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5 January 2018

OVERVIEW & SCRUTINY COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Monday, 15th January, 2018** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Yours sincerely

NEIL AGGETT
Democratic Services Manager

Distribution:

The Members of the Overview & Scrutiny Committee as named below:
Councillors Haines (Chairman), Ford (Vice-Chairman), Clarence, Colclough, Connett, Cox, Dennis, Dewhirst, Eden, Golder, Gribble, Hayes, Hocking, Hook, Mrs Hook (was Brodie), Jeffery, Keeling, Kerswell, Matthews, Mayne, Morgan, Nutley, Orme, Parker, Peart, Prowse, Smith, Thorne and Winsor

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- (1) All other Members of the Council
- (2) Representatives of the Press
- (3) Requesting Town and Parish Councils

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting

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A G E N D A

PART I

(Open to the Public)

Note:

Executive Members may observe proceedings

Executive Members may be invited to speak by the Chairman of the Committee

1. Apologies for absence
2. Public questions (if any)
3. Minutes (Pages 1 - 8)
4. Agreement of the agenda between Parts I and II
5. Declarations of interest
6. Matters of urgency or report especially brought forward with the permission of the Chairman
7. Call-in - to consider any call-ins

Overview

8. Connecting Devon & Somerset - Broadband - Presentation
9. Homelessness Reduction - Presentation

Scrutiny

10. Shared Equity Scheme (Pages 9 - 22)
11. Initial Financial Plan Proposals 2018/19 to 2020/21 - to consider the Executive's initial budget proposals (Pages 23 - 50)

Future Programming

12. Executive Forward Plan (Pages 51 - 54)
13. Work Programme (Pages 55 - 60)
to identify any areas of work for future meetings of the Committee.

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OVERVIEW & SCRUTINY COMMITTEE

MONDAY, 20 NOVEMBER 2017

Present:

Councillor Haines (Chairman)

Councillors Clarence, Colclough, Cox, Dewhurst, Gribble, Hayes, Hocking, Keeling, Kerswell, Morgan, Orme, Parker, Peart and Winsor

Other Members in Attendance:

Councillors Fusco and Russell

Apologies:

Councillors Ford, Connett, Dennis, Eden, Golder, Hook, Brodie, Jeffery, Mayne, Price, Prowse, Smith and Thorne

In Attendance:

Karen Mason, Democratic Services Officer

Adam Pike, Recovery & System Support Officer

Sue Aggett, Business Lead - Health & Wellbeing

Phil Shears, Head of Paid Service

Neil Blaney, Economy Manager

Nick Davies, Business Manager, Strategic Place

Rebecca Hewitt, Senior Community Safety Officer

Liz Gingell, Corporate Performance Officer

Tracey Hooper, Revenue, Benefits & Fraud Manager

Cllr Jeremy Christophers - Leader

Gary Layzell – Civica

Inspector Andrew Tomlinson, Devon & Cornwall Police

203. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 16 October 2017 were approved and signed as a correct record.

204. MATTERS OF URGENCY OR REPORT ESPECIALLY BROUGHT FORWARD WITH THE PERMISSION OF THE CHAIRMAN

The Chairman advised that a student governor from Coombeshead Academy was in attendance, Members welcomed John to the meeting.

The recent meetings of the Committee had been held at 4.00 pm, Members were asked to submit their views on the timing of the meeting to the Committee Section, it had been anticipated that the changed time could widen the appeal of standing as an elected representative.

205. COMMUNITY SAFETY PARTNERSHIP

The Senior Community Safety Officer introduced the annual report which provided detail of the key achievements across the Safety Partnership in the last year. During her presentation, she made particular reference to:

- the Partnership assisting with a domestic homicide review;
- performances within schools to address alcohol misuse;
- the anti-social behaviour service being provided across the area;
- building a positive relationship with secondary schools, safeguarding children and directing them away from offending. This work focussed on vulnerable groups such as looked after children;
- Child Sexual Exploitation (CSE) training to enable taxi drivers and fairground staff to recognise signs of CSE;
- development of a sub-group to assist with identifying vulnerable people who are being targeted to assist with County lines (a new type of drug network), Members were advised there had been a number of high profile arrests in Exeter;
- Operation Turf – an emerging issue around Newton Abbot and Kingsteignton of violence and harassment by young people, information would be shared with local Members outside of this meeting.
- Securing unoccupied buildings in Teignbridge.

During discussion, the following items were raised:

- (a) a Member highlighted elected councillors responsibility in safeguarding children and welcomed the Chief Constable's approach to improving communication;
- (b) community safety and the ambition to ensure all young people were resilient to reduce the possibility of them being subjected to exploitation;
- (c) public transport – whether any training would be provided to bus/coach drivers on CSE. It was suggested that children travelling alone on public transport could be targeted. In response, it was expected that CCTV on buses would allow any complaint to be investigated;
- (d) a suggestion that 'Best Bar None' a national award scheme which promotes responsible management of alcohol licensed premises could be introduced within Teignbridge.

The Chairman thanked the Senior Community Safety Officer for the report and Inspector Tomlinson for attending the meeting.

Resolved

That the report be noted.

206. COUNCIL TAX RECOVERY PROCESS AND DEALING WITH VULNERABLE TAXPAYERS - PRESENTATION

The Council's Recovery & System Support officer provided a presentation on the process undertaken by the Council to recover council tax, during his presentation he made particular reference to:

- Council Tax (CT) recovery reminder letter;
- up to 3 CT notices advising that payment is overdue;
- contact also made via text message where possible;
- an additional step made by the Council to advise the customer of steps they can take to seek debt advice; the letter also provides detail of the additional costs incurred if a summons is issued;
- the recovery process – before the Council applies for a Liability Order the customer would have had a minimum of 3 letters from the Council and an SMS message where possible;
- CT Recovery can be via an attachment of earnings, or benefits.
- Bailiffs – this is a 2 stage process with a 3 week holding period, followed by the enforcement stage;

Members were assured that consideration was given to the vulnerability of customers and the Council considers how support could be provided to ensure the customer understands the recovery process.

The Chairman and Members thanked the officer for his presentation.

207. UNIVERSAL CREDIT - PRESENTATION

The Revenue, Benefits & Fraud Manager referred to the agenda report which provided an update on the current position regarding Universal Credit (UC) in Teignbridge and the likely impacts when the fully digital service commenced in May 2018.

Gary Layzell from Civica provided Members with detail in a presentation, which made particular reference to:

- Universal Credit replacing 6 existing benefits: Child Tax Credit; Housing Benefit; Income Support; income-based Jobseeker's Allowance (JSA); income-related Employment and Support Allowance (ESA); Working Tax Credits;
- UC would be administered by the Department for Work & Pensions and required claimants to access the service online;
- there would be a phased transition with Newton Abbot Job Centre going live in May 2018; full migration would be completed by December 2022;
- Teignbridge would continue to administer housing benefit for pensioners;
- following the raising of significant issues with the current design of UC, measures and improvements were emerging;

- it had been reported that it was taking 5-6 weeks for a new claim to be assessed and the first payment of UC to be made;
- the switch from fortnightly payments to monthly payments had increased the level of rent arrears;
- financial difficulties had been highlighted – 2/5 households in debt have no money to pay their creditors; 79% of debt related problems included rent; 57% were borrowing money prior to receiving their first UC payment;
- main problems faced by those transferring to UC included: initial payment delay; inability to budget effectively, poor administration; lack of access to banking and affordable borrowing;
- DWP report positive impacts of success in getting people into work;
- other local authorities had experienced the following:
 - a reduction in Council Tax collection;
 - an increase in rent arrears;
 - a reduction in collection of temporary accommodation rent.

A Member questioned the loss in revenue on the homelessness budget if someone was re-housed within 4 weeks and questioned whether there would be an increase in workload to the Council. The officer assured Members that DWP were making changes to the homelessness provision.

A Member also raised concerns about residents being able to claim online. The officer advised that Teignbridge already uses an online claim for housing benefit and the take-up date is over 99% so residents are familiar with making digital claims.

The Committee was assured that the Council was working with Teignbridge Welfare Reform Group to support older people with online claims and providing digital access points.

The Chairman and Members thanked Gary Layzell for his presentation.

Resolved

That the report be noted.

208. LEP - PRODUCTIVITY STRATEGY

The Committee considered the response to the Heart of the South West Local Enterprise Partnership's consultation on its Productivity Strategy. It was noted that a group of Members had considered in detail the consultation document and agreed the responses as set out in Appendix 1 of the agenda. It was noted that the Strategy would be supplemented with an action plan.

The proposed response would be considered by the Leadership before submitting it before the deadline of 30 November 2017. The Leader thanked the officers and Members for their work.

Resolved

To endorse the response to the Heart of the South West Local Enterprise Partnership's consultation on Productivity Strategy.

209. T10 - GREAT PLACES TO LIVE, WORK; GOING TO TOWN; INVESTING IN PROSPERITY

It had been previously agreed that an overview of each of the Teignbridge Ten super projects would be provided at the quarterly performance meetings, Members received presentations as follows:

The Business Manager for Development Management updated Members on actions to meet the objective 'Great Places to Live' where new neighbourhoods and other developments would be built to the highest standard of design, with great public spaces and landscaping. He advised that an update on the new residential design guide would be provided after the Planning Committee on the 21 November 2017 and provided detail of work on the development framework plan for Houghton Barton, and the work of Suitable Alternative Natural Green Space (SANGS). Members were advised that 3 projects had a caution, the Cirl Bunting policy had now been adopted and customer satisfaction for 2016/17 had been 82.2% against a target of 80%.

The Economy Manager informed Members of actions being taken to meet the objective 'Going to Town', making reference to the seven key objectives supporting town centres, one current focus of work included trails around the Market Hall for Halloween and Christmas, to drive footfall into the market. Work to broaden the offer to the economy had included evening activities and food festivals, including the Summer Nights festival in Newton Abbot. He highlighted 4 projects which had concern, this related to projects which had been delayed.

Referring to the Best Bar None initiative, the Council hoped to work with businesses, unfortunately currently take up had been slow. Reference was also made to the Business Charter which had been positively received.

The Business Manager for Economy & Assets highlighted the work 'Invest in Prosperity' advising the Council would do all it could to encourage new businesses to set up or move in and existing businesses grow, creating new and better paid jobs, work to meet the objectives including investing in commercial and industrial estates, promptly dealing with planning and other regulatory applications.

The Business Manager advised of two areas of concern in the performance reports relating to delivery to the local plan and broadband provision. He also highlighted the work being undertaken across the district including detail of building and renting out Estuary Court, broadband, providing improved internet access for 5000 residents and businesses in the next 3 years, employment land purchase at Forches Cross.

The Chairman thanked the officers for their update.

210. PERFORMANCE MONITORING - QUARTER 2 DATA

Consideration was given to a report which provided performance data for Quarter 2 (1 July to 30 September 2017) on the Teignbridge Ten (T10) programmes. Each T10 project had actions with performance indicators and/or projects which monitored their progress against targets and milestones.

Members attention was drawn to some amended figures as follows:

- CSCLS 5.1 – Household waste recycled and composted - should read 56.3%, a slight decrease on the 56.42% reported, but still on target;
- CSCLS 5.3 – Residual household waste per household – should read 179.3kg, a decrease in performance on the 179.20kg reported, but still on target.

During discussion, particular reference was made to:-

- (a) CSHAH 5.8 – working days lost due to sickness absence – average per employee. It was reported that a review group to look into management actions to tackle absence had met and would report back to the Committee in due course.
- (b) CSHAH 1.4 – raise awareness and deliver initiatives to prevent increase in melanoma. A Member questioned what action the Council was taking to raise awareness for agricultural workers. It was agreed detail of the project would be shared with Members.
- (c) CSZH 1.1, 1.2, 1.3 electricity, gas and water consumption. A Member questioned the figures provided within the report and it was agreed that detail would be provided in the Members' Newsletter.

Resolved

To note the actions being taken to rectify performance.

211. EXECUTIVE FORWARD PLAN

The Executive Forward Plan was noted.

212. WORK PROGRAMME

It was agreed that a presentation on the potential for an energy company for Devon be included on the Committee's Work Programme for March 2018.

MIKE HAINES
Chairman

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OVERVIEW & SCRUTINY COMMITTEE

CHAIRMAN: Cllr Mike Haines

DATE: 15 January 2018
REPORT OF: Business Manager, Housing and Health
SUBJECT: TEIGNBRIDGE SHARED EQUITY SCHEME

PART I

1. PURPOSE

To advise Members of the previous shared equity scheme run by Teignbridge District Council and Sovereign Housing Association and request the views of the Overview & Scrutiny Committee regarding the following.

1. Should the Council invest in creating a further shared equity scheme to assist first time buyers access the housing market?
2. If so, do the Overview and Scrutiny Committee support running a potential pilot scheme in Chudleigh using the section 106 offsite contribution from the Rivendell application (£600k) or to extend the scheme to other areas in Teignbridge such as Newton Abbot and if so how would that be funded?

2. BACKGROUND

In 2013 Sovereign and Teignbridge launched an open market homebuy product for prospective first time buyers wishing to purchase on the second hand homes market. The scheme involved investment of £246,125k (plus admin fee) from the Council and £90,000k from Sovereign Housing Association. Full scheme details attached as Appendix 1.

It's purpose was to stimulate the local housing market and assist first time buyers with the deposits required to access a mortgage and reach their first step on the housing market, as well as provide a financial return to the Council and Housing Association. 9 properties were purchased under the scheme and the scheme ended due to the launch of the Governments help to buy product and Sovereign no longer wishing to invest in the product.

Shared equity products would count towards delivery of affordable housing as long as funding returned to the Council was ring-fenced for future affordable housing products. Affordable housing is defined as *Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible*

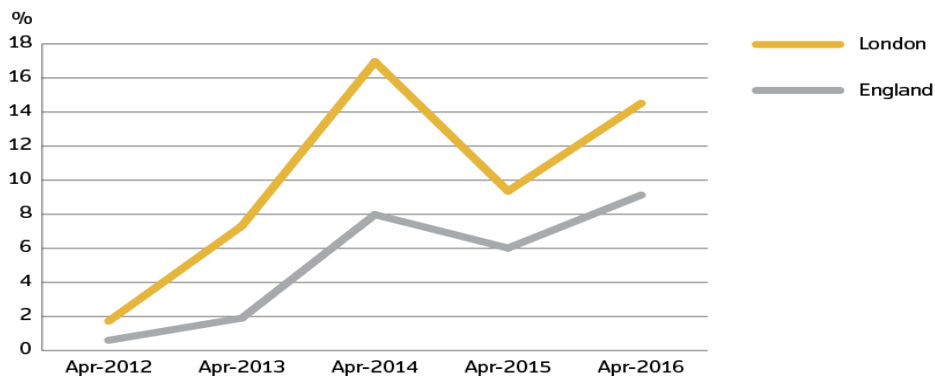
TEIGNBRIDGE DISTRICT COUNCIL

households or for the subsidy to be recycled for alternative affordable housing provision. It would not however attract New Homes bonus payments as it does not deliver a new unit of accommodation

We believe there is still a market for this scheme and given the rate of return on those properties that the Council invested in which have subsequently been sold, it could be a solid investment for the Council. Also, given the investment in Newton Abbot Town Centre, it could be argued that property prices are more likely to increase, hence now is an opportune moment to invest in property in the Newton Abbot area.

In the year to April 2016 average house prices in Teignbridge rose from £205,907 to £226,424, an annual increase of 9.96%, above the national average increase of 9.1%. However the figures fluctuate significantly from month to month with the highest annual increase for Teignbridge between 2015-16 was 9.96% (year to April), and in some months during the year there was negative growth. The latest annual figure to August 2017 is 7.29%.

UK House Price Index England: April 2016



3. MAIN IMPLICATIONS

How does it work?

Eligibility

The scheme was originally open to those who had a local connection with Teignbridge, earned less than £60k (joint income) and unable to purchase a home on the open market without the equity loan. It is proposed that the maximum joint income is raised to £80k in accordance with the Help to Buy shared ownership criteria.

Priority was given to first time buyers, keyworkers, and social housing residents giving up a family home or households renting privately for three years or more. The schemes marketing attracted a lot of interest predominantly from young first time buyers but also

TEIGNBRIDGE DISTRICT COUNCIL

included those in middle age who had given up hope of ever getting a foot on the housing ladder, applicants included firemen, nurses and local government staff.

The length of the repayment mortgage could be no more 35 years and no higher than the value of the share the applicant was buying. Self-certified, guarantor and mortgages that offer further borrowing were excluded. Applicants need to have sufficient funding to cover the legal costs and stamp duty and a minimum of 10% of the mortgage.

Funding

Applicants were offered up to 25% of the max home price of £160k for a 2bed and £190k for a 3 bed. It is proposed that these figures are increased to £180k and £220k respectively.

The loan was charged at a rate of 0.75%, with an additional annual review with an additional yearly increase of RPI plus 0.5% (currently 3.9%). If RPI stays at 3.9% the total interest rate to the customer at the end of the ten years would be 1.1%. Finance have commented that in medium to longer term this may not be favourable compared to our lost interest (usually related to base rate), however in order to avoid registration with the Financial Conduct Authority we need to ensure any product we offer is at a rate lower than the market.

The loan was repaid in full once the house was sold, final mortgage instalment paid or the end of ten years whichever happened first. The loan repayment remained at 25% based on the selling price The Council would have a second charge on the property. Applicants were responsible for legal costs, stamp duty and other associated buying costs

Example :

House price cost	£ 200,000.00		RPI	3.90%						
Council's loan	£ 40,000.00			0.50%						
Applicant deposit	£ 10,000.00		Total annual increase	4.40%						
Admin	£ 1,000.00									
Interest rate to applicant										
Loan £40k RPI 3.9%										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual interest rate	0.75%	0.78%	0.82%	0.85%	0.89%	0.93%	0.97%	1.01%	1.06%	1.11%
Annual interest cost	£ 300.00	£ 313.20	£ 326.98	£ 341.37	£ 356.39	£ 372.07	£ 388.44	£ 405.53	£ 423.38	£ 442.00
Interest cost per month	£ 25.00	£ 26.10	£ 27.25	£ 28.45	£ 29.70	£ 31.01	£ 32.37	£ 33.79	£ 35.28	£ 36.83

Restrictions

- The maximum property size needed to be suitable for the applicants housing need plus 1 bedroom
- The mortgage offer should not have a retention of more than £5k
- The property should be residential with no commercial use
- The property must not be owned or part owned by partner, family member or business associate

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Considerations

Administration - The Council previously paid £1,200 per unit to Sovereign. We would either need to procure a partner to administer the scheme or have sufficient capacity to administer it in house.

Legal considerations- Impact of Consumer Credit Act 1974.

Eligibility criteria- We could restrict the scheme to 2 beds only as this may mean applicants are more likely to upsize for the 10 years and the money would be repaid more quickly and reduce risk of loans not being paid in full at the end of the term

Risk

There are a number of risks to the project. These are detailed below:

Risk	Impact	Likelihood	Mitigation
Properties do not increase in value or decrease in value and applicants cannot pay deposit	5	2	Current property values in TDC have increased on average of 7.29% amount per year
Applicants unable to pay loan at end of term due to financial circumstance	5	1	Robust financial assessment of applicants financial situation at point of application
Properties purchased have structural/repair issues	3	1	Requirements for structural surveys on any property purchased
Applicants defaults on mortgage	3	1 (2 if mortgage interest rates rise in future)	Robust financial assessment and monitoring. Council has second charge on property
First lender making further advances placing TDC equity loan at greater risk if house prices drop or further advance does not add proportionate value to property	3	1	Mechanism to ensure any further borrowing from first lender triggers the opportunity for us to review our funds lent.
Fire, Flood Subsidence or structural defect	3	1	TDC to ensure applicants are adequately insured on an annual basis

TEIGNBRIDGE DISTRICT COUNCIL

Evaluation of the Sovereign scheme

Nine properties were sold under the scheme. The summary of the sizes and values can be found below.

House size	Cost	Equity Loan	Area
Ranged between 1bed flat and 3 bed house	Prices ranged from £83,000 to £171,000	Ranged from £20,750 to £44,000	7 in Newton Abbot, 1 in Teignmouth and 1 in Kingsteignton.

Two of these properties have subsequently been sold and the loans repaid with a further loan in the process of being repaid.

Resume of loans repaid	Loan amount	Returned	Profit	Time
Loan 1	34000	39602.27	5602.27	38 months
Loan 2	10750	11397.59	647.59	20 months
Loan 3	28125	33196.72	5000	48 months

Total of all three loans	72875	84196.58**	11321.58	15.53% gross return on investment
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Pilot scheme or a full roll out?

The Council has recently received off site affordable housing contributions of around £600k from schemes in Chudleigh in lieu of 12 units of accommodation onsite. Based on an average of £50,000 per home this funding has the potential to fund a pilot scheme in the Parish of Chudleigh. Housing Enabling staff have held initial discussions with Chudleigh Town Council who wished to explore this and other options based on need.

Chudleigh has the scope to provide a pilot as recent developments have delivered rented and shared ownership homes with future delivery to be provided by allocated sites within the Local Plan. This opportunity could bring a further product to the market to blend in with the existing and future provision.

This potential initiative could be explored by way of a drop in session in the Town in accordance with the Community Led Housing Initiatives.

**Further roll out could be funded using the £84,196.58 which has been paid back to Teignbridge so far. This funding is currently in the Affordable Housing Capital Programme and could be recycled for further equity loans across Teignbridge.

TEIGNBRIDGE DISTRICT COUNCIL

4. GROUPS TO BE CONSULTED

Comments from Legal and Financial Services.

The report has been circulated to Legal & Finance for comment. Finance amendments have been incorporated into the report.

Legal Services have confirmed that the Consumer Credit Act 1974 does not have any adverse implications on the proposals as the interest rates involved are lower than any commercial rate and the offer is to a select class of person.

Legal Services have also confirmed that the use of the S106 funds from Rivendell accords with the terms of the Agreement.

6. TIME-SCALE

Subject to comments from Overview & Scrutiny Committee Officers intend to work up proposals for Executive approval in March with a scheme launch in April 2018.

7. CONCLUSION

Following the success of the previous scheme this proposal would offer a relatively low risk opportunity to assist first time buyers get a foot on the property ladder, create additional churn in the market and provide a financial return to the Council.

Amanda Pujol, Business Manager, Housing and Health

Wards affected	<i>All</i>
Contact for any more information	<i>Graham Davey, Housing Enabling Manager</i>
Background Papers (For Part I reports only)	<i>Details of original scheme</i>
Key Decision	<i>No</i>
In Forward Plan	<i>Yes</i>
In O & S Work Programme	<i>No</i>

Open Market HomeBuy

Teignbridge, Devon



Working in partnership with



Buying a home in the Teignbridge district is easy with Open Market HomeBuy

What is Open Market HomeBuy?

Open Market HomeBuy can provide you with funding to purchase a new home and enable you to take out a mortgage which you can afford.

Your mortgage, together with a deposit will equate to approximately 75% of the purchase price. This means that you may only require a 5% deposit! The rest of the purchase price will be paid for by an equity loan provided by Sovereign Housing Association and Teignbridge District Council, which will equate to a maximum of 25%.



How does it work?

The cost of your home will be paid in two parts: a mortgage or savings and an equity loan.

Mortgage or savings

Using a mortgage or savings, you will pay an agreed percentage of the house price. If you are getting a mortgage, you should get this through a bank or building society that operate this scheme. These are known as 'qualifying lenders'. Please check with us or an independent financial advisor to make sure you are using a qualifying lender.

The length of your mortgage should be:

- for no more than 35 years
- on a repayment basis, and
- no higher than the value of the share you are buying.

We cannot accept self-certified mortgages, guarantor mortgages or mortgages that offer further borrowing.

An equity loan

We can offer you an equity loan up to 25%, for a maximum home price of:

- £160,000 - 2 bedroom home
- £190,000 - 3 bedroom home.

We will look at your individual needs and base your maximum purchase price and house size on what you can afford and how many people will be living in your home.

The equity loan will be jointly funded by Sovereign Housing Association Ltd and Teignbridge District Council and administered by Sovereign Living.

Equity loan charges

Each loan will be calculated using the amount of funding you can provide and your individual circumstances. When your loan is agreed, your title deeds (the documents that prove you own the home) will be registered in your name. If you are taking out a mortgage, your mortgage company will have a first charge placed on your home and a second charge will be added by Sovereign.

Interest will be charged on the equity loan at a rate of 0.75%.

There will also be an annual review, with an additional yearly increase of RPI plus 0.5%.

Equity loan repayments

The loan must be repaid in full if you sell your home, pay your final mortgage instalment or at the end of 10 years, whichever happens first.

The loan repayment will stay at the same percentage you originally borrowed eg 25%, based on the selling price.

Interest on your equity loan

Example loan £47,500

Example Retail Prices Index (RPI) 2.50%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10*
Annual interest rate	0.750%	0.773%	0.796%	0.820%	0.844%	0.869%	0.896%	0.922%	0.950%	0.979%
Interest cost per year	£356.25	£366.94	£377.95	£389.28	£400.96	£412.99	£425.38	£438.14	£451.29	£464.83
Interest cost per month	£29.69	£30.58	£31.50	£32.44	£33.41	£34.42	£35.45	£36.51	£37.61	£38.74

*The loan is to be paid back after 10 years



How do I apply?

To qualify for Open Market HomeBuy, you must get written approval from us for this specific scheme. Phone us for more details on 0845 602 1618.

You should not enter into any legal agreement to buy a home until you have received:

- a letter detailing the maximum purchase price and the maximum number of bedrooms you can buy, and
- a letter confirming that we have checked your mortgage offer and Homebuyers' survey.

Who is eligible?

In considering your application, we must follow the rules published by the Homes and Communities Agency.

To be considered for the scheme, you will need to meet the requirements below:

- be in housing need and have a local connection with Teignbridge (as defined by the Council's allocations policy)

- of a household earning less than £60,000, and
- unable to buy a suitable home on the open market in Teignbridge, without the assistance of the equity loan.

You will be considered a priority applicant if you are a:

- first time buyer
- key worker (as defined by the Council's allocations scheme)
- council or housing association resident who will be leaving a suitable home for a family to move in to
- household that has been privately renting for more than three years and can demonstrate a good rental payment record.

You will also need to have enough money to cover the costs of:

- legal transactions, including stamp duty where applicable
- buying costs - typically between £2,500 - £4,000
- the mortgage deposit - normally 10%.

What home can I buy?

You may buy any home as long as it meets the following requirements.

- The size must be suitable for your current needs, but you can buy a home with one bedroom more than you actually require - this will be agreed at the beginning.
- Your mortgage offer should not have a retention of £5,000 or more. A retention is where the mortgage company holds onto some of your agreed mortgage. If the retention is more than £5,000 you will not be allowed to continue with the purchase.
- The home must be situated within the Teignbridge District Council area.
- The home must be currently for sale on the open market with vacant possession on completion of the purchase.
- The home should be a residential property with no commercial use.
- If the home has just been built it must be available for you to move into immediately and have an NHBC certificate (or equivalent). This certificate covers your property for any major structural defects by the builder for the first 10 years.
- The home must not be owned or part-owned by your partner, family member or business associate.
- The home must not be a caravan, houseboat or any other mobile home.





Selling your home

You may sell your home at any time after the first 12 months of ownership. At this stage, the loan must be repaid based on the percentage you borrowed and your final selling price.

Repayment example

Original price of home:	£180,000
Your mortgage:	£135,000
Equity loan (25%):	£45,000

The loan repayment will take the amount owed to above the sale price (assuming nothing has been repaid on the capital of your mortgage). Your actual repayment on your loan in this instance would therefore be £40,000.

a) House goes up in value

Sale price of home:	£200,000
Repay your mortgage: (may be less than above if you have had a repayment mortgage)	£135,000
Equity loan to pay back 25%:	£50,000

Total to pay back:	£175,000
Your share remaining:	£0

Total to pay back:	£185,000
Your share remaining:	£15,000

c) House goes down in value but you owe less than your original mortgage amount

Sale price of home:	£175,000
Mortgage outstanding:	£130,000
Equity loan to pay back 25%:	£43,750
Total to pay back:	£173,750

b) House goes down in value

Sale price of home:	£175,000
Your mortgage: (may be less than above if you have had a repayment mortgage)	£135,000
Equity loan to pay back 25%:	£43,750

Your share remaining:	£1,250
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Buying your home

So, what do you do now? Just follow these steps.
We are here to give you all the advice and support you need.

Step 1

Contact us. We will confirm that you are registered with South West Homes and that Teignbridge District Council will put you forward for this scheme.

Do not make any financial or legal commitment to buy a home at this stage.

Step 2

We will assess your circumstances and agree a property size and the maximum house value you can buy.

Once this process has been completed, we will send you a letter confirming that you can begin to look for a new home.

Do not make any financial or legal commitment to buy a home at this stage.

Step 3

Send us your chosen property details. We will write to you to confirm whether your selected home is eligible.

Step 4

Once you have received our approval letter, you can instruct your solicitor and arrange a mortgage (if needed).

Step 5

Send us your mortgage offer and Home Buyers survey. Please be aware that we will decline your chosen home if your mortgage offer has a retention of £5,000 or more.

An approval letter will be sent directly to your solicitor so they can exchange contracts.

Step 6

Complete your purchase and move in!

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Any questions?

Please call the Sovereign Living sales team on 0845 602 1618 or email us at living@sovereign.org.uk



0845 602 1618
www.sovereignliving.org.uk

Sovereign Housing Association Limited,
Woodlands, 90 Bartholomew Street,
Newbury RG14 5EE

Sovereign Living is a trading name of Sovereign
Housing Association Limited, a charitable body.

HO-0024431 Jan13kdp



EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Stuart Barker

DATE: 9 January 2018
REPORT OF: INTERIM CHIEF FINANCE OFFICER
SUBJECT: INITIAL FINANCIAL PLAN PROPOSALS 2018/19 TO 2020/21

PART I

RECOMMENDATIONS

The Executive is recommended to resolve

That comments be invited on these budget proposals.

The Executive recommends that Council resolves

To approve the council tax base of 48,577 for 2018/19 at appendix 2.

1. PURPOSE

- 1.1 To consider the initial financial plan proposals 2018/19 to 2020/21 to be published for comments over the next six weeks.
- 1.2 These proposals include draft revenue and capital budgets for the three years 2018/19 to 2020/21 The main issues taken into account are:
 - The level of council tax and the proposal to increase it by £5 or 3.12%
 - Reducing central funding and the need to make ongoing efficiencies using invest to save where possible
 - Continuing to support housing whilst backing business and bringing people and organisations together for local neighbourhood planning
 - Infrastructure delivery plan investment funded by community infrastructure levy (CIL) and external sources where available
 - Town centre investment in infrastructure and employment
 - The level of reserves necessary for the council
- 1.3 To consider the proposed council tax base 2018/19 to recommend for Council approval on 15 January 2018 as shown at appendix 2.

TEIGNBRIDGE DISTRICT COUNCIL

2. SUMMARY

- 2.1** Recent budgets have taken account of reducing government grant over the period of the last comprehensive spending review. We now have the provisional local government finance settlement for 2018/19 which clarified the multi-year settlements announced in 2016/17. No further changes were made to the calculation of the New Homes Bonus (NHB). We continue to be on the multi-year settlement covering the four years from 2016/17. Council tax thresholds were increased by 1% to be the higher of 3% or above £5. 100% business rates retention is promised but with the transfer in of some funding obligations. The Government is looking to introduce 75% business rates retention in 2020/21. Devon chief finance officers worked on a bid when the new invitation to pilot 100% business rates retention for 2018/19 was sent out by government. We have been successful with our bid which will create additional funds for one year only. Revenue support grant and rural services delivery grant are rolled into business rates baseline funding for one year as a result. The conditions of the bid require extra business rate income generated to be reinvested in economic growth. Our bid will reinvest additional funds in the Newton Abbot town centre redevelopment proposals. Revenue support grant is to end in 2018/19 and new homes bonus legacy payments are being reduced. The reduction was from 6 years to 5 years in 2017/18 and then to 4 years from 2018/19. An initial baseline reduction of 0.4% was also set for 2017/18 reducing the Bonus further. No further modifications have been made for 2018/19 following receipt of the provisional settlement.
- 2.2** We have benefitted from previous savings plans and restructuring efficiencies are still producing cost reductions. This budget also benefits from the Strata partnership and the significant ongoing returns from Market Walk. We are in the third year of Business Efficiency Service Transition (BEST) 2020 review following business challenge in earlier years.
- 2.3** The economy continues to be buoyant however uncertainty continues about future demand and the outcome of the European Union negotiations. Teignbridge has seen some minor positive variations to income in the current year apart from general rental income and market income which is down on the original budget.
- 2.4** Car parks are continuing with the programme of relevant capital investment agreed and funded by the increase in income. A general increase in most off street parking charges is proposed to cover inflation and in particular the continuing higher rates from the revaluation which mainly falls on car parking.
- 2.5** Business rates were revalued nationally and became effective from 1 April 2017. Rates have generally gone down in the South West although Teignbridge properties have gone up. There is transitional relief so that reductions and increases will take five years to work through. Our planned investment in Newton Abbot will enhance its vitality and viability and improve access to and within the town centre.

TEIGNBRIDGE DISTRICT COUNCIL

- 2.6** We are in the second year of our ten year Strategy 2016-2025. This sets the tone for contributing to civic life and ensuring public services focus on 'place and person' while remaining accountable, fair and value for money. At the heart are the Teignbridge Ten overarching projects that guide our activities, where we focus our resources and how we shape services to deliver real progress for the district.
- 2.7** The capital programme to 2020/21 includes infrastructure delivery plan projects funded by CIL and external sources where available. The investment in housing continues including provision of affordable homes. The main aim is to create more homes and jobs. Significant provisions have also been included for town centre investment and employment land. Prudential borrowing is a helpful funding mechanism for priority projects where a good return on capital can be demonstrated. The additional gains from the business rates pilot scheme will be invested in Newton Abbot town centre.

3. BACKGROUND

- 3.1** The budget and policy framework procedure rules in the Constitution set out the process for developing annual budgets and their approval by Council. Thus there is a budget timetable in the Executive forward plan which includes Overview and Scrutiny consideration of the financial plan proposals. The detailed **timetable** is shown at **appendix 1**. The Council is responsible for the adoption of its budget including approving the appropriate level of council tax.
- 3.2** Previous budgets took account of reductions in government grant. An ambitious programme of **savings** was identified reducing costs and increasing income. **Revenue support grant** was cut by £1.0 million in 2015/16, nearly an additional £0.9 million in 2016/17 and further reductions of £0.75 million in the current year. We will receive just under £0.4 million in 2018/19 and nothing thereafter (the allocated funds for 2018/19 have now been rolled into business rates baseline funding following the successful pilot bid).
- 3.3** The senior management structure review was implemented in 2013 with an update in April 2016 and further changes in 2017. Management costs have been significantly reduced with savings continuing for the current year and future years. This budget also gains from the Strata partnership and significant returns from Market Walk.
- 3.4** The third year of **Business Efficiency Service Transition (BEST) 2020** has built on the business challenge process in the last two years. Options for continuing to reduce budgets have been evaluated and also the pressures or investment that might require those savings. Teignbridge is also working with nineteen partners on the Heart of the South West devolution proposals and more locally re Innovation Exeter in the Greater Exeter/Greater Devon partnership.
- 3.5** We are in the second year of our new ten year Strategy 2016-2025. This sets the tone for contributing to civic life and ensuring public services focus on

TEIGNBRIDGE DISTRICT COUNCIL

'place and person' while remaining accountable, fair and value for money. At the heart are the Teignbridge Ten overarching projects that guide our activities, where we focus our resources and how we shape services to deliver real progress for the district.

- 3.6** There are no proposed changes to the council tax support scheme. A budget survey is planned which will be put on the website and publicised to encourage feedback. In particular it will be brought to the attention of **businesses**, the residents' panel and Teignbridge relationship groups.
- 3.7** The current council tax for Teignbridge is £160.17 per year for an average band D property. The 2017/18 **tax base** or effective number of properties for calculating council tax income is 47,614. Thus current year council tax income for the district is estimated at £7.6 million as shown in **appendix 2 - the recommended council tax base 2018/19**. A table of values for various increases in council tax is shown at **appendix 3 - the council tax calculator**.
- 3.8** Of the current total average annual £1,749.02 council tax collected per property, Teignbridge keeps 9% or just over £3 per week for its services. 72% goes to County, 10% to the Police, 5% to the Fire Authority and 4% to parishes and towns for their local precepts.
- 3.9** Significant government funding and cost changes affecting us for future years are as follows:
- A 4.4% increase in the statutory National Living Wage from £7.50 to £7.83 next year;
 - Pay increases for future years. An offer to employees has been tabled by the National Employers for Local Government Services which is a 2 year deal for 2018/19 and 2019/20. A flat rate increase for the majority of grades of 2% in each year and higher increases on lower pay points of up to 9.2%. A revised pay spine has also been introduced in the offer with effect from 1 April 2019. These changes address adjustments to the National Living Wage and pay differentials across grades as a result. This proposal is built into the initial financial plan proposals.
 - The actuarial valuation of the Devon pension fund for 31 March 2016 required increased employers contributions to 2019/20;
 - The continuing consultation on reforms to new homes bonus reducing receipts;
 - Further cuts in funding over the next 3 years with revenue support grant reducing to NIL for 2019/20 and thereafter;
 - The outcome of consultation on the move to 100% business rates retention but with the transfer in of some funding responsibilities.
 - A full reset of the baselines for the business rates retention scheme in 2020/21 and the impact on the business rates retained if the existing 50% retention scheme is still operating.
- 3.10** The Executive has had three **monitoring** reports this financial year on 18 July, 3 October, and 5 December. These have updated current year budgets and

TEIGNBRIDGE DISTRICT COUNCIL

also future year forecasts. The Autumn Statement 2017 was published on the 22 November and the provisional local government settlement issued on 19 December.

4. REVENUE FINANCIAL PLAN

- 4.1 Appendix 4** to this report is the draft budget scenario for the next three years. The effects of budget variations in 2017/18 already approved by Executive are included. Future savings expected from the Strata partnership have been fed into the plan. The increasing cost reductions from the management restructure are included. The plan also includes the significant ongoing returns from Market Walk.
- 4.2** Proposed **fees and charges** draft income totals for each service are shown at **appendix 5**. An increase of £319,000 in income is anticipated for next year. Detailed recommended fees and charges will be available on the website early in January via the members' newsletter. There are minimal changes proposed for leisure charges with a small change in income for next year.
- 4.3** Car parking charges are proposed to increase to give extra income of £125,000 which equates to an increase of 3.6%. This will help towards inflation and in particular the rates increase arising from the revaluation that mostly affects car parks. The main changes are a 10p increase in the majority of the car parks and no increase in the majority of the parking permits as these were increased substantially last year.
- 4.4** The successful opt in green waste subscription of £35, or £30 for those on benefit continues. This rate is less than that being charged by other Devon authorities and Cornwall. The scheme is now fully rolled out with over 33% take up and £750,000 income expected for next year.
- 4.5** The **Localism Act** introduced the power for the Secretary of State to set principles each year under which council tax increases are determined as excessive. This can apply to Teignbridge, County, Fire, Police, or towns and parishes. For the current year limits were set for all but towns and parishes with a referendum being triggered if districts had an increase of 2% and above AND above £5.
- 4.6** In all such cases Teignbridge has to make the arrangements to hold a **local referendum** for residents. Costs can be recovered from the relevant precepting authority. The Provisional 2018/19 Local Government Finance Settlement increased the trigger limit for districts by 1% so that they would be allowed increases of less than 3% or up to and including £5 whichever is the higher. This is not the case for town and parish councils. The Government expects town and parish councils to demonstrate restraint when setting precept increases. They will be looking for clear evidence of how the sector is responding to this challenge, mitigating increases by the use of reserves where they are not earmarked for other purposes or for 'invest to save' projects which will lower ongoing costs. Any controls for town and parish

TEIGNBRIDGE DISTRICT COUNCIL

councils are to be deferred for 3 years subject to these conditions being adhered to.

- 4.7** The extra income from any increase in **council tax** is shown at **appendix 3** and this additional amount would be recurring in future years. The proposal is to increase council tax in Teignbridge by 3.12% or £5 to £165.17. This is the annual charge for an average band D property and the increase equates to less than 10p a week. A £5 increase has also been assumed for 2019/20 and 2020/21.
- 4.8** Council tax **freeze grants** have ceased with the last one being received in 2015/16. This was equivalent to a 1% increase in council tax but assumed no council tax support reduction so amounted to £78,000.
- 4.9** **Settlement funding** of revenue support grant and business rates retention baseline to the council from government is £4.0 million for the current year. Teignbridge will continue to pay council tax support grant in 2018/19 as a general grant to towns and parishes. This will equate to £234,790 in 2018/19. This grant will be eliminated in future years as grant funding to support this is withdrawn.
- 4.10** With the **four year funding deal** in place published figures for revenue support grant and business rates baseline are available to 2019/20. These have been used in the financial plan and are shown in the table below adjusted in 2018/19 for the business rates pilot:

	2016/17	2017/18	2018/19	2019/20
	£millions	£millions	£millions	£millions
Revenue support grant	1.601	0.847	0.000	0.000
Rates baseline funding	3.106	3.169	3.685	3.337
New homes bonus	3.848	3.436	2.917	2.412
Main grant	8.555	7.452	6.602	5.749
Cash reduction in year		-1.103	-0.850	-0.853
Percentage reduction in year		-12.9%	-11.4%	-12.9%

The table shows the cash reductions of £1.1 million this year, £0.9 million in 2018/19 and 2019/20. Percentage reductions are up to 13% in each year. Main grant funding will have reduced by one third by 2019/20 when compared to 2013/14 when rates retention and council tax support started. Revenue support grant will also have reduced from £4.5 million to zero over the same period. Uncertainty exists for 2020/21 when a full or partial reset of the baseline may occur, reducing gains established from growth and altering business rates retention to 75%.

- 4.11** The **business rates retention 50%** funding system started on 1 April 2013. Rules for charging and rateable values are still set nationally by government and the valuation office respectively. The system includes top ups, tariffs, levies and safety nets. The latter is to protect income to some extent within overall reducing national funding levels. The system is more complicated as

TEIGNBRIDGE DISTRICT COUNCIL

government has introduced small and rural business rates relief. The cost of this through loss of rates retention income to Teignbridge is generally covered by separate specific grant.

- 4.12** Within Devon it has been beneficial for authorities to form a **rates pool** to avoid any payment of levy from Devon to the government. With current assumptions of moderate business growth in the area significant savings are being achieved increasing over the years. The pool also spreads the risk of any business downturn in an authority over all members of the pool and encourages economic prosperity across authority boundaries. The Devon pool will become a 100% business rate pilot for 2018/19 following its successful submission with the assumption of reverting back to a rates pool in 2019/20.
- 4.13** Teignbridge's position is better than the rates baseline because of estimated growth in business rates. We also gain from pooling and this has been shown together with growth in the revenue summary as estimated rates retention and pooling gain. 100% rates retention was promised by 2020 but there will be the transfer in of some funding responsibilities and the share of the total for districts could be reduced. Levies will cease but there may still be some opportunity for pooling of risk. Negotiations to exit the European Union may delay the roll out of 100% business rates retention and a full or partial reset of baselines in 2020/21 could have a negative impact on funding levels. The provisional settlement also suggests that 75% business rates retention will now be introduced in 2020/21.
- 4.14** **New homes bonus** is also part of core funding and is top sliced from settlement grant. It is based on additional property brought into occupation in the previous year with a higher amount for affordable housing. Teignbridge is receiving £3.4 million this year. Estimates of NHB are based on 620 homes per annum as in the local plan with each New Year now giving four years of grant.
- 4.15** Government reformed the new homes bonus reducing the length of payments from 6 years to 4 years. Estimates for future years assume 4 years bonus as per the government preferred option for reducing years in the consultation from 2016.
- 4.16** Council tax benefit was replaced by **council tax support** from 1 April 2013. As the support reduces the tax base there is less council tax income for county, fire, police, and towns & parishes. The cost was around 90% funded by government grant but this is now in main grant and not identified separately. The 10% shortfall was covered at Teignbridge in the first year by one minor change to benefit, technical reforms, and use of transitional grant.
- 4.17** For 2014/15 two minor changes to compensate for the loss of transitional grant were consulted on and introduced. The majority of taxpayers have adapted well to these changes, collection has been maintained and spend on council tax support itself continues to go down. There were further changes to the scheme applicable from 1 April 2017 to align as far as possible and mirror

TEIGNBRIDGE DISTRICT COUNCIL

work incentives in Universal Credit and changes to housing benefit. No changes are proposed for 2018/19.

- 4.18** Teignbridge currently receives £377,000 for administering **housing benefit** and £150,000 for council tax support. **Universal Credit** started for Teignbridge from 9 November 2015 for new single job seekers and we are due to go live with the full service in May 2018. There has been specific help from the department for work and pensions in connection with the transition but the current funding agreement ended last year. The main grant funding has been assumed to continue in future years.
- 4.19** The statutory minimum **National Living Wage** is targeted to be close to £9 for those aged 25 and over by 2020 (60% of median earnings). It increases by 4.4% to £7.83 from 1 April 2018. The impact of the increase in national living wage through the pay award as tabled above which also addresses differentials in the pay spine will have cost implications of around £548,000 in 2018/19 and further increases in subsequent years of the financial plan.
- 4.20** The **actuarial valuation** of the **Devon pension fund** effective from 1 April 2017 set Teignbridge contributions for future years. These were made up of a basic amount of 14.6% for future service accrual plus an increasing cash sum to reduce the past service deficit. The amended cash sum payment started in 2017/18 at £1,369,000 increasing to £1,436,000 for 2019/20.
- 4.21** **Investment income** remains fairly low however the base rate rise from 0.25% to 0.5% in November 2017 will increase income slightly. £31,000 interest has been forecast assuming 0.3% for each year based on average lending of £10.25 million.
- 4.22** The latest professional guidance on **reserves** issued in November 2008 recommends a working balance to help cushion the impact of uneven cash flows and avoid unnecessary temporary borrowing and a contingency to cushion the impact of unexpected events or emergencies. Earmarked reserves can also be built up to meet known or predicted requirements. Teignbridge operates with a low level of reserves compared to many districts.
- 4.23** Our main contingent liability was settled five years ago and provision has been made for other smaller potential liabilities. However the current funding regime including rates retention, new homes bonus and council tax support carries a risk for us of likely more volatility in resources. This will increase as we move towards 100% rates retention. We are more reliant on income generated from our own fees and charges as government funding reduces.
- 4.24** The Audit Commission December 2012 report 'Striking a balance' stated that reserves are an essential part of good financial management. They help councils cope with unpredictable financial pressures and plan for their future spending commitments. The proposed budget recommends reserves to increase slightly to 11.3% of the net revenue budget at just under £1.9 million in 2018/19. This equates to 11.6% in later years as general reserves reduce to

TEIGNBRIDGE DISTRICT COUNCIL

£1.8 million. General reserves are held to accommodate continuing future uncertainties and increasing reliance on generating our own income.

- 4.25** Historically the **Executive** has **authority** to exceed the approved overall revenue budget by up to £100,000 from general reserves to meet unexpected expenditure within the year. The aim is to replenish the reserves in the same year by making compensating savings as soon as possible. It is recommended to maintain this allowance at £100,000 for future years. All other decisions with regard to budgetary change will be approved by reference to virement rules in the financial instructions.
- 4.26** In conclusion these budget proposals show how Teignbridge can prepare for the grant reductions and anticipated funding regime by continuing to make savings and generate income. At the same time general reserves are increased to around 11.3% of the budget which is equivalent to £1.9 million. However there is much uncertainty over the move to 100% business rates retention with the higher risks that Teignbridge will face.
- 4.27** These proposals include a £5 increase in council tax next year and subsequent years and increasing capital investment over the next three years. They will be publicised and comments brought back to the Executive in February before making the final budget recommendation to Council for 22 February 2018.

5. CAPITAL PROGRAMME

- 5.1** The **capital programme** has been updated at **appendix 6** and continues to include significant provisions for investment in town centres and employment land. Some of these will require prudential borrowing and each will be the subject of separate reports as the business cases are developed.
- 5.2** The programme is partly funded by sales of assets. Community infrastructure levy is anticipated to fund the infrastructure plan. Significant contributions from revenue at £2.3 million in the current year and £1.3 million next year are enabled by new homes bonus receipts, business rate pilot funding (and carry forwards for 2017/18 only). The contributions reduce to £0.4 million in later years as the bonus is assumed to reduce.
- 5.3** Government subsidy for housing disabled facilities grants through better care funding via county is assumed to continue at £1 million per annum. Right to buy receipts are estimated at £0.7 million per annum. All this income is only used to fund housing. Housing investment continues at current levels with the majority going into the provision of, and disabled facilities grants for, private sector housing. Affordable housing provision is facilitated through identified sites with the majority of the remainder being delivered through the local plan.
- 5.4** The infrastructure delivery plan investment over the next few years contributes to:

TEIGNBRIDGE DISTRICT COUNCIL

- A new railway station at Marsh Barton for South West Exeter and Teignbridge residents access to employment (£1.3 million by March 2021)
- Provision for improvements to the A382 of £5.1 million over 3 years
- Provision for Education in SW Exeter and the wider Teignbridge area of £6.25 million over 4 years
- Provision for further green spaces of £2.33 million over 4 years
- Sports and leisure provision of £1.5 million over 4 years including Decoy and the Den play area refurbishments.
- Heart of Teignbridge, coastal and other cycle provision (£1.2 million over four years)

5.5 The energy and carbon reduction plan has been completed. A provision has been made for a project to investigate a major heating improvement for Forde House for 2018/19.

6. COUNCIL TAX BASE 2018/19

6.1 The **council tax base** is the estimated number of band D equivalent properties in the district for next year less a small allowance for likely collection losses. The details are shown at section 1 of **appendix 2**. The council tax for each of district, county, fire, police and towns/parishes multiplied by the base gives the income or precept which the district pays to each authority. The district is responsible for collecting council tax.

6.2 The estimate for next year must be based on information available on the 30 November. It has to be approved by Council which is planned for 15 January 2018 and notified to the major preceptors - county, fire and police between 1 December 2017 and 31 January 2018. Similarly towns and parishes also need the base for their area to calculate their council tax from their precept.

6.3 The initial data is extracted from the council tax records. This includes the deduction for council tax support which reduces the base. Finally an estimate is made of the growth in the number of dwellings to 2018/19 based on recent history and this has been calculated at 1%. Thus a total of 49,067.7 is the estimated number of band D properties for next year.

6.4 As for the current year a collection rate of 99% has been assumed giving 48,577 for 2018/19. For Teignbridge this base means that at the current council tax level of £160.17 just under £7.8 million of income would be generated next year. This is 2.0% or £154,000 more than in the current year. Estimated 2018/19 income for all preceptors is shown at appendix 2 section 2 based on the current council tax.

6.5 All the council tax income goes into a collection account from which the precepts are paid. As the income is estimated a surplus or deficit can arise which has to be notified and shared out between the district, county, fire and police. The district has to pay for any deficit or take any surplus relating to the towns and parishes. The aim is to minimise balances on the account.

TEIGNBRIDGE DISTRICT COUNCIL

- 6.6** Teignbridge has to estimate the surplus or deficit on the council tax collection fund on 15 January each year for the following budget year. A surplus of £1.0 million is currently estimated which has to be shared between the major preceptors in 2018/19 per their current precepts. The district share is £128,000 towards next year's budget as shown at line 18 in appendix 4.

7. GROUPS CONSULTED

- 7.1** County, fire and police and the public are consulted about any changes to the council tax support scheme. 22 December marks the start of the six weeks publication period which includes Overview and Scrutiny meetings on 15 January and 5 February 2018. Parishes and town councils will also be advised of these financial proposals with a presentation to the Teignbridge Association of Local Councils meeting on 25 January.

- 7.2** A budget survey is planned which will be put on the website and publicised to encourage feedback. In particular it will be brought to the attention of businesses, the residents' panel and Teignbridge relationship groups. Responses will be reported to members for consideration with the final budget proposals by Executive on 8 February and by Council on 22 February 2018.

8. TIME-SCALE

The financial plan covers the years 2017/18 to 2020/21. Final consideration of the budget by Council is due on 22 February 2018. At that time the council tax resolution is also approved which covers the total council tax including county, fire, police and towns & parishes.

9. JUSTIFICATION

The Executive is required under the budget and policy framework procedure rules in the constitution (part 2, article 4, section 4.4b) to agree and recommend a budget to Council each year.

10. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

Call in does not apply as the final budget recommendations will be considered for approval by Council on 22 February 2018.

Martin Flitcroft
Interim Chief Finance Officer

TEIGNBRIDGE DISTRICT COUNCIL

Wards affected	All
Contact for more information	Martin Flitcroft 01626 215246 or Claire Moors 01626 215242
Background Papers (For Part I reports only)	Budget and settlement files The Constitution
Key Decision	Yes
In Forward Plan	Yes
In O&S Work Programme	Yes
Appendices	App 1 – Budget timetable 2018/19 App 2 – Recommended council tax base 2018/19 App 3 – Council tax calculator 2018/19 App 4 – Summary revenue plan 2017/18 onwards App 5 – Fees and charges summary App 6 – Capital programme

Budget timetable 2018/19

	November	December	January	February
Government (Chancellor) Autumn Budget Statement	22nd			
Provisional local government settlement		19th		
Executive papers sent out - initial budget proposals		22nd		
Start of formal six weeks consultation period		22nd		
Budget survey emailed to businesses			4th	
Executive 10am - agree initial financial plan proposals including council tax base			9th	
Overview & Scrutiny 10am - consider Executive's financial plan			15th	
Council after O & S - approve council tax support and council tax base			15th	
Teignbridge Association of Local Parishes meeting 7pm TDC Council Chamber			25th	
Deadline for business rates retention estimate to government, county and fire			31st	
Police and Crime Panel consider precept and approve				2nd
Overview & Scrutiny 10am - consider Executive's final financial proposals				5th
Fire Authority Resources 10am budget meeting				8th
Executive 10am - agree final financial plan proposals, including budget monitoring				8th
County Cabinet 10.30am budget meeting				9th
Devon County Council 2.15pm - set county precept and council tax				15th
Fire Authority - set fire precept and council tax				19th
Final settlement expected				late
Council meeting 10am - consider financial proposals and council tax resolution				22nd
Reserve county budget meeting 10am if required				22nd
Close council tax accounts and start bills print unless delayed if council tax not set				23rd

Appendix 1

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Section 1

Council Tax Base adjustment for Council Tax Support (CTS) and estimated growth						
	Estimated 18/19 Band D Number	17/18 Council Tax £	Estimated Income £	Estimated Collection Rate %	Estimated Net Income £	Estimated 18/19 Base
Full band D at November 2017	53,532.1	1,749.02	93,628,710			
less CTS at November 2017	<u>-4,949.9</u>	1,749.02	<u>-8,657,470</u>			
Starting point based on November 2017	48,582.2		84,971,240			
Anticipated growth at 1%	485.5	1,749.02	849,150			
Total (rounded)	49,067.7	1,749.02	85,820,390	99.0%	84,962,140	48,577

Section 2

2018/19 Expected Council Tax (CT) Income at Current Council Tax Levels compared with 2017/18				
Preceptor	Estimated CT Base Number	17/18 Council Tax £	Expected income £	
2018/19 expected income (rounded)				
Towns and parishes	48,577	63.08	3,064,240	
District	48,577	160.17	7,780,580	
County	48,577	1,267.92	61,591,750	
Fire	48,577	81.57	3,962,430	
Police	48,577	176.28	8,563,150	
Total (rounded) shows a 2.0% increase in expected income		1,749.02	84,962,150	
2017/18 expected income (rounded)				
Towns and parishes	47,614	63.08	3,003,490	
District	47,614	160.17	7,626,330	
County	47,614	1,267.92	60,370,740	
Fire	47,614	81.57	3,883,870	
Police	47,614	176.28	8,393,400	
Total (rounded)		1,749.02	83,277,830	

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To show the extra Council Tax in 2018/19 that would be collected for varying increases by percentage and value.

Teignbridge Band D Council Tax 2017/18 (excluding parish precepts) **£160.17**
 Approved Council Tax Base 2018/19 (at 99% collection rate) **[a] 48,577**

Varying increases in Council Tax for 2018/19			Total Band D Council Tax 2018/19	Increase in Council Tax income for 2018/19	[b] Total Council Tax income 2018/19
%	Per Year £	Per Week £	Per Year £	Per Year £	Per Year £
0.00	0.00	0.00	160.17	0	7,780,580
				No council tax freeze grant	0
				Total income	7,780,580
0.34	0.53	0.01	160.70	25,740	7,806,320
0.62	1.00	0.02	161.17	48,580	7,829,160
1.00	1.60	0.03	161.77	77,720	7,858,300
1.25	2.00	0.04	162.17	97,150	7,877,730
1.68	2.68	0.05	162.85	130,180	7,910,760
1.87	3.00	0.06	163.17	145,730	7,926,310
2.00	3.20	0.06	163.37	155,440	7,936,020
2.50	4.00	0.08	164.17	194,310	7,974,890
3.00	4.81	0.09	164.98	233,650	8,014,230
3.12	5.00	0.10	165.17	242,880	8,023,460

Note:

- [a]** Council Tax Base of 48,577 for 2018/19 approved by Council on 15 January 2018
- [b]** Total Council Tax income is calculated by multiplying the Band D Council Tax by the recommended Council Tax Base of 48,577
- [c]** No council tax freeze grant. Referendum limit proposed by government as higher of 2% or above £5 for Band D.

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Revenue Budget Summary

Appendix 4

Revenue Budget	2017-18 Budget	2017-18 Latest	2018-19 Forecast	2019-20 Forecast	2020-21 Forecast
	£	£	£	£	£
EXPENDITURE					
1 Employees	18,196,500	18,627,450	19,507,770	20,064,320	20,406,370
2 Property	4,213,990	4,582,380	4,396,670	4,474,200	4,553,830
3 Services & supplies	5,364,260	7,149,110	5,287,470	5,478,920	5,369,110
4 Grant payments	35,678,130	36,088,950	35,590,780	35,355,990	35,355,990
5 Transport	691,990	766,630	756,530	756,530	756,530
6 Leasing & capital charges	1,352,870	1,293,730	1,477,300	1,477,300	1,477,300
7 Contributions to capital	1,543,610	2,326,110	1,321,500	204,820	423,510
8 Total expenditure	67,041,350	70,834,360	68,338,020	67,812,080	68,342,640
INCOME					
9 Sales	-831,510	-1,003,390	-974,430	-993,920	-1,013,800
10 Fees & charges	-8,524,350	-9,335,190	-9,654,440	-9,944,070	-10,242,390
11 Grants - income	-35,488,130	-35,954,670	-35,503,890	-35,453,890	-35,403,890
12 Property income	-2,798,140	-2,857,070	-2,975,910	-3,065,180	-3,157,130
13 Other income & recharges	-2,380,820	-3,498,420	-2,615,880	-2,716,200	-2,721,560
14 Transfer from (-) / to earmarked reserves	-422,000	-1,764,000	0	-40,000	-217,250
15 Total income	-50,444,950	-54,412,740	-51,724,550	-52,213,260	-52,756,020
16 Total net service cost	16,596,400	16,421,620	16,613,470	15,598,820	15,586,620
Funding					
17 Council tax	-7,626,330	-7,626,330	-8,023,460	-8,349,050	-8,680,200
18 Council tax/community charge surplus	-193,060	-193,060	-127,640	0	0
19 Revenue support grant	-847,040	-847,040	0	0	0
20 Rates baseline funding	-3,169,360	-3,169,360	-3,685,050	-3,336,980	-3,362,520
21 Estimated rates retention and pooling gain	-1,250,000	-1,250,000	-1,310,000	-1,390,000	-1,299,000
22 New homes bonus	-3,436,400	-3,436,400	-2,917,460	-2,412,440	-2,205,690
23 Other grants	-65,920	-65,920	0	-38,680	-38,680
24 Business rate pilot funding	0	0	-550,000	0	0
25 Total funding	-16,588,110	-16,588,110	-16,613,610	-15,527,150	-15,586,090
26 -Surplus/shortfall	8,290	-166,490	-140	71,670	530
27 General reserves at end of year	1,640,019	1,884,367	1,884,507	1,812,837	1,812,307
28 General reserves as % of net revenue budget	9.9%	11.4%	11.3%	11.7%	11.6%

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**Proposed Fees and Charges
Income 2018/19**

Appendix 5

Service	Actual 2016/17 £	Probable 2017/18 £	Proposed 2018/19 £	Dept total 2018/19 £	Department
Building Control	- 372,329	- 856,500	- 853,000	- 853,000	Building Control
Misc	- -	40	40	40	Democratic Services
Land Charges	- 230,137	- 217,980	- 211,000		
Planning	- 620,599	- 812,760	- 926,000		
Planning Admin	- 945	- 800	- 800		
Street Naming	- 21,559	- 7,220	- 7,220	- 1,145,020	Development Management
Car Parks	- 3,323,855	- 3,424,290	- 3,549,340		
Livestock Market	- 204,404	- 191,090	- 191,020		
Old Forde house	- 16,684	- 14,370	- 14,370		
Retail Market	- 36,273	- 19,200	- 19,200	- 3,773,930	Economy & Assets
Electoral Registration	- 2,516	- 2,000	- 2,040	- 2,040	Electoral Services
Dog Control	- 2,195	- 2,690	- 2,690		
Health & Food Safety	- 8,639	- 7,470	- 7,650		
Health Licence Fees	- 24,117	- 25,200	- 25,800		
Litter Clearance	- 2,786	- 3,650	- 3,650		
Nuisance Parking	50	50	50		
Private Water Supply Sampling	- 1,719	- 1,700	- 1,700	- 41,540	Environmental Health
Amenity & Conservation Sites	- 1,863	- 1,470	- 1,550		
Cemetery Fees	- 131,237	- 128,330	- 132,190		
Dawlish Lawn Golf	- 10,630	-	-		
Shaldon Golf	- 72,009	- 71,320	- 72,750		
Sports Pitches	- 15,714	- 12,750	- 13,120	- 219,610	Green Spaces & Active Leisure
Housing	- 1,235	- 1,710	- 1,710	- 1,710	Housing
Legal Fees	- 19,741	- 24,840	- 24,860	- 24,860	Legal
Broadmeadow Sports Centre	- 103,936	- 90,830	- 90,090		
Dawlish Leisure Centre	- 235,390	- 216,080	- 217,310		
Leisure Childcare	- 111,246	- 102,570	- 104,530		
Leisure Memberships	- 1,229,898	- 1,300,000	- 1,364,000		
Newton Abbot Leisure Centre	- 509,864	- 456,120	- 465,530		
Outdoor Pools	- 50,714	- 44,090	- 48,440	- 2,289,900	Leisure
Gambling Act 2005	- 23,621	- 25,560	- 25,560		
Hackney Carriage	- 75,415	- 61,780	- 61,780		
Licensing Act 2003	- 130,944	- 128,100	- 128,100	- 215,440	Licensing
Beach huts	- 7,324	- 6,300	- 6,530		
Boat Storage	- 7,519	- 9,270	- 4,420		
Leisure Events	- 151	- 50	- 50		
Polly Steps	- 21,129	- 16,170	- 16,980	- 27,980	Resorts
Council Tax	- 184,061	- 187,510	- 187,510	- 187,510	Revenues & Benefits
Local Development Framework	- 162	- 100	- 100	- 100	Spatial Planning
Abandoned Vehicles	308	- 760	- 760		
Commercial Waste / Household Refuse	- 812,650	- 843,110	- 851,060		
Composting	- 2,111	- 1,960	- 2,060		
Toilets for Disabled	- 172	- 200	- 200		
Vehicle Workshop	- 16,854	- 17,200	- 17,680	- 871,760	Waste, Recycling & Cleansing
Grand Totals	- 8,643,990	- 9,335,190	- 9,654,440	- 9,654,440	

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**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2017-18 TO 2020-21**

Appendix 6

				41,148	14,847	35,142	28,391	9,076	Totals (£'000)
Code /bid no.		Asset/Service Area	Description	ORIGINAL	LATEST	LATEST	LATEST	LATEST	Teignbridge 10
				BUDGET 2017-18	BUDGET 2017-18	BUDGET 2018-19	BUDGET 2019-20	BUDGET 2020-21	
				£'000	£'000	£'000	£'000	£'000	
				(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
Bid 52	*	Bakers Park	Provision for Bakers Park development (S106)	489	-	489			8. Out and about and active
KW4		Bishopsteignton	Bishops Avenue improvements (CR)		20				9. Strong communities
KP4		Brimley Brook	Brimley Brook (GG,CR)	-	6				9. Strong communities
KL1		Broadband	Contribution to Superfast Broadband (CR)	125	-	-	250		6. Investing in prosperity
Bid 28	*	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre Asbestos (2020-25)(CR)						8. Out and about and active
Bid 31	*	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre central boiler installation (CR)			45			8. Out and about and active
Bid 4	*	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre Improvement Plan (S106/CR).			1,545			8. Out and about and active
K1		Broadmeadow Sports Centre	Broadmeadow Sports Centre Roof (CR)	68	-	68			8. Out and about and active
KM5		Car parks	Replacement Car Park Machines (RS)		18				3. Going to town
K21		Car parks	The Globe Car Park - drainage and resurfacing (CR)	10	-				3. Going to town
KM6		Car parks	Machinery upgrades (RS)		13				3. Going to town
K24		Car parks	(Updated) Car Park systems upgrade (RS)	42	11				3. Going to town
K35		Car parks	Multi-storey office facilities (RS)		22				3. Going to town
Bid 229e	*	Carbon Management	Provision for Carbon Management Programme (CR)		-	340			10. Zero heroes
KY5		Carbon Management	Energy/Utility Reduction (CR, RS)	75	233	75			10. Zero heroes
Bid 245	*	Churchyards	Provision for Churchyards (CR)	102	102				4. Great places to live & work
KR3		Coastal Monitoring	SW Regional Coastal Monitoring Programme. (GG,EC)	674	1,207	732	798	724	9. Strong communities
KR5		Coastal Monitoring	Coastal asset review: project management support (EC)		167				9. Strong communities
KR6		Coastal Monitoring	Coastal asset review (EC)		300	200			9. Strong communities
KW2		Collett Way	Collett Way - re-lay to adoption standard (CR)	275	275				6. Investing in prosperity
K18		Combeinteignhead	Combeinteignhead (Env.Agency)	155	-	155			9. Strong communities
KW3		Cricketfield	UTC Cricketfield Footpath (CR)	45	45				3. Going to town
Bid 211	*	Cycle paths	Provision for Other cycling (CIL)	50	50	50	280		7. Moving up a gear
Bid 211	*	Cycle paths	Provision for Dawlish/Teignmouth Cycle Schemes (later years) (CIL)					65	7. Moving up a gear
Bid 211	*	Cycle paths	Provision for Heart of Teignbridge cycling (later years) (CIL)	45				115	7. Moving up a gear

**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2017-18 TO 2020-21**

Appendix 6

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Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET 2017-18	BUDGET 2017-18	BUDGET 2018-19	BUDGET 2019-20	BUDGET 2020-21	
			£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
KG8	Cycle paths	(Updated) Dawlish/Teignmouth Cycle Schemes (CIL)	150	150	30	200		7. Moving up a gear
KG8	Cycle paths	(Updated) Heart of Teignbridge Cycle Provision (CIL)	10	10	120	100		7. Moving up a gear
Bid 1	* Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Playing Pitch Improvement Plan (S106)	350	-	175	175		8. Out and about and active
Bid 2	* Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Improvement Plan (CIL).				435		8. Out and about and active
Bid 7	* Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Drainage Overhall & Improve (CR)	40	-	40			8. Out and about and active
KG7	Dawlish Leisure Centre	Dawlish Leisure Centre Emergency Voiceover System (CR)	-	7				8. Out and about and active
K20	Dawlish Warren	Dawlish Warren Car Park Renovations (CR)	-	-	200			3. Going to town
KS5	Dawlish Warren	Dawlish Warren Toilets (CR)		12				4. Great places to live & work
Bid 78	* Dawlish Warren Visitor Centre	Provision for Dawlish Warren Visitor Centre (HRA/S106/CIL,EA,HLF,EC)				1,464		4. Great places to live & work
K36	Dawlish Water	Wall Repair (CR)		20				4. Great places to live & work
Bid 46	* Decoy play area	Provision for Decoy refurb (S106/CIL)	150	-	-	150		8. Out and about and active
Bid 77	* Eastcliff Garden	Provision for Eastcliff including walled Garden (S106)		-	50			4. Great places to live & work
KL5b	* Employment Land	Provision for other employment land purchase and infrastructure (BC: Prudential Borrowing)	1,500	2,000				6. Investing in prosperity
K34	Energy Company	Energy Company (CIL)	177		177			9. Strong communities
KD8	Forde House	Forde House Accommodation (BC,CR,RS)	434	562				What else we will do
KD8	Forde House	Forde House Accommodation (EC)	348	558				What else we will do
Bid 125a	* Forde Road Depot	Provision for Forde Road depot concrete repairs (CR)	35	35				5. Health at the heart
Bid 297	* Heart of Teignbridge	Provision for Heart of Teignbridge Employment Sites (BC: Prudential Borrowing; CR)	13,700	-		5,350		6. Investing in prosperity
Bid 297	* Heart of Teignbridge	Provision for Heart of Teignbridge Employment Sites (BC: Prudential Borrowing; CR)	-	200				6. Investing in prosperity
Bid 87	* Heart of Teignbridge	Provision for A382 Improvements (CIL) (2020-26)		-			1,000	7. Moving up a gear
K12	Heart of Teignbridge	Kingsteignton/Kingskerswell Education Provision (CIL)		-	1,250			4. Great places to live & work
KL5a	Heart of Teignbridge	Newton Abbot Land Purchase (CR)	200	46	-			6. Investing in prosperity
KW8	Heart of Teignbridge	Houghton Barton land (EC)		167				4. Great places to live & work

**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2017-18 TO 2020-21**

Appendix 6

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			BUDGET 2017-18	BUDGET 2017-18	BUDGET 2018-19	BUDGET 2019-20	BUDGET 2020-21	
			£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
KW9	Heart of Teignbridge	Newton Abbot Land Purchase (CR)		45				6. Investing in prosperity
KB2	Homeyard Botanical Gardens	Homeyard Botanical Gardens (GG,EC,CR)	-	30				4. Great places to live & work
J1	Housing	Discretionary - Disrepair Loans & Grants (GG/CR)	105	105	105	105	105	1. A roof over our heads
JW4a	Housing	Statutory - Disabled Facilities (GG)	950	1,255	1,000	1,000	1,000	1. A roof over our heads
JY3	Housing	Newton Abbot Temporary Accommodation (CR)		1				1. A roof over our heads
JY3a	Housing	Broadhempston Community Land Trust (CR)		60				1. A roof over our heads
JY3c	Housing	Exception site Ideford (CR)	-	10	-			1. A roof over our heads
JY3d	Housing	Exception site Starcross (CR)	-	65	-			1. A roof over our heads
JY3d	Housing	Exception site Denbury (CR)		50				1. A roof over our heads
JY3d	Housing	Downsizer initiative Shutterton Dawlish Warren (CR)		180				1. A roof over our heads
JY3e	Housing	Rural Exception Site in Teignbridge (Abbotskerswell) (CR)	-	10	-			1. A roof over our heads
JY3e	Housing	Exception site Widecombe (CR)		13				1. A roof over our heads
JY3e	Housing	Elderly persons housing scheme Dawlish (CR)						1. A roof over our heads
JY3e	Housing	Extra care housing schemes (CR)						1. A roof over our heads
JY3f	Housing	Surplus TDC sites in Newton Abbot (East St) (CR)	-	10	-			1. A roof over our heads
JY3g	Housing	Surplus TDC sites in Teignbridge (Drake Rd) (CR)	-	11	-			1. A roof over our heads
JY3h	Housing	Longstone Cross Ashburton (CR)	40	100	-			1. A roof over our heads
JY3i	Housing	Compulsory purchase/Empty Homes Projects (CR)	-	-	314			1. A roof over our heads
JY3l	Housing	Cardew Pottery, Newton Abbot (CR)	-	-	-			1. A roof over our heads
JY3	Housing	Jubilee Close, Teignmouth (CR)		5				1. A roof over our heads
JY3n	Housing	Affordable Housing unallocated (CR)	160	-	86	200	200	1. A roof over our heads
Bid 80	* HRA contribution	Provision for HRA (CIL)	18	30	35	53	61	4. Great places to live & work
KV6	IT - Convergence	Strata projects: Convergence Projects (RS)		56				What else we will do
KV8	IT - Capital contribution	Ongoing contributions towards Strata (RS)	41	41	41	41	41	What else we will do
KV1	IT - Committee	Replacement IT Equipment/ Committee Mgt (CR)	-	25				What else we will do
KV4	IT - Customer Services	Customer Portal (CR, RS)	167	246				What else we will do
KV5	IT - Customer Services	Adelante Upgrade (CR)		15				What else we will do
KV9	IT - HR	Strata projects: Human Resources (RS)		45				What else we will do
KV7	IT - Planning	Strata projects: Uniform Implementation (RS)	14	58				What else we will do
KW1	IT - Customer Services	Reception Management (CR)		50				What else we will do
KW7	IT - Customer Services	Open channel/open access (RS, CR)		30				What else we will do
KV/W	IT 17-18 Strata projects	Strata business plan (CR)	142	102				What else we will do
Bid 128	* Kingsteignton Cemetery	Provision for Kingsteignton Cemetery Path (CR)	47 ¹⁰	-				4. Great places to live & work

**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2017-18 TO 2020-21**

Appendix 6

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Code /bid no.		Asset/Service Area	Description	ORIGINAL	LATEST	LATEST	LATEST	LATEST	Teignbridge 10
				BUDGET 2017-18	BUDGET 2017-18	BUDGET 2018-19	BUDGET 2019-20	BUDGET 2020-21	
				£'000	£'000	£'000	£'000	£'000	
				(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
Bid 300	*	Kingsteignton	Provision for Kingsteignton Open Space (S106)		-	60			8. Out and about and active
KB8		Kingsway Teignmouth	Kingsway, Teignmouth Footpath (S106/CR)	47	-				4. Great places to live & work
K11		Marsh Barton	Marsh Barton Station (CIL) now £1.3 million by March 2021	-	-			1,300	7. Moving up a gear
Bid 43	*	Michaels Field	Provision for Michaels Field Phase 2 (S106/grant)	136	-		136		8. Out and about and active
Bid 13	*	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre PAC transfer pump (CR)	12	-				8. Out and about and active
Bid 23	*	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre fire alarm control panel (CR)		-	30			8. Out and about and active
Bid 236a/b & 237	*	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre AC Unit (CR), Accoustic main sports hall & sports hall cooling system.	90	-	90			5. Health at the heart
Bid 3	*	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre Improvement Plan (S106)	350	-	350			8. Out and about and active
KG6		Newton Abbot Leisure Centre	Newton Abbot Leisure Centre lift refurbishment (CR)	-	27				8. Out and about and active
KF5		Newton Abbot Leisure Centre	Newton Abbot Leisure Centre Gym Equipment (RS,CR)	40	69	40	40	40	8. Out and about and active
Bid 299	*	Newton Abbot Town Centre	Provision for Newton Abbot Town Centre Improvements (BC: Prudential Borrowing;RS;CR)	14,610	-	18,000	14,550		3. Going to town
KL6		Newton Abbot Town Centre	Market Walk improvement works (CR, RS)		2,137				3. Going to town
K8		Newton Abbot Town Centre	Cattle Market Enabling Works (CR)	150	200				3. Going to town
K9		Newton Abbot Town Centre	Bradley Lane Enabling Works (CR)	250	150				3. Going to town
KW5		Open Spaces	Cirl bunting land (S106)		346				4. Great places to live & work
KS4		Pavilions Teignmouth	Pavilions, Teignmouth (GG,CR)	-	91				3. Going to town
K7		Penns Mount Park	Penns Mount Hilltop Park (CIL)	400	-		400		4. Great places to live & work
Bid 44	*	Play area equipment/refurb	Provision for Dawlish play space flagship provision (S106)	75	75				8. Out and about and active
Bid 45	*	Play area equipment/refurb	Provision for Powderham Newton Abbot play space equipment (S106)	30	-	30			8. Out and about and active
Bid 47	*	Play area equipment/refurb	Provision for Darracombe Newton Abbot (S106)		-	74			8. Out and about and active
Bid 48	*	Play area equipment/refurb	Provision for Coombe Valley Play Area (S106)		50				8. Out and about and active
Bid 49	*	Play area equipment/refurb	Provision for Den, Teignmouth play area overhaul (2020-25) (S106/CIL)			200			8. Out and about and active
Bid 50	*	Play area equipment/refurb	Provision for Higher Woodway, Teignmouth play area refurb (S106)	30	-	30			8. Out and about and active
Bid 51	*	Play area equipment/refurb	Provision for Meadow Centre Teignmouth play area major refurb (S106)	30	-	30			8. Out and about and active
Bid 58	*	Play area equipment/refurb	Provision for Palace Meadow, Chudleigh play space overhaul (2020-25) (S106)					15	8. Out and about and active

**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2017-18 TO 2020-21**

Appendix 6

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				BUDGET 2017-18	BUDGET 2017-18	BUDGET 2018-19	BUDGET 2019-20	BUDGET 2020-21	
				£'000	£'000	£'000	£'000	£'000	
				(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
Bid 67	*	Play area equipment/refurb	Provision for Teignbridge-funded play area refurb/equipment (CR)	104		114			8. Out and about and active
KJ8		Play area equipment/refurb	Tedburn St Mary (S106)		16				8. Out and about and active
KJ9		Play area equipment/refurb	Kingskerswell Fitness Equipment (S106)		28				8. Out and about and active
Bid 246	*	Public Conveniences	Provision for Wallgate Replacements (CR)			75			2. Clean scene
KP1		Sandygate	Sandygate, Kingsteignton (Env.Agency)	-	9				9. Strong communities
Bid 79	*	SANGS/Open Spaces	Provision for SANGS/Open spaces (CIL)	1,400				1,000	4. Great places to live & work
KB1		SANGS/Open Spaces	SANGS land purchase (CIL)		400	700			4. Great places to live & work
KB7		SANGS/Open Spaces	SANGS: Dawlish (CIL)	-	251	-	-		4. Great places to live & work
Bid 95	*	South West Exeter	Provision for South West Exeter Transport (2020-25) (CIL)		-			50	7. Moving up a gear
K13		South West Exeter	(Updated) SW Exeter Education Provision (CIL)		-	-	1,000	1,950	4. Great places to live & work
Bid 5	*	Sport & Leisure	Provision for Sports Provision (CIL)		-		65	311	8. Out and about and active
Bid 72	*	Sport & Leisure	Provision for Outdoor sport facility to serve Newton Abbot area (re: Forches cross) (S106)	460	-	460			8. Out and about and active
K6		Sport & Leisure	Sports allocation (CIL)	358	-	358			8. Out and about and active
Bid 90	*	Teignbridge	Provision for Education (CIL)				1,050	1,000	4. Great places to live & work
Bid 40	*	Teignmouth Lido	Provision for Teignmouth Lido boiler replacement (CR)	100		100			8. Out and about and active
Bid 189	*	Teignmouth Point	Provision for Point Upper, Teignmouth Resurface (GG;CR)	290	125				3. Going to town
Bid 227	*	Sport & Leisure	Provision for Water Users' Facility (CR)	30		30			8. Out and about and active
KR9		Teignmouth Point	Teignmouth Point Sea Defence (GG)	1,000	1,572				9. Strong communities
Bid 228		Teignmouth Town Centre	Provision for Teignmouth Town Centre Improvements (BC: Prudential Borrowing)		-	6,900			6. Investing in prosperity
Bid 116	*	Waste Management	Provision for Bulking Station - replace telehandlers (2020-25) (CR)		-				2. Clean scene
KS8		Waste Management	Bulking Station - baler (RS)	200	250				2. Clean scene
Bid 118	*	Waste Management	Provision for Bulking Station - replace Sortline (2020-25) (CR)		-				2. Clean scene
Bid 119	*	Waste Management	Provision for Waste vehicles - additional RCV (CR)		-		150		2. Clean scene
Bid 120	*	Waste Management	Provision for Waste vehicles - additional recycling (CR)		-		200		2. Clean scene
Bid 121	*	Waste Management	Provision for: Replace kerbsider (CR)		-	50	100		2. Clean scene
Bid 456	*	Waste Management	Provision for Containers - allow for inflation (CR)	6	-				2. Clean scene
KT7		Waste Management	Replace forklift (CR)		25				2. Clean scene
KS0		Waste Management	Purchase of Wheeled Bins (RS)	99	99	99	99	99	2. Clean scene
KT6		Waste Management	Bulking Station Expansion or Relocation & Vehicle Space (CR,RS,EC)	49	-	89			2. Clean scene
				41,148	14,847	35,142	28,391	9,076	

**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2017-18 TO 2020-21**

Appendix 6

Code /bid no.	Asset/Service Area	Description	41,148	14,847	35,142	28,391	9,076	Totals (£'000)
			ORIGINAL	LATEST	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET 2017-18	BUDGET 2017-18	BUDGET 2018-19	BUDGET 2019-20	BUDGET 2020-21	
			£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
FUNDING GENERAL								
		Capital Receipts Unapplied - Brought forward	(3,270)	(3,245)	(3,494)	(1,181)	(500)	
		Capital Receipts - Anticipated	(802)	(397)	(100)	(200)	-	
		Budgeted Revenue Contribution plus additional for specific schemes.	(1,544)	(3,767)	(550)	-	-	
		Government Grants	(2,270)	(3,053)	(987)	(1,679)	(724)	
		S106	(1,842)	(518)	(1,780)	(392)	(15)	
		Other External Contributions	(1,551)	(1,255)	(1,400)	(510)	-	
		Community Infrastructure Levy	(2,705)	(640)	(2,909)	(3,724)	(6,853)	
		Internal Borrowing	-	-	-	-	-	
		Capital Receipts Unapplied - Carried forward	2,775	3,494	1,183	502	321	
		Business cases: Prudential borrowing	(28,684)	(3,590)	(23,600)	(19,902)	-	
		Shortfall		-	-	-	-	
HOUSING								
		Capital Receipts Unapplied - Brought forward	(394)	(579)	(758)	(1,003)	(1,448)	
		Capital Receipts - Anticipated	(60)	(100)	(50)	(50)	(50)	
		Capital Receipts - Right to Buy	(700)	(700)	(700)	(700)	(700)	
		Better Care Funding and other government grants.	(950)	(1,255)	(1,000)	(1,000)	(1,000)	
		Other External Contributions				-	-	
		Budgeted Revenue Contribution plus additional for specific schemes.		-	-	-	-	
		Capital Receipts Unapplied - Carried forward	849	758	1,003	1,448	1,893	
TOTAL FUNDING			(41,148)	(14,847)	(35,142)	(28,391)	(9,076)	
Revenue contribution re: previous years' expenditure				(33)	(771)	(205)	(424)	

Programme Funding

Budgeted Revenue Contribution	(1,350)	(1,350)	(550)	-	-
Additional Revenue Contributions towards specific schemes.	(194)	(943)			
Revenue Contributions earmarked reserve.		(1,474)			
Capital Receipts Section 106	(1,602)	(769)	(2,916)	(1,184)	(484)
Other External Contribution Grant	(1,842)	(518)	(1,780)	(392)	(15)
Community Infrastructure Levy	(1,551)	(1,255)	(1,400)	(510)	-
Internal borrowing	(3,220)	(4,308)	(1,987)	(2,679)	(1,724)
Business cases: Prudential borrowing	(2,705)	(640)	(2,909)	(3,724)	(6,853)
Internal borrowing			-	-	-
Business cases: Prudential borrowing	(28,684)	(3,590)	(23,600)	(19,902)	-
Total	(41,148)	(14,847)	(35,142)	(28,391)	(9,076)
Balance of capital receipts	(3,623)	(4,253)	(2,185)	(1,950)	(2,215)

Key:

EC - External Contributions
 GG - Government Grant
 CR - Capital Receipt
 RS - Revenue Savings
 BC - Business Case
 * - Provisional scheme, pending full approval
Denotes a change in the programme



Public Notice and Annual Forward Plan – January 2017

- 1 This is an Annual Forward Plan (January - Version 1) of the key decisions and other decisions the Leader of Teignbridge anticipates the Executive taking during the next 12 months. Key decisions are decisions which the Council consider significant having had regard to Government guidance. This Plan may include other decisions which are not key decisions to be taken by the Executive, including for example, where the Executive is to make a recommendation to the Council.
- 2 Details of the proposed decisions are attached.
3. The decisions which the Executive propose to take in private and the reasons why are detailed in the list together with a brief description of the matter to be decided. If you do not think the decisions should be taken in private please advise the Democratic Services Manager, with your reasons, at the address below or email comsec@teignbridge.gov.uk
- 4 The documents which will be taken into account when making key decisions in the part of the meeting open to the public are available for inspection. Details are listed. Other documents may become available nearer the meeting. If you would like copies please contact the author of the report. Author's names and contact details are shown in the attached list. If you would like additional documents relating to a decision as they become available please contact the author and make this request.
5. Where possible, the District Council will attempt to keep to the dates shown in the Plan. It is quite likely, however, that some items will need to be rescheduled and new items added as new circumstances come to light.
6. This Plan will be updated on a monthly basis.
7. You are welcome to attend the meetings. They will take place in the Council Chamber at the address below. Agendas for Executive and other Council meetings are available on the Council's website.
- 8 You can ask questions regarding any item either in person or in writing. The deadline for the submission of questions is 12 Noon two working days prior to the meeting. You are advised to contact the Committee and Members' Services Section at the address below in advance of this time where assistance is available if required.
- 9 Should you wish to make the Councillors aware of any information in advance of a meeting you can make representations in writing. These can be made up

until the commencement of the meeting. You can also lobby Members of the Executive in advance of the meeting and for information on this or if you have any further queries, please contact the Committee Section. Telephone Neil Aggett on 01626 215113 or email Neil.Aggett@teignbridge.gov.uk

- 10 The agendas for the meetings can be made available before the meetings. The documents listed in the right hand column of the attached plan are available for public inspection at the Council Offices between the hours of 8.30 am to 5.00 pm on Monday to Thursday and 8.30 am to 4.30 pm on Friday. The estimated dates of availability are indicated and are also available on the Council's website www.teignbridge.gov.uk

Cllr JEREMY CHRISTOPHERS
Leader of the Council

Council Offices, Forde House, Newton AbbotTQ12 4XX

TEIGNBRIDGE DISTRICT COUNCIL – EXECUTIVE FORWARD PLAN

Forward Plan of anticipated key decisions by the Executive for the next 12 months commencing 1 January 2018 v1

(K) Indicates a key decision to be made by the Executive

(R) Is a recommendation to Council.

Matter for Consideration	Date of Decision	Private Decision	Documents to be considered in preparing report	Report Author(s) & Contact Name & Number	Agenda inc. Report Published
Initial Financial Plan Proposals 2018/19 to 2020/21 – to consider the initial financial plan proposals 2018/19 to 2020/21 to be published for comments over the next six weeks and the council tax base 2018/19 (R)	09/01/2018	No		Report of Martin Flitcroft – Finance Manager Contact: 01626 215246	22/12/2017
Final Financial Plan Proposals 2018/19 to 2020/21 – to consider Teignbridge’s final budget proposals for the next three years	08/02/2018	No		Report of Martin Flitcroft – Finance Manager Contact: 01626 215246	29/01/2017
Revised Proposals for Teignbridge Housing Delivery Vehicle	08/02/2017	Yes		Report of Amanda Pujol – Business Manager Housing & Health	29/01/2017
Newton Abbot Regeneration	22/02/2018	No		Report of Tony Watson – Business Manager, Economy & Assets Contact: 01626 215828	14/02/2018
Affordable Housing Supplementary Planning Document and Starter Homes	TBC	No		Report of Simon Thornley – Business Manager, Spatial Planning Contact: 01626 215706	TBC
Supplementary Planning Document NA3 – Wolborough	TBC	No		Report of Simon Thornley – Business Manager, Spatial Planning Contact: 01626 215706	Q2 2018
Habitat Regulations Mitigation – Revised Strategy Charges	TBC	No		Report of Nick Davies – Business Manager, Planning	TBC

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OVERVIEW & SCRUTINY COMMITTEE WORK PROGRAMME 2017 - 2018

55

November 2017	Report	Lead Officer / Next Steps
Community Safety Partnership		
Dealing with Vulnerable Customers - presentation Council Tax		
Performance Monitoring - Q2		
T10 - Great places to live work, going to town, investing in prosperity		

January 2018	Report	Lead Officer / Next Steps
Connecting Devon & Somerset - Broadband - Presentation		
Homelessness Reduction - Presentation		

Shared Equity Scheme		
Budget consultation		

February 2018	Report	Lead Officer / Next Steps
Budget		
Teignbridge Housing Company - Part II		

March 2018	Report	Lead Officer / Next Steps
T10 - Clean Scene, Zero Heroes		
Council Strategy Performance Reports - Q3		
Energy Company - presentation		

April 2018	Report	Lead Officer / Next Steps
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May 2018	Report	Lead Officer / Next Steps
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**PROPOSAL FORM
FOR ITEMS FOR CONSIDERATION BY
OVERVIEW & SCRUTINY**

Submitted by:

Item for Consideration:

Expected outcome ie. new policy, new action, new partnership, review and/or scrutinise the performance of other public bodies or of the Council in relation to its policy objectives, performance targets and/or particular service areas:

Priority for matter to be considered:

High (up to 3 months)

Medium (3-9 months)

Low (over 9 months)

Basis on which priority has been set

The suggested item should be included in future programme(s) because: (please tick as appropriate)

- (a) It is a district level function over which the district has some control
- (b) It is a recently introduced policy, service area of activity which would be timely to review
- (c) It is a policy which has been running for sometime and is due for review
- (d) It is a major proposal for change
- (e) It is an issue raised via complaints received
- (f) It is an area of public concern
- (g) It is an area of poor performance
- (h) It would be of benefit to residents of the district
- (i) Which of the Council's objectives does the issue address:
.....

(j) Is there a deadline for the Council to make a decision? (If so, when and why?)

Members are requested to provide information on the following:-

(k) What do you wish to achieve from the review?
.....

(l) Are the desired outcomes likely to be achievable?
.....

(m) Will it change/increase efficiency and cost effectiveness?

Additional information – an explanatory sentence or paragraph to be provided below to support each box which has been ticked.