**CAPEL PARISH COUNCIL**

[www.capel-pc.org.uk](about:blank)

Falmouth Place

Five Oak Green

Kent. TN12 6RD

Tel: 01892 837524

Minutes of a meeting of the Memorial Cottages & Housing Working Group

held on Thursday 15 June 2023 at 7pm in Capel Village Hall

Present: Cllrs. Sawyer (Chair), Rich, Young

In attendance: Louise Goldsmith, Clerk and 1 member of the public

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# **MINUTES**

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| Minute No | Agenda  No |  |
| **157**  **158**  **159**  **160**  **161**  **162**  **163** | 1. **ADMINSTRATION:** Mobile Phones switched off. No intention to record received. 2. **APOLOGIES:**  None. 3. **DECLARATIONS OF INTEREST:** None. 4. **APPROVAL OF MINUTES:**   It was resolved that the minutes of the meeting held on the 19 January 2023 be signed as a true and accurate record.   1. **OPEN SESSION:** No issues were raised. 2. **CONDITION SURVEYS:**   a) To discuss any concerns raised by tenants  It was noted that the Clerk has contacted both tenants but has not received any reports of any issues.  b) Chimney No. 9 Brampton Bank  It was agreed that the Clerk should arrange for the chimney in No. 9 to be swept using the same contractor as last year at an estimated cost of £75-90.   1. **EPC RATING**   a) To discuss changes in legislation from the 1 April 2025  The Clerk explained that currently rented homes are required to have an EPC rating of E. This is now changing and from the 1 April 2025 rental properties must have a minimum EPC rating of C. However, this will only apply to all new tenancies. Landlords will have another three years to ensure that homes meet the minimum EPC requirements for existing tenancies. Members noted that the EPC survey carried out in 2020 rated No. 10 Brampton Bank as an E. However, it was agreed that this rating is likely to have improved following the recent installation of the new heating system, new windows and additional insulation in the loft.  b) To arrange EPC surveys for No.9 and No. 10  It was agreed that the Clerk should obtain quotes and arrange for an EPC survey to be carried out at both cottages to see if the cottages comply with the regulations that will be coming into force. The estimated cost is £65-100. Cllr. Sawyer suggested that the working group investigates the cost of making the cottages more eco-friendly by possibly installing rainwater harvesting, air source pumps or solar panels. The Clerk offered to make a pre-planning enquiry about installing solar panels on the cottages giving their listing.  **8) DATE OF THE NEXT MEETING:** Thursday 19 October 2023 at 7pm  With no further business to discuss the meeting closed at 7:23pm  Signed: ……………………… Dated: …………………… |  |
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