon Countryside team were to offer their full service is £22,700 pa, it includes covering the staffing, all works, the engagement and events that would be done in whatever capacity they took on the site as best practice and adding value for their operations - volunteering, better sense of community ownership and reduction in vandalism/asb. None of these things would be offered by a management company.

Plus £1872 for emptying 3 double bins 3 times a week, but this could be reduced if not required.

Therefore the cost could be £24,572pa

#### **Tax calculation if we were to add this to the precept alone.**

Using Broadclyst's **official 2025/26 tax base of 2,937 Band D equivalents** (from EDDC's Schedule 1).

- **Amount to raise annually:** £24,572
- **Tax base:** 2,937 Band D equivalents
- **Increase per Band D:**  $£24,572 \div 2,937 = £8.37$  (rounded)
- **Current Band D precept:** £157.80
- **New Band D precept:**  $£157.80 + £8.37 = £166.17$

For context: **≈ 70p/month** or **16p/week** per Band D household.

Persimmon plan on completing 150 house next year in Tithebarn which is an average an increase of £23000 for the parish which goes along way to cover the additional precept cost. There are now 1000 properties in Tithebarn which has been adding slowly and steadily to the Parish precept. We must be getting to the point where we can consider some of these extra funds can be spent on Tithebarn's infrastructure without increasing the precept much if at all to cover the park.

#### **Using NCil as a sinking fund/endowment**

Eg  $£400000 \times 6.5\% = £26000$

This could be used to save up for capital repairs when needed or used in combination to keep precept down. This figure could be reduced or increased depending on preference.

#### **Recommendation:**

That Broadclyst Parish Council confirms its support for keeping Pin Brook Park / Minerva Park out of private Management Company arrangements and works with East Devon District Council to secure a parish/district adoption model, using NCIL and sustainable precept planning, in line with the policies and objectives of the Broadclyst Neighbourhood Plan.

Will provide suitable amount of officer time to be able fulfill these objectives.

