

22 October 2019

## **EXECUTIVE**

A meeting of the **Executive** will be held on **Thursday, 31st October, 2019** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS  
Managing Director

### **Membership:**

Councillors G Hook (Leader), Dewhirst (Deputy Leader), J Hook, Connett, Jeffries, MacGregor, Taylor and Wrigley

**Please Note:** Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. By entering the Council Chamber you are consenting to being filmed.

## **AGENDA**

### **Part I**

1. **Apologies for absence**
2. **Minutes** (Pages 3 - 10)  
To approve and sign the minutes of the meeting held on 8 October 2019.
3. **Declarations of Interest**
4. **Matters of urgency/matters of report brought forward with the permission of the Leader**
5. **Executive Forward Plan** (Pages 11 - 16)

To note forthcoming decisions anticipated to be made by the Executive over the next 12 months.

**6. Public Questions (if any)**

Members of the Public may ask questions of the Leader or a Portfolio Holder. A maximum period of 15 minutes will be allowed with a maximum of period of three minutes per questioner.

The deadline for questions is no later than 12 noon two working days before the date of the meeting.

- 7. **Notice of Motion - Fairtrade** (Pages 17 - 28)
- 8. **Notice of Motion - Ban on sale of real fur on Council-owned land and at Council run/leased markets** (Pages 29 - 38)
- 9. **Local Development Scheme Update** (Pages 39 - 50)
- 10. **East – West cycle route (Ashburton Road, Newton Abbot).** (Pages 51 - 58)
- 11. **Connecting Devon and Somerset Contribution** (Pages 59 - 80)
- 12. **Shared Equity Scheme in Chudleigh** (Pages 81 - 94)
- 13. **Designated Protected Areas (DPA) in Teignbridge** (Pages 95 - 108)
- 14. **Teign View: Youth Network** (Pages 109 - 112)
- 15. **Review of Polling Districts and Polling Places** (Pages 113 - 132)

**Part II: Items suggested for discussion with the press and public excluded**

NIL

If you would like this information in another format, please telephone 01626 361101 or e-mail [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk)

## **EXECUTIVE**

### **8 OCTOBER 2019**

#### Present:

Councillors G Hook (Leader), Dewhurst (Deputy Leader), J Hook, Connett, Jeffries, MacGregor, Taylor and Wrigley

#### Members in Attendance:

Councillors Bullivant, Clarence, H Cox, Daws, Goodman-Bradbury, Keeling, Nutley and Purser

#### Officers in Attendance:

Graham Davey, Housing Enabling and Development Manager  
Alison Dolley, Private Sector Housing Team Leader  
Martin Flitcroft, The Chief Finance Officer & Head of Corporate Services  
Michelle Luscombe, Principal Policy Planner  
Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer  
Trevor Shaw, Senior Planning Officer  
Phil Shears, Managing Director  
Simon Thornley, Business Manager - Spatial Planning  
Rosanna Wilson, Corporate Procurement Officer

#### **65. MINUTES**

Minutes of the meeting on the 5 September 2019 were approved and signed as a correct record.

#### **66. DECLARATIONS OF INTEREST**

None.

#### **67. BUDGET MONITORING – REVENUE & CAPITAL AND TREASURY MANAGEMENT LENDING LIST**

The Portfolio Holder for Corporate Resources presented the report to identify the principal areas where there were likely to be departures from the approved 2019/20 budget and summarised the likely overall variation based on the information available to the end of August 2019. He brought Members attention to the uncertainties faced by the Council with only having a one year settlement

from central government and the unknown changes in business rates retention. He highlighted the savings that the Management Restructure had resulted in and that there had been an increase in the district new business over the last year from 5,000 to 5,300 bringing in additional business rate income.

A non-Executive Member raised a query with regards to the earmarking of the right to buy receipts for new social and affordable housing.

The Portfolio Holder for Corporate Services commented that the administration would be looking to earmark right to buy receipts specifically for social and affordable housing.

The Leader reiterated the Executive's commitment to investment in social and affordable housing.

The Portfolio Holder for Sport, Recreation & Culture proposed the recommendation, this was seconded by the Portfolio Holder for Waste & Environmental Health.

**RESOLVED** that:-

- (a) The revenue budget variations as shown at appendix 1 of the circulated report be approved;
- (b) The updated capital programme as shown at appendix 2 of the circulated report be approved; and
- (c) The updated lending list as shown at appendix 3 of the circulated report be noted.

#### **68. TEIGNBRIDGE LOCAL PLAN REVIEW AND WOLBOROUGH MASTERPLAN TIMETABLES**

The Portfolio Holder for Planning presented the report which proposed that the Teignbridge Local Plan Review Update be separated into two documents and prepared and progressed over two different timetables. Alongside this the Wolborough Masterplan 'Development Plan Document' (DPD) would also be the subject of a new timetable, drawing upon new and existing evidence to guide specific development proposals with adoption expected in April 2021.

The Local Plan process will include a high level of consultation including options in early stages. The first of the Local Plan documents would contain revised and new Development Management policies to apply variously across the Teignbridge Local Planning Authority area, with a timetable leading to the expected adoption of the policy document in July 2021. The second part of the Local Plan document which would be informed by the work being carried out under the Council's 'duty to cooperate with neighbouring authorities' through the Greater Exeter Strategic Plan (GESP) would feature reviewed allocations and its timetable would be brought to a future meeting.

The Principal Policy Planner outlined the reasons for the split in the preparation of the plan including the changes in the timetable for the Greater Exeter Strategic Plan.

A non-Executive Member commented on the policies in 3.2 of the circulated report as if they could include social housing and truly affordable housing policies and the scope to sanction under delivery on development.

The Principal Policy Planner clarified that further work would be undertaken on the impact that any policies changes could have on the viability of developments.

During discussion Executive Members raised the need for tighter control of construction management plans; the need to balance the need for affordable housing with any impact that could have on community infrastructure levy (CIL) contributions; and to explore the best way to provide energy efficient affordable housing.

The Portfolio Holder for Planning proposed the recommendation, this was seconded by the Portfolio Holder for Sport, Recreation & Culture.

**RESOLVED** that:-

- (1) The Local Plan Update be prepared in two parts in order to progress key policies ahead of the Greater Exeter Strategic Plan being in place;
- (2) The revised timetables for the Teignbridge Local Plan Update Part I and Wolborough Masterplan be agreed; and
- (3) Additional budget be made available to fund the costs of statutory plan examination of £30k in 2021/22 and £50K in 2023/24.

## **69. LOCAL PLAN WORKING GROUP**

The Portfolio Holder for Planning presented the report to establish a Local Plan Working Group consisting of nine members to informally consider and discuss the Teignbridge Local Plan Update. It was anticipated that the work on the Local Plan would be completed by the end of 2022, and would run alongside the joint working on the Greater Exeter Strategic Plan. The Council had clear environmental and living standards aims which it wished to deliver through the update to the Local Plan. There was also a need to deliver employment sites and related infrastructure to aid job creation and productivity. This Group would not have decision making powers and its aim was to improve member involvement in the preparation of the plan.

The Principal Planning Officer clarified that the first meeting of the group would take place on 21 October 2019.

The Leader commented that this Group was part of the consultation exercise and all Members were encouraged to attend the meetings.

It was noted that the Group's membership was the Portfolio Holder for Planning, Portfolio Holder for Climate Change Emergency and Housing and Councillors Haines, Bullivant, Goodman-Bradbury, Daws, L Petherick, Nuttall and Purser.

A non-Executive Member raised concerns that this was an exclusive group; Overview & Scrutiny Committee should be scrutinising the Local Plan; and questioned if the meeting notes would be shared.

Executive Members discussed the merits of this cross party working group, its engagement with all Members and it was acknowledged that the notes of this group would be appended to reports submitted to Committees.

The Chairman of Overview and Scrutiny Committee commented that he was in support of this group and that Overview and Scrutiny could still examine any aspect of the Local Plan should it wish to.

The Portfolio Holder for Planning proposed the recommendation, this was seconded by the Portfolio Holder for Communities & IT.

**RESOLVED** that a Local Plan Working Group is set up as proposed in the report be approved.

## **70. EXISTING AND FUTURE PLANNING POLICIES TO MEET THE CHALLENGES OF CLIMATE CHANGE**

The Portfolio Holder for Planning presented the report to make clear what the current provisions were within the local plan for addressing the climate change challenge and to agree that these were given a weight which reflected fully the Council's declaration of a climate emergency and the new national statutory carbon reduction targets.

The Senior Planning Officer highlighted the three main policies; Carbon Emission Targets – S7; Sustainable Transport - S9; and Carbon Reduction Plans - EN3 that were directly relevant to meeting the climate change challenge. He advised that the implementation of the policies, particularly for Carbon Reduction Plans would require specialist skills which were not currently available in the planning team. Until the appointment of a Climate Change Officer, there would be a requirement for buy-in of expert consultancy support.

A non- Executive Member commented on the need to balance other planning gains when it came to carbon off setting.

The Portfolio Holder for Climate Change Emergency and Housing supported the development of policies to address the climate change emergency. She welcomed the support and engagement from Teignbridge Action Climate Group (ACT).

The Leader commented that there would be engagement with the voluntary sector and the wider community to support the need for the district to address the climate emergency.

The Portfolio Holder for Planning proposed the recommendation, this was seconded by the Portfolio Holder for Climate Change Emergency and Housing.

**RESOLVED** that:-

- (1) the existing policies of the Local Plan which require a reduction in carbon emissions be noted;
- (2) the carbon emissions reduction target in S7 should be read to reflect the new national carbon reduction target which is to achieve a reduction in carbon emissions of at least 100% by 2050 compared to 1990 levels (equivalent to a 48% reduction between 2017 and 2033);
- (3) the existing Teignbridge Local Plan low carbon policies be given an appropriate weight in planning decisions which reflects the council's climate emergency declaration and the new statutory national carbon reduction target; and
- (4) a suite of policies be prepared through an update of the Local Plan to meet Climate Change challenges and be developed in consultation with local experts and interest groups, such as Action on Climate in Teignbridge.

## **71. TEIGNPLANNING NEIGHBOURHOOD PLANNING CONSULTANCY SERVICE**

The Portfolio Holder for Planning presented the report to agree to set up an in-house neighbourhood planning consultancy service, to provide additional neighbourhood planning support for local communities. This would be over and above the statutory support currently provided, which would continue to be available for free.

The Principal Policy Planner clarified that over the last few months, the team (namely Teignplanning) had been piloting an approach to offer additional support for community plans with initial success and commissions to date amounted to an income of £8220. When a statutory assessment was required by the Council on elements of the plan which had been prepared by Teignplanning these would be undertaken by an officer independent of the consultancy service. Initially it was envisaged that Teignplanning would have a limited impact on the team's capacity although this would need to be considered further if there was future expansion of the programme.

Members supported the chargeable Neighbourhood Planning Service and commented that they had received positive feedback from Town and Parish Councils with regards to the 'Planning Café's and advice given on neighbourhood plans.

The Portfolio Holder for Planning proposed the recommendation, this was seconded by the Portfolio Holder for Waste Management & Environmental Health.

**RESOLVED** that a chargeable Neighbourhood Planning Service (Teignplanning Consultancy) for non-statutory neighbourhood planning support be established.

## **72. THE SUSTAINABLE PROCUREMENT POLICY AND PROCEDURE**

The Portfolio Holder for Corporate Resources presented the report to provide Members with the final version of the Sustainable Procurement Policy and Procedure (SPP) (2019). This new policy would replace the six policies sitting under the Responsible Procurement Strategy and be reviewed in six months.

The Corporate Procurement Officer clarified that the policy would advise officers on how to consider sustainable procurement whilst also considering environmental sustainability. The Timber Pledge had also been added to the SPP, this was a pledge that the Council would not procure timber and wood derived products at the expenses of the future world's forests.

Executive Members welcomed that development of the policy and supported the review in six months.

The Portfolio Holder for Corporate Resources proposed the recommendation, this was seconded by the Portfolio Holder for Sport, Recreation & Culture.

**RESOLVED** that the Sustainable Procurement Policy and Procedure 2019 be endorsed.

## **73. EXECUTIVE FORWARD PLAN**

**RESOLVED** that the Executive Forward Plan be noted.

## **74. FOR INFORMATION - FINANCIAL WAIVER**

**RESOLVED** that the financial waiver information be noted.

## **75. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - EXCLUSION OF PRESS AND PUBLIC**

The Leader proposed, seconded by the Portfolio Holder for Sport, Recreation and Culture and

**RESOLVED** that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following items on the grounds that they involve the likely disclosure of exempt

information as defined in the relevant paragraph 3 of Part 1 of Schedule 12A of the Act.

**76. HOUSING DEVELOPMENT AT EAST STREET AND DRAKE ROAD  
NEWTON ABBOT**

The Portfolio Holder for Climate Change Emergency and Housing presented the report to obtain approval to develop social rented housing on two parcels of land in the Council ownership in Newton Abbot.

The Housing Enabling and Development Manager advised that the project would result in the best possible social housing and provide the opportunity for down-sizing. In response to Members he clarified that the main criteria was a 'fabric first' principle to deliver well designed cost efficient homes.

The Portfolio Holder for Climate Change Emergency and Housing proposed the recommendation, this was seconded by the Portfolio Holder for Planning.

**RECOMMENDED** to Council that:-

- (1) Two parcels of land in Teignbridge ownership are developed by the Council as "social" rented affordable housing; and
- (2) The use of funds within the Affordable Housing Capital programme are approved to deliver these schemes supported by a bid to Homes England for additional grant funding to make the schemes viable.

**77. FOR INFORMATION - URGENT DECISION**

The Portfolio Holder for Climate Change Emergency and Housing commented that this urgent decision was required to address fuel poverty.

**RESOLVED** that the urgent decision be noted.

The meeting started at 10.00 am and finished at 11.20 am.

Chairman

This page is intentionally left blank



## **Public Notice and Annual Forward Plan - NOVEMBER 2019**

- 1 This is an Annual Forward Plan 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 with your reasons [comsec@teignbridge.gov.uk](mailto: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 Democratic Services 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 Democratic Services Sarah Selway  
sarah.selway@teignbridge.gov.uk

- 10 The agendas for the meetings can be made available before the meetings on the Council's website.

## TEIGNBRIDGE DISTRICT COUNCIL – EXECUTIVE FORWARD PLAN

### Forward Plan of anticipated key decisions by the Executive for the next 12 months commencing 1 November 2019

Matter for Consideration	Date of Decision	Council Date	Private Decision	Key Decision?	Report Author(s) & Contact Name & number
Local Development Scheme To update the timetables for the Greater Exeter Strategic Plan, Teignbridge Local Plan Part 2 and to agree a new Local Development Scheme.	31 Oct 2019		Open	Yes	Report Of Simon Thornley, Business Manager - Spatial Planning Contact: Tel: 01626 215706
East – West cycle route (Ashburton Road, Newton Abbot). ω	31 Oct 2019		Open	Yes	Report Of Estelle Skinner, Green Infrastructure Officer, Contact: Tel: 01626 215755
Polling District Review	31 Oct 2019	19 Nov 2019	Open	No	Report Of Cathy Ruelens, Electoral Services Manager Contact: Tel: 01626 215103
Teen View - Getting our young people involved	31 Oct 2019		Open	Yes	Report Of Kay O'Flaherty, Business Development & Improvement Team Leader Contact: Tel: 01626 215602
Fairtrade	31 Oct 2019		Open	Yes	Report Of Louisa Brinton, Economic Development Officer Town Centres Contact: Tel: 01626 215833
Designated Protected Areas To approve delegation to Officers to apply to Homes England for DPA status to be lifted for certain rural affordable housing developments.	31 Oct 2019		Open	No	Report Of Graham Davey, Housing Enabling and Development Manager Contact: Tel: 01626 215412

<b>Matter for Consideration</b>	<b>Date of Decision</b>	<b>Council Date</b>	<b>Private Decision</b>	<b>Key Decision?</b>	<b>Report Author(s) &amp; Contact Name &amp; number</b>
Chudleigh Shared Equity Scheme Approval to use Section 106 affordable housing contributions to facilitate a shared equity scheme for local first time buyers.	31 Oct 2019	19 Nov 2019	Open	Yes	Report Of Graham Davey, Housing Enabling and Development Manager Contact: Tel: 01626 215412
Notice of Motion - Prohibit sale of product wholly or partially made with real animal fur on Council owned land	31 Oct 2019		Open	Yes	Report Of Neil Blaney, Economy Manager Contact: Tel: 01626 215233
Connecting Devon and Somerset Broadband Contribution	31 Oct 2019	19 Nov 2019	Open	No	Report Of Neil Blaney, Economy Manager Contact: Tel: 01626 215233
Wolborough Masterplan DPD 14	28 Nov 2019		Open	Yes	Report Of Rachel Tuckett, Senior Planning Officer Contact: Tel: 01626 215706
Electric Vehicles Policy	28 Nov 2019		Open	Yes	Report Of David Eaton, Environmental Protection Manager Contact: Tel: 01626 215064
Budget monitoring – revenue & capital and treasury management mid year review	28 Nov 2019		Open	Yes	Report Of Martin Flitcroft, The Chief Finance Officer & Head of Corporate Services Contact: Tel: 01626 215246
Public Space Protection Order Interim Report of the Public Spaces Protection Order (for Dog Control) Review Group	28 Nov 2019		Open	Yes	Report Of Trish Corns, Democratic Services Officer Contact:

Matter for Consideration	Date of Decision	Council Date	Private Decision	Key Decision?	Report Author(s) & Contact Name & number
Initial budget proposals 2020/21	7 Jan 2020	14 Jan 2020	Open	Yes	Report Of Martin Flitcroft, The Chief Finance Officer & Head of Corporate Services Contact: Tel: 01626 215246
Final Budget Proposals 2020/21.	6 Feb 2020	24 Feb 2020	Open	Yes	Report Of Martin Flitcroft, The Chief Finance Officer & Head of Corporate Services Contact: Tel: 01626 215246
Teignbridge Design Framework and Wolborough Masterplan DPD – Proposed Submission 15	6 Feb 2020		Open	Yes	Report Of Rachel Tuckett, Senior Planning Officer Contact: Tel: 01626 215706
Local Plan Review 2020-2040 – Draft Plan	10 Mar 2020		Open	Yes	Report Of Michelle Luscombe, Principal Policy Planner Contact: Tel: 01626 215754
Land at Staplehill Road, Newton Abbot			Fully exempt	No	Report Of Donna Best, Estates & Development Manager Contact: Tel: 01626 215467
Greater Exeter Strategic Plan			Open	Yes	Report Of Simon Thornley, Business Manager - Spatial Planning Contact: Tel: 01626 215706
Teignmouth Regeneration			Open	Yes	Report Of Tony Watson, Interim Head of Commercial Services Contact: Tel: 01626 215828
Leisure Strategy			Open	Yes	Report Of Lorraine Montgomery, Head of Operations Contact: Tel: 01626 215852

<b>Matter for Consideration</b>	<b>Date of Decision</b>	<b>Council Date</b>	<b>Private Decision</b>	<b>Key Decision?</b>	<b>Report Author(s) &amp; Contact Name &amp; number</b>
Teignbridge Car Park Plan - draft for consultation			Open	Yes	Report Of Neil Blaney, Economy Manager Contact: Tel: 01626 215233
Affordable Housing Supplementary Planning Document and Starter Homes			Open	Yes	Report Of Simon Thornley, Business Manager - Spatial Planning Contact: Tel: 01626 215706
Dawlish Warren Habitat Mitigation			Open	Yes	Report Of Fergus Pate, Principal Delivery Officer Contact: Tel: 01626 215466
Listed Housing Company			Open	Yes	Report Of Amanda Pujol, Head of Service Delivery and Improvement Contact: Tel: 01626 215301

**EXECUTIVE**

**31 OCTOBER 2019**

<b>Report Title</b>	<b>Fairtrade Notice of Motion</b>
<b>Purpose of Report</b>	To set out how the Council can contribute to the campaign to increase sales of products with the FAIRTRADE Mark, and how it can support the campaign to achieve Fairtrade status for towns in Teignbridge, in line with the Approved Fairtrade Notice of Motion.
<b>Recommendation(s)</b>	<p><b>The Committee RESOLVES to:</b></p> <p><b>(1) The recommended approaches as set out within Section 3 of the Appendix report and minutes circulated with the agenda are endorsed, subject to an amendment that when an approach is in conflict with Climate Emergency, the latter takes precedence; and</b></p> <p><b>(2) Councillor Keeling be invited to be the lead Councillor to Chair the Fairtrade Steering Group.</b></p>
<b>Financial Implications</b>	None beyond those identified in the report. Claire Moors, Principal Technical Accountant & Deputy Chief Finance Officer Tel: 01626 215242 Email: <a href="mailto:Claire.moors@teignbridge.gov.uk">Claire.moors@teignbridge.gov.uk</a>
<b>Legal Implications</b>	No direct legal implications. Karen Trickey, Solicitor to the Council & Monitoring Officer Tel: 01626 215119 Email: <a href="mailto:Karen.tricky@teignbridge.gov.uk">Karen.tricky@teignbridge.gov.uk</a>
<b>Risk Assessment</b>	Risk to the Council is considered minimal. Louisa Brinton, Economic Dev Officer Town Centres Tel:01626 215833 Email: <a href="mailto:Louisa.brinton@teignbridge.gov.uk">Louisa.brinton@teignbridge.gov.uk</a>
<b>Environmental/ Climate Change Implications</b>	When an approach is in conflict with Climate Emergency, the latter takes precedence. Louisa Brinton, Economic Dev Officer Town Centres Tel:01626 215833 Email: <a href="mailto:Louisa.brinton@teignbridge.gov.uk">Louisa.brinton@teignbridge.gov.uk</a>
<b>Report Author</b>	Louisa Brinton, Economic Dev Officer - Town Centres Tel: 01626 215833 Email: <a href="mailto:Louisa.brinton@teignbridge.gov.uk">Louisa.brinton@teignbridge.gov.uk</a>
<b>Portfolio Holder</b>	Councillor Jeffries
<b>Appendices</b>	<a href="#">Fairtrade Notice of Motion, Overview &amp; Scrutiny Committee Agenda &amp; Reports, 17 September 2019.</a> <a href="#">Overview &amp; Scrutiny Minutes, 17 September 2019</a>
<b>Part I or II</b>	Part 1
<b>Background Papers</b>	None

## **1. PURPOSE**

To set out how the Council can contribute to the campaign to increase sales of products with the FAIRTRADE Mark, and how it can support the campaign to achieve Fairtrade status for towns in Teignbridge, in line with the Approved Fairtrade Notice of Motion.

## **2. REPORT DETAIL**

### **2.1 Financial**

To achieve and retain Fairtrade Status, an annual budget allocation of £500 would help to deliver meaningful events and enable the purchase of promotional materials to support events such as Fairtrade Fortnight across the district. The monies would need to be allocated from existing budgets, which could impact on the delivery of other projects.

### **2.2 Legal**

No direct legal implications.

### **2.3 Risks**

Fairtrade is a long established non-profit organisation, part of a global movement with a strong and active presence in the UK, which represents the world's largest and most recognised fair trade system, working to secure a better deal for farmers and workers. As such the risks to the Council are considered to be minimal.

### **2.4 Environmental/Climate Change Impact**

Overview and Scrutiny on 17 September 2019 noted the potential conflict with the Council's Climate Emergency Status. It was agreed that where a conflict arises, Climate Emergency should take precedence, such as locally produced sustainable products being sought.

## **3. INTRODUCTION**

At Full Council on 18 April 2019, it was resolved that the Council contribute to the campaign to increase sales of products with the FAIRTRADE Mark by supporting the campaign to achieve Fairtrade status as detailed in the Fairtrade Foundation's Fairtrade Town Action Guide and:

- i. Widely offer FAIRTRADE Marked food and drink options internally and make them available for appropriate internal meetings;
- ii. Work in conjunction with the Fairtrade Foundation to promote the FAIRTRADE concept as often and as widely as practical;
- iii. Use influence to urge local retailers to provide Fairtrade options for residents. Similarly, to offer options to their staff;
- iv. Use all practical means to promote Fairtrade principles;
- v. To act with and coordinate a steering group of interested persons from around Teignbridge to encourage and support the existing work;
- vi. Nominate a representative (either officer or member or both) to sit on the Steering Group and report back at least once a year on progress via the Members Newsletter;
- vii. Contact all Secondary Schools and Colleges within Teignbridge inviting participation on the Steering Group; and

- viii. Organise event(s) and publicity during national Fairtrade Fortnight, the annual national campaign to promote sales of products with the Fairtrade Mark, in conjunction with Devon County Councils ongoing programme of work in this area.

Alongside this to achieve Fairtrade Status across the district, the Council must engage with the local community to ensure:

- i. A range of Fairtrade products must be readily available within the retail outlets and food providers throughout the district
- ii. Local workplaces and community organisations (including education providers and places of worship) support Fairtrade products whenever possible. As a district with a population of over 100,000, a flagship employer is also required.
- iii. Media coverage and events to raise awareness and understanding of Fairtrade across the community.
- iv. The Fairtrade steering group, with representatives from each Town Council/town, promotes Fairtrade Town campaign to continue to develop and gain new support.

#### **4. REPORT DETAIL**

At Overview and Scrutiny on 17 September 2019 consideration was given to the report circulated with the agenda. Councillor G Hook, the Leader of the Council and original mover of the Notice of Motion at the Council meeting on 18 April 2019, apprised the meeting of the potential quality of life improvements for the growers of Fairtrade foods and their families.

The Approved Notice of Motion requires the Council to contribute to the Fairtrade campaign to increase sales of products with the Fairtrade Mark by supporting the campaign to achieve Fairtrade status for Teignbridge as detailed in the Fairtrade Foundation's Fairtrade Town Action Guide. The eight criteria of the Action Guide was detailed in the report, means of working towards and achieving the goals of the criteria, and implications for the Council.

The potential conflict with the Council's Climate Emergency Status was noted. It was agreed that where a conflict arises, Climate Emergency should take precedence, such as locally produced sustainable products being sought.

#### **5. CONCLUSION**

Taking account of the above, Overview and Scrutiny Committee noted the actions being undertaken to promote Fairtrade, recommend that the Executive endorse the approach as set out within Section 3 of the Appendix report and minutes, subject to the amendment that Climate Emergency will take precedence and that Councillor Patch is invited to Chair the Fairtrade Steering Group.

Subsequently to the Overview and Scrutiny meeting, Councillor Richard Keeling has been invited to Chair the Fairtrade Steering Group and the Chair of Overview and Scrutiny has been informed.

This page is intentionally left blank

## OVERVIEW & SCRUTINY COMMITTEE

CHAIRMAN: Cllr Phil Bullivant

**DATE:** Tuesday 23 July 2019  
**REPORT OF:** Economy and Assets  
**SUBJECT:** Fairtrade Notice of Motion

### PART I

#### RECOMMENDATION

1. To note the current actions being undertaken to promote Fairtrade
2. To endorse the recommended approaches as set out within Section 3 of the report
3. To confirm who the lead Councillor will be to Chair the Fairtrade Steering Group

#### 1. PURPOSE

To set out how the Council can contribute to the campaign to increase sales of products with the FAIRTRADE Mark, and how it can support the campaign to achieve Fairtrade status for towns in Teignbridge.

#### 2. BACKGROUND

At Full Council on 18 April 2019 a Notice of Motion was submitted for the Council to 'support a FAIRTRADE status, to facilitate the promotion and purchase of food and drinks with the FAIRTRADE mark. The Council should commit to sustainable development and give marginalised producers a fair deal to support their families and communities.'

The Notice of Motion was put to the vote and carried unanimously and it was resolved that the Council contribute to the campaign to increase sales of products with the FAIRTRADE Mark by supporting the campaign to achieve Fairtrade status for Teignbridge as detailed in the Fairtrade Foundation's Fairtrade Town Action Guide and:-

- a. Widely offer FAIRTRADE Marked food and drink options internally and make them available for appropriate internal meetings;
- b. Work in conjunction with the Fairtrade Foundation to promote the FAIRTRADE concept as often and as widely as practical;

## TEIGNBRIDGE DISTRICT COUNCIL

- c. Use influence to urge local retailers to provide Fairtrade options for residents. Similarly, to offer options to their staff;
- d. Use all practical means to promote Fairtrade principles;
- e. To act with and coordinate a steering group of interested persons from around Teignbridge to encourage and support the existing work;
- f. Nominate a representative (either officer or member or both) to sit on the Steering Group and report back at least once a year on progress via the Members Newsletter;
- g. Contact all Secondary Schools and Colleges within Teignbridge inviting participation on the Steering Group; and
- h. Organise event(s) and publicity during national Fairtrade Fortnight, the annual national campaign to promote sales of products with the Fairtrade Mark, in conjunction with Devon County Councils ongoing programme of work in this area.

### 3. MAIN IMPLICATIONS

Following an initial appraisal of the resolution, the implications that Members need to be aware of are as follows:

- a. A new café operator within Forde House has been approved and the menu currently being developed includes Fairtrade tea, coffee and a snack option/s.

Viability is an ongoing issue for the café providers at Forde House, the potential new provider has already indicated that the café customer will be facing noticeable increases in prices across the menu. The capacity to extend the Fairtrade offer further can be promoted, but may be limited due to insufficient bulk buying ability of the operator and customer demand.

However, as availability and volume of Fairtrade increases, costs are becoming increasingly comparative with conventional products and in some cases, are even cheaper.

- b. The Council is taking a proactive approach through the Resolution to support Fairtrade and agreement to serve Fairtrade products within the Council café, offices and meetings.

The four further goals to achieve Fairtrade status, as outlined in the [Fairtrade Towns Action Guide](#), will involve engaging with the local community to ensure:

- A range of Fairtrade products must be readily available within the retail outlets and food providers throughout the district

## TEIGNBRIDGE DISTRICT COUNCIL

- Local workplaces and community organisations (including education providers and places of worship) support Fairtrade products whenever possible. As a district with a population of over 100,000, a flagship employer is also required.
  - Media coverage and events to raise awareness and understanding of Fairtrade across the community.
  - A local Fairtrade steering group is convened to ensure Fairtrade Town campaign continues to develop and gain new support. The group will comprise of representatives from each town and each Town Council will be approached to agree who that will be.
- c. Fairtrade promotes sustainability through addressing the environmental, economic and social challenges suppliers' face, further supporting businesses and governments to make trade fairer whilst encouraging shoppers to think more about what they buy.

There are over [4,500 Fairtrade items](#) that are available, from food and drink to clothing and beauty products. The range of products available provides opportunities to promote Fairtrade throughout the district.

Through the Council's 'Going to Town' commitment we will work with representative groups within each town, including existing Fairtrade groups and the local business chambers. As part of that work we will encourage the promotion of Fairtrade options in each town.

- d. There will also be opportunity for joint working within the Council to support related initiatives such as Reduce, Reuse and Recycle and Better Business for All. Furthermore, through Council policy such as the Procurement Procedure to imbed and champion Fairtrade principles locally.

Fairtrade was launched in the UK 25 years ago. To highlight their work across the board they run various initiatives and campaigns, from joint working with other organisations petitioning government on [post-Brexit trade deals](#) to [Fairtrade Friday](#), a promotion and competition to highlight specific products run on the last Friday of each month.

By supporting such initiatives, cross marketing opportunities will be provided to the Council which can be promoted through stakeholders, existing communication channels, social media and the normal course of business.

- e. The Council will need to support and commit officer time to achieving and retaining Fairtrade District status and to further encourage towns to commit to the Fairtrade Town principles. It is recommended that the Overview and Scrutiny Committee identifies a lead member from the committee, to work with the Portfolio Holder and a lead officer.

## TEIGNBRIDGE DISTRICT COUNCIL

- f. The initiative will help toward achieving the Council Strategy with specific actions within the Strong Communities and Zero Hero projects, but is also closely aligned to the principles of Going to Town. The Executive Committee should therefore be approached to identify who they wish to be the lead Portfolio Holder and project manager.
- g. There are established relationships with the majority of secondary schools and colleges in the district to develop this work further. [Devon County](#) also achieved Fairtrade County Status in 2008 and work with Fairtrade Devon and Devon Development Education, who are the education authority. Working closely with the County will provide further opportunities to engage with the schools on this matter. Contact has been made with the lead officer at Devon County to make them aware of the Council's commitment and to engage with their work going forward.
- h. [National Fairtrade Fortnight](#) is a two week campaign which runs annually each February, with various initiatives to raise the profile and benefits of Fairtrade. The 2019 campaign promoted the Living Income as a Human Right and encouraged support through petitioning government, fundraising initiatives, a social media campaign #SheDeserves and choosing Fairtrade chocolate.

To achieve and retain Fairtrade Status, an annual budget allocation of £500 would help to deliver meaningful events and enable the purchase of promotional materials to support events such as Fairtrade Fortnight across the district. The monies would need to be allocated from existing budgets, which could impact on the delivery of other projects.

There is no financial impact beyond those identified in the report and no direct legal implications.

#### **4. GROUPS TO BE CONSULTED**

None.

#### **5. WITNESSES TO BE CALLED**

None.

#### **6. TIME-SCALE**

Subject to Executive appointment of Portfolio Holder and Project Manager.

#### **7. CONCLUSION**

The Committee RESOLVES to:

- 1 To note the current actions being undertaken to promote Fairtrade

## TEIGNBRIDGE DISTRICT COUNCIL

- 2 To endorse the recommended approaches as set out within Section 3 of the report
- 3 To confirm who the lead Councillor will be to Chair the Fairtrade Steering Group

### Louisa Brinton, Economic Development Officer Town Centres

<b>Wards affected</b>	<i>All</i>
<b>Contact for any more information</b>	<i>Louisa Brinton</i>
<b>Background Papers (For Part I reports only)</b>	<i>None</i>
<b>Key Decision</b>	<i>No</i>
<b>In Forward Plan</b>	<i>Yes</i>
<b>In O &amp; S Work Programme</b>	<i>Yes</i>

This page is intentionally left blank

## **OVERVIEW & SCRUTINY COMMITTEE (extract)**

### **17 SEPTEMBER 2019**

#### Present:

Councillors Bullivant (Chairman), D Cox, H Cox, Evans, Gribble, Hayes, Keeling, Morgan, Mullone, Nuttall, Nutley, J Petherick, Parker-Khan, Thorne and Tume

#### Members in Attendance:

Councillors G Hook and Taylor

#### Apologies:

Councillors Austen, Cook, Daws, Eden, Foden, Goodman-Bradbury, Hocking, Jenks, Orme, Patch, Parker, L Petherick, Purser, Peart and Rollason

#### Officers in Attendance:

Trish Corns, Democratic Services Officer

### **75. FAIRTRADE**

Consideration was given to the report circulated with the agenda. Councillor G Hook, the Leader of the Council and original mover of the Notice of Motion at the Council meeting on 18 April 2019, apprised the meeting of the potential quality of life improvements for the growers of Fairtrade foods and their families.

The approved Notice of Motion requires the Council to contribute to the Fairtrade campaign to increase sales of products with the Fairtrade Mark by supporting the campaign to achieve Fairtrade status for Teignbridge as detailed in the Fairtrade Foundation's Fairtrade Town Action Guide. The criteria of the Action Guide was detailed in the report, means of working towards and achieving the goals of the criteria, and implications for the Council.

The potential conflict with the Council's Climate Emergency Status was noted. It was agreed that where a conflict arises, Climate Emergency should take precedence, such as locally produced sustainable products being sought.

**RESOLVED**

The current actions being undertaken to promote Fairtrade are noted.

**RECOMMENDED**

The following be recommended to the Executive:

1. The recommended approaches as set out within Section 3 of the report circulated with the agenda are endorsed, subject to an amendment that

when an approach is in conflict with Climate Emergency, the latter takes precedence.

2. Councillor Patch be invited to be the lead Councillor to Chair the Fairtrade Steering Group.

CLLR P BULLIVANT  
Chairman

APPENDIX B

**TEIGNBRIDGE DISTRICT COUNCIL**

**EXECUTIVE**

**31 OCTOBER 2019**

<b>Report Title</b>	<b>Ban on sale of real fur on Council-owned land and at Council run/leased markets</b>
<b>Purpose of Report</b>	To agree on the ban of real fur sale on Council owned land and at Council run or leased markets, and to sign up to the Fur Free Markets campaign.
<b>Recommendation(s)</b>	<p><b>The Committee RESOLVES to:</b></p> <p><b>1) Adopt the official Fur Free Markets policy:</b></p> <p><b>Teignbridge District Council recognises that the United Kingdom has banned the farming of animals for their fur on ethical grounds since 2000 and the use of one of the most common traps used to catch animals for their fur has also been banned for many years.</b></p> <p><b>Recognising that real fur is cruel and unnecessary, this Local Authority prohibits the selling of products containing real animal fur on council owned land, council run markets or council leased markets (including seasonal and Christmas markets). All products wholly or partially made with real fur are covered by this ban and include for example; fur coats, vintage fur, fur shawls, garments with fur trim, fur pompom hats, and fur accessories and trinkets; and</b></p> <p><b>2) Support the Fur Free Markets campaign of the animal welfare charity, Respect for Animals, the UK’s leading anti-fur organisation, by:</b></p> <p><b>a) Becoming a signatory to the initiative.</b></p> <p><b>b) Seeking the advice and assistance of the charity in the enforcement of this ban.</b></p>

<b>Financial Implications</b>	<p>Financial implications are detailed in 2.1. There are not considered to be any financial impacts from this policy.</p> <p>Martin Flitcroft, Chief Finance Officer Tel: 01626 215246 Email: <a href="mailto:martin.flitcroft@teignbridge.gov.uk">martin.flitcroft@teignbridge.gov.uk</a></p>
<b>Legal Implications</b>	<p>There may be potential issues not least risk of reputational harm if the Council was to become closely associated with any activist/campaign group. Also, the Council's Leases etc will need to express any prohibited activity.</p> <p>Paul Woodhead – Legal Services Team Leader and Deputy Monitoring Officer Tel: 01626 215 Email: <a href="mailto:Paul.Woodhead@teignbridge.gov.uk">Paul.Woodhead@teignbridge.gov.uk</a></p>
<b>Risk Assessment</b>	<p>Legal implications are detailed in 2.2. There may be additional reputational harm to that referred to above, from preventing the sale of goods that haven't come from illegally trapped animals. There may also be confusion as this policy won't apply to all markets operating in Teignbridge District.</p> <p>Neil Blaney, Economy Manager Tel: 01626 215233 Email: <a href="mailto:neil.blaney@teignbridge.gov.uk">neil.blaney@teignbridge.gov.uk</a></p>
<b>Environmental/ Climate Change Implications</b>	<p>The proposed policy would have a neutral impact on climate change.</p> <p>David Eaton, Environmental Protection Manager Tel: 01626 215064 Email: <a href="mailto:david.eaton@teignbridge.gov.uk">david.eaton@teignbridge.gov.uk</a></p>
<b>Report Author</b>	<p>Neil Blaney, Economy Manager Tel: 01626 215233 Email: <a href="mailto:neil.blaney@teignbridge.gov.uk">neil.blaney@teignbridge.gov.uk</a></p>
<b>Portfolio Holder</b>	<p>Cllr Nina Jeffries, Portfolio Holder, Business, Economy and Tourism</p>
<b>Appendices</b>	<ol style="list-style-type: none"> <li>1. Overview of the Fur Free Markets campaign <a href="http://www.respectforanimals.org/fur-free-markets/">http://www.respectforanimals.org/fur-free-markets/</a></li> <li>2. Overview of the Real Deal campaign for 'fake free' markets <a href="http://www.realdealmarkets.co.uk/">http://www.realdealmarkets.co.uk/</a></li> </ol>
<b>Part I or II</b>	<p>Part I</p>
<b>Background Papers</b>	<ol style="list-style-type: none"> <li>1. Business Impact Assessment</li> </ol>

## 1. PURPOSE

- 1.1 At Full Council on 24 September 2019 a Notice of Motion was proposed to adopt a new policy prohibiting the sale of products made wholly or partially with real animal fur on Council owned land and at Council run or Council leased markets.
- 1.2 The policy is taken from a template recommended by the animal welfare charity Respect for Animals.
- 1.3 The Council resolved to refer the motion to Executive for a report.

## 2. REPORT DETAIL

### 2.1 Financial

2.1.1 The introduction of the new policy will require updates to existing forms and awareness raising through existing media channels. However these changes are considered to be minimal and won't require additional resource. There are no other financial implications from this policy.

### 2.2 Legal

2.2.1 The United Kingdom outlawed the farming of animals for their fur on ethical grounds since 2000, and the use of one of the most common traps used to catch animals for their fur has been illegal for many years.

2.2.2 There are a number of pieces of legislation in place to deal with this issue in the UK, which are enforced by Trading Standards, the Police and HMRC including:

- The Cat and Dog Fur (Control of Import, Export and Placing on the Market) Regulations 2008 – which sets out the punishments for anyone bringing banned products to the market;
- Consumer Protection from Unfair Trading Regulations 2008 – deals with any trader engaging in misleading omissions, such as passing off real fur as faux fur; and
- The Textile Products (Labelling and Fibre Composition) Regulations 2012 – which requires textiles containing real animal fur to carry the wording 'contains non-textiles parts of animal origin'. However this does not apply to shoes, handbags and accessories, as it only covers textiles. Garments that are comprised of less than 80% textile fibres (more than 20% fur) fall outside of the scope of the textile regulations as they are no longer classified as a textile product.

2.2.3 A House of Commons report into the sale of fur items has recommended the introduction of mandatory labelling that identifies fur and other animal products accurately – species, country of origin and method of production. A request has been made for government to amend labelling regime post Brexit.

2.2.4 The Police would enforce any wildlife offences, for example the sale of leopard skin, using the Control of Trade in Endangered Species Regulations, if an endangered animal is on CITES (Convention on International Trade of Endangered Species) list of species. This can happen when people sell old vintage clothes and don't realise the rules.

2.2.5 Existing leases contain a clause that states that the tenants are '*not to use the Property for any noxious noisy or offensive trade or business not for any illegal or immoral act or purposes.*' The 'immoral' clause could be used in the event of a complaint.

2.2.6 New and renewed Council's Leases and contracts, the Newton Abbot Market Code of Practice & Trading Contract, and all forms relating to the use of Council land will need express any prohibited activity. This will not apply to existing leases and contracts, as there is insufficient resource in the Estates and Legal teams, or financially, to amend the leases and contracts, which also requires the tenants agreement to the change.

## **2.3 Risks**

- 2.3.1 The Council could be open to challenge on its approach from traders seeking to sell fur related products that haven't been sourced from illegally trapped fur. The selling of fur related products, particularly vintage goods, isn't illegal.
- 2.3.2 There may be potential issues, not least risk of reputational harm, if the Council is to become closely associated with any activist or campaign group.
- 2.3.3 There are a number of markets across Teignbridge that are not run by the Council or on Council land. This policy would not cover those markets, but the publicity generated may give the impression that it does which may result in some confusion for traders and customers. For example, the Festive Markets in Newton Abbot are run by Newton Abbot Town Council on Devon County Council land.

## **2.4 Environmental/Climate Change Impact**

- 2.4.1 The proposed policy would have a neutral impact on climate change.

## **3 OPTIONS**

- 3.1 The welfare charity, Respect for Animals, is promoting the 'Fur Free Markets' campaign (appendix 1). It has found real fur items, including bobble/pompon hats sold at festive markets, with no labelling to highlight this fact. However, there is no evidence of this being the case for any markets in Teignbridge.
- 3.2 Enforcement of correct labelling doesn't fall onto the District Council, responsibility is on Trading Standards, HMRC and the Police.
- 3.3 The Council does not have a policy on the sale of real fur, but takes an informal approach at Newton Abbot Market whereby real fur is not allowed to be sold due to the reputational impact on the market. To date there have been no recorded incidents of real fur products being sold or any traders seeking to sell real fur products.
- 3.4 The Council has recently signed the 'Real Deal' status, which is a national campaign where market operators work closely with Trading Standards to prevent counterfeit and other illicit goods being sold at the market.
- 3.5 The 'Fur Free Markets' initiative ties in well with the 'Real Deal' campaign, and will give consumers further confidence in the provenance of produce purchased at markets run by the Council, or market events run on Teignbridge land.
- 3.6 Adoption of this policy will require forms to be updated for anyone looking to run markets on Council owned land and for prospective traders at Newton Abbot indoor and outdoor markets, to be made aware of the ban on real fur. It will also require promotion of the approach being taken by the Council, with the onus being on traders to be able to demonstrate the legitimacy of the products they are selling.
- 3.7 The Council could also continue with its current informal approach without the need for any changes, as there are already measures in place to deal with counterfeit or illegal goods.
- 3.8 To address the potential confusion for markets unrelated to Teignbridge District Council, either as the operator or landlord, we can write to known market organisers to make them aware of the Council's policy.

#### **4. CONCLUSION**

- 4.1 The introduction of this policy would be in line with the current approach taken by the Markets Manager in Newton Abbot and the 'Real Deal' campaign that the Council have signed up to.
- 4.2 Adoption of the policy would require existing leases, contracts and forms to be updated.

This page is intentionally left blank

Is this a review of an existing BIA? N  
 Is this a new proposal and a new BIA? Y

Ref No: for BID office use

# Business Impact Assessment <sup>1</sup>

**Proposal:** - A new policy to ban the sale of fur products at Council run markets and at markets run on Council owned or leased land.

**Aims of the Proposal:** - To ensure that customers are confident that any faux fur products sold at markets linked to the Council are genuinely fur free and to support the campaign against the illegal fur trade.

**Environment impacts** - The proposal indicates the following impacts on the environment.

	<i>Please score</i>
	+3 ← 0 → -3
Natural environment (wildlife, landscape, trees)	0
Built environment (townscape, design, archaeology, conservation)	0
Climate change (adaptation, mitigation)	0
Resource use (land, energy, water, minerals)	0
The proposal is part of a positive international campaign against inhumane treatment of animals.	
While there will be positive impacts on a global scale, there are no fur farms in Teignbridge or fur-related businesses trading from Teignbridge run markets. On this basis, the environmental impact of this policy in Teignbridge is considered to be neutral.	

**Value and financial impacts** – The proposal indicates the following financial impacts.

	<i>Please score</i>
	+3 ← 0 → -3
Jobs or training opportunities	+1
Business investment within the area	+1
Tourism	+1
The supply or quality of housing	0
Access to services and benefits	0
Reduce cost or increase income	0
Increase capital receipts/funding	0
A ban on real fur related products is unlikely to have a negative financial impact, as there is no evidence to show that it is an issue in Teignbridge. The coverage may inspire traders with ethical values to proactively engage with our markets due to the positive stance on animal welfare, likewise it may attract visitors to the market in support of this approach.	

<sup>1</sup> Guidance notes are available to help fill in this form at [www.teignbridge.gov.uk/biaguidance](http://www.teignbridge.gov.uk/biaguidance).

The proposed policy does not relate to housing or services, so has a neutral value.

As with the increase in opportunities for businesses and visitors, if the ban leads to positive coverage it could see more traders operate in our markets, resulting in an increase in income and receipts. While the reverse could be true if there is negative coverage, as mentioned earlier there are no known traders likely to be affected by this policy. Overall, this policy is considered to have a neutral impact on income.

### Social impacts and duties

The proposal indicates the following social impacts.

	<i>Please score</i>
	+3 ← 0 → -3
<b>Age</b>	
<b>Children</b> (Under 16) – 16.3%	0
<b>Young</b> (16-24) – 9.0%	0
<b>Working age</b> (25-59) – 42.8%	0
<b>Older</b> (60+) – 31.9%	0
<b>Men</b> – 48.4%	0
<b>Women</b> – 51.6%	0
<b>Transgender</b> – c. 0.01%	0
<b>BAME (Black, Asian, minority ethnic)</b> – 3.8%	0
<b>LGB (lesbian, gay, bisexual)</b> – c. 5%	0
<b>Marriage and Civil Partnership</b> - 52%	0
<b>Religion and belief</b> – 71.9%	0
<b>Disability</b> – 20.6%	0
<b>Pregnancy and Maternity</b>	0
Rural – 27%	0
Economic Deprivation – 21.8%	0
The scores for all of these impacts is neutral as there is no evidence to suggest that a ban on fur will affect any specific sector, age group or individual in Teignbridge.	

\* **Bold** = 'Protected characteristics'

Have representatives of those likely to be affected by the proposal been **consulted**?  No

Are there ongoing plans to **monitor** the impact of the proposals?  Yes

Are there any relevant **Human Rights** considerations?  No

The forms used to apply to become a market trader or for the hire of Teignbridge land for a market will include specific reference to any trader looking to sell fur or faux fur, with a requirement to demonstrate provenance if the answer is yes. This will allow us to monitor and record incidents within the district on Council land.

## Duties

Under the Equality Act 2010 s.149 the Council must annually publish what actions we have taken in response to our 3 equality duties.

### **This proposal contributes to the duties in the following ways:**

- 1) The elimination of discrimination, harassment, victimisation and other prohibited conduct by ***positively committing to stand against illegally sourced animal products.***
- 2) The advancement of equality of opportunity by ***making the approach to the use of fur related products clear and transparent for all.***
- 3) The fostering of good relations between people by ***making a positive ethical stance on the provenance of goods sold in the markets.***

### Managers' evaluation

- No major change required.
- Adjustments have been made to better advance equality.
- Continue despite having identified some potential for adverse impacts.  
(Please detail your justification here.)
- Cease the proposal. It shows actual or potential unlawful discrimination.

### Recommended Actions:-

*Enter comments here*

Sign Off	
Service Manager  BID	Signed _____ Date _____
	Signed _____ Date _____
	Date the BIA should be reviewed/renewed _____ Date _____

This page is intentionally left blank

## TEIGNBRIDGE DISTRICT COUNCIL

## EXECUTIVE

31 OCTOBER 2019

<b>Report Title</b>	<b>Local Development Scheme Update</b>
<b>Purpose of Report</b>	To update the Local Development Scheme to take account of the new Greater Exeter Strategic Plan timetable agreement.
<b>Recommendation(s)</b>	<b>The Committee RESOLVES to:</b>  <b>Approve the Local Development Scheme attached as Appendix A to come into effect on 8 November 2019</b>
<b>Financial Implications</b>	Additional resources of £30,000 will be required in 2022/23 as outlined in 2.1.1 to be built into the planning process for that year. Martin Flitcroft Chief Finance Officer Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk
<b>Legal Implications</b>	The Legal implications are as set out in the report. However, it should be noted that the preparation of Local Plans is a statutory duty. Paul Woodhead Legal Services Team Leader and deputy Monitoring Officer Tel: 01626 215139 Email: paul.woodhead@teignbridge.gov.uk
<b>Risk Assessment</b>	The risks associated with preparing plans are preparation of an unsound plan and potential timetable delay. These are strategic risks which are monitored by the council. Simon Thornley Business Manager Tel: 01626 215706 Email: simon.thornley@teignbridge.gov.uk
<b>Environmental/ Climate Change Implications</b>	The preparation of local plans is a key method for climate change mitigation and environmental protection, through appropriate policies and development strategy. Preparation of the Greater Exeter Strategic Plan will give an opportunity to consider climate and strategic environmental matters at a more effective larger-than-local scale. Simon Thornley, Business Manager Tel: 01626 215706 Email: simon.thornley@teignbridge.gov.uk
<b>Report Author</b>	Simon Thornley, Business Manager Tel: 01626 215706 Email: simon.thornley@teignbridge.gov.uk
<b>Portfolio Holder</b>	Portfolio Holder for Planning (Gary Taylor)
<b>Appendices</b>	Draft Local Development Scheme
<b>Part I or II</b>	Part 1
<b>Background Papers</b>	Report to Executive 8 October 2019, Teignbridge Local Plan Review and Wolborough Master Plan Timetable

## **1. PURPOSE**

1.1. To update the Local Development Scheme to take account of the Greater Exeter Strategic Plan timetable agreement.

## **2. REPORT DETAIL**

### **2.1. Financial**

2.1.1. The Greater Exeter Strategic Plan examination costs (primarily the costs of the Inspector which we are required to pay the Planning Inspectorate) are likely to be about £30,000 per GESP authority, to be paid in 2022/23, and this should be built into the budget process as a pressure for that year. The examination costs of the other plans were covered in the Executive report of 8 October 2019 and are unchanged.

### **2.2. Legal**

2.2.1. Preparing and updating local plans is a statutory requirement. The various local plan documents (including the Greater Exeter Strategic Plan) will replace various existing policies of the Teignbridge Local Plan. Once adopted they will have full weight in considering planning applications.

### **2.3. Risks**

2.3.1. The main risk is that a submitted plan is found unsound by the local plan inspector, or unlawful once it has been adopted. A secondary, albeit important, risk is that preparation of any plan is delayed by various factors such as changing government policy and background evidence and advice/requirements of the local plan inspectors. These are strategic risks in the council's corporate risk register and are regularly updated and reported to Councillors in the quarterly reports.

### **2.4. Environmental/Climate Change Impact**

2.4.1. Climate change mitigation (that is, measures to reduce carbon emissions) will be contained in the plans included in the Local Development Scheme, reflecting an updated carbon reduction target (subject to the local plan legal preparation and adoption process). By its nature, climate change is something which cannot be considered in one isolated area, but can only be tackled through work which reflects cross-boundary transport movements and other strategic matters. Involvement in the Greater Exeter Strategic Plan provides this opportunity to consider carbon emission and climate change impacts of development and transport over a wider area. Because of this, involvement in GESP is likely to be beneficial to climate change policy compared with seeking to achieve carbon neutrality in just one district. The key impacts will arise from the specific policies and strategy chosen, however. These implications will arise as the GESP is prepared.

## **2.5. Teignbridge Local Plan Review Part 1: Quality as Standard and Wolborough Masterplan DPD Timetables**

2.5.1. The report to Executive on 8 October 2019 contained a description and proposed timetable for the Teignbridge Local Plan Update Part 1: Quality as Standard, and for the Wolborough Masterplan Development Plan Document. There is no proposed change to those timetables, which are reflected in the proposed Local Development Scheme attached as an Appendix to this report.

## **2.6. Greater Exeter Strategic Plan Timetable and Scope**

2.6.1. On various dates in mid-2016 the four councils of East Devon, Exeter, Mid Devon and Teignbridge agreed formally to prepare a statutory joint local plan to be known as the Greater Exeter Strategic Plan (GESP). A joint planning team has been set up and work has progressed on various aspects of the plan. The reasons given then for preparing a joint plan between the councils are still highly relevant today and are summarised below

- The Greater Exeter area geography reflects economic, housing and transport patterns. Coordinated planning and infrastructure provision will be enhanced to the wider benefit of councils taking part.
- Related to this, the legal requirement on local plans to be prepared under the Duty to Cooperate will be significantly easier than through the separate preparation of individual plans by the four councils on differing timetables.
- Strategic decisions taken previously by the Regional Spatial Strategy and Structure Plans have now been effectively completed, so a new vision and strategy for the area is needed.
- Joint working and planning gives the Greater Exeter authorities greater profile and weight when applying for national and regional infrastructure funding and in other relationships with other bodies.

2.6.2. The current description and timetable of GESP is contained within a common section in the four LDS as follows:

**“The Greater Exeter Strategic Plan will cover the local planning authority areas of East Devon, Exeter, Mid Devon and Teignbridge (i.e. those Councils’ administrative areas excluding Dartmoor National Park). It will be prepared jointly by those four local planning authorities with the support of Devon County Council under Section 28 of the Planning and Compulsory Purchase Act. It will:**

- **set an overall vision and strategy for the development of the area in the context of national and other high level policy;**
- **include overarching, cross-boundary and strategic targets, policies and proposals for development and conservation;**
- **guide the overall level and distribution of development;**
- **make strategic development and infrastructure proposals;**

- contain other strategic policies necessary to implement the vision and strategy;
- cover the period 2020 to 2040.

Once adopted it will supersede specified strategic parts of the East Devon Local Plan, Exeter Core Strategy, Exeter Local Plan, Mid Devon Local Plan (once adopted), Teignbridge Local Plan and any other Development Plan Documents as necessary. The preparation timetable is as follows:

- February 2017 – Issues consultation
- June 2019 – consultation on draft plan
- September 2020 – Publication (Proposed Submission)
- March 2021 – Submission
- May 2021 – Inspector’s Hearings
- December 2021 – Adoption”

2.6.3. However, with changes in administration arising from the recent elections it has been necessary to ensure that the GESP is proceeding in a way and on a timetable which continues to meet the objectives of the four councils. Discussions between lead officers and members have therefore been taking place and the planned June 2019 consultation was put “on hold”. Recently, at the first meeting of the GESP Leadership Group (see below), the councils’ leaderships confirmed their commitment to continuing GESP preparation but with a revised timetable. It is necessary that the new timetable is formally inserted into the councils’ Local Development Schemes.

2.6.4. The following milestones are now proposed to replace those set out above, including an explanation of their role in the plan preparation process:

Stage	Notes	Date
Draft Policies and Site Options	A document containing the proposed strategic policies for comment, together with a number of potential strategic site options. There will be more options than will eventually be contained in the GESP, giving communities and others the opportunity to respond in the light of a wide range of alternative sites.	June 2020
Full Draft Plan	The full draft will contain revised policies, taking account of the consultation and any further work undertaken. More controversially, it will have narrowed down the strategic allocations to the final list, and seek further comments on those. The “rejected” options will no longer be within the plan.	November 2020

Proposed Submission	The form of the plan which the council wishes to submit, based on the full draft, but taking account of any comments received to the draft. This is the last formal consultation on the plan before it is submitted. Also known as the “publication” stage.	February 2022
Submit Plan	The plan and all its evidence is sent to the Planning Inspectorate and the examination process starts.	July 2022
Examine Plan	An Inspector leads an examination into the plan through a series of hearings. The focus is on whether the plan is “sound”. There may be further changes to the plan in the form of “Main Modifications” recommended by the Inspector.	September 2022
Adopt Plan	The Plan can only be adopted with a positive recommendation from the Inspector with any Main Modifications proposed by them.	April 2023

2.6.5. The Greater Exeter Strategic Plan, as its name indicates, is intended to provide an overarching strategy for the area, but not to include the full suite of policies and proposals. Each council will continue to update their own individual local plan (or plans) covering issues not include in GESP. In addition, Neighbourhood Plans will continue to be prepared by local communities. The various plans, once adopted, will be read together to provide the “Development Plan” against which planning applications are to be assessed.

2.6.6. Issues of interpretation can arise where planning policies overlap with different wordings affecting the same application. In order to avoid this it is important that the distinction between what goes in the GESP and what is expected to go into local plans, ie the scope of each plan, is sufficiently clear.

2.6.7. The current LDS, quoted above, describes the GESP scope in quite general terms. The Leadership Group considered the matter afresh, and supported an updated version, containing a clearer description, as follows. This version is reflected in the revised LDS attached.

**The Greater Exeter Strategic Plan will cover the local planning authority areas of East Devon, Exeter, Mid Devon and Teignbridge (i.e. those Councils’ administrative areas excluding Dartmoor National Park). It will be prepared jointly by those four local planning authorities with the support of Devon County Council under Section 28 of the Planning and Compulsory Purchase Act. It will:**

- **set an overall vision and strategy for the area in the context of national and other high level policy and in particular climate emergency declarations and the NPPF;**
- **contain policies and proposals for strategic and cross boundary issues where these are best dealt with at a larger-than-local scale;**
- **set the overall amount of growth for the period 2020 – 2040;**
- **promote the Liveable Exeter vision by allocating urban regeneration sites in the city;**
- **implement the overall vision and strategy by allocating strategic sites of 500 or more homes which may include urban extensions and new settlements ;**
- **provide districts’ local plans with targets for non-strategic development**

2.6.8. This updated scope provides the following key benefits.

- It is legally “sound” because GESP will contain enough detail to be justified by evidence and by comparison with other potential strategy approaches, the proposals will be worked up in enough detail for their effectiveness to be tested and confirmed, and it will deal with the strategic matters facing the area rather than deferring them.
- The policies can be applied as soon as GESP is adopted, rather than waiting for a later plan to add further detail. This is highly beneficial in matters of urgent policy renewal like climate change. At the same time GESP will not be filled with policies which are better dealt with in district local plans.
- It means that communities will be aware of the detail of proposals early in the process, ensuring that they have the opportunity to comment on them with a good understanding of the plan and the potential alternatives. Once the GESP is adopted, communities will have clarity and certainty about the policies and proposals.
- The allocated strategic development sites, including the “Liveable Exeter” brownfield sites and any strategic greenfield sites could start to develop earlier. This reduces the number of other sites needed within GESP or the districts’ own local plans.

2.6.9. The Leadership Group considered potential scope options with less detail and fewer sites, but these were not supported by them. These alternative options would provide less certainty for communities and later delivery of the strategic sites. This latter issue would lead to the need to allocate additional development sites either within GESP or within the later local plans.

## **2.7. Greater Exeter Strategic Plan – Governance and Decision-making**

2.7.1. There have been suggestions made that the Greater Exeter Strategic Plan removes decision-making authority from the individual councils. However, this is not the case, since despite being a joint plan, the GESP must be approved by all four of the participating councils at each stage. As a result of this it is clearly important that there a coordinated approach

to member involvement in plan decisions if decision-making is to be effective. The governance of the plan is set out below, for information.

- GESP Officer Team - working on evidence development and plan preparation and making recommendations as necessary to the other bodies and to individual councils on GESP matters. The team consists of informally seconded officers from the partner authorities, with a Team Manager. The team works out of Exeter Civic Centre and manages the joint GESP budget which has been agreed by the partner authorities.
- Project Assurance Group - provides a regular steer and decision making on detailed matters to the GESP team, including considering reports, evidence and plan drafts. Gives advice to the Principals Group. It generally meets monthly and consists of the Head of Planning or equivalent from each of the partner authorities.
- Principals Group - acts as the main officer board for the project, providing high level corporate input and direction. Considers reports, evidence and plan drafts including recommendations from the Project Assurance Group. It generally meets monthly and consists of the Chief Executives or equivalent from each of the partner authorities.
- GESP Leadership Group - Member Group which provides political advice and steer to the work of the GESP, oversees progress on the plan and secures political agreement and support for GESP proposals. Considers advice and recommendations from the GESP Team, Project Assurance Group, Principals Group including reports and draft plans. It will meet approximately six times per year, but this will be varied to reflect GESP workload. Consists of the Leader and Planning Portfolio Holder (or equivalent) of each of the Partner Councils. The first meeting has been held, and supported the timetable and scope as recommended by this report.
- Member Reference Forum - provides wider, informal councillor input to plan preparation through workshop, discussion and other appropriate methods. Will support the preparation of plan policies and proposals including discussion of draft plan proposals before they are formally considered by each council. It will meet as and when it is needed. Consists of 10 councillors, politically balanced, from each of the four local planning authorities (total 40 councillors). Meetings are usually also attended by members of the Principals Group, Project Assurance Group and Leadership Group. Meetings have been arranged starting in November through to March with invitations going out shortly.
- Local Planning Authorities - the formal decisions on plan contents up to and including its adoption are made by the four local planning authorities through their own decision making structures. The governance bodies referred to above are intended to ensure GESP progress through these formal processes without undue delay and with full involvement of councillors and senior officers. The councils will be considering the Draft Policies and Site Options consultation document in or around May 2020 in time for June consultation.

## **2.8. Teignbridge Local Plan Part 2: Creating Quality Places**

2.8.1. The second element of the Teignbridge Local Plan Update consists of policies which relate to where development takes place. It will set out the Council's strategy for delivering new homes, employment land, facilities and supporting infrastructure.

2.8.2. It will include policies and allocations relating to:

- Employment allocations
- Gypsy and traveller site allocations
- Allocations for new homes
- Renewable energy allocations
- Town centre redevelopment proposals
- Town centre specific retail requirements
- Place specific policies and initiatives

2.8.3. The timetable is proposed to be as described below. This allows the plan to take account of the contents of the Greater Exeter Strategic Plan. Because of the role of the Greater Exeter plan in setting targets on matters such as climate change, development and other strategic matters, this section of the local plan must follow behind GESP preparation.

- Jan 2021 - Draft Policies and Site Options Consultation
- Sep 2021 - Draft Plan
- Sep 2022 - Proposed Submission
- Apr 2023 - Submit Plan
- Jun 2023 - Examine Plan
- Dec 2023 - Adopt Plan

2.8.4. This description and timetable is contained in the proposed Local Development Scheme attached as Appendix A.

## **3. OPTIONS**

### **3.1. Do Nothing**

3.1.1. The current Local Development Scheme is out of date and therefore a do nothing option is not available.

### **3.2. Withdraw from the Greater Exeter Strategic Plan**

3.2.1. The GESP is a key element in planning for a more sustainable sub-region, meeting housing and other development needs in a more sustainable manner and retaining our high level links with Homes England and other key potential funders. It ensures that tricky Duty to Cooperate matters are dealt with in the round, rather than on a one-on-one bilateral basis with a large number of authorities. This is not a sensible option.

### **3.3. Other timetable options**

3.3.1. The timetables indicated do not leave any significant scope for change, given the way the various plans interlock.

## 4. CONCLUSION

### 4.1. Greater Exeter Strategic Plan

4.1.1. The revised timetable and updated scope for the Greater Exeter Strategic Plan provide a sound basis for taking this work forward.

### 4.2. Teignbridge Local Plan Part 2: Creating Quality Places

4.2.1. The update to the Teignbridge Local Plan relating to where development occurs will follow on from key stages in the Greater Exeter Strategic Plan timetable. Full updated plan coverage should be in place by the end of 2023.

## Appendix A Proposed Local Development Scheme

To come into force on 8 November 2019

### Introduction

Teignbridge Council proposes to prepare four Development Plan Documents. These are set out below with a description and timetable.

### Wolborough Masterplan Development Plan Document

The Wolborough DPD will draw on new and existing evidence to guide specific development proposals within the allocated site in the south of Newton Abbot.

The DPD will include policies on:

- Design principles
- Densities
- Distribution of main land uses
- Landscape and green infrastructure
- Greater Horseshoe Bat design framework and parameters
- Wolborough Fen monitoring and mitigation
- Heritage and associated design responses
- Infrastructure delivery

### Timetable:

- December 2019 – Issues and Draft Plan
- April 2020 – Proposed Submission
- September 2020 – Submit Plan
- January 2021 – Examine Plan
- April 2021 – Adopt Plan

### Teignbridge Local Plan Update Part 1: Quality as Standard

This document will cover all policies which relate to how development takes place. Its focus will be on improving our built and natural spaces through careful and positive management so that they support high quality living conditions in an increasingly zero carbon environment. It will set out the Council's expectations for high standards of design, development and living conditions to give a clear and improved framework for all future development including allocations to be contained in GESP and in the Teignbridge Local Plan Update Part 2: Creating Quality Places. It will include policies relating to:

- Climate change and energy requirements
- Design
- Employment (e.g. business development; rural economy; tourism)

- Environmental conditions (e.g. air, water and soil quality; contamination; pollution)
- Environmental protection (e.g. landscapes; biodiversity; woodland; protected sites)
- Town centres
- Green infrastructure
- Health and wellbeing
- Housing types and standards (e.g. affordable housing; exception sites; custom build; accessible homes)
- Settlement hierarchy
- Settlement limits

**Timetable:**

- January 2020 – Draft Plan
- June 2020 – Proposed Submission
- October 2020 – Submit Plan
- February 2021 – Examine Plan
- July 2021 – Adopt Plan

## **Greater Exeter Strategic Plan**

The Greater Exeter Strategic Plan will cover the local planning authority areas of East Devon, Exeter, Mid Devon and Teignbridge (i.e. those Councils' administrative areas excluding Dartmoor National Park). It will be prepared jointly by those four local planning authorities with the support of Devon County Council under Section 28 of the Planning and Compulsory Purchase Act. It will:

- set an overall vision and strategy for the area in the context of national and other high level policy and in particular climate emergency declarations and the NPPF;
- contain policies and proposals for strategic and cross boundary issues where these are best dealt with at a larger-than-local scale;
- set the overall amount of growth for the period 2020 – 2040;
- promote the Liveable Exeter vision by allocating urban regeneration sites in the city;
- implement the overall vision and strategy by allocating strategic sites of 500 or more homes which may include urban extensions and new settlements ;
- provide districts' local plans with targets for non-strategic development

### **Timetable:**

- June 2020 – Draft Policies and Site Options Consultation
- November – 2020 Draft Plan
- February – 2022 Proposed Submission
- July 2022 – Submit Plan
- September 2022 – Examine Plan
- April 2023 – Adopt Plan

## **Teignbridge Local Plan Update Part 2: Creating Quality Places**

The Local Plan Part 2 will cover all policies which relate to where development takes place. It will set out the Council's strategy for delivering new homes, employment land, facilities and supporting infrastructure.

It will include policies and allocations relating to:

- Employment allocations
- Gypsy and traveller site allocations
- Housing allocations
- Renewable energy allocations
- Town centre redevelopment proposals
- Town specific retail requirements
- Place specific policies and initiatives

### **Timetable:**

- Jan 2021 - Draft Policies and Site Options Consultation
- Sep 2021 - Draft Plan
- Sep 2022 - Proposed Submission
- Apr 2023 - Submit Plan
- Jun 2023 - Examine Plan
- Dec 2023 - Adopt Plan

This page is intentionally left blank

**TEIGNBRIDGE DISTRICT COUNCIL**

**COMMITTEE NAME: EXECUTIVE COMMITTEE**

**MEETING DATE: 31<sup>ST</sup> OCTOBER 2019**

<b>Report Title</b>	<b>East-West Cycle &amp; Multi-user Route Delivery</b>
<b>Purpose of Report</b>	To recommend a contribution towards the strategic East-West Cycle Route Delivery
<b>Recommendation(s)</b>	<p><b>The Committee RECOMMENDS that [Executive]:</b></p> <p><b>1) Approve funding of a £180,000 contribution towards the Ashburton Road strategic cycling and multi-user route delivery: specifically Phase 2 (Greenaway Road to Mile End Road, plus new puffin crossing)</b></p> <p><b>2) ; and Delegate Authority to the Business Manager Strategic Place and the Solicitor to the Council to complete an associated funding agreement with Devon County Council.</b></p>
<b>Financial Implications</b>	<p><b>Is in-line with CIL available and earmarked for cycle improvements in the Heart of Teignbridge.</b></p> <p>Andrea Snape 01626 215261  <a href="mailto:andrea.snape@teignbridge.gov.uk">andrea.snape@teignbridge.gov.uk</a></p>
<b>Legal Implications</b>	<p><b>Clearly sets out risks and benefits within the report.</b></p> <p>Nick Hill 01626 215117  <a href="mailto:nick.hill@teignbridge.gov.uk">nick.hill@teignbridge.gov.uk</a></p>
<b>Risk Assessment</b>	
<b>Environmental/ Climate Change Implications</b>	<b>Awaiting formal comment. Sustainable travel benefits.</b>
<b>Report Author</b>	Estelle Skinner, Green Infrastructure Officer Tel: 01626 215 755 <a href="mailto:estelle.skinner@teignbridge.gov.uk">estelle.skinner@teignbridge.gov.uk</a>
<b>Portfolio Holder</b>	Councillor Andrew Macgregor
<b>Appendices</b>	Appendix 1 – leaflet with detail on overall East-West route including map.
<b>Part I or II</b>	Part I
<b>Background Papers</b>	

## 1. PURPOSE

To agree a contribution to Devon County Council towards the cost of delivery of Phase 2 of the East-West Cycle and Multi-user Route, which is approximately 1.2km of off-road route alongside the busy A383 Ashburton Road, between Greenaway Road and Mile End Road, and a new puffin crossing. Appendix A is a DCC leaflet with map and further information on the overall East-West route delivery elements.

- 1.1. An overview of the East-West Cycle Route delivery to date and anticipated is provided in bullet points below:
  - Phase 1, Exeter Road to Greenaway Road (450m) was completed in 2015.
  - **Phase 2A**, Greenaway Road to Oak Park Road (200m) and puffin crossing (intelligent pedestrian crossing with sensor detecting speed of pedestrians crossing so can hold lights longer), was completed between November 2017 and March 2018.
  - **Phase 2B**, Oak Park Road to Mile End Road (1km), delivery between April 2018 and September 2019.
  - Phase 3A, new shared crossings on Exeter Road and Jetty Marsh Road, anticipated 2020.
  - Phase 3B, improvements on Exeter Road between Churchill's roundabout and Church Path / Whitehill House Drive, anticipated 2020/21.
- 1.2. The East-West Cycle and Multi-user Route is designed as a good-quality route of 3m to 3.5m wide shared-use, to allow sufficient width for ease of use for different user types, to support the appeal and good-quality of the route for cyclists, walkers, joggers, wheelchair users and those with pushchairs.

## 2. REPORT DETAIL

### Financial

- 2.1 The cost for Phase 2 of the East-West Cycle and Multi-user Route is £1,730,000 and funding is via National Productivity Investment Fund, Devon Local Transport Plan Integrated Block, LEP Growth Deal 3 and the anticipated TDC CIL contribution. TDC was not asked to contribute towards Phase 1 of the route delivery, the cost was approximately £250,000 funded from Local Sustainable Transport Fund and Devon Local Transport Plan Integrated Block.
- 2.2 East-West Route budgets, as approved by DCC Cabinet, have not been exceeded by DCC, and they have remained within budget, despite some delay in delivery schedules. To support the productive joint approach of DCC and TDC, a contribution towards this strategic route contribution has been anticipated in formulating our Capital Programme allowance for Heart of Teignbridge cycling delivery, which forms part of Teignbridge Ten super-project 'Moving up a Gear'.
- 2.3 Teignbridge has consistently identified budgets for contribution towards important cycle projects over the past eight years, and our partnership approach to investment with Devon County Council has helped to bring forward more than 50km of new cycleway across the district. It is proposed to use an element of existing

uncommitted cycling budget to meet the £180,000 funding recommended for the East-West Cycle and Multi-user Route.

- 2.4 The Council's existing budget and capital programme identify £345,000 to support Heart of Teignbridge cycle routes (Newton Abbot, Kingsteignton and Kingskerswell), over the period 2019 – 2021. This is funded through Community Infrastructure Levy (CIL) receipts and none has been committed to date.
- 2.5 The budget of £345,000 is adequate to fund the proposed £180,000 contribution. The balance of the project delivery is Devon County Council funded.
- 2.6 Having made this commitment, Teignbridge Council will still be left with budget that it can allocate as a contribution towards further cycle projects as external funding opportunities arise. There is also separate funding earmarked for Teignmouth – Dawlish cycle infrastructure and 'other' cycle infrastructure projects, to come forward for approval as relevant strategic projects come forward.
- 2.7 A further element that is linked to the delivery of the East-West Cycle & Multi-user Route is the need for a toucan (cyclist and pedestrian) crossing at the western end of the new route. A Section 106 requirement is in place for developer delivery of a toucan crossing (12/00301/MAJ) prior to commencement of development on the south side of Ashburton Road. The need for this crossing has been reported by residents, as a current missing link, which is discouraging some users due to the poor quality of the existing un-controlled crossing point. Both DCC and TDC will encourage early delivery of this crossing by the developer. If the delay is likely to be in excess of six-months then the situation will be reviewed again by both Councils.

## Legal

- 2.8 It is proposed to delegate authority to the Business Manager Strategic Place and the Solicitor to the Council to finalise a funding agreement with Devon County Council.
- 2.9 The two councils have already completed various infrastructure funding agreements and are well placed to draw on that experience in preparing a simple agreement for this project.
- 2.10 Amongst the agreement's terms will be relevant assurances that may include provisions relating to:
  - a) The timing of payment/s in accordance with:
    - the Teignbridge Capital Programme;
    - the availability of funds; and
    - the occurrence of agreed incurred expenditure
  - b) A proportionate reduction to the contribution in the event of reduced costs.
  - c) Recovery of unspent budget.
- 2.11 Liabilities associated with any design, planning and delivery work would remain with Devon County Council. All that is proposed is a contribution towards financial costs incurred by the County.

## **Risks**

- 2.12 Not following a strong partnership approach with Devon County Council would mean a risk of losing sight of joined-up delivery to achieve greater overall outcomes that benefit both Councils and their constituents. TDC and DCC have developed a strong working relationship on route delivery, and this has enabled efficiencies in delivery via good communication on strategic planning and bringing projects to fruition.

## **Environmental/Climate Change Impact**

- 2.13 Teignbridge's Council Strategy calls for a cycling revolution with more dedicated cycle paths linking city, towns and countryside. Teignbridge District Council has developed a strong relationship with Devon County Council in terms of cycle route and multi-user route delivery in the district. Recent TDC Executive decisions to commit funding towards the Teign Estuary Trail planning application preparation and towards the completion of the Wray Valley Trail multi-user route are in-keeping with this positive message, and commitment to, facilitating sustainable travel.
- 2.14 The Local Plan reflects this position and supports enhancing sustainable travel networks to support low carbon choices and healthier communities. The Teignbridge Infrastructure Delivery Plan specifically identifies the East-West Cycle Route as an important strategic route.
- 2.15 Devon's Walking and Cycling Strategy highlights the Newton Abbot East-West Cycle Route as a strategic priority. The route is expected to function as an important link for a concentration of new and existing residents to the north-west of Newton Abbot, linking to key nearby destinations, such as Coombeshead Academy and Newton Abbot College, as well as linking into the wider network: the town centre, rail station, Stover Way and more key facilities.
- 2.16 Teignbridge District Council declared a 'climate change emergency' in March 2019, with a view to increasing efforts to reduce greenhouse gas emissions, and supporting sustainable travel is an important tool to provide air quality and public health benefits.

## **3. OPTIONS**

- 3.1 Committing the funds at this point would diminish the amount that Teignbridge has remaining to contribute to cycle projects but not committing the funds to this strategic route would mean lack of a joined-up approach between TDC and DCC on delivery of important routes for Teignbridge residents.

## **4. CONCLUSION**

- 4.1 Contributing towards the East-West Cycle Route is in-line with Teignbridge's commitment to sustainable transport delivery, and our partnership approach to

achieve delivery of key strategic projects in the district. This route facilitates travel of younger persons to the two nearby colleges as well as linking a wide range of new and existing residents to the sustainable network for commuting (town centre, Heathfield, rail station, etc) and to link into leisure routes such as the Stover Trail and will link to the proposed Teign Estuary Trail.

4.2 Benefits can will include the elements listed below:

- Encouraging more cycling (and walking) trips including to the local colleges and other key commuter facilities and recreation routes
- Contributing to reduced congestion and air pollution
- Increasing active travel supporting physical and mental wellbeing
- Reinforcing the overall quality and integrity of the cycling network
- Reaffirming the partnership approach with DCC, who secure funding for the vast majority of the costs for delivery of the strategic routes.

This page is intentionally left blank

# Costs and Funding What happens next?

The full scheme is estimated to cost £1.6m.

The funding will come from a number of sources including the Government's National Productivity Investment Fund, Local Transport Plan, The Heart of South West Local Enterprise Partnership (as part of the Houghton Barton package) and developer contributions through Teignbridge District Council's Community Infrastructure Levy.

## Frequently asked questions

### Why can't cyclists stay on the road?

Confident cyclists are still able to ride on the road.

However, shared use paths encourage and empower less confident cyclists to travel by bicycle, and compared to cycling on the road, it is usually safer, especially for children.

### Will pedestrians be in danger on the shared use path?

Devon County Council's Share This Space initiative encourages all highway users to be polite, courteous and take responsibility for their actions on roads and paths. See: [devon.ccs/sharethisspace](http://devon.ccs/sharethisspace)

### Will existing parking be removed?

No, however double yellow lines will be introduced at Greenaway Road junction to encourage safer parking, in accordance with the Highway Code.

### What happens when cyclists need to cross driveways?

Hatched marking will be used to direct cyclists away from concealed entrances. However, pedestrians and cyclists should watch out for cars entering or exiting driveways and never assume a driver has seen them. Drivers entering or exiting the driveway should drive slowly and take extra care.

# What happens next?

The scheme will be delivered in phases. The design for Phase 2A and Phase 3 will be completed in August 2017 and in September 2017 County Council Cabinet approval will be sought for the whole scheme, as shown on the map.

If approved Phase 2A and Phase 3 will start in November 2017.

The full scheme is expected to be completed by 2019, however the timing of Phase 2B is yet to be confirmed.

The continuation of pedestrian and cycle facilities to the west of Mile End Road will be incorporated into the new developments.



For further information about the scheme, what happens next and to view detailed plans please visit:

[devon.ccs/ntaewsup](http://devon.ccs/ntaewsup) or email [Traveldevon@devon.gov.uk](mailto:Traveldevon@devon.gov.uk)

Alternatively contact:  
County Councillor Jackie Brodie via telephone 01626 362070 or email [jackie.brodie@devon.gov.uk](mailto:jackie.brodie@devon.gov.uk)

# Newton Abbot East - West Shared Use Path

June 2017



## Introduction

Newton Abbot is expanding, with more than 4,000 new homes planned for the next 20 years, including those recently constructed.

A significant amount of this housing is to the west of Newton Abbot within the new developments of Houghton Barton and Hele Park.

These housing developments (along with existing housing on the Ashburton Road corridor) are within walking and cycling distance of the town centre and other local amenities including:

- Rail station (linking to more frequent services to Exeter from December 2018);
- Coombeshead and Newton Abbot College secondary schools;
- Newton Abbot University Technical College;
- Stover Trail walking and cycling route;
- Employment sites including Brunel and Decoy industrial estates.

Cyclists currently have to cycle in the road with no separate marked lanes for the majority of the route.

Devon County Council is committed to improving sustainable transport infrastructure within Newton Abbot to encourage more people to walk and cycle.

Traffic and associated congestion will grow faster without increased use of these modes. To help reduce traffic congestion along main routes such as Ashburton Road we would like to reduce the number of short car trips made, and encourage more walking and cycling.

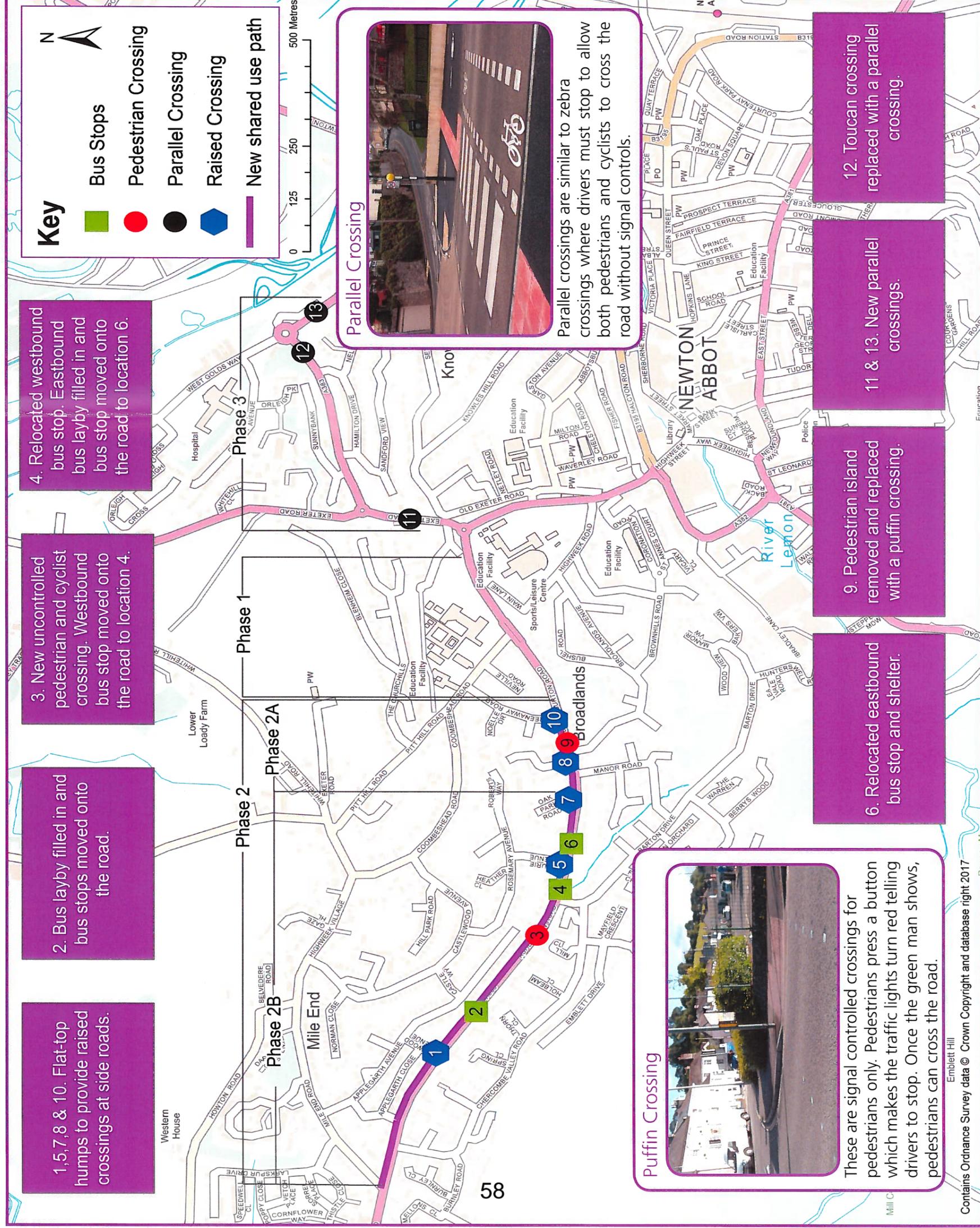
It is proposed that the existing footway along Ashburton Road (between Greenaway Road and Mile End Road) is widened to create a new shared walking and cycling path, with additional new crossings on Exeter Road and Jetty Marsh Road. This will help to make walking and cycling an accessible, attractive and viable alternative to the car for new and existing residents.

The proposed shared use path and crossings will offer pedestrians and cyclists of all ages a safe, convenient and direct route, particularly for children travelling to local schools. It will also connect people living on the Ashburton Road corridor to leisure routes such as the Wray Valley Trail through Bovey Tracey and the Teign Estuary route to Kingsteignton and beyond as it is extended towards Teignmouth in the future.

Enabling more residents to walk and cycle to local destinations will help Newton Abbot become a cleaner and more vibrant community, with less traffic congestion, reduced CO<sub>2</sub> emissions and improved air quality.

Greater activity levels will also play an important part in helping people to stay healthy and reduce the long term burden on the NHS.

# Map



# The Scheme

Devon County Council successfully delivered shared path improvements on Ashburton Road from Greenaway Road to Exeter Road in 2015, building on previous improvements around Coombeshead College (known as Phase 1).

Devon County Council is proposing 1.2 km of pathway improvements along Ashburton Road, between Greenaway Road and Mile End Road (Phase 2A and 2B). In addition new parallel crossings are proposed on Exeter Road and Jetty Marsh Road. The existing toucan crossing on Jetty Marsh Road will also be changed to a parallel crossing (Phase 3).

The path improvements in Phase 2 will include the following works:

- **Widening the existing footway** from Greenaway Road to Mile End Road to 3 metres to provide space for pedestrians and cyclists to use the path safely together;
- **Junction modifications** at Greenaway Road, Mapleton Close, Oak Park Road, Laurie Avenue, Elmwood Avenue and Applegarth Close which include junction narrowing, flat-top road humps and road surface treatment, making it easier for pedestrians and cyclists to cross these junctions;
- **New crossings** on Ashburton Road including a puffin crossing near Broadlands Avenue for pedestrians and a large refuge island crossing near Barton Drive for pedestrians and cyclists;
- **Minor highway widening** including tree removal between Mile End Road and Barton Drive as required to maintain enough carriage-way width; and
- **Bus stop modifications** to ensure there is enough width for the shared use path.

For more information on cycling, and to download the current **Newton Abbot Cycling Guide and Map** or maps of other cycle routes in Devon, visit: [devon.cc/cycling](http://devon.cc/cycling)

**EXECUTIVE**

**31 OCTOBER 2019**

**PART I**

<b>Report Title</b>	<b>Connecting Devon and Somerset contribution</b>
<b>Purpose of Report</b>	To decide if Teignbridge District Council should continue to commit £250,000 to the Connecting Devon and Somerset rural broadband rollout programme, following the cancellation of the original contract and proposal to go back out to tender.
<b>Recommendation(s)</b>	<p><b>1. To consider the view from Overview and Scrutiny Committee regarding the Council’s commitment to contribute £250,000 to the Connecting Devon and Somerset broadband rollout programme.</b></p> <p><b>2. To make a recommendation to Council on the next steps.</b></p>
<b>Financial Implications</b>	<p>£250,000 is currently allocated to Broadband provision in the capital programme. This funding could be used for the existing scheme or reallocated to an alternative scheme.</p> <p>Financial implications are detailed in 2.1 of the Overview and Scrutiny report.</p> <p>Martin Flitcroft, Chief Finance Officer Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk</p>
<b>Legal Implications</b>	<p>There are no legal implications.</p> <p>Paul Woodhead, Legal Services Team Leader and Deputy Monitoring Officer Tel: 01626 215 Email: paul.woodhead@teignbridge.gov.uk</p>
<b>Risk Assessment</b>	<p>Risk assessment consideration is set out in 2.3 of the Overview and Scrutiny report.</p> <p>If the Council decides not to fund the programme, the risk is that some rural areas of Teignbridge will not be covered in the Phase 2 rollout programme that may otherwise have been included.</p> <p>Neil Blaney, Economy Manager Tel: 01626 215233 Email: neil.blaney@teignbridge.gov.uk</p>
<b>Environmental/ Climate Change Implications</b>	<p>Environmental and Climate Change implications are detailed in 2.4 of the Overview and Scrutiny report and the accompanying Business Impact Assessment. Overall the impact of the proposal is not significant.</p> <p>David Eaton, Environmental Protection Manager Tel: 01626 215064 Email: david.eaton@teignbridge.gov.uk</p>
<b>Report Author</b>	Neil Blaney, Economy Manager Tel: 01626 215233 Email: neil.blaney@teignbridge.gov.uk
<b>Portfolio Holder</b>	Cllr Nina Jeffries, Portfolio Holder for Business, Economy and Tourism

<b>Appendices / Background Papers</b>	Appendix 1,2 and 3 – Overview and Scrutiny Committee report 15.10.2019 Appendix 4 – Minutes of Overview and Scrutiny Committee meeting
---	--

**1. REPORT DETAIL**

- 1.1 On 15<sup>th</sup> October 2019 a report was presented to Overview and Scrutiny Committee, recommending that the Council supports the ongoing financial commitment to the Connecting Devon and Somerset Programme. That report is included as Appendix 1 to this report.
- 1.2 The Overview and Scrutiny Committee did not support the recommendation as set out.
- 1.3 Concern was expressed that there was no assurance that the Council’s contribution would be used entirely for improving broadband speeds and coverage for Teignbridge residents, when Teignbridge was the only Devon Authority that had previously agreed to financially commit to the CDS project. The minutes of the Committee is included as Appendix 2 to this report.
- 1.4 The Executive are therefore requested to consider the outcome of the Overview and Scrutiny Committee and set out any recommendations they may have to Council on how it can support the rollout of broadband infrastructure in rural parts of the District. It should be noted that the Council does not have the resources or in-house expertise to be able to deliver its own broadband programme.

**TEIGNBRIDGE DISTRICT COUNCIL**  
**OVERVIEW AND SCRUTINY COMMITTEE**  
**TUESDAY 15<sup>TH</sup> OCTOBER 2019**

<b>Report Title</b>	<b>Connecting Devon and Somerset contribution</b>
<b>Purpose of Report</b>	To decide if Teignbridge District Council should continue to commit £250,000 to the Connecting Devon and Somerset rural broadband rollout programme, following the cancellation of the original contract and proposal to go back out to tender.
<b>Recommendation(s)</b>	<p><b>The Overview and Scrutiny Committee notes and supports the report, and requests Executive Committee to RECOMMEND to Council that:</b></p> <p><b>(1)</b> The Council continues with its commitment to contribute £250,000 to the Connecting Devon and Somerset broadband rollout programme</p>

Appendix

<b>Financial Implications</b>	<p>Financial implications are detailed in 2.1. A contribution of £250,000 in 2022/23 to be funded from revenue contributions to capital.</p> <p>Martin Flitcroft, Chief Finance Officer Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk</p>
<b>Legal Implications</b>	<p>Legal implications are detailed in 2.2. The Collaboration Agreement allows for withdrawal from the project during the procurement process.</p> <p>Paul Woodhead, Legal Services Tel: 01626 215139 Email: paul.woodhead@teignbridge.gov.uk</p>
<b>Risk Assessment</b>	<p>Risk assessment consideration is set out in 2.3. Additional funding will be used to provide greater coverage in rural areas of Teignbridge.</p> <p>Neil Blaney, Economy Manager Tel: 01626 215233 Email: neil.blaney@teignbridge.gov.uk</p>
<b>Environmental/ Climate Change Implications</b>	<p>Environmental and Climate Change implications are detailed in 2.4 and the Business Impact Assessment. Overall the impact of the proposal is not significant.</p> <p>David Eaton, Environmental Protection Manager Tel: 01626 215064 Email: david.eaton@teignbridge.gov.uk</p>
<b>Report Author</b>	<p>Neil Blaney, Economy Manager Tel: 01626 215233 Email: neil.blaney@teignbridge.gov.uk</p>
<b>Portfolio Holder</b>	<p>Cllr Nina Jeffries, Portfolio Holder for Business, Economy and Tourism</p>
<b>Appendices</b>	<ol style="list-style-type: none"> <li>1. Press release from Connecting Devon and Somerset regarding cancellation of Gigaclear contract: <a href="https://www.connectingdevonandsomerset.co.uk/15621-2/">https://www.connectingdevonandsomerset.co.uk/15621-2/</a></li> <li>2. Reports and minutes of Full Council meeting agreeing original contribution: <a href="https://www.teignbridge.gov.uk/committee-meetings-and-agendas-archive/full-council-meetings/full-council-2016-2017/6-june-2016/">https://www.teignbridge.gov.uk/committee-meetings-and-agendas-archive/full-council-meetings/full-council-2016-2017/6-june-2016/</a></li> <li>3. Briefing note of delivery in Teignbridge by March 2018: <a href="https://www.connectingdevonandsomerset.co.uk/wp-content/uploads/2018/03/CDS-Teignbridge-Members-Brief-Issued-270318.pdf">https://www.connectingdevonandsomerset.co.uk/wp-content/uploads/2018/03/CDS-Teignbridge-Members-Brief-Issued-270318.pdf</a></li> <li>4. Economic benefits of Superfast Broadband: <a href="https://www.gov.uk/government/publications/evaluation-of-the-economic-impact-and-public-value-of-the-superfast-broadband-programme">https://www.gov.uk/government/publications/evaluation-of-the-economic-impact-and-public-value-of-the-superfast-broadband-programme</a></li> </ol>
<b>Part I or II</b>	<p>Part I</p>
<b>Background Papers</b>	<ol style="list-style-type: none"> <li>1. Options available for delivery of rural broadband</li> <li>2. Business Impact Assessment</li> </ol>

## **1. PURPOSE**

- 1.1** The purpose of this report is to allow Members to evaluate the Council's commitment to contributing £250,000 towards the Connecting Devon and Somerset (CDS) superfast broadband rollout programme Phase 2, following the announcement by CDS that they had terminated the contract of the chosen provider Gigaclear (Appendix 1).

## **2. REPORT DETAIL**

### **2.1 Financial**

2.1.1 The £250,000 commitment made by the Council in 2016 (Appendix 2) was budgeted for the 2019/20 financial year. If Members resolve to continue with the contribution, the commitment would be for the 2022/23 financial year at the earliest.

2.1.2 It should be noted that the contribution is match funded by Building Digital UK (BDUK), who are part of the Department for Digital, Culture, Media and Sport (DCMS) and tasked with the delivery of superfast broadband and local full fibre networks across the UK. As such, the loss of TDC's commitment would mean that there would be £500,000 less invested in the rollout programme for Devon and Somerset as a whole.

2.1.3 The programme also has contractual protections, so that any underspend and take-up gainshare mechanism (where take-up is high than expected money is clawed back from the provider) protects the value for money and reduces the expected net cost of the programme on the public sector.

### **2.2 Legal**

As part of the collaboration agreement the Council has the option to withdraw by giving 3 months' notice during a procurement stage. As the programme will require a fresh procurement stage, it is only proper that Members are given the opportunity to review this commitment, along with consideration of other possible options available to help deliver broadband in rural areas.

### **2.3 Risks**

**2.3.1 Addressing market failure** – The superfast broadband programme was introduced in 2011 in response to concerns that the commercial deployment of superfast broadband (defined as download speeds of at least 24 megabits per second) would fail to reach many parts of the UK. The Phase 1 programme in Devon and Somerset sought to extend superfast coverage to 90 percent of UK premises by 2016, from a starting point of 66%. By the end of the phase, coverage in Teignbridge was up to 80% from a starting point of 50%. While this figure was below the national target, Teignbridge was in the top quartile with respect to the CDS programme delivery.

**2.3.2** By the end of March 2018 of the 67,800 premises in Teignbridge (homes and businesses) only 5,200 weren't covered by existing infrastructure or a planned programme (Appendix 3). It should be noted that 4,800 premises were planned to be covered by Phase 2, which sought to extend coverage to 95% by the end of 2017.

**2.3.3** As coverage increases, the areas remaining are usually the most technically and financially challenging to deal with. The risk is therefore that areas will be left without broadband coverage, to the detriment of businesses and residents in that area. The evaluation of the success of the Phase 1 rollout (Appendix 4) identifies that the programme brought broadband into some areas 2 years earlier than the market would have delivered, and in some cases it would not have happened at all.

**2.3.4 Stimulating growth** – As set out in the Business Impact Assessment (Background Paper 2) this programme has the opportunity to improve digital accessibility for businesses and residents in rural areas, resulting in a positive impact on productivity, jobs growth and employment. The evaluation of the Phase 1 programme (Appendix 4) has highlighted the short-term additionality of the programme to the rural economy, with a growth in the productivity of rural businesses by 0.32%, employment rising by 0.8% and turnover growing by 1.2%. With an increase in take up of broadband, increased competition bringing down prices and businesses able to take advantage of more digital opportunities, the medium to long term benefits of improved broadband will have more positive impacts on the rural economy.

**2.3.5 Supporting the Council's own 'Digital First' approach** – At a time when more services are being channelled through digital platforms, particularly Government services such as tax returns and benefits claims, as well as the Council's own digital transformation project 'One Teignbridge', it is becoming essential for adequate broadband provision to be available to all.

## **2.4 Environmental/Climate Change Impact**

This proposal will have a benefit in reducing the need to travel as rural areas have more access to services. This will reduce carbon emissions. There will however, be an environmental impact in the construction process for the infrastructure. Overall the impact of the proposal is not significant.

## **3. OPTIONS**

**3.1** Background paper 1 sets out options available for the delivery of new superfast broadband infrastructure, along with examples of communities that have found solutions when their areas has not been included in a programme.

**3.2** The CDS Phase 2 programme is focused on addressing the remaining 5-10% of rural areas that won't be commercially covered, helping to provide affordable solutions.

**3.3** The alternative options require either individual investments for individual solutions, or communities coming together to find their own solution. These approaches put the onus onto the individual and/or community, and is predicated on widespread awareness and understanding of these options. It also requires local resource, financial and people's time, to make it happen.

**3.4** The CDS team have undertaken many consultations and engagements with rural communities to raise awareness, and will continue to do so. However, to date there have been limited examples in Teignbridge of local communities working to bring forward their own solution.

## **4. CONCLUSION**

**4.1** Access to suitable broadband is becoming an essential requirement for residents and businesses. While there are alternative options available for delivery of broadband in rural areas, they are fragmented and require significant resource to make a meaningful impact.

- 4.2 While Phase 1 of the broadband rollout programme was very successful in Teignbridge, the area still lags behind the national average for coverage, to the detriment of the local economy.
- 4.3 Ongoing funding for this programme enables the Council to play a positive role in increasing superfast broadband coverage, and to bring the infrastructure into rural areas of the District much quicker than would otherwise happen.

Appendix

## **Alternative and additional approaches to the CDS Programme**

### **Do nothing**

Teignbridge was the only Devon district to contribute to the Phase 2 programme. The commitment to contribute was made to provide additionality to both the programme and to Teignbridge residents, as the contribution was match funded by the Government.

If the Council decides to take the same position as the other Devon authorities there will still be coverage within the district. Until the programme is successfully tendered we won't be able to say what the coverage will be, with or without a TDC contribution.

However, as noted in the main report, Teignbridge lagged behind the national coverage at the beginning of Phase 1 and while the programme was very successful it still lags behind the national target for coverage. The risk therefore remains that it will remain below target, to the detriment of the local economy and local businesses.

### **National initiatives**

#### **Universal Service Obligation (USO)**

In March 2018, the Government introduced legislation for a broadband 'universal service obligation' (USO), to give homes and businesses the right to request a decent and affordable broadband connection.

For Teignbridge the Universal Service Provider is BT. They will be responsible for taking requests for USO connections and building the necessary infrastructure to deliver them within a reasonable timeframe.

People who cannot access a decent, affordable broadband service, can request a USO connection. A 'decent' connection is currently defined by the Government as capable of delivering download speeds of at least 10Mbit/s and upload speeds of at least 1Mbit/s.

Universal Service Providers will have 30 days to check and confirm whether someone is eligible. To do this, they will check that the consumer's location:

- Is a home or business;
- Has no access to existing decent, affordable broadband;
- Will not be covered by a public scheme in the next 12 months; and
- Will not cost more than £3,400 to connect (as set in the legislation). Where the cost is more than £3,400, people will have the choice to pay the excess costs of installing a USO connection or use an alternative technology, such as satellite, outside the USO scheme.

- People who only have access to a service priced over £45 per month will also have the right to request a USO connection.

Universal Service Providers will be subject to challenging network build targets. BT must deliver every USO connection as quickly as possible and deliver at least 80% of connections within 12 months, 95% within 18 months, and 99% within 24 months of the confirmed USO order.

USO customers will pay the same prices as the rest of the UK. Universal Service Providers must offer connections and services at the same prices as equivalent services they offer to non-USO customers. BT has also committed to offering at least one broadband connection and service that meets the USO specification at no more than £45 per month. This provides a further affordability safeguard for BT customers, including those with broadband via a fixed wireless access service.

USO customers will receive the same quality of service as non-USO customers. The Universal Service Providers must establish a USO complaints handling procedure and USO customers will have free access to an Ofcom-approved Alternative Dispute Resolution scheme.

Universal Service Providers must report on performance and keep records. This is to help monitor compliance with the conditions, and to allow any claim for funds to be properly audited.

People will be able to request a USO connection from 20 March 2020. This is to allow Universal Service Providers to make changes to their systems and processes and prepare for building connections.

### **Better Broadband Voucher Scheme<sup>1</sup>**

All homes and businesses in the region with broadband speeds of less than two Megabits per second (Mbps), without a published delivery date for superfast broadband within the next 12 months, are now eligible to apply for an interim solution under The Better Broadband Voucher Scheme. Vouchers worth up to £350 would contribute towards the cost of equipment and installation of a 4G, Fixed Wireless or Satellite solution.

The Better Broadband Voucher Scheme, administered by BDUK, helps provide access to a broadband service offering download speeds of at least 10 Mbps.

The scheme runs up until the end of 2019 and is open to residential and business premises. Any premises benefiting from a voucher will not be removed from future superfast delivery plans. This includes premises within current planned superfast delivery through CDS's current contracts.

Applications need to be made through registered suppliers on the approved supplier list, available on the DCMS website.

---

<sup>1</sup> <https://www.connectingdevonandsomerset.co.uk/cds-now-offering-better-broadband-scheme-vouchers/>

## **Community led solutions**

For communities that are outside the Phase 2 area or for communities who want to take more control by bringing forward delivery of this service, then a community led initiative, procured & funded by subscribers, may be an option. In all instances, a bespoke approach would be required with its own business case to assess the issues and costs of taking the technology to those places. Initiating this work will require an intensive amount of resource and would need to ensure that it did not fall within the current CDS delivery or planned Phase 2.

There are many examples of “pioneer” communities who have decided to be proactive and deliver their own solutions. This solution is not mutually exclusive with the other options but would offer another method for remote communities who want to get connected. There are currently service providers working with communities to deliver Superfast Broadband through 3G telecommunication, but this route can restrict choice in a community to a single provider.

### **Community Fibre Partnerships**

Led by Openreach, Community Fibre Partnerships work with your local community to build a customised fibre solution to bring fibre broadband to homes and businesses.

A joint funding arrangement is put in place, which means Openreach contribute some of the costs and the community funds the rest. Openreach then build the most affordable solution we can to meet the community’s needs. They also advise on any grants the community might be able to get to help pay for their part e.g. from local authorities or the Government.

More information can be found at <https://www.openreach.com/fibre-broadband/community-fibre-partnerships>

### **Rural Broadband options**

Community broadband projects have worked with small Internet Service Providers (ISPs, or ‘altnets’) to bypass the system rather than working within it or lobbying established providers for access in order to bring better internet access to whole villages.

Some villages have chosen to bypass BT altogether and ask a private company to install a local network. That can take the form of a high-speed wi-fi network - so the company will lay a fibre line to a transmitter on a high point like a public building and then subscribers in the local area buy their own aerials to pick up the signal - or a fixed line fibre network. In Ashby de la Launde, Lincolnshire, for example, wi-fi has provided up to 70Mb broadband speeds and the Broadband for Rural North (B4RN) fibre project has bought 1Gb speeds to several villages in rural Lancashire.

## **Case studies**

The following case studies are examples of Councils that have taken an alternative option to receiving superfast broadband in their area. By exploring alternatives, TDC can make a more informed decision about their own options for superfast broadband. This list was originally produced in 2016 to inform the discussion that led to the Council agreeing to contribute to the CDS programme, with updates where available.

### **West Oxfordshire District Council (WODC)**

Initially a public/private partnership agreement was set up between WODC and Cotswold Broadband (now part of the Voneus group) through a £1.5 million fund that was to be matched by BDUK. The Council are currently delivering this programme with Gigaclear, and rollout is due to be complete by the end of 2019.

### **Eastbourne Borough Council**

Eastbourne is now benefitting from a high speed fibre optic broadband network along its coastal edge. This has been provided via a special arrangement involving Eastbourne Borough Council which invested £367,000 in a broadband infrastructure supply company, CloudConnX, which has developed the town's new broadband network. The investment in CloudConnX also stands to provide the local authority with a future return over the next five years over and above the £367,000 originally laid down.

### **Eden Valley – Cumbria**

Lonsdale NET was formed with the aim of improving broadband speeds, mainly in rural areas, starting within the Eden Valley in Cumbria. After speaking with the Technical Director it was established that the set up costs for the area was in the region of £400,000. The Technical Director did say that cost is heavily dependent on terrain and size of area.

#### **How does it work?**

Lonsdale NET's service is connected to multiple providers at a major internet "hub" in Manchester (one of two major internet backbone locations in the country), a fibre optic cable, dedicated to their use, connects a number of our core wireless transmission sites to the world wide web at speeds of 1Gbps (1,000Mbps). These sites either serve customers directly or provide microwave links to repeater sites allowing us to expand our network coverage.

The information below is taken from BT's live website and provides information to rural communities on possible options they can take to receive superfast broadband. The BT website also advises communities interested in gap funding that before they enquire they should check if the community is scheduled to get superfast fibre broadband as part of the national rollout, or under the government's BDUK initiative. BT directs visitors to the postcode checker at [www.superfast-openreach.co.uk](http://www.superfast-openreach.co.uk). Only then, if the community is not recognised on either list do they suggest emailing them so they can come and speak to them.

## Claverton Parish and CDS

Claverton Parish Council is a particularly interesting case study because they are within the District of Bath and North East Somerset which means they are within the boundaries of the CDS programme. Not all areas in Devon and Somerset are included in the rollout scheme because of their rural location. This Parish Council were able to find out after a great deal of time and effort that they were not included in the scheme and pursued their own solution to a recent news story about a project led by Dr Rodger Sykes (CEO of a technology company in Claverton) has raised interest in alternative ways of receiving broadband in villages and rural areas. The Parish privately co-funded a local fibre network with BT Open Reach and the project took three years to complete (2012-2015). They knew as an area that they would have to wait for BT to roll out their scheme to them so they worked with BT to solve the problem and 'jump the queue'. Claverton was outside the original footprint for superfast broadband (CDS planned 90-95% coverage). In 2012 a state aid application was made and if an area was planned to be commercially covered then CDS were not allowed to invest in this area under European Commission state aid regulations. Claverton discovered it was not included in the BT rollout plans so decided to fund a new cabinet rather than wait to be included in a future scheme as this could have taken several years. BT proposed a cofunded model and the community raised the necessary monies that BT defined.

In regards to how much money they had to invest as a community, a statement from Claverton Parish Council in 2013 states:

*Cllr Sykes updated the Parish Council that the Claverton Broadband working group have now received the draft engagement offer from BT Openreach for the installation of the necessary cabinet equipment to enable the upgrading of the Broadband service to the village to Infinity (superfast broadband). The required community contribution cost is £40,081 exclusive of VAT. VAT at 20% will add a further £8,016 to the cost. The total cost including VAT is £48,097.20. This is a fixed price contract, providing it is accepted within a 60 day period. If the contract is signed by the end of August BT will also commit to the project being completed by May 2014.*

It's worth pointing out that the final cost may have changed since then, not least because Openreach was in discussion with HMRC as to the necessity of charging VAT on projects of this type.

Below is a table of rural communities that have discovered that they are not covered under BT's rollout scheme or BDUK. There is no information online of how these communities found out that they were not included in any scheme and were eligible to apply for alternative funding.

### Communities that have taken different approaches to achieving superfast broadband in their area

Community	Approach	Achievement
Village of Ashley, Northamptonshire	Ashley Broadband Funding Campaign:	Guaranteed access to fibre broadband by Spring

	<p>raised £15k to close the funding gap (50% each). This offer price was only available if they committed to being part of the work schedule for the 2nd quarter or 2015. At a later date it would have cost £47k.</p>	<p>2015. Download speeds from 30 Mbps to 80Mbps. Customer service speeds depend on the product, distance from cabinet and internal wiring in their property.</p>
<p>Lancaster Way Business Park, Ely</p>	<p>Discovered business park was not included in the Cambridgeshire rollout programme, met with Annette Thorpe (BT Regional Partnership Director for East of England) and agreed to privately fund a cabinet for the Park's residents. No figure provided for cost.</p>	<p>Tenants can receive download speeds of just under 60Mbps and upload speeds of around 20 Mbps.</p>
<p>Binfield Heath, Oxfordshire</p>	<p>Discovered they were not to be included in BT's commercial fibre rollout plans because the economics of delivering fibre broadband were too challenging. Caversham local exchange already upgraded so residents raised £56k to contribute towards the cost of upgrading and rearranging the broadband network serving the village. They had 2 new cabinets installed and a fibre link back to Caversham exchange.</p>	<p>Residents and businesses have access to broadband speeds of up to 80Mbps.</p>
<p>Fell End, Cumbria</p>	<p>There are 58 properties spread over a remote 11k area. The project cost more than £100k and was a partnership between the local community, Rural Community Broadband Fund, the Prince's Countryside Fund, the</p>	<p>Use an innovative engineering solution: the ducting that houses fibre optic cable is being laid using a technique known as mole ploughing (mini diggers). Residents able to get FTTP download speed of 300Mbps</p>

	Holhird Trust, TalkTalk Digital Heroes and BT.	
Islip village, Oxfordshire	Not included in BT's commercial fibre roll-out plans. Nearby Kidlington, the local exchange was already fibre enabled. Residents joined a partnership with BT and raised £11k towards the cost of laying a new fibre network to the village.	Households and businesses can receive broadband speeds of more than 30Mbps
Little Wenlock, Shropshire	Discovered they were unlikely to get superfast fibre broadband through a commercial rollout or local authority upgrade they joined into partnership with BT and raised more than £30k from UK Coal's Community Fund with additional funds from OpenReach. Nearby telephone exchange Dawley already upgraded to fibre broadband.	Residents now receive download speeds of up to 80Mbps and upload speeds of up to 20Mbps.
Preston Village, Hertfordshire	The village committee wrote to the CEO of BT asking for help to increase their original band width (.25Mbps). BT claimed it was not commercially viable to connect them to their own cabinet and they were 5.5km from the exchange. The committee raised the money needed for BT to provide the cabinet.	Residents can now receive download speeds averaging 55Mbps
Frilford, Oxfordshire	Discovered they were not included in the Oxfordshire rollout programme so they teamed up with Gigaclear who provided residents with fibre broadband for £100 per connection plus a monthly fee starting at £37 depending on speed required. Residents can	Superfast broadband speed of up to 1000Mbps delivered by Gigaclear

	also choose to lay a fibre cable from the boundary of their property to their home themselves or pay for an installer to lay the cable for around £85 for a 25m installation.	
Hambleden, Buckinghamshire	Area was a complete broadband notspot until March, 2010. Residents raised £25k and received £5k from local council to establish a wireless broadband network for the village. Cost £49.50 for installation per household and £29.50 a month with small businesses able to get faster speeds for £50 a month. Village Networks4 carried out installation at £222 per property without the funding subsidy.	6Mbps available for residents and 10Mbps for small businesses delivered by Village Networks, Wimax
Forest of Bowland and the Lune Valley, Lancashire	Residents of 8 parishes in Lancashire dug channels across fields and lay their own fibre cables. Project began in 2012 when local residents formed a community led company, Broadband for the Rural North (B4RN). BT estimate connections to property in the area around £10k, laying the cables themselves reduced this to £1k per property. Residents then pay £30pm	Residents receive broadband speeds of 1000Mbps at £30 per month after self-installation

Is this a review of an existing BIA? N  
 Is this a new proposal and a new BIA? Y

Ref No: for BID office use

## Business Impact Assessment <sup>1</sup>

**Proposal:** - Financial contribution towards the Connecting Devon and Somerset superfast broadband rollout programme

**Aims of the Proposal:** - To provide additional superfast broadband coverage across Teignbridge

**Environment impacts** - The proposal indicates the following impacts on the environment.

	<i>Please score</i>
	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <span style="color: green; font-weight: bold;">+3</span> ← <span style="font-weight: bold;">0</span> → <span style="color: red; font-weight: bold;">-3</span> </div>
Natural environment (wildlife, landscape, trees)	0
Built environment (townscape, design, archaeology, conservation)	0
Climate change (adaptation, mitigation)	0
Resource use (land, energy, water, minerals)	0
<p>The project will result in rural areas accessing more services and opportunities via improved broadband speeds. Improved connectivity will give greater opportunity to communicate without the need to travel, reducing carbon emissions. However, there is also an environmental impact of large scale data servers.</p> <p>The approach currently being taken includes laying a network of cables underground, so once complete the visual impact will be negligible. However, there are also other ways to rollout broadband, including wireless technology, satellite dishes and telecommunications antenna. While these physical structures are not currently proposed, as this is a retendering process and that masts are the main source of delivery on Dartmoor we cannot rule this out.</p> <p>The impact is scored at 0 for environmental impacts as there are notable positive and negative impacts from greater use of digital communications and expanding the rural economy, which are considered to balance each other out.</p>	

**Value and financial impacts** - The proposal indicates the following financial impacts.

	<i>Please score</i>
	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <span style="color: green; font-weight: bold;">+3</span> ← <span style="font-weight: bold;">0</span> → <span style="color: red; font-weight: bold;">-3</span> </div>
Jobs or training opportunities	+2
Business investment within the area	+2
Tourism	+2

<sup>1</sup> Guidance notes are available to help fill in this form at [www.teignbridge.gov.uk/biaguidance](http://www.teignbridge.gov.uk/biaguidance).

The supply or quality of housing	0
Access to services and benefits	+2
Reduce cost or increase income	+2
Increase capital receipts/funding	+2
<p>The Government's own impact assessments and evaluation of earlier phases (<a href="https://www.gov.uk/government/publications/evaluation-of-the-economic-impact-and-public-value-of-the-superfast-broadband-programme">https://www.gov.uk/government/publications/evaluation-of-the-economic-impact-and-public-value-of-the-superfast-broadband-programme</a>) shows a growth in the productivity of rural businesses by 0.32%, with employment rising by 0.8% and turnover growing by 1.2%. The report also noted that:</p> <ul style="list-style-type: none"> <li>• The programme created incentives for suppliers to extend coverage to premises that would not have otherwise received it</li> <li>• Over 70% of premises upgraded with Building Digital UK (BDUK) subsidies would not have otherwise received coverage within 2 years of the upgrade</li> <li>• Commercial viability increased with time as take up rates rose</li> <li>• The underspend and take-up gainshare mechanisms (where BDUK could clawback some of the money it had invested where commercial take-up was higher than anticipated) played a significant role in protecting the value for money associated with the programme</li> </ul> <p>Improving rural broadband speeds will have a positive impact on existing businesses in those areas and will create a better environment for new businesses to start or existing businesses to relocate.</p> <p>From a Teignbridge perspective, with the rollout of the Council's Digital First approach this project helps more residents and businesses access digital routes of interaction and communication. This is also true for the increasing number of online routes being promoted by the Government for tax returns, benefits, etc.</p>	

## Social impacts and duties

The proposal indicates the following social impacts.

	<i>Please score</i>
	+3 ← 0 → -3
<b>Age</b>	
<b>Children</b> (Under 16) – 16.3%	0
<b>Young</b> (16-24) – 9.0%	0
<b>Working age</b> (25-59) – 42.8%	0
<b>Older</b> (60+) – 31.9%	0
<b>Men</b> – 48.4%	0
<b>Women</b> – 51.6%	0
<b>Transgender</b> – c. 0.01%	0
<b>BAME (Black, Asian, minority ethnic)</b> – 3.8%	0
<b>LGB (lesbian, gay, bisexual)</b> – c. 5%	0
<b>Marriage and Civil Partnership</b> - 52%	0

<b>Religion and belief</b> – 71.9%	0
<b>Disability</b> – 20.6%	+1
<b>Pregnancy and Maternity</b>	0
Rural – 27%	+2
Economic Deprivation – 21.8%	+1
<p>The project will have positive impacts for residents and businesses in rural areas, which will include people with mobility and accessibility restrictions. It needs to be noted that at this stage we don't know exactly how many areas/premises will be connected to superfast broadband as a result of the next stage of the project – that information will only be available once the contract has been awarded and the successful bidder has set out their programme.</p> <p>While there are no rural areas in Teignbridge within the top quartile in the Indices of Multiple Deprivation, there are many places that lack access to facilities, services and opportunities. This project would help to improve accessibility and opportunities.</p>	

\* **Bold** = 'Protected characteristics'

Have representatives of those likely to be affected by the proposal been **consulted**?

Are there ongoing plans to **monitor** the impact of the proposals?

Are there any relevant **Human Rights** considerations?

(If yes, please detail here.)

Summarise potential impacts and planned mitigations:-

- The project progress is scrutinised on a quarterly basis as part of the Council Strategy project 'Investing in Prosperity'.
- A member of the Connecting Devon and Somerset project team presents annually to the Council's Overview and Scrutiny Committee.
- A TDC Councillor sits on the board of CDS
- Once the contract is awarded the successful bidder will set out the areas to be covered and timetable for delivery. This will then be the subject of ongoing monitoring
- The overall programme is subject to periodic reviews to evaluate its impact. We will need clarification from CDS about the local level evaluation requirements as part of the new contract tender process.

## Duties

Under the Equality Act 2010 s.149 the Council must annually publish what actions we have taken in response to our 3 equality duties.

### This proposal contributes to the duties in the following ways:

- 1) The elimination of discrimination, harassment, victimisation and other prohibited conduct by ensuring a consistent, transparent and fair approach is taken to delivering the project.
- 2) The advancement of equality of opportunity by giving people and businesses in rural areas the opportunity to take advantage of superfast broadband.
- 3) The fostering of good relations between people by clearly showing support for areas that would not otherwise get access to superfast broadband.

## Managers' evaluation

- No major change required.
- Adjustments have been made to better advance equality.
- Continue despite having identified some potential for adverse impacts.  
(Please detail your justification here.)
- Cease the proposal. It shows actual or potential unlawful discrimination.

## Recommended Actions:-

*Enter comments here*

Sign Off	
Service Manager	<p>Signed <u><i>Kay O'Flaherty</i></u> Date <u>24<sup>th</sup> September 2019</u></p>
BID	<p>Signed <u><i>Neil Blaney</i></u> Date <u>24<sup>th</sup> September 2019</u></p>
	<p>Date the BIA should be reviewed/renewed <u>Date 24<sup>th</sup> September 2020</u></p>

**83. CONNECTING DEVON AND SOMERSET BROADBAND (CDS)**

The Economy Manager referred Members to the report circulated with the agenda for the Committee to evaluate the Council's commitment to contributing £250,000 towards the Connecting Devon and Somerset (CDS) superfast broadband rollout programme Phase 2, following the announcement by CDS that they had terminated the contract of the chosen provider Gigaclear. The £250,000 commitment made by the Council in 2016 was budgeted for the 2019/20 financial year. Should the Council continue with the contribution, the commitment would be for the 2022/23 financial year at the earliest. The contribution would be match funded by Building Digital UK (BDUK), part of the Department for Digital, Culture, Media and Sport (DCMS) and tasked with the delivery of superfast broadband and local full fibre networks across the UK. As such, the loss of TDC's commitment would mean that there would be £500,000 less invested in the rollout programme for Devon and Somerset as a whole.

The Committee welcomed Matt Barrow and Phil Roberts from the CDS project, who updated Members on the CDS programme.

The superfast broadband programme was introduced in 2011 in response to concerns that the commercial deployment of superfast broadband (defined as download speeds of at least 24 megabits per second) would fail to reach many parts of the UK. The Phase 1 programme in Devon and Somerset sought to extend superfast coverage to 90 percent of UK premises by 2016, from a starting point of 66%. By the end of the phase, coverage in Teignbridge was up to 80% from a starting point of 50%. While this figure was below the national target, Teignbridge was in the top quartile with respect to the CDS programme delivery.

There was a commitment from CDS that the £500,000, would provide services within Teignbridge but because of the nature of the build programme the facilities might require to be located outside of the geographic boundaries of Teignbridge.

Background Paper 1 to the report set out alternative and additional approaches to the CDS Programme, such as community led solutions.

Concern was expressed that there was no assurance that the Council's contribution would be used entirely for improving broadband speeds and coverage for Teignbridge residents, when Teignbridge was the only Devon Authority that had previously agreed to financially commit to the CDS project.

It was proposed by Councillor Purser and seconded by Councillor Gribble that the Council continues with its commitment to contribute £250,000 to the Connecting Devon and Somerset broadband rollout programme, as set out in the report circulated with the agenda. This proposal was lost.

It was noted that the Executive at its meeting on 31 October would be advised accordingly.

Appendix

**TEIGNBRIDGE DISTRICT COUNCIL**

**EXECUTIVE PART 1**

**31<sup>ST</sup> OCTOBER 2019**

<b>Report Title</b>	<b>SHARED EQUITY SCHEME IN CHUDLEIGH</b>
<b>Purpose of Report</b>	To seek Member approval for Section 106 offsite affordable housing contributions of <b>£667,559</b> generated within the Parish of Chudleigh to be used for a Shared Equity Scheme within the Parish.
<b>Recommendation(s)</b>	<b>The Committee recommends to Council that a Shared Equity Scheme is set up in Chudleigh using £667,265.69 of capital receipts received by way of offsite affordable housing contributions to assist up to 13 local purchasers.</b>
<b>Financial Implications</b>	(Comment on financial implications from Finance) Andrea Snape, Accountant. Tel: 01626 215261 Email: andrea.snape@teignbridge.gov.uk Section 2.2 details the financial implications for funding which has been approved within the capital programme.
<b>Legal Implications</b>	(Comment on legal implications from Legal Services) Paul Woodhead Legal Services Team Leader and Deputy Monitoring Officer – paul.woodhead@teignbridge.gov.uk See Sections 2.4 and 2.11. The funding proposals are in accordance with the relevant Section 106 planning agreements and the loans comply with the Consumer Credit Act 1974.
<b>Risk Assessment</b>	See Section 2.12. Risks are relatively minor and can be mitigated against.
<b>Environmental/ Climate Change Implications</b>	There are no implications other than the ability to assist first time buyers to remain in their existing locality rather than moving away and having to commute.
<b>Report Author</b>	Graham Davey, Housing Enabling and Development Manager Tel: 01626 215412 Email: graham.davey@teignbridge.gov.uk
<b>Portfolio Holder</b>	Councillor Jackie Hook Portfolio Holder for Climate Emergency and Housing
<b>Appendices</b>	None
<b>Background Papers</b>	Overview and Scrutiny Committee Report 15 <sup>th</sup> January 2018 re Teignbridge Shared Equity Scheme

**1. PURPOSE**

To seek Executive approval for the use of Section 106 affordable housing commuted sum payments generated from sites in Chudleigh to be used for a Home Buy (Shared

Equity) Scheme for the Parish of Chudleigh. This being the subject of a previous report to Overview and Scrutiny Committee on 15<sup>th</sup> January 2018 (Appendix A) when a decision was deferred pending further information and consultation with the Chudleigh Town Council and Ward Members.

## 2. REPORT DETAIL

2.1 In 2013 Sovereign Housing Association and Teignbridge District Council 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 £256,925 (plus admin fee) from the Council and £90,000 from Sovereign Housing Association. Its 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. 9 properties were purchased under the scheme. To date 5 properties have been sold providing a gross return on investment of 14% to Teignbridge District Council enabling further investment. The money goes back into Housing Capital Receipts.

### 2.2 The Commuted Sums received in Chudleigh.

2.3. There are two commuted sums received. £620,706.69 of commuted sums were paid by the Rivendell development in Woodway Street, Chudleigh instead of providing 12 affordable homes on site. The affordable housing contribution must be spent within 10 years of receipt and has come in two tranches:

- **£313,853.41** - spend date is 8 September 2026
- **£306,853.28** - spend date is 28 June 2027

2.4. There are restrictions on expenditure of the commuted sums. These are set out in the Section106 agreement:

1. It has to be spent by an Affordable Housing Provider which is defined as a Registered Provider (TDC is a Registered Provider) or a Housing Association or a body whose main object is the provision of Affordable Housing.
2. For Affordable Housing defined to mean housing as defined in the NPPF Annex 2 (as amended by NPPG 2018).
3. First preference has to be given to provision within the parish of Chudleigh but if that is not achievable then within the neighbouring parishes of Kenn, Kenton, Trusham, Hennock, Kingsteignton, Ideford and Ashcombe and if that is not achievable elsewhere in Teignbridge.

The second is **£46,559** from Old Chapel, Exeter Road, Chudleigh which has similar, but less onerous restrictions and has been received in lieu of one unit of affordable housing on site.

**The total commuted sums available are therefore £667,265.69.**

The proposals put forward in this report accord with the stipulations of the Section 106 Agreements

## **2.5. The Chudleigh Scheme.**

The proposal is based on an investment in each home of a maximum 25% equity share or £55,000 (whichever is the lower) and subject to affordability. The proposal is to cap the house purchase price at £220,000. Initial research is based on Rightmove house prices in Chudleigh in July 2019.

## **2.6. Who is the scheme designed to help?**

The scheme will be aimed at First Time Buyers with a local connection to Chudleigh. It will be able to provide assistance to applicants with a combined household income of around £35,000 or less.

## **2.7. A typical Example.**

2/3 bedroomed house purchased in Chudleigh for £220,000.

Teignbridge Share reduces purchase price to £165,000 (£55k / 25% equity)

Deposit will range between £11,000 and £8,250. (depending on 5% of purchase price of £220k or 5% of purchase price less TDC equity £165k)

Mortgage will be between £154,000 and £156,750.

Based on a 30 year mortgage this equates to monthly mortgage repayments of between £728 and £741 per month which compares favourably with an equivalent private rent of £890 per month for a 3 bed house in Chudleigh and affordable rents of £663 to £714 per month.

It is estimated that the Councils intervention of the equity loan will save the prospective purchaser between £170 and £200 per month in interest repayments making home ownership much more affordable during the 10 years that the equity loan is in place.

## **2.8. How will the scheme be administered?**

Applicants will be assessed by one of our Registered Provider Partners, Westward Housing Group Ltd who will administer the scheme on our behalf and draft heads of terms have been agreed. The cost of administration will be funded from the commuted sums.

The eligibility criteria proposed are subject to detailed consultation with Ward Members and the Town Council but essentially will be as follows:

## **2.9 Eligibility criteria.**

1. Local connection to Chudleigh

2. Joint (household) earning of less than £60,000 pa gross and unable to purchase a house on the open market without the equity loan.
3. Mortgage repayment period no more than 35 years and the sum no more than the share being purchased.
4. Evidence of sufficient funds to cover legal; costs, stamp duty (if applicable), and deposit.
5. Not an existing homeowner.
6. Equity Loan to run for no more than 10 years when the applicant will be expected to fund the loan independently or earlier if the property is sold.
7. The loan repayment remains at the original equity loan percentage based on the selling price.  
(For example purchase price of £200k with 25% equity of £50k. A resale at £240k would require a 25% repayment to TDC of £60k)
8. The Council would have a second charge on the property.
9. Applicants will be responsible for their legal costs, stamp duty and other associated buying costs.

Additional criteria can be added, such as Keyworkers, if deemed appropriate by the ward Members and Town Council.

## 2.10. Consultation so far.

Consultation on the options for the use of the Commuted sums took place at a drop in event in Chudleigh on 14 April 2018. An Options Paper was sent to Chudleigh Town Council (CTC) on 06 September 2018 and a meeting held on 8<sup>th</sup> October 2018 to discuss the Options. CTC passed a resolution supporting the scheme on 3 December 2018

- 18) Resolution: "The Town Council endorses the report provided by TDC on the value of a shared equity scheme to provide affordable housing. The Council asks that the TDC Executive supports such a scheme in Chudleigh using the affordable housing contribution made as part of the section 106 agreement relating to the Rivendell development" Proposed by Councillor Underwood. Seconded by Councillor Lillington. Councillors voted 10 in favour with 1 abstention. Councillors have asked if contact can be made with Teignbridge District Council, to see if there is also a possibility of doing a rental scheme. Action point 9

Teignbridge District Council's Capital Review Board, reviewed the scheme on 24<sup>th</sup> April 2019 and approved. The new Chudleigh Town Council were briefed on the scheme on 1<sup>st</sup> July 2019. District Councillors were notified of that meeting and fully briefed afterwards.

## 2.11. Legal and Financial Implications

Compliance with the Consumer Credit Act 1974. For the previous Teignbridge wide scheme the TDC loan (equity share) was charged at a rate of 0.75%, with an additional annual review with an additional yearly increase of RPI plus 0.5%. 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 Council will have an exemption as the scheme will apply to a restricted group of qualifying persons and the charge on the equity share will be lower than the market as will be based on small return over the Public Works Loan Board rate. We intend this scheme to be structured on the same basis.

## 2.12. Risk

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

<b>Risk</b>	<b>Impact</b>	<b>Likelihood</b>	<b>Mitigation</b>
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 applicant's 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	Robust financial assessment Council has second charge on property.
Fire, Flood Subsidence or structural defect	3	1	TDC to ensure applicants are adequately insured on an annual basis.

## 2.13. Timescale

Subject to approval it is intended to launch the scheme in early 2020 with a review of progress after 12 months.

## 3. CONCLUSION

There is a need for a form of intermediate housing for those households that do not qualify for Devon HomeChoice and cannot access the open market. The Shared Equity Homebuy proposal is simple to understand and administer and has potential to generate a return on capital that can be reinvested in affordable housing.

All Shared Equity Loans meet Homes England definition of affordable housing and therefore are able to contribute to our affordable housing delivery as well as providing a quick intervention into the Housing Market.

This page is intentionally left blank

# 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*

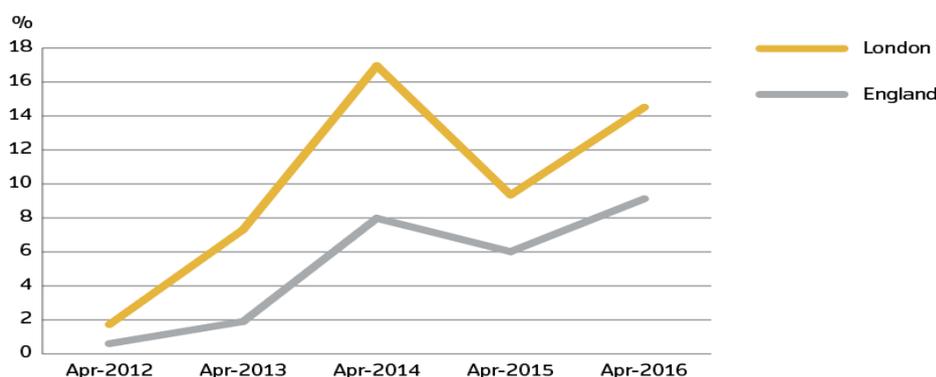
## TEIGNBRIDGE DISTRICT COUNCIL

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.

## TEIGNBRIDGE DISTRICT COUNCIL

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

APPENDIX

## 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

## TEIGNBRIDGE DISTRICT COUNCIL

### 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:

<b>Risk</b>	<b>Impact</b>	<b>Likelihood</b>	<b>Mitigation</b>
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.

**TEIGNBRIDGE DISTRICT COUNCIL**

Fire, Flood Subsidence or structural defect	3	1	TDC to ensure applicants are adequately insured on an annual basis
---	---	---	---

APPENDIX

## 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

<b>Total of all three loans</b>	72875	84196.58**	11321.58	<b>15.53% gross return on investment</b>
---------------------------------	-------	------------	----------	--

### 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

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

## EXECUTIVE PART 1

31<sup>ST</sup> OCTOBER 2019

<b>Report Title</b>	<b>DESIGNATED PROTECTED AREAS (DPA) IN TEIGNBRIDGE.</b>
<b>Purpose of Report</b>	To seek approval for the Housing Service to request waivers from Homes England regarding the lifting of Designated Protected Area status in urban area of Teignbridge in respect of Shared Ownership housing.
<b>Recommendation(s)</b>	<b>The Executive is recommended to :</b> <b>Authorise the Housing Enabling and Development Manager to make applications in consultation with Portfolio Holder for Housing, when necessary, to Homes England to waive Designated Protected Area status in towns and villages with a population of above 3,000 in Teignbridge.</b>  <b>Where waivers are required in towns and villages with less than 3,000 population, a report shall be brought to Executive for consideration</b>
<b>Financial Implications</b>	(Comment on financial implications from Finance) Andrea Snape, Accountant. Tel: 01626 215261 Email: andrea.snape@teignbridge.gov.uk There are no financial implications for Teignbridge.
<b>Legal Implications</b>	Paul Woodhead Legal services Team Leader and Deputy Monitoring Officer 01626215139 paul.woodhead@teignbridge.gov.uk Section 2.1 and 2.2 detail the legal background to the ability for Officers to make this request which is not currently covered by the Councils schedule of Delegated Authority.
<b>Risk Assessment</b>	The only risk is that a small number of shared ownership occupants may have the ability to purchase 100% of their shared ownership property thus reducing the stock of intermediate affordable housing in Teignbridge. This is offset by the capital receipt being available to the Registered Provider to use for the provision of replacement affordable housing.
<b>Environmental/ Climate Change Implications</b>	There are no implications.
<b>Report Author</b>	Graham Davey, Housing Enabling and Development Manager Tel: 01626 215412 Email: graham.davey@teignbridge.gov.uk
<b>Portfolio Holder</b>	Councillor Jackie Hook Portfolio Holder for Climate Emergency and Housing
<b>Appendices</b>	Homes England (formerly Homes and Communities Agency) Waiver Request Form.
<b>Background Papers</b>	Homes England Protected Areas and Leasehold enfranchisement: Explanatory note.

## 1. PURPOSE

- 1.1 To delegate to the Housing Enabling and Development Manager the authority to request waivers on the restrictions on “staircasing” (the process of shared owners purchasing additional shares in their properties from the Housing Association from the original purchase percentage, usually 40%) of shared ownership affordable homes in urban areas of Teignbridge, including the Local Centres and Rural Settlements in the Dartmoor National Park, and in the South West Exeter development area. This will enable 100% of the equity, rather than the 80% restricted limit to be made available for purchase, where appropriate for qualifying households.

## 2. REPORT DETAIL

- 2.1 The Designated Protected Areas (DPA) were introduced in September 2009 to protect shared ownership homes being lost to the open market where they would be difficult to replace. Sections 300 to 302 of the Housing and Regeneration Act 2008 enables the Secretary of State to designate ‘Protected Areas’. The designated areas were set out in The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 (SI 2009 No. 2098). The exempted maps and parish lists were taken from the rural settlements exempted from the Right to Acquire in the 1990s, based on maps dated 1992. Maps of currently exempt areas can be found at <https://digitalservices.homesengland.org.uk/designated-protected-areas/>
- 2.2 Designated Protected Area Regulations were put in place at a time when shared ownership properties were becoming a viable tenure and were being delivered through central government grant funding. The intent was to ensure that rural affordable housing – specifically grant-funded shared ownership properties - remain available for part-purchase for qualifying households. Housing providers are required by Homes England to offer a lease that contains provisions either:
- to restrict “staircasing” to no more than 80%
  - or that in instances where the leaseholder is permitted to acquire more than 80% (i.e. up to full ownership), then there is an obligation on the landlord (or a designated alternative landlord) specified in the lease that commits them to repurchase the property when the leaseholder wishes to sell.
- 2.3 Though the legislation and guidance from Homes England is in relation to grant-funded shared ownership homes, we have recently been advised by Homes England that this applies equally to nil-grant schemes delivered through Section 106 Planning Agreements which are part of Registered Providers Delivery Programme with Homes England. Legislation provides an opportunity to request exceptions to this via a waiver request, and a copy of the Waiver Request Form has been appended to this report. (Appendix A)

- 2.4 Shared ownership has been designed to help households to take a step on the ladder of homeownership when otherwise buying a home would be out of their means. Shared ownership purchasers qualify via local connection requirements and financial eligibility as assessed by the Help to Buy Agency South West.
- 2.5 So what is the issue?**
- 2.6 The current Local Plan policies stipulate that based on need, 30% of all new affordable housing provided “on site” should be of an intermediate tenure (usually meaning shared ownership).
- 2.7 Restrictions on “staircasing” limits the availability of mortgages for most applicants, and some potential buyers will find it harder to secure a mortgage or at less favourable interest rates.**
- 2.8 For some of the areas which are covered by Designated Protected Area status, the policy aim of retention of stock is no longer an issue. These include many town sites developed in the 1990s, urban fringe sites recently delivered and under construction, and new urban extensions such as development at South West Exeter. In addition, several applications are currently being considered, including those in Ashburton, Buckfastleigh and Moretonhampstead, where shared ownership provision is being planned as a route to access affordable housing for local families. In these areas the scale of development and affordable housing agreements indicate that shared ownership homes would not be hard to replace.
- 2.9 At the 2011 Census there were 495 shared ownership households in Teignbridge (ONS). Since then more than 300 shared ownership dwellings have been completed and there around 280 additional intermediate dwellings agreed in Teignbridge (via Section 106). This doubling of shared ownership provision has primarily been through nil-grant units delivered by Section 106 agreement.
- 2.10 Councils may apply to Homes England to waive the Designated Protected Area status for specific developments or areas. The Housing Service has no authorisation to make such application, and the Executive is being asked to delegate power to make application for waivers when appropriate.
- 2.11 So what does this mean for Teignbridge?**
- 2.12 Generally speaking towns and villages in Teignbridge with populations over 3,000 are not covered by these regulations, however the remainder of Teignbridge is. The Teignbridge Local Plan has many site allocations surrounding our towns which are currently covered by these regulations such as South West Exeter (SWE1) Attached to this report as Appendix A is the Homes England (formerly Homes and Communities Agency) Waiver Request Form. Page 3 of the document (items 4,5 and 6) explain that these regulations are not intended for “rural” areas which become urban areas or suburban sites.
- 2.13 In simple terms these regulations cover the legal relationship which Registered Providers have with Homes England in respect of their grant funded delivery programme of affordable homes. If the shared ownership properties are built in an area covered by the historic maps then the regulations apply unless the

Registered Provider requests a waiver. The waiver requires the approval of the Local Authority and therefore this is why the Registered Provider has to request that the Council make the Waiver request.

#### 2.14 **Why is it an issue?**

2.15 Item 5 from the document referred to above states ***“Registered providers developing grant funded shared ownership housing where staircasing is restricted can sometimes be affected by the limited availability of mortgages for purchasers; also many providers have raised concerns over their financial ability to guarantee to buy back properties as required by the shared ownership lease if the leaseholder wishes to sell”***. This is the view held by the Registered Provider partners who work in Teignbridge. Therefore, Officers need the ability to act upon these requests should they be made.

#### 2.16 **What about the Dartmoor National Park Authority?**

2.17 The DNPA also recognise this as an issue and have added policy in their draft Local Plan 2018 – 2036. Policy 3.1.11 states ***“an overly restrictive agreement can mean a development or property cannot be financed and therefore prevent the development going ahead”*** 3.1.12 2. ***100% staircasing will be allowed in Local Centres and Rural Settlements”***

2.18 It is anticipated that in the first instance waivers will be requested for those areas allocated for housing within the Councils Local Plan and DNPA Local Plan in which negotiations for delivery of affordable housing are ongoing.

2.19 Waiver requests in rural areas of the district (outside settlements) are not anticipated. In the event a waiver is required for a rural settlement (population under 3,000) officers propose bringing a report to the Executive to consider the proposal. For clarity, the urban settlements for which delegated powers are likely to be sought are:

Ashburton	Buckfastleigh	Chudleigh
Dawlish	Kingskerswell	Kingsteignton
Moretonhampstead	Newton Abbot	Teignmouth

2.20 For the sake of clarity we wish to point out that waiving of Rural Protection Areas for “staircasing” does not impact any affordable housing contracts or covenants or any residual restrictions on right to acquire social or affordable rented housing.

### **3. MAIN IMPLICATIONS**

3.1 As stated above, Designated Protected Area conditions affect some Affordable Housing Providers’ interest/ability to bring forward the shared ownership units.

3.2 Mortgage provider limitations further restricts access to shared ownership properties for qualifying households. Within some of the smaller communities, in particular in the National Park, where young families are living with relatives or in private rental, shared ownership is the only route into housing in their community. Flexibility via DPA waivers will support affordability, choice and

opportunity for prospective buyers of the shared ownership properties and will support Affordable Housing Providers' business cases in proposed delivery.

- 3.3 There is no data available on the likely take-up of 100% "staircasing" though several Councils in Devon and the Southwest have applied for waivers to restrictions. Registered Providers working in Teignbridge report anecdotally that "staircasing" out tends to occur when a household is seeking to move on to market housing following a period of acquiring increasing shares in their home. However these instances are very rare and have very little impact upon the level of shared ownership stock in the District.
- 3.4 Allowing the Housing Service to request waivers to "staircasing" restrictions will support ongoing delivery of intermediate affordable housing and provide qualifying local families with greater opportunity and flexibility in housing options.
- 3.5 Where residents do staircase the receipt received by the Registered Provider is known as Recycled Capital Grant Funding. This is normally used by the Registered Provider to reinvest in the provision of replacement affordable housing. Indeed Teignbridge have benefited from this reinvestment on a number of schemes.

#### **4. GROUPS CONSULTED**

- 4.1 The Teignbridge Affordable Housing Partnership strongly supports having the ability to request waivers as this will improve their ability to deliver.
- 4.2 Dartmoor National Park Planning Officers support the scheme and have specifically requested waivers for selected developments where restrictions on "staircasing" limit access to housing for qualifying families (through mortgage restrictions etc) and where affordable housing providers need the option of 100% "staircasing" to achieve development financing.
- 4.3 Teignbridge Planning Officers support having greater flexibility in negotiating provision of developer contributions for affordable housing.

#### **5. TIME-SCALE**

- 5.1 At the request of our Housing Association partners Housing Officers wish to submit initial applications to waive DPA "staircasing" restrictions this autumn. The first waivers will be for specific sites where affordable housing contributions are being negotiated and to bring the South West of Exeter development area out of the rural protection area.

#### **6 FINANCIAL IMPLICATIONS**

- 6.1 There are no costs associated with waiver status, and as the Council own no Intermediate Affordable Homes there is no financial impact upon the Council.

## **7. CONCLUSION**

- 7.1 Neither the Housing Service nor Homes England would normally be advocating policies which open affordable housing up to the possibility of not being retained in perpetuity. However the current financial climate means that to deny this option potentially closes the ability to deliver shared ownership housing or if, where possible, can make this type of tenure more expensive for prospective purchasers by subjecting them to a smaller pool of mortgage providers and potentially higher interest rates.



**Application to the Homes and Communities Agency for the waiver of Designated Protected Area conditions of grant (see attached guidance notes)**

Local Authority:	
Registered Provider seeking to develop (if applicable):	
Site details (include site name and address/location):	
Confirm that the site is currently within a 'Designated Protected Area' under legislation. <i>(Please include a plan of the site to be waived alongside this form)</i>	

We have read the attached guidance notes and the criteria below for designating an area as a protected area for the purpose of enfranchisement under the Leasehold Reform Act 1967. In consideration of this guidance we confirm that we would like to request the Homes and Communities Agency lift its specific DPA conditions of grant for grant funded development on this particular site.

*The overriding criterion in designating an area as 'protected' is that the location is one in which shared ownership homes would be hard to replace. When considering whether housing in an area would be hard to replace the Secretary of State will consider:*

- a) whether it has already been designated as "rural" for the purposes of the Right to Acquire scheme*
- b) availability of land for housing development in the particular location and the existing available stock*
- c) availability of shared ownership housing (and the size and type) in the particular location*
- d) level of need for shared ownership housing e) affordability of housing, i.e. average income vs. lower quartile house price*

Signed:	
Name:	
Position:	
Local Authority:	
Date:	

**N.B. Please include with your application a plan of the site to be waived clearly outlined alongside this completed form.**

**Applicants for waivers should return completed forms to the relevant HCA operating area office details for which can be found [here](#).**

#### **Procedure for applying for a waiver**

A Local Authority may be approached by a registered provider about a particular site, or potentially a private developer who has an element of affordable housing on their site, which would be developed as shared ownership. The local authority may even wish to approach the Agency directly about a specific site before the site reaches a developer.

Applications for a waiver of Designated Protected Area grant conditions can only be made regarding specific sites within the Designated Protected Area, which will need to be clearly identified. The Agency is unable to remove Designated Protected Area status from an entire area.

The local authority should complete the Agency's application form available on the Agency's website, setting out the details of the site and confirming their assent that retention of shared ownership units in perpetuity is not required for that site and a recommendation that the conditions of grant relating to Designated Protected Area status be waived. This form must be signed by an officer of the Authority, and must be accompanied by a covering letter, on the Authority's headed paper. The application should be sent to the Agency's Operational Area. Details of the appropriate local office can be found at [www.homesandcommunities.co.uk/offices.htm](http://www.homesandcommunities.co.uk/offices.htm).

On receipt of an application, the Agency will check that it meets the prescribed conditions set out in paragraph 12 above, and will respond with its assent. This response should be retained by the local authority, and copied to the developing provider of grant funded shared ownership homes. That provider must keep a copy of the Agency's response for audit purposes. If an audit discovers that grant funded shared ownership homes have been developed in a Designated Protected Area without the required lease terms, and without evidence of the Agency's waiver, then the Agency may require grant to be repaid.

## **Designated Protected Areas background – guidance for Local Authorities**

1. Designated Protected Areas came into being 7 September 2009, with two principle policy objectives, to remove the risk of enfranchisement for shared ownership houses where staircasing is restricted (please [click here](#) to see CFG for further details [section 1.4.19]) and to ensure retention of shared ownership homes in areas where it would be hard to replace if lost to the sector through 100% staircasing.
2. The designation of such areas was aligned with those exempt from the Right to Acquire. In the main these were rural settlements with a population of less than 3,000. The Statutory Instrument at [Housing \(Right to Enfranchisement \(Designated Protected Areas\) \(England\) Order 2009 \(Statutory Instrument 2009/2098\)](#) sets out the areas covered by the legislation.
3. [Housing \(Shared Ownership Leases \(Exclusion from Leasehold Reform Act 1967\) \(England\) Regulations 2009 \(Statutory Instrument 2009/2097\)](#) details the requirements which need to be met for shared ownership housing to be exempt from this previous enfranchisement legislation. These requirements are that the lease contains provisions either i) to restrict staircasing to no more than 80% or that ii) in instances where the leaseholder is permitted to acquire more than 80% (i.e. up to full ownership), then there is an obligation on the landlord (or a designated alternative landlord) specified in the lease to repurchase the property when the leaseholder wishes to sell.
4. It is evident that for some of the areas which are now covered by Designated Protected Area status, the policy aim of retention of stock is not an issue. These include planned urban extensions, new towns and many suburban sites where levels of existing or proposed development indicate that shared ownership homes would not be hard to replace.
5. Registered providers developing grant funded shared ownership housing where staircasing is restricted can sometimes be affected by the limited availability of mortgages for purchasers; also many providers have raised concerns over their financial ability to guarantee to buy back properties as required by the shared ownership lease if the leaseholder wishes to sell.
6. As a response to this issue, the Agency has agreed that under certain conditions, it is able to waive the particular conditions of grant relating to Designated Protected Area status. All other conditions of grant would remain. This would enable providers to develop grant funded shared ownership stock on these sites allowing buyers to staircase to 100% without an obligation on the provider to buy back the property if the leaseholder wished to sell.
7. To consider waiving the DPA lease requirements the Agency requires the support of the relevant Local Authority. It is likely that a provider may approach the Authority asking for its support and to make the application to the Agency. If the Authority considers that a particular site to be developed does not meet the criteria set out in the original classification of why an area should be protected, or indeed has other reasons why they think that grant funded shared ownership stock does not need to be protected in perpetuity, they can approach the Agency to request that the conditions of grant pertaining to Designated Protected Area status be removed.

8. Please note that this relaxation only applies to grant funded shared ownership homes developed in Designated Protected Areas. It does not have any impact on other tenures, including equity loans or market sale. Neither does it change the exemption from Right to Acquire for rented homes where that applies.
9. This relaxation specifically relates to the Agency's conditions of grant for shared ownership homes developed in DPAs. It is not related to rural exception sites or other section 106 agreements. If the Local Authority wishes to impose conditions through a section 106 agreement then those cannot be waived by the Agency. However the Agency would suggest that the Authority carefully consider the merits of such as restriction if it imposes the same barriers to development that the Agency is seeking to overcome in these particular areas.
10. This policy change can equally be applied to existing sites and leases, for example where some shared ownership homes have been sold on shared ownership terms but further sales are proving difficult. In these cases the Local Authority can make a request in the same way as for new sites. However, registered providers must seek their own legal advice as to any implications of making changes to existing leases or to new leases on a development where Designated Protected Area compliant leases already exist.

APPENDIX A

## Protected Areas and leasehold enfranchisement: Explanatory note

### 1 Purpose of the explanatory note

1.1 To advise partners and stakeholders of the Regulations<sup>1</sup>, and provide an explanatory note as to:

- the purpose
- legislative requirements
- the policy, procedural and strategic implications<sup>2</sup>

### 2 Context

2.1 Regulations, in sections 300 to 302 of the Housing and Regeneration Act 2008, came into effect on 7 September 2009.

2.2 There are two main factors of risk that are addressed by the Regulations and Order:

1. Risk of early enfranchisement
2. Retention and sustainability of shared ownership housing stock in hard to replace areas

2.3 Sections 300 to 302 of the Housing and Regeneration Act 2008 enables the Secretary of State to designate 'Protected Areas', ensuring shared ownership houses are retained as such in areas that they would be difficult to replace; whilst also ensuring the mitigation of risk of early enfranchisement<sup>3</sup>.

### 3 Shared Ownership: policy and strategic objectives

3.1 Shared ownership schemes are integral to the government's objective to deliver more affordable homes and increase home ownership and are a major aspect of the Shared Ownership and Affordable Homes Programme with its focus on increasing home ownership.

3.2 Purchasers buy an initial minimum share of 25% of the equity of a home owned usually by a Registered Provider, and pay rent on the remainder. The provider retains the freehold and grants a long lease to the purchaser. The leaseholder may then buy further equity shares (known as 'staircasing') until the property is owned outright. Recovered grant known as Recycled Capital Grant Funding<sup>4</sup> is usually used to reinvest in the development of replacement affordable housing, to ensure the future need is addressed.

---

<sup>1</sup> The Housing (Shared Ownership Leases) (Exclusion from Leasehold Reform Act 1967) (England) Regulations 2009, 2009 No. 2097 and The Housing (Right to Enfranchise) (Designated Protected Area) (England) Order 2009, 2009 No. 2098

<sup>2</sup> This should not be interpreted as legal guidance or replace the need for the reader to seek legal advice; nor does it replace the explanatory memorandum [http://www.legislation.gov.uk/uk/si/2009/2098/pdfs/ukSIem\\_20092098\\_en.pdf](http://www.legislation.gov.uk/uk/si/2009/2098/pdfs/ukSIem_20092098_en.pdf)

<sup>3</sup> Early enfranchisement means the tenant acquiring the freehold under statutory rights before acquiring 100% equity. The leasehold Reform Act 1967 makes provision for shared ownership leases being exempt from early enfranchisement if certain conditions are met. One such condition require that leaseholders must be able to 'staircase' up to 100%, thereby rendering any restriction open to leaving a landlord at risk of early enfranchisement.

Protected Areas: Explanatory note

<sup>4</sup> Recycled Capital Grant Funding (RCGF) is a process where the provider will re-invest receipts gleaned from sales of affordable housing that had public investment to bring the original development forward.

- 3.3 Previous guidance, legislation and planning policy have acknowledged the need to address the issue of availability and sustainability of affordable housing in hard to replace rural settlements<sup>5</sup>.
- 3.4 The increased necessity for affordable housing in rural areas due to the small size of the housing market that meets the needs of households<sup>6</sup>, together with limited land availability and some justifiable planning controls in small settlements highlights the requirement to ensure affordable housing is retained, in perpetuity, as much as possible.
- 3.5 The policy objectives behind sections 300 to 302 of the Housing and Regeneration Act 2008 relate to the above issues (paragraph 3.4), ensuring shared ownership houses in such areas where they would be difficult to replace are not subject to the general government aim to enable leaseholders to gain full ownership, rendering the home lost to the affordable housing sector; and to remove the risk of financial loss to all providers due to early enfranchisement.

#### **4. The Regulations and Order**

- 4.1 The Regulations and Order apply to England only and are applicable regardless of whether the homes have received grant-funding from Homes England or otherwise.
- 4.2 The Order lists all the areas that are designated as ‘Protected Areas’<sup>7</sup>.
- 4.3 The Regulations specify a requirement for landlords to include in the shared ownership lease, for houses within a ‘Protected Area’, conditions that either:
- restricts the leaseholder’s equity share to a maximum of 80% or
  - ensures that once the leaseholder has acquired 100% share of the house, that when it becomes available for resale that it is sold back to the landlord

#### **5 Policy, procedural and strategic implications**

- 5.1 The new regulations provide an environment which is designed to have a positive impact on the provision and retention of shared ownership houses by:
- enabling greater certainty for strategic housing authorities that proposals for shared ownership homes in areas with identified need, where opportunities to build are scarce, can be brought forward without the risk of those homes being lost to the open market
  - enabling greater certainty for providers and lenders that there will no longer be a risk of financial loss due the regulations providing exemption from the risk of early enfranchisement
  - enabling greater choice for households because of a wider range of providers developing shared ownership homes due to the mitigation of the risk from early enfranchisement for all providers
  - enabling an increase in the availability of land due to landowners having greater assurance that the homes will be retained as affordable in perpetuity

---

<sup>5</sup> Properties situated in a rural area designated by order of the Secretary of State under section 17(1)(b) (Right to Acquire: Supplementary Provisions) of the Housing Act 1996 are exempt from Right to Acquire. See also Planning Policy Statement 3: Housing.

<sup>6</sup> See Affordable Rural Housing Commission final report (Goodman Report); Planning Policy Statement 3: Housing; Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing (Taylor Review)

<sup>7</sup> See [http://www.legislation.gov.uk/ukxi/2009/2098/pdfs/ukxi\\_20092098\\_en.pdf](http://www.legislation.gov.uk/ukxi/2009/2098/pdfs/ukxi_20092098_en.pdf)

- 5.2 Providers must insert one of the clauses (as per paragraphs 4.3 above) in the shared ownership leases within Protected Areas. Homes England makes available suite of DPA leases available for providers to use published through the Capital Funding Guide [here](#).
- 5.3 If the provider chooses to allow the leaseholder to acquire 100% equity, there should be a covenant which states that the leaseholder agrees to sell the property back to the provider or the provider's nominee, at market value, if they wish to move.
- 5.4 If the provider is unable to buy back the property an alternative registered provider may be nominated, otherwise the owner will be able to sell on the open market after a specified timescale (usually 6 months).
- 5.5 It is expected that the landlord will be able to buy back the property by using Recycled Capital Grant Funding and/or private finance. If this is not possible, we will positively consider funding the repurchase, as per section 9, Help to Buy: Shared Ownership chapter of the Capital Funding Guide:
- “Where landlords have robustly exhausted all other funding routes, including the use of and or transfer of RCGF, Homes England will positively consider applications for grant to fund the repurchase of shared ownership property where: (i) the property was funded under our Protected Areas policy; and (ii) the shared ownership lease granted contained our Protected Area fundamental clause obliging the shared owner to sell the property back to the landlord, or the landlord's nominee.”<sup>8</sup>*
- 5.6 Our designated protected area policy extends the legislative requirements for retention of houses to also include grant funded flats. This will assist with retention of all new grant-funded shared ownership property in Protected Areas and it will put leaseholders in flats on a similar footing to leaseholders in houses.
- 5.7 The designated Protected Areas that are subject to the Order are coterminous with the rural areas that are already exempt from the Right to Acquire scheme<sup>9</sup> and areas subject to Rural Exceptions site policy<sup>10</sup>, ensuring consistency in the rural housing retention policy.<sup>11</sup>
- 5.8 The legislation allows further areas to be designated as Protected Areas. Criteria for designating further areas would include availability of land for housing in particular locations and existing available stock; the availability of shared ownership; and the level of identified need<sup>12</sup>.
- 5.9 There is no intention to invite applications for further areas to receive Protected Area status at this time
- 5.10 Protected Area status can be removed by the Secretary of State for Communities, if it is no longer required

## 6 Conclusion

<sup>8</sup> See <https://www.gov.uk/guidance/capital-funding-guide/1-help-to-buy-shared-ownership>

<sup>9</sup> Those areas where Housing Association tenants are not eligible to buy their social rented home at a discount.

<sup>10</sup> See [National Planning Policy Framework](#).

<sup>11</sup> This lends both clarity and greater assurance to landowners and providers that properties that are enabled as affordable in perpetuity for households whose needs are not met by the market, will remain so.

<sup>12</sup> This evidence base is available in local authorities' Strategic Housing Land Availability Assessment and Strategic Housing Market Assessment.

6.1 The provisions within the Housing and Regeneration Act 2008 enables:

- the designation by Secretary of State for Communities of Protected Areas to prevent loss of shared ownership homes to the open market where they are difficult to replace
- providers to restrict 'staircasing' as a mechanism to retain shared ownership in the Protected Areas without the risk of financial loss due to early enfranchisement
- all housing providers, not only housing associations, to offer shared ownership leases for houses without the risk of early enfranchisement

For further information contact Matthew Dodd at the Homes England  
([matthew.dodd@homesengland.gov.uk](mailto:matthew.dodd@homesengland.gov.uk))

## TEIGNBRIDGE DISTRICT COUNCIL

### EXECUTIVE PART 1

**31<sup>ST</sup> OCTOBER 2019**

<b>Report Title</b>	<b>Teign View: Youth Network</b>
<b>Purpose of Report</b>	To outline options for developing a formal process to consult with and develop channels for engagement with young people
<b>Recommendation(s)</b>	<p><b>The Committee RECOMMENDS to Council that:</b></p> <p>(1) A Youth Network is launched between Teignbridge District Council (members and officers) and youth groups</p> <p>(2) A report is taken through the existing Council meeting cycle twice a year to update Members on progress and issues to date</p>
<b>Financial Implications</b>	<p>Martin Flitcroft/Head of Finance: Please see item 2.2 below. A full budget proposal would have to be agreed by Executive if this proposal is to be adopted.</p>
<b>Legal Implications</b>	<p>No legal implications other than those mentioned. Paul Woodhead, Legal services Team Leader and Deputy Monitoring Officer</p>
<b>Risk Assessment</b>	<p>Report author to comment on the Risk Assessment Kay O’Flaherty Business Improvement and Development Team Leader Tel: 01626 215602 Email:kay.oflaherty@teignbridge.gov.uk</p>
<b>Environmental/Climate Change Implications</b>	<p>Report author to comment on Environmental/Climate Change implications Kay O’Flaherty Business Improvement and Development Team Leader Tel: 01626 215602 Email:kay.oflaherty@teignbridge.gov.uk</p>
<b>Report Author</b>	<p>Kay O’Flaherty Business Improvement and Development Team Leader Tel: 01626 215602 Email:kay.oflaherty@teignbridge.gov.uk</p>

<b>Portfolio Holder</b>	Councillor Martin Wrigley Portfolio Holder for Communities and I.T
<b>Appendices</b>	n/a
<b>Background Papers</b>	n/a

## 1. PURPOSE

To develop both a formal and informal communication process to consult with young people on council issues. This process needs to demonstrate that it is effective and that the views of young people are listened to. The network would be an ongoing series of planned regular and one off events and activities in response to the needs of young people. Findings from consultation and engagement need to be reported through the existing committee structure.

## 2. REPORT DETAIL

### 2.1 Background

For the purpose of this report the term young people applies to two age groups as identified by the Office of National Statistics. 2018/19 data shows that 16.3% of the population of Teignbridge are between under 16 years and 7.9% between the ages of 16-24. Combined this is almost a quarter of the whole population and is recognised as an important group to work with to ensure their needs are met and that Teignbridge continues to be a great place for them to live and work. There is an increasing risk of young people leaving the area in search of new opportunities so it is important to ensure that this age group feel valued and listened to, and that they engage in local democracy.

Formal engagement with young people has not taken place since 2008 when the Youth Council initiative ended. There is, however, extensive work that is done with young people in the area that results in key relationships having been established. Active Leisure, the Resorts team and Community Safety all have current work programmes in place and consultation on a range of issues takes place when required. Development and ongoing performance management of the Council Strategy includes consultation with the identified age group to ensure that representation is across the whole demographic of the area.

The Youth Council identified a number of issues including how it was resourced. It was agreed that it was not a sustainable at the time due to increasing costs to encourage attendance, spending on projects and decision making, catering, DBS checks and officer time were too high and it was therefore not economically viable to continue.

In order to develop a way of working for the future it is necessary to acknowledge some key points. Any initiative needs to have the capacity to develop and grow, ensuring that it is a sustainable model for the future. Young people need to be communicated with in their preferred channel which is often not the traditional

Executive

31 October 2019

approach adopted in the past. It is also important to recognise that for the majority of young people they do not differentiate between the District, Town and County councils, therefore any feedback that is relevant to Town and Parish or Devon County Council is fed back to the appropriate department for resolution.

There is a need to recognise the work that is already going on across the district, linking in with this rather than setting up an alternative forum. Any consultation must ensure that it engages with young people who are often hard to reach, who may be disadvantaged or at risk as well as those young people who are regularly involved with more mainstream activities. Finally best practice indicates that consultation and engagement is more successful if you go to where the young people already are rather than expect them to come to us.

## **2.2 Financial**

There would be financial implications with some of the suggested options. These would need to be fully costed if the report is agreed. Costs would include any funding of youth initiatives, travel to youth forums and schools, additional officer time and possible investment in new technology for consultation events.

## **2.3 Legal**

DBS requirements may be required, this would need to be explored as part of the development of an action plan and budget requirements.

## **2.4 Risks**

A number of risks have been outlined below. If the proposal is agreed a full analysis of risks would be identified and mitigations put in place to reduce any impact:

- Capacity to deliver the options – resource would need to be identified and a lead officer given responsibility of co-ordinating the action plan
- Lack of engagement from schools and other organisations – lack of resources and competing priorities may make it difficult to take part, by promoting the benefits of the initiative and making it as simple as possible to be involved it would be a more realistic offer for these groups
- Lack of participation from young people – all consultation needs to be in a medium that young people can identify with. Using innovative technology, marketing through social media, video streaming would appeal much more than traditional communication channels
- Not sustainable for the future – the action plan would need a lead officer and involve departments from across the council so that learning is shared and future delivery is not dependant on individuals

## **2.5 Environmental/Climate Change Impact**

There would be a potential positive impact in this approach as young people are often fully aware of the issues faced. Through engagement with young people they may suggest new initiatives to combat climate change, while also raising the profile of good practice within Teignbridge District Council.

By going into schools, youth groups and other existing opportunities this would limit additional travel into council offices to attend consultation forums.

### **3.OPTIONS**

To develop a Youth Network that creates dialogue between young people and the Council. Officer and Member representatives would attend School Council meetings and other identified youth forums on a quarterly basis. Forums include school council meetings, Young Devon and the Devon Youth Parliament. Feedback from the network would be drawn together in a twice yearly report to Overview & Scrutiny, followed by Executive and Full Council. Any relevant elements would be fed through to Town & Parish councils for implementation. Feedback in a 'You Said, We Did' format would be provided to all groups and individuals that had been involved in the sessions to build confidence in the process.

### **4.CONCLUSION**

Building relationships with the young people of Teignbridge is fundamental to identifying what issues concern them most. Through an innovative range of consultation and engagement opportunities that would appeal to them, it will be possible to develop initiatives that help to meet their needs and ensure that the district remains a place that young people want to live and work.

If agreed these proposals would be explored further and budget proposals put forward where required.

**EXECUTIVE**

**THURSDAY 31 OCTOBER 2019**

<b>Report Title</b>	<b>REVIEW OF POLING DISTRICTS AND POLLING PLACES</b>
<b>Purpose of Report</b>	To ensure that all electors have reasonable voting facilities and that polling places are accessible to electors, including those with disabilities.
<b>Recommendation(s)</b>	<p><b>The Executive RECOMMENDS to Council that:</b></p> <p><b>(1) The draft Polling District Places Order be approved; and</b></p> <p><b>(2) A full review of polling districts is conducted ahead of the next full district council elections with a view to addressing the anomalies created within certain parishes by the 2016/17 review of Teignbridge Council's ward boundaries by the Local Government Boundary Commission for England (LGBCE).</b></p>
<b>Financial Implications</b>	Implications are referred to in 2.1 Martin Flitcroft, Chief Finance Officer Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk
<b>Legal Implications</b>	Implications are referred to in 2.2 Karen Trickey, Head of Legal Services Tel: 01626 215119 Email: karen.trickey@teignbridge.gov.uk
<b>Risk Assessment</b>	Implications are referred to in 2.3 Cathy Ruelens, Electoral Services Manager Tel: 01626 215103 Email: cathy.ruelens@teignbridge.gov.uk
<b>Environmental/ Climate Change Implications</b>	Implications are referred to in 2.4 David Eaton, Environmental Protection Officer Tel: 01626 215064 Email: david.eaton@teignbridge.gov.uk
<b>Report Author</b>	Cathy Ruelens, Electoral Services Manager Tel: 01626 215103 Email: cathy.ruelens@teignbridge.gov.uk
<b>Portfolio Holder</b>	Cllr Gordon Hook, Leader of the Council and Portfolio Holder for Corporate Services
<b>Appendices</b>	Appendix A – DRAFT Polling Places for Central Devon Appendix B – DRAFT Polling Places for Newton Abbot Appendix C – DRAFT Schedule of Polling Places and Designated Polling Stations
<b>Part I or II</b>	Part 1
<b>Background Papers</b>	None

## 1. PURPOSE

The Electoral Administration Act 2006 placed a duty upon each local authority to undertake a complete review of UK Parliamentary polling districts and polling places within their administrative boundaries by 31 December 2007 and, thereafter, on a regular four yearly cycle. An amendment to The Electoral Registration and Administration Act 2013 introduced a change to the timing of compulsory reviews of UK Parliamentary polling districts and polling places to align them with the five year fixed term parliaments. In line with this legislation the current compulsory review commenced on 5 August 2019 and must be completed by 31 January 2020, although it is no longer aligned to the anticipated parliamentary five year cycle due to the unscheduled general election held in June 2017.

## 2. REPORT DETAIL

A polling district is a geographical sub-division of an electoral area. For voting purposes, each parliamentary constituency and every local government ward is divided into one or more polling districts. A polling place is a building or geographical area in which a polling station may be located.

Although the review concerns polling districts and polling places, polling stations are, to a certain extent, linked. Therefore, as part of the review, comments were also invited regarding the polling stations currently used and any suggested alternatives to them. Changes to polling stations may be made outside of a formal review if circumstances change to affect any existing arrangements. In addition, smaller reviews may be undertaken at any time, if required. In the event of a change to an existing polling station, either permanent or temporary, voters will be notified of the change by the Returning Officer on the official poll card.

As part of the current review information was published on the Council website and was sent to all Town and Parish Councils for consideration and comment.

Views were also sought from each of the following:

The (Acting) Returning Officer for Newton Abbot

The (Acting) Returning Officer for Central Devon

The Member of Parliament for Newton Abbot

The Member of Parliament for Central Devon

Teignbridge District Councillors

Devon County Councillors representing divisions within the Teignbridge area

Teignbridge Town and Parish Councils

Scope

Royal National Institute of Blind People (RNIB)

Age UK Devon

Registered Political Parties who field candidates at elections in Teignbridge

A total of eleven responses have been received. Five respondents state they are happy with the current arrangements, four respondents raised issues concerning the 2016/17 boundary review conducted by the Local Government Boundary Commission for England (LGBCE), one respondent did not comment either way but simply attached a policy notice and one respondent commented on something which is not relevant to the current review.

During the District and Parish elections and European Parliamentary elections all held in May 2019, only one comment was formally received directly from a member of the public expressing displeasure at the location of their polling station.

## **2.1 Financial**

The number of polling stations used for an election affects the overall cost of that election. This will affect the overall cost to District, Town and Parish Councils at their own contested elections only. Voters are allocated to polling stations in line with the Electoral Commission's recommended maximum numbers. Where there is good reason to create an additional polling station this is given full and proper consideration, including an evaluation of the potential increase in cost.

## **2.2 Legal**

This review is being conducted in order to comply with our statutory duty to review polling districts and polling places.

## **2.3 Risks**

A risk assessment is conducted on each building used as a polling station, with special attention given to mobile units. The wider risk is that electors may be disenfranchised if the polling place allocated to a polling district is too restrictive and does not give viable options for selecting an adequate number of polling stations to serve it.

## **2.4 Environmental/Climate Change Impact**

Ensuring that voters, where possible, are able to attend the polling station closest to where they live reducing the need to travel distances in order to vote.

## **3. OPTIONS**

Members and the affected Town Councils, have raised concerns surrounding the warding arrangements of three of the major Town Councils within Teignbridge, which were introduced as a result of the 2016/17 review of Teignbridge ward boundaries conducted by the LGBCE. In particular, the concerns relate to the small number of electors included in the Newton Abbot Brunel ward, Teignmouth Rowdens ward and Dawlish Teignmouth Road ward. There is insufficient time to conduct a full review of these arrangements before the current review is due to conclude on 31 January 2020. In addition, any changes decided upon could not take effect until the next full District and Parish elections in May 2023 as they must be brought in at the next normal elections. Therefore, upon discussion with the Returning Officer, it is proposed that Teignbridge Electoral Services address these particular issues with a dedicated review during 2021. This will allow time to fully consult with the relevant Town Councils, Councillors and affected members of the public and allow for any changes to be implemented in time for the 2023 elections.

As a result of the current review the polling place for each polling district is determined as the full area of the relevant parish so that subsequent selection of polling stations is not limited or restricted.

#### **4. CONCLUSION**

That:

The draft Polling Places District Order be accepted as is and recommended for approval by Full Council; and

A full review of polling districts and electoral arrangements within the parishes of Dawlish, Newton Abbot and Teignmouth be conducted during 2021 in order to properly evaluate the concerns raised as a result of the 2016/17 boundary review conducted by the LGBCE.

**Polling Places for Central Devon Constituency**

Polling Districts	Parishes and other Places within the Polling Districts	Polling Places	Designated Polling Station
CAA ASHBURTON	Parish of Ashburton	Ashburton	St Andrew's Church Hall
CAB ASHTON	Parish of Ashton	Ashton	Ashton Village Hall
CAC BICKINGTON	Bickington	Bickington	Bickington Village Hall
CAD BOVEY TRACEY (BOVEY)	Parish of Bovey Tracey excluding the part in the Bovey Tracey (Heathfield) Polling District	Bovey Tracey	Methodist Hall Wickham Hall
CAE BOVEY TRACEY (HEATHFIELD)	Parish of Bovey Tracey excluding the part in the Bovey Tracey (Bovey) Polling District	Bovey Tracey	Heathfield Community Centre
CAF BRIDFORD	Parish of Bridford	Bridford	Bridford Village Hall
CAG BUCKFASTLEIGH	Parish of Buckfastleigh, excluding the part in the Buckfastleigh (Buckfast) Polling District	Buckfastleigh	Buckfastleigh Town Hall
CAH BUCKFASTLEIGH (BUCKFAST)	Parish of Buckfastleigh (Buckfast) excluding the part in the Buckfastleigh Polling District	Buckfast	South Park Community Centre
CAI BUCKLAND-IN-THE-MOOR	Parish of Buckland-in-the-Moor	Buckland-in-the-Moor	Community Hall

# DRAFT

# APPENDIX A

CAJ	CHRISTOW	Parish of Christow	Christow	Teign Valley Community Hall
CAK	CHUDLEIGH	Parish of Chudleigh	Chudleigh	Woodway Room, Chudleigh Town Hall
CAL	DODDISCOMBSLEIGH	Parish of Doddiscombsleigh	Doddiscombsleigh	Doddiscombsleigh Primary School
CAM	DUNCHIDEOCK	Parish of Dunchideock	Dunchideock	Dunchideock Village Hall
CAN	DUNSFORD	Parish of Dunsford	Dunsford	Dunsford Village Hall
CAO	EXMINSTER	Parish of Exminster	Exminster	Victory Hall, Exminster
CAP	HENNOCK (VILLAGE)	Parish of Hennock, excluding the part that lies in the ecclesiastical Parish of Chudleigh Knighton	Hennock	Hennock Village Hall
CAQ	HENNOCK (CHUDLEIGH KNIGHTON)	Parish of Hennock, the part that lies in the ecclesiastical Parish of Chudleigh Knighton	Chudleigh Knighton	Chudleigh Knighton Village Hall
CAR	HOLCOMBE BURNELL	Parish of Holcombe Burnell	Holcombe Burnell	Longdown Village Hall
CAS	IDE	Parish of Ide	Ide	Ide Memorial Hall
CAT	ILSINGTON	Parish of Ilsington, excluding the part in the Ilsington (Liverton) Polling District	Ilsington	Ilsington Village Hall
CAU	ILSINGTON (LIVERTON)	Parish of Ilsington, excluding the part in the Ilsington Polling District	Liverton	Liverton Village Hall
CAV	KENN	Parish of Kenn	Kenn	Kenn Centre, Kennford
CAW	LUSTLEIGH	Parish of Lustleigh	Lustleigh	Lustleigh Village Hall
CAX	MANATON	Parish of Manaton	Manaton	Manaton Parish Hall

# DRAFT

# APPENDIX A

CAY	MORETONHAMPSTEAD	Parish of Moretonhampstead	Moretonhampstead	Moretonhampstead Parish Hall
CAZ	NORTH BOVEY	Parish of North Bovey	North Bovey	North Bovey Parish Hall
CBA	POWDERHAM	Parish of Powderham	Powderham & Kenton	Victory Hall, Kenton
CBB	SHILLINGFORD ST GEORGE	Parish of Shillingford St George	Shillingford St George	Shillingford St George Village Hall
CBC	TEDBURN ST MARY	Parish of Tedburn St Mary	Tedburn St Mary	Tedburn St Mary Village Hall Pathfinder Village Hall
CBD	TRUSHAM	Parish of Trusham	Trusham	Trusham Village Hall
CBE	WHITESTONE	Parish of Whitestone	Whitestone	Whitestone Village Hall
CBF	WIDECOMBE-IN-THE-MOOR	Parish of Widecombe-in-the-Moor, excluding the part in Widecombe-in-the-Moor (Leusdon) Polling District	Widecombe-in-the-Moor	Widecombe Village Hall
CBG	WIDECOMBE-IN-THE-MOOR (LEUSDON)	Parish of Widecombe-in-the-Moor, excluding the part in the Widecombe-in-the-Moor Polling District	Leusdon	Leusdon Memorial Hall

This page is intentionally left blank

DRAFT

# APPENDIX B

## Polling Places for Newton Abbot Constituency

Polling Districts	Parishes and other Places within the Polling Districts	Polling Places	Designated Polling Station
NAA ABBOTSKERSWELL	Parish of Abbotskerswell	Abbotskerswell	Abbotskerswell Village Hall
NAB ASHCOMBE	Parish of Ashcombe	Mamhead	Mamhead Village Hall
NAC BISHOPSTEIGNTON	Parish of Bishopsteignton	Bishopsteignton	Bishopsteignton Community Centre
121 NAD BROADHEMPSTON	Parish of Broadhempston	Broadhempston	Broadhempston Village Hall
NAE COFFINSWELL	Parish of Coffinswell	Coffinswell	The Vestry, Coffinswell
NAF DAWLISH (CENTRAL EAST)	Central part of Dawlish Parish forming part of the North East Ward of the Parish of Dawlish	Dawlish	St Agatha's Hall
NAG DAWLISH (CENTRAL WEST)	Central part of Dawlish Parish forming part of the South West Ward of the Parish of Dawlish	Dawlish	Main Hall, The Manor House
NAH DAWLISH (EASTERN)	Eastern part of Dawlish Parish forming part of the North East Ward of the Parish of Dawlish	Dawlish	Cofton Parish Hall St Mary's Church Hall, Dawlish Warren
NAI DAWLISH (NORTHERN)	Northern part of Dawlish Parish forming part of the North East Ward of the Parish of Dawlish	Dawlish	Mayor's Parlour, The Manor House

# DRAFT

# APPENDIX B

122

NAJ	DAWLISH (SOUTHERN)	Southern part of Dawlish Parish forming part of the South West Ward of the Parish of Dawlish	Dawlish	Holcombe Village Hall Third Avenue Mobile Unit Main Hall, The Manor House
NAK	DAWLISH (TEIGNMOUTH ROAD)	Most Southerly part of Dawlish Parish forming the Teignmouth Road Ward of the Parish of Dawlish	Dawlish	Holcombe Village Hall
NAL	DAWLISH (WESTERN)	Western part of Dawlish Parish forming part of the South West Ward of the Parish of Dawlish	Dawlish	Main Hall, The Manor House
NAM	DENBURY & TORBRYAN	Parish of Denbury & Torbryan	Denbury	Denbury Village Hall
NAN	HACCOMBE-WITH- COMBE (HAWTHORN)	Urban North West part of Haccombe-with-Combe parish forming the Hawthorn Ward of the Parish of Haccombe-with-Combe	Combeinteignhead OR Buckland, Newton Abbot	Mary Rose Centre, Buckland
NAO	HACCOMBE-WITH- COMBE (Rural)	Rural part of Haccombe-with-Combe parish forming the Rural Ward of the Parish of Haccombe-with-Combe	Combeinteignhead	Combeinteignhead Village Hall
NAP	HACCOMBE-WITH- COMBE (URBAN)	Urban part of Haccombe-with-Combe parish forming the Urban Ward of the Parish of Haccombe-with-Combe	Combeinteignhead OR Milber, Newton Abbot	St Luke's Church Hall, Newton Abbot
NAQ	IDEFORD	Parish of Ideford	Ideford	Ideford Village Hall
NAR	IPPLEPEN	Parish of Ipplepen	Ipplepen	Ipplepen Village Hall

# DRAFT

# APPENDIX B

123

NAS	KENTON	Parish of Kenton	Kenton	Victory Hall, Kenton
NAT	KINGSKERSWELL	Parish of Kingskerswell	Kingskerswell	Kingskerswell Community Centre Kingskerswell Public Hall
NAU	KINGSTEIGNTON (EAST)	Eastern part of Kingsteignton Parish forming the East Ward of the Parish of Kingsteignton	Kingsteignton	Community Hall, Rydon Road
NAV	KINGSTEIGNTON (WEST)	Western part of Kingsteignton Parish forming the West Ward of the Parish of Kingsteignton	Kingsteignton	St Michael's Church Hall
NAW	MAMHEAD	Parish of Mamhead	Mamhead	Mamhead Village Hall
NAX	NEWTON ABBOT (BRADLEY)	North West part of Newton Abbot forming the Bradley Ward of the Parish of Newton Abbot	Newton Abbot	Bradley Barton Community Centre Highweek Village Hall
NAY	NEWTON ABBOT (BRUNEL)	Eastern part of Newton Abbot forming the Brunel Ward of the Parish of Newton Abbot	Newton Abbot	St Paul's Church Hall, Devon Square
NAZ	NEWTON ABBOT (BUCKLAND)	Eastern part of Newton Abbot forming part of the Buckland and Milber Ward of the Parish of Newton Abbot	Newton Abbot	Mary Rose Centre, Buckland
NBA	NEWTON ABBOT (BUSHELL)	Central part of Newton Abbot forming the Bushell Ward of the Parish of Newton Abbot	Newton Abbot	St Paul's Church Hall, Devon Square St Mary Abbotsbury Church Newton Abbot Children's Centre
NBB	NEWTON ABBOT (COLLEGE)	Southern part of Newton Abbot forming the College Ward of the Parish of Newton Abbot	Newton Abbot	Mobile Unit, Decoy Country Park Wolborough Primary School

# DRAFT

# APPENDIX B

124

NBC	NEWTON ABBOT (MILBER)	Eastern part of Newton Abbot forming part of the Buckland and Milber Ward of the Parish of Newton Abbot	Newton Abbot	St Luke's Church Hall
NBD	NEWTON ABBOT (MILBER PENN INN)	Eastern part of Newton Abbot forming part of the Buckland and Milber Ward of the Parish of Newton Abbot	Newton Abbot	St Luke's Church Hall
NBE	OGWELL	Parish of Ogwell	Ogwell	Canada Hill Primary School East Ogwell Memorial Hall
NBF	SHALDON	Parish of Shaldon	Shaldon	St Peter's Parish Church
NBG	STARCROSS	Parish of Starcross	Starcross	Starcross Pavilions
NBH	STOKEINTEIGNHEAD	Parish of Stokeinteignhead	Stokeinteignhead	Stokeinteignhead Village Hall
NBI	TEIGNGRACE	Parish of Teigngrace	Teigngrace	Teigngrace Village Hall
NBJ	TEIGNMOUTH (CENTRAL)	Central part of Teignmouth forming part of the Central Ward of the Parish of Teignmouth	Teignmouth	Alice Cross Day Centre Richard Newton Hall
NBK	TEIGNMOUTH (CENTRAL EAST)	Eastern part of Teignmouth forming part of the Central Ward of the Parish of Teignmouth	Teignmouth	Alice Cross Day Centre
NBL	TEIGNMOUTH (CENTRAL WEST)	Western part of Teignmouth forming part of the Central Ward of the Parish of Teignmouth	Teignmouth	Council Offices at Bitton House
NBM	TEIGNMOUTH (EAST)	Eastern part of Teignmouth forming part of the East Ward of the Parish of	Teignmouth	Den Bowling Club Richard Newton Hall

# DRAFT

# APPENDIX B

## Teignmouth

NBN	TEIGNMOUTH (QUAY)	Central part of Teignmouth forming part of the West Ward of the Parish of Teignmouth	Teignmouth	Council Offices, Bitton House
NBO	TEIGNMOUTH (ROWDENS)	Small part of Eastern Teignmouth forming the Rowdens Ward of the Parish of Teignmouth	Teignmouth	Richard Newton Hall
NBP	TEIGNMOUTH (WEST)	Western part of Teignmouth forming part of the West Ward of the Parish of Teignmouth	Teignmouth	Kingsway Community Centre Council Offices, Bitton House Teignmouth Football Club Mobile Unit
NBQ	WOODLAND	Parish of Woodland	Woodland	Woodland Village Hall

This page is intentionally left blank

**DRAFT**

## APPENDIX C TEIGNBRIDGE DISTRICT COUNCIL

### SCHEDULE OF POLLING DISTRICTS, DESIGNATED POLLING STATIONS AND NUMBER OF ELECTORS

<b>POLLING DISTRICT</b>	<b>POLLING PLACE</b>	<b>DESIGNATED POLLING STATION(S)</b>	<b>NUMBER OF ALLOCATED ELECTORS</b>
CAA Ashburton	Ashburton	St Andrew's Church Hall	Station 1: 1366 Station 2: 1288
CAB Ashton	Ashton	Ashton Village Hall	149
CAC Bickington	Bickington	Bickington Village Hall	236
CAD Bovey Tracey	Bovey Tracey	Methodist Hall, Bovey Tracey Wickham Hall, Bovey Tracey	2254 1839
CAE Bovey Tracey (Heathfield)	Bovey Tracey	Heathfield Community Centre	1076
CAF Bridford	Bridford	Bridford Village Hall	369
CAG Buckfastleigh	Buckfastleigh	Buckfastleigh Town Hall	Station1: 1073 Station 2: 1067
CAH Buckfastleigh (Buckfast)	Buckfast	South Park Community Centre	312
CAI Buckland-in-the-Moor	Buckland-in-the-Moor	Buckland-in-the-Moor Community Hall	88
CAJ Christow	Christow	Teign Valley Community Hall	631
CAK Chudleigh	Chudleigh	Woodway Room, Chudeigh Town Hall	Station 1: 1544 Station 2: 1524
CAL Doddiscombsleigh	Doddiscombsleigh	Doddiscombsleigh Primary School	201
CAM Dunchideock	Dunchideock	Dunchideock Village Hall	197
CAN Dunsford	Dunsford	127 <sup>Dunsford Village Hall</sup>	453

**DRAFT****APPENDIX C**

CAO Exminster	Exminster	Victory Hall, Exminster	Station 1: 1397 Station 2: 1439
CAP Hennock (Village)	Hennock	Hennock Village Hall	334
CAQ Hennock (Chudleigh Knighton)	Chudleigh Knighton	Chudleigh Knighton Village Hall	884
CAR Holcombe Burnell	Holcombe Burnell	Longdown Village Hall	405
CAS Ide	Ide	Ide Memorial Hall	388
CAT Ilsington	Ilsington	Ilsington Village Hall	475
CAU Ilsington (Liverton)	Liverton	Liverton Village Hall	1218
CAV Kenn	Kenn	Kenn Centre, Kennford	728
CAW Lustleigh	Lustleigh	Lustleigh Village Hall	404
CAX Manaton	Manaton	Manaton Parish Hall	262
CAY Moretonhamp stead	Moretonhampstead	Moretonhampstead Parish Hall	1199
CAZ North Bovey	North Bovey	North Bovey Parish Hall	197
CBA Powderham	Powderham & Kenton	Victory Hall, Kenton	69 *
CBB Shillingford St George	Shillingford St George	Shillingford St George Village Hall	260
CBC Tedburn St Mary	Tedburn St Mary	Tedburn St Mary Village Hall Pathfinder Village Hall	780 329
CBD Trusham	Trusham	Trusham Village Hall	132

**DRAFT****APPENDIX C**

CBE Whitestone	Whitestone	Whitestone Village Hall	501
CBF Widcombe-in-the-Moor	Widcombe-in-the-Moor	Widcombe Village Hall	228
CBG Widcombe-in-the-Moor (Leusdon)	Leusdon	Leusdon Memorial Hall	152
NAA Abbotskerswell	Abbotskerswell	Abbotskerswell Village Hall	1021
NAB Ashcombe	Mamhead	Mamhead Village Hall	57 *
NAC Bishopsteignton	Bishopsteignton	Bishopsteignton Community Centre	1762
NAD Broadhempston	Broadhempston	Broadhempston Village Hall	482
NAE Coffinswell	Coffinswell	The Vestry, Coffinswell	177
NAF Dawlish (Central East)	Dawlish	St Agatha's Hall, Dawlish	Station 1: 1629 Station 2: 1582
NAG Dawlish (Central West)	Dawlish	No. 1, Main Hall Manor House	840
NAH Dawlish (Eastern)	Dawlish	Cofton Parish Hall St Mary's Hall, Dawlish Warren	354 844
NAI Dawlish (Northern)	Dawlish	Mayor's Parlour, The Manor House	1191
NAJ Dawlish (Southern)	Dawlish	Holcombe Village Hall Third Avenue Mobile Unit No 2, Main Hall, The Manor House	454 * 1599 632 *
NAK Dawlish (Teignmouth Road)	Dawlish	Holcombe Village Hall 129	253 *

**DRAFT****APPENDIX C**

NAL Dawlish (Western)	Dawlish	No. 2, Main Hall, The Manor House	343 *
NAM Denbury & Torbryan	Denbury	Denbury Village Hall	641
NAN Hacombe- with-Combe (Hawthorn)	Combeinteignhead or Buckland, Newton Abbot	Mary Rose Centre, Buckland	178 *
NAO Hacombe- with-Combe (Rural)	Combeinteignhead	Combeinteignhead Village Hall	382
NAP Hacombe- with-Combe (Urban)	Combeinteignhead or Milber, Newton Abbot	St Luke's Church Hall, Newton Abbot	Station 1: 128 *
NAQ Ideford	Ideford	Ideford Village Hall	300
NAR Ipplepen	Ipplepen	Ipplepen Village Hall	1637
NAS Kenton	Kenton	Victory Hall, Kenton	707 *
NAT Kingskerswell	Kingskerswell	Kingskerswell Community Centre  Kingskerswell Public Hall	Station 1: 1143 Station 2: 1121 1168
NAU Kingsteignton	Kingsteignton	Community Hall, Rydon Road	Station 1: 1893 Station 2: 2008
NAV Kingsteignton	Kingsteignton	St Michael's Church Hall	Station 1: 1840 Station 2: 1739
NAW Mamhead	Mamhead	Mamhead Village Hall	84 *
NAX Newton Abbot (Bradley)	Newton Abbot	Bradley Barton Community Centre Highweek Village Hall	1598 Station1: 1553 Station 2: 1288
NAY Newton Abbot (Brunel)	Newton Abbot	St Paul's Church Hall, Devon Square	529 *
NAZ	Newton Abbot	Mary Rose Centre, Buckland	Station 1: 1107

**DRAFT****APPENDIX C**

Newton Abbot (Buckland)			Station 2: 1171
NBA Newton Abbot (Bushell)	Newton Abbot	St Paul's Church Hall, Devon Square St Mary Abbotsbury Church Newton Abbot Children's Centre	963 1889 993
NBB Newton Abbot (College)	Newton Abbot	Mobile Unit, Decoy Country Park Wolborough Primary School	1350 1999
NBC Newton Abbot (Milber)	Newton Abbot	St Luke's Church Hall	Station 1: 949 * Station 2: 1162 *
NBD Newton Abbot (Penn Inn)	Newton Abbot	St Luke's Church Hall	Station 2: 52 *
NBE Ogwell	Ogwell	Canada Hill Primary School East Ogwell Memorial Hall	1242 442
NBF	Shaldon	St Peter's Parish Church	1194
NBG Starcross	Starcross	Starcross Pavilions	1176
NBH Stokeinteignhead	Stokeinteignhead	Stokeinteignhead Village Hall	495
NBI Teigngrace	Teigngrace	Teigngrace Village Hall	133
NBJ Teignmouth (Central)	Teignmouth	Alice Cross Day Centre Richard Newton Hall	Station 1: 1131 Station 2: 783 * Station 2: 1197 *
NBK Teignmouth (Central East)	Teignmouth	Alice Cross Day Centre	Station 2: 439 *
NBL Teignmouth (Central West)	Teignmouth	Council Offices, Bitton House	47 *
NBM Teignmouth (East)	Teignmouth	Den Bowling Club 131 Richard Newton Hall	Station 1: 1034 Station 2: 981 Station 1: 681

**DRAFT****APPENDIX C**

NBN Teignmouth (Quay)	Teignmouth	Council Offices, Bitton House	38 *
NBO Teignmouth (Rowdens)	Teignmouth	Richard Newton Hall	Station 2: 174 *
NBP Teignmouth (West)	Teignmouth	Kingsway Community Centre Council Offices, Bitton House Teignmouth Football Club Mobile Unit	1180 979 * 1081
NBQ Woodland	Woodland	Woodland Village Hall	104

\*indicates a polling station with electors allocated from more than one polling district