GRAPPENHALL AND THELWALL PARISH COUNCIL
Council Office, Community Centre, Bellhouse Lane, Grappenhall, Warrington WA4 2SG
Colette Fellows, Clerk to the Council/RFO
Tel 01925 264918 (Monday to Thursday 2.00 - 4.30 pm)
clerk@gtpc.org.uk

9th January 2025

Dear Councillor

Members of the Council you are hereby summoned to attend the Full Council meeting of GRAPPENHALL AND THELWALL COUNCIL on Thursday 16th JANUARY 2025 at 7.00 pm at the Council Office, Bellhouse Lane, Grappenhall WA4 2SG for the purpose of transacting the following business:

Yours sincerely

Colette Fellows

Clerk to the Council/RFO

A G E N D A

183. Apologies for Absence
To consider apologies and reasons for absence. For resolution.

184. Dispensation Requests
To consider any dispensation requests from members.

185. Disclosures of Pecuniary and Personal Interests
Members are reminded that personal interests or prejudicial interests, as defined in the Code of Conduct, in any matter before the meeting, must be disclosed no later than the start of discussion on that item.

186. Minutes
To approve as a correct record the minutes of the Parish Council Meeting on the 19th December 2024.
To receive the minutes of the Planning Committee held on the 7th January 2024, and the Resources Committee held on the 14th January 2024.

187. Correspondence
WBC have confirmed that the bulb planting for 2025 is too late, and we have been pencilled for autumn planting in 2025.

188. Information for Noting
a) The Parish vehicle has been extended for a further 12 months at a cost of £357.31+vat per month.
b) Cllr Davies and the Assistant Clerk have completed an application for a heat-source pump to be installed at the Parish Council Offices.
c) The new laptop and screens have been purchased and installed in the offices at a cost of £892.07+vat.
d) The office administration is now running on the cloud and not on hard drives.
e) Councillor contact information will be emailed separately to members.

189. Update on actions from previous meetings

Agenda Item	Action Point	Lead	Status	Update
2024/118	New Village Signage	BD	Ongoing	The Ass Clerk has contacted WBC to complete the work. A date for completion has not yet been shared.
2024/142	New IT equipment for the Parish Council offices	CF	Complete	This has been purchased and is now installed.
2024/134	Heating PC Offices	CF	Ongoing	The Clerk is investigating other forms of heating and costings. It has not been possible to install a second-hand boiler or a temporary boiler at a reasonable cost.

190. PCSO Crime Report

An updated crime report will be emailed to all members before the meeting.

191. Expenditure to date

The Clerk will present the expenditure to date. (see attached)

192. Accounts for Payment

A schedule of Accounts for Payment to be tabled. (see attached).

193. Budget and Precept

194.1 An overview of the financial position for 2024/2025 will be presented.

194.2 To agree the budget for 2025/2026 with recommendations from the Resources Committee to adopt for Precept setting purposes. For discussion and resolution.

194. Requests for Funding

No requests for funding have been received.

195. Neighbourhood Plan Working Group Update

The Planning Consultant appointed to produce a Character and Design Study for the Neighbourhood Plan (ONH), has now produced his draft report. Included amongst the recommendations are two not directly related to the Neighbourhood Plan, specifically that:

1. Clay Bank Farm complex, Grappenhall has considerable value and may be worthy of being added to the Statutory List as a historic model farm; and
2. The parkland to Massey Hall at Half Acre Lane, Thelwall be considered for inclusion on the statutory list of Historic Parks and Gardens. Although Massey Hall itself has been redeveloped, the parkland survives in something like its original form. It was designed by Edward Kemp, a pupil of Paxton at Chatsworth and author of the influential 'How to Lay out a Garden' book on garden design of 1858.

In both cases statutory listing would give a greater level of protection to these historic features of the Parish under the planning system and give public recognition to these important aspects of our local heritage.

It is therefore recommended that the Clerk be authorised to investigate these two properties further and, if appropriate, to suggest to English Heritage that they be included in the relevant statutory lists. For discussion and resolution.

196.2 Retrospective approval is required to accept the additional work required for the Assistant Clerk to policy write for the Neighbourhood Plan. This work will be carried out as extra hours (6 per week) at a charge of £25 per hour, until the end of this financial year March 2025 and then reviewed. For resolution to accept.

196. GYCA Solar PV Installation - LiveWire Investment

Cllr Davies would like members to consider the options and recommendations as laid out in his report. (attached). For discussion and resolution.

197. SEWUE (South East Warrington Urban Extension)

Cllrs Browne and Speed will briefly update members on SEWUE matters.

198. Warrington Borough Council

Cllrs Browne, Hignett, Johnson, and Speed will update members on Warrington Borough Council matters.

199. Consideration of Planning Applications

To consider the following applications which require an immediate decision.

2024/01443/FULH – 19 Victoria Rd, Grappenhall. Loft conversion with side and rear dormer windows.

GYCA Solar PV Installation

Introduction

The accuracy of all information here cannot be guaranteed due to the unavailability of complete records over the whole period since the initial proposal and entry into the Livewire CEC scheme.

The Parish Council invested £15,000 in 2015 into Livewire CEC, presumably to income in return, and free electricity to be used by GYCA. The PC has received £1850 (2018 £400, 2019 £400, 2020 £450, 2024 £600) in so called interest payments (not dividends). At the outset the projected was 4% pa, so it should have been £5400. I have recorded an initial installation price of £18,229 from either PC office or GYCA office paper records. In essence the PC did not need to enter into the complex arrangement with Livewire – it could have bought the system and managed it itself.

As a rough calculation Livewire CEC will have received around £7000 in FIT payments.

GYCA has had the benefit of free electricity for 9 years. This benefit is not calculable now, but PV generated power will have reduced their electricity bills considerably.

In brief, the Parish Council's options are –

a) Withdraw the original council investment of £15,000. However, if the PC take that option only, what would happen to the GYCA system? More exact information would be required. If the system is removed, who would pay for it and the lease on the roof would need to be terminated?

b) Keep the investment in until 2035, a small interest payment should be expected from Livewire CEC and GYCA will still receive free electricity. However, the management of the installation, finances and company has been poor and the Parish Council would remain involved in all the issues of Livewire CEC.

c) Buy the system for £14,584 and terminate the lease of the roof to Livewire CEC. The Parish Council would need to know what would happen to the original £15,000 and negotiate its return. The Parish Council would then manage the system and receive the remaining FIT payments, estimated at £13,500. GYCA would continue to get free electricity.

Recommendation – Option c combined with option a, which should generate the above FIT payments to the PC as income.

We have now received a proposal from J Birdsey chair of LWCE. For the PC to buy the system for £14.584. He estimates the remaining FIT over 11 years (generation and export) to be £20,578.

He acknowledges 'Your situation is unique in that Grappenhall do have £15,000 in share capital invested in LWCE that is more than the purchase price of the lease. It is worth noting that we

have invited shareholders to reclaim their investment and are looking to repay all shareholders in the coming months.'

Therefore Livewire CEC are looking to close down, and sell off the systems they manage. The PC should exit the agreement with them or risk being caught with no-one managing it. Which is what has happened historically.

How it works – GYCA are the beneficiary of the free electricity as the PV system is connected to that part of the building's supply. Livewire CEC have been taking the FIT payments since installation. The FIT payments are split into two parts (the generation payment – for every Kwh generated the payment is approx. 17p whether it is used on site or not) and the export payment. If this is actually measured, the payment is approx. 7ppKwh. If it is not it is deemed at 50% of generation.

As could be expected Mr Birdsey's figures are muddled between FIT export and SEG payments. SEG is a different scheme which is in place now and since 2019, and will not apply to an installation completed in 2017.

I (BD) would estimate 1 hour's work per month required from the PC office to monitor the system, check and send meter readings, and check the payments are received. The only maintenance required is to vacuum the cooling fins on the inverter once a year.

The Parish Council would require all existing documentation, certificates, warranties, FIT agreements, billing and payments handing over.