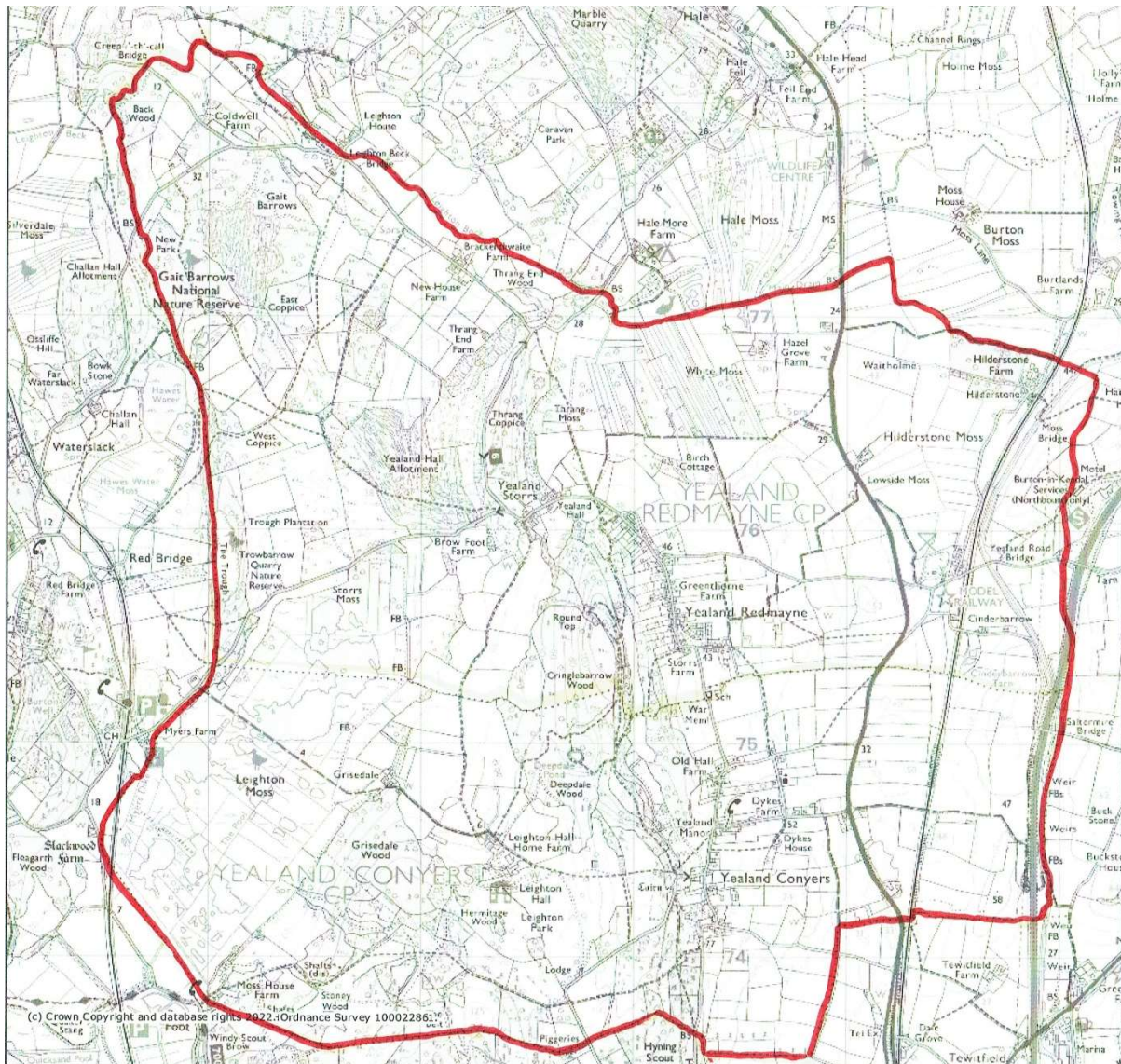


Yealand Conyers and Yealand Redmayne Parish Councils

# Business Plan

for a proposed merger



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## **Our Parishes**

The Parishes of Yealand Conyers (2.47 square miles) and Yealand Redmayne (3.33 square miles) are situated in the North of Lancashire within the Arnside and Silverdale AONB. They have an estimated population of 173 and 285 people respectively. Yealand Redmayne incorporates the hamlet of Yealand Storrs. These three villages are strung out along the minor road that runs from Carnforth to Silverdale, skirting the limestone hills of Warton Crag, and Cringlebarrow to the West and with the lower lying fields and moss to the East. The Parishes are crossed by the A6, the Lancaster Canal, the mainline railway and the M6. A notable feature in Yealand Conyers is the Leighton Hall Estate. In Redmayne you find the National Nature Reserve of Gait Barrows with its lowland limestone pavement and the unique flora and fauna. Shared between the two Parishes is the internationally important RSPB reserve of Leighton Moss.

## **History**

Historically the three villages were part of one manor of Yealand which included Silverdale, as shown in the Domesday book. This manor was split up in the 12<sup>th</sup>C and became Conyers and Redmayne. Then in the 17<sup>th</sup>C when the Middleton's were at Leighton Hall, the tenants of the Manors of Yealand Conyers, Redmayne and Storrs complained of unfair taxes. Records dated 1682 suggest there were eight tenants in Yealand Storrs, twenty-three in Yealand Redmayne and nineteen in Yealand Conyers. By the 19<sup>th</sup>C these parishes were 'townships' and all part of a single parish of Warton along with Borwick, Priest Hutton, Silverdale and Carnforth. In 1846 Warton Parish was split and Yealand Conyers and Yealand Redmayne as we know them now were formed. In 1870 Yealand Conyers consisted of 50 houses with a population of 272 and Yealand Redmayne had 90 houses and a population of 481.

## **The Present Day**

Present day facilities include a Catholic church St Mary's and the Church of England St Johns and a Quaker meeting house which dates back to 1692. All these places of worship are based in Yealand Conyers. The New Inn, the only pub, is also in Conyers. Whereas Redmayne has a garage and well stocked shop situated on the A6 which although not in easy walking distance of the villages, is definitely an asset.

The Primary School and the Village Hall are both located on the boundary between the two main villages.

The village of Yealand Conyers and most of Yealand Redmayne is protected by a Conservation Area on account of the wealth of historic houses many dating back to the 17<sup>th</sup>C. There are several farms throughout the parishes, some of which are still working, which also have historical significance.

Yealand Redmayne has a small housing estate built in the 1950s which forms the heart of the village and has an attractive green and children's play park.

Yealand Storrs has doubled in size in the past few years, with the conversion of the farm buildings which were once part of Yealand Hall Farm, into seven dwellings.



**The Meadows green and play area**

## **The Proposal**

The Parish councils of Yealand Conyers and Yealand Redmayne propose to merge under one new name of The Yealands.

There will be six Councillors and one Clerk who will work for six hours a week.

The proposed merger has been talked about for a few years now, following on from a number of joint Parish projects that have been very successful including:

- Village hall improvements
- B4RN broadband rollout
- Encouraging the retention of the New Inn as a Public House .
- MUGA
- United response to COVID 19 and a pulling together of community support.

Recruitment of a full complement of Councillors for both parishes has proved difficult. Pooling our resources both financial and in terms of volunteer time to oversee Parish matters will ease this problem.

Local distinctiveness and the individual characteristics of the villages will not be lost in this merger. In fact, it will be more like how it once was, where the three 'townships' exist within a larger Parish unit. With the added benefit that we can freely cooperate on any matters that affect us all.

## **Future Projects** to consider if we work together

- All villages approach to traffic calming and road user safety issues
- Community Interest Company to apply for grants
- Allotments
- Electric car charging point
- Your suggestions?

## Parish Assets register

Between the two Parishes we have a combined total of £52,000 worth of assets, Table 1.

Item	Where Found	Asset Value	Amount Insurance
<b>Yealand Redmayne</b>			
Bus Shelter	Silverdale Rd - Meadows	5,000	
Bus Shelter	Silverdale Rd - Triangle	5,000	
Defibrillator & Cabinet	Village Hall		
Defibrillator & Cabinet	Triangle Bus Shelter	2,960	
Wooden Notice Board	Meadows Bus Shelter	382	416
Wooden Notice Board	Triangle	0	416
Bench	Silverdale Rd, Nr Triangle	0	312
8 Seater Picnic Bench	The Meadows, by Play Area	225	225
Old Picnic Bench	The Pound, S'Dale Rd	0	
Play equipment	Play Area	21,550	26,000
Aerotilt Spinner	Play Area	960	1,100
Rubber Matting and safety gate	Play Area	423	590
Hedge	Meadows/ Well Lane	0	
Land/Copse 30 Trees	Alders Watering Hole	0	
Land & Concrete Well	Well Lane ( PWP )	0	
Acer Sonic Laptop	Clerk's Office	350	350
2 Filing Cabinets	Village Hall	0	
Step Ladder	Village Hall	82	
Battery Power SPiD	Various	0	3224
Solar Power SPiD	Footeran Lane Car Park Post	3100	3224
War Memorial	Shared with Y. Conyers	1	
Lifebuoy/Rope/Post	Canal Towpath N Reaches	310	364
Electric Feeder Column	The Meadows by street lamp	1280	1280
8 Seater Picnic Bench	The Meadows, by Hedge	350	350
2 AONB Notice Boards	The Pound & Village Hall	535	535
Total		<b>42,508</b>	<b>38,386</b>
<b>Yealand Conyers</b>			
MUGA	By School		5000
Pound	Yealand Road		100
War memorial	Shared with Redmayne		1
Noticeboard	Near Quaker Old School		670
Defibrillator Housing	Quaker Meeting House		356
Defibrillator	Quaker Meeting House		1345
Pads			173.94
Defibrillator sign	Quaker Meeting House		25
2 benches	Pump on Yealand Road		875.31
Planter	Pump on Yealand Road		140
Information board	Pump on Yealand Road		240
Dog waste bin	Hyning wood		100
<b>Total</b>			<b>9026.25</b>

**Table 1 Parish Assets**

## Cost of Existing Commitments

The budgets for the two villages reflect their comparative sizes by population, with Yealand Redmayne being twice the size of Yealand Conyers. The proposed precept based on 22/23 figures mean that overall the budget could be reduced from a combined total of £9652.80 to £8445.00 as shown in Table 2.

<b>Joint budget for The Yealand's Parish Council</b>			
	<b>2022-23</b>	<b>2022-23</b>	
	<b>Redmayne</b>	<b>Conyers</b>	<b>Joint est.</b>
Clerk's Fees (7 hours reduced to 6)	3,100.00	2,324.80	4680
Mileage	50.00	60.00	75
Training	90.00	0.00	100
Insurance	390.00	235.00	450
LALC/SLCC	163.00	35.00	200
ICO / Play Inspection	130.00		130
Audit Fee	100.00	20.00	100
Website/Security	120.00	140.00	140
Post/Phone	75.00	60.00	100
Stationery & Inks	90.00	70.00	150
Gardening / Green Bin	300.00	300.00	600
Painting/Repairs	300.00	0.00	300
Newsletters / Hall Hire	40.00	30.00	70
Canal Work	150.00		150
AONB Donation	200.00	100.00	250
Other S.137 Donations	100.00	0.00	100
War Memorial/MUGA	200.00		200
SPiD Repair/Storrs Tree	300.00		300
De Fib Replacements	140.00	90.00	200
Xmas Tree/ Elec Check	150.00		150
	<b>£6,188.00</b>	<b>£3,464.80</b>	<b>£8445</b>

**Table 2 Proposed budget for merged Parish**

### How the precept is worked out by the Council

Each year we submit a demand for a Precept to Lancaster City Council and they work out the Council Tax Rate for the year based on a formula that calculates the number of properties that are 'Band D equivalents' as can be seen in Table 3. These figures are then multiplied by the Collection rate which is set by the Council to arrive at a Tax Base.

The Precept is then divided by the Tax Base to give the Band D rate in £ or the amount of Sterling the Band D property is contributing to the parish finances. To find out the actual contribution from houses in different Bands you use the conversion rate shown in Table 5.

It is apparent that the Tax Rate will rise in Yealand Conyers and fall in Yealand Redmayne with the projected figures that will be needed to run the merged parish smoothly. However the percentage rise as a relation to the overall Council Tax is very small.

For a Band B property in Yealand Redmayne the Parish rate of £31.78 (22/23 figures) is just 1.9% of the overall bill of £1641.75.

### Council Tax Calculations for 2022 – 2023 Actual figures

Band	A reduced	A	B	C	D	E	F	G	H	Total Band D Equivalent	Collection rate	Tax Base
<b>No of band D equivalents</b>												
<b>Conyers</b>	0	1	4.9	11.59	23.18	25.97	23.11	21.67	2	113.42	x 0.987	151.47
<b>Redmayne</b>	0	8	13.38	11.86	29.98	40.64	34.31	13.33	2	153.5	x 0.987	111.92
Relation to Band D	5/9	6/9	7/9	8/9	9/9	11/9	13/9	15/9	18/9			
<b>Totals</b>										<b>266.92</b>	<b>x 0.987</b>	<b>263.45</b>

Table 3 Working out the Tax base

### Parish Tax Rate

Parish Tax rate at Band D equivalents				
This is the precept divided by the Tax base				
Conyers	3000	/	111.95	26.8
Redmayne	6188	/	151.5	40.85
Joint equivalent	8445	/	263.45	<b>34.88</b>

Table 4 Rate at Band D

Band	A reduced	A	B	C	D	E	F	G	H
<b>Conversion rate</b>	5/9	6/9	7/9	8/9	9/9	11/9	13/9	15/9	18/9
<b>Conyers £26.80</b>	14.88	17.87	20.84	23.82	26.80	32.76	38.71	44.67	53.60
<b>Redmayne £40.85</b>	22.69	27.23	31.77	36.31	40.85	49.93	59	68.08	81.70
<b>Joint £34.88</b>	£19.37	£23.25	£27.13	£31	£34.88	£42.63	£50.38	£58.13	£69.76

Table 5 Cost per Band – Tax Rate multiplied by conversion rate, divided by 9



Village life



Leighton Hall

All photos by Cllr Dawn Hancock