MINUTES OF THE FIRE ENGINE HOUSE COMMITTEE

Held on the 3rd September 2026 @ 7.30 in the Dorothy Granger Room, Community Hall, Silverton

Present: Cllr Ruth Harrison (Chair) & Cllrs Olivia Kennard and Simon Hedges

Cllr Kennard took the Minutes of the meeting in the absence of the Clerk

1. Apologies for absence

Apologies were received from Cllr Sarah Gooding and the Clerk.

2. Meeting open to any questions from members of the public – 10 mins

Ellen Cocking Attended. She asked for confirmation of rent to be able to finalise her application of the loan. Once she has obtained a loan, she will go ahead with applying for planning permission for change of use of the building. She has had a meeting with National Grid and was waiting for confirmation from Richards Educational Charity (REC) and the Parish Council to be able to dig an inspection pit and go ahead with installing a new electricity supply to the building. She has obtained a quote from SWW for the installation of water but has yet to obtain a separate quote for sewage. She will shortly get a quote for the building works and then all quotes will be sent to the loan company. She will be matching the amount of the loan obtained with her private funds.

Clerk to send Ellen Cocking the Parish Council request for additional internal sockets and wiring for external sockets for use at events on the Little Rec. This additional work to be paid for by the SPC. Electrician to be asked whether power supply to café would be sufficient to power these additional sockets, and if not to quote how much additional power would be necessary along with a secondary meter.

REC comments on the request from Ellen Cocking for a damp proof course around the Fire Engine House, an inspection pit dug for inspection of original electricity cable to the building along with a request for removable tables and chairs to be placed on the Little Rec were passed on. Ellen Cocking to send Cllr Kennard a mock-up of the café showing the damp proof course and inspection pit along with dimensions to pass on to the REC.

The lease to be agreed by the full SPC at the next meeting along with the cost of removals and storage, all costs to be paid by tenant. EC was asked if she would like to find another quote for the removal work.

After SPC meeting, the agreed lease would go to EC with a quote for the rent. Cllr Hedges asked EC if the business loan is not successful would it stop her going ahead with her plans. She said that if that was the case, she would fund it all herself.

EC left the meeting, returning only to give the key of the Fire Engine House to Cllr Harrison

3. To approve the Minutes of the meeting held on 30th July 2026

RESOLVED: the Minutes of the meeting held on the 30th July 2026 be accepted as a true record. Proposed by Cllr Kennard and unanimously agreed by a show of hands.

4. Update re valuation of the Fire Engine House

No further information. Cllr Kennard to chase Stratton Creber

5. Update re storage of items at Roosters

Cllrs Harrison and Kennard went to inspect the storage facilities at Silverton Storage Solutions which were adequate for the purpose. However, until a unit is booked, there is no guarantee what will be available at the time of booking. The lock ups inspected were an internal one, approx. 5m x 4m for £80 + VAT for 30 days or the container, approx. 4m x 3m for £90 +VAT for 30 days.

6. Update re Richard's Educational Charity comments as to electrical/damp proof works around FE and siting of tables and chairs on the Little Rec (Report by Cllr Kennard_)

The Charity agree in principle to the installation of an electricity supply from the Fire Station to the Christmas Tree stand and over to the north wall adjoining School Road, although the height of sockets would need to be confirmed. Building regulations would need to be checked by SPC for minimal height above ground. The works would however need to be installed by a qualified contactor and all regulations signed off on completion. The REC would also require copies of any certification on completion of the works as landlords for our records.

The Charity have no objection to an inspection hole being dug should the earth cable need replacing to the rear of the Fire Engine House, as long as it is all safe from the public and reinstated on completion. The same applies for the damp proof channel to protect the building. (This was agreed since the meeting of the 10th July)

The Charity is in support of the Café, however the Trustees would like to review the situation with regard the café putting additional tables and chairs onto the little Rec after it has begun trading to see how things progress

Meeting closed at 20.25