

**To ALL MEMBERS OF THE TOWN COUNCIL**

You are hereby summoned to attend a Special Meeting of **Rye Town Council** to be held on **Monday 23 May 2016, at 6.30pm, at The Town Hall, Market Street, Rye**, when it is proposed to transact the following business:

**29 APOLOGIES**

To accept any apologies for absence.

**30 CODE OF CONDUCT**

To receive any declarations of interest required under the Council's Code of Conduct – and to consider any written applications made by Members to the Clerk for a dispensation to allow them to participate in, and vote on an agenda item for which they have a Disclosable Interest.

**31 COUNCIL MINUTES**

To approve and to authorise the Chairman to sign the Minutes of the meeting held on 9 May 2016 (C2).

**32 COMMITTEE MINUTES**

To receive the Minutes of the Council's committees and consider for adoption any *Recommendations*:

- |                                 |             |                    |
|---------------------------------|-------------|--------------------|
| <b>(a)</b> Planning & Townscape | <b>(i)</b>  | 3 May 2016 (PT19)  |
|                                 | <b>(ii)</b> | 16 May 2016 (PT01) |

**33 DISCOUNTED ACCOMMODATION: PROVISION**

To:

**(a)** Receive and consider a summary of the results of the recent survey to gauge support for the Council's proposal to borrow £210,000 to purchase a two-bedroom property in Rye to let to a young Rye household at a discounted rent. **Clerk**

**(b)** Consider whether to hold a drop in session in order to explain the thinking behind the proposal in greater detail. **Cllr Erswell**

**(c)** Receive an updated costing. **Clerk**

**(d)** Instruct the Clerk to apply for consent to borrow £210,000 to purchase a two-bedroom property in Rye to let to a young Rye household at a discounted rent by way of the completion of the required DCLG-NALC form – for approval at the next scheduled Council meeting (27 June 2016). **Clerk**

**34 CAMBER FIELDS**

To consider whether to make representations to RDC concerning the application of the proceeds arising from the recent auction of Camber Fields. **Clerk**

**35 EXCLUSION OF THE PUBLIC AND PRESS**

Item 36 comprises an update (and possible refinement of the Council's negotiation parameters) in relation to the purchase of land - and it is therefore recommended that the public and press be excluded in accordance with the Public Bodies (Admissions to Meetings) Act 1960 (1)(2).


**36 LAND ADJACENT TO 7 WISH WARD**

To receive an update on the Council's interest in acquiring land adjacent to 7 Wish Ward and, if necessary, to agree a course of action. **Clerk**

**ROBES WILL NOT BE WORN**

**Supporting/Associated documents distributed previously**  
**32(a)(i) P+T Minutes**

**Supporting/Associated documents distributed with this agenda**  
**31 Council Minutes    32(a)(ii) P+T Minutes    33(a) Summary    33(c) Updated costing**



17 May 2016

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**MEETINGS OF RYE TOWN COUNCIL AND ITS COMMITTEES  
ARE OPEN TO THE PUBLIC**

## DISCOUNTED ACCOMMODATION SURVEY (April 2016)

### SUMMARY OF RESPONSES

**The question** *Do you support Rye Town Council's unique proposal (as set out above - see flyer) to borrow £210,000 to purchase a two-bedroom property in Rye to let to a young Rye household at a discounted rent?*

**Total questionnaire responses: 121** (including 4 with the question unanswered)

<b>SUMMARY</b>	<b>YES</b>	<b>NO</b>
Rye Parishioners/Rye Businesses	94 (88%)	13 (12%)
Anonymous	1	3
Non Parishioners/Businesses	6	0
<b>TOTAL</b>	<b>101 (86%)</b>	<b>16 (14%)</b>

C3      33 (C7)

## AFFORDABLE ACCOMMODATION

### 1 x 2-BED COSTING (MAY 2016)

As at 13.5.16 the following 2-bed houses (outside the Citadel) could be found via Rightmove (**sold/asking prices**):

Lea Avenue	£155,000
Fishmarket Rd	£170,000
South Undercliff	£175,000
Fishmarket Road	£185,000
South Undercliff	£190,000
South Undercliff	£210,000
Fishmarket Road	£215,000
Western Barn Close	£249,995
Springfield Drive	£270,000
Military Road	£279,950
The Strand	£290,000
Wish Ward	£300,000

As at 13.5.16 the following 2-bed dwellings **to let** could be found via Rightmove:

Regent Square	£196pw
Western Barn Close	£190pw
Eagle Road (flat)	£160pw
Wish St (flat)	£138pw
The Mint (flat)	£150pw
High St (flat)	£156pw
Ferry Road (flat)	£162pw

### COSTS (est)

*For simplicity, figures incl VAT (where applicable)*

Purchase price	£199,000
Stamp duty (April 2016)	£7,450
Full structural survey	£600
Legal fees	£1,750
Refurbishment	£20,000
Contingency	£1,200
	<b>£230,000</b>

#### *Funded by*

General Reserve(/CTSG)	£20,000
PWLB (loan)	£210,000
	<b>£230,000</b>

**ANNUAL EXPENDITURE (est )****Notes***For simplicity, figures incl VAT (where applicable)*

Loan repayment	8,605	£210,000 @ 3.3% (fixed - annuity) for 50 years (total repayable: £430,250)
Maintenance	3,000	
Insurance	500	
Deposit Grant Fund	884	Provision – cannot be drawn down by tenant until tenancy end – placed in an Earmarked Reserve.
	<b>12,989</b>	

**ANNUAL REVENUE (est)****Notes**

Discounted Rent: £165pw (£715pcm)	8,151	Assumes 95% occupancy and let and management undertaken by RTC. (Social rent would be £148pw.)
2016-17 budget provision	£2,000	Would continue into subsequent years
Town Hall Cottage rent budget surplus (part)	£2,838	New tenant is actually paying £1,150pcm (budget is £875pcm) – producing an annual budget surplus of £3,300.
	<b>12,989</b>	

RF13.5.16