

27 August 2019

EXECUTIVE

A meeting of the **Executive** will be held on **Thursday, 5th September, 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 - 8)
To approve and sign the minutes of the meeting held on 30 July 2019.
3. **Matters of urgency/matters of report brought forward with the permission of the Leader**
4. **Declarations of Interest**

5. **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.

6. **Armed Forces Covenant Action Plan** (Pages 9 - 12)
7. **Garden Communities** (Pages 13 - 26)
8. **Council Tax Reduction Scheme - public consultation** (Pages 27 - 38)
9. **Executive Forward Plan** (Pages 39 - 44)

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

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

10. **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

RECOMMENDED that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of item on the grounds that it involves the likely disclosure of exempt information as defined in the relevant paragraph 3 of Part 1 of Schedule 12A of the Act.

11. **Land at Staplehill Road, Newton Abbot** (Pages 45 - 50)

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

EXECUTIVE

30 JULY 2019

Present:

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

Members in Attendance:

Councillors Bradford, Bullivant, Clarence, Colclough, Daws, Goodman-Bradbury, Haines, Keeling, Mullone, J Petherick, L Petherick and Purser

Officers in Attendance:

Amanda Pujol, Interim Head of Service Delivery and Improvement
Simon Thornley, Business Manager - Spatial Planning
Michelle Luscombe, Principal Policy Planner
Trevor Shaw, Senior Planning Officer
Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer
Sarah Jennings, County Ecologist (Devon County Council)

51. MINUTES

Minutes of the meeting on 1 July 2019 were confirmed and approved and signed as correct record.

52. DECLARATIONS OF INTEREST

Councillor Taylor declared an interest in respect of Minutes no.56 (South Hams Greater Horseshoe Bat SAC – HRA) as a Member of the Campaign to Protect Rural England (CPRE).

53. PUBLIC QUESTIONS

Questions and Responses attached to minutes.

54. ARMED FORCES COVENANT

The Portfolio Holder for Communities & IT in introducing the report stated that the Armed Forces did a tremendous job, across a range of diverse duties, all over the world and at home. The Teignbridge Armed Forces Covenant would support all those who serve or have served in the Armed Forces and their

families and ensure that they are treated fairly. The action plan would support the delivery of the covenant across the authority. The Council had appointed the Chairman of the Council, Councillor Keeling as the Armed Forces Member Champion.

The Chairman of the Council, in his capacity as the Armed Forces Member Champion, commented that the Council had started to put together an action plan and already identified the need for a dedicated Armed Forces web page. Devon Homes Choice had 3.98% (39 out of 979 on register) of veterans on its register and 2.04% (19 out of 930 cases) of homeless applications were from veterans.

The Interim Head of Service Delivery and Improvement advised that an action plan would be brought to the September meeting.

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

RESOLVED that a Teignbridge Armed Forces Protocol and action plan be developed.

55. LOCAL PLAN REVIEW – 5 YEAR POSITION STATEMENT

The Portfolio Holder for Planning presented the Five Year Position Statement on the Teignbridge Local Plan 2013-2033. He commented that the housing needs calculations were dictated by a government formula based on affordability which did little to address the needs of those least able to afford to rent or buy a home of their own. The main implications of the review were that the Council would need to update the Local Plan, due to the nationally set formula known as the 'standard method', having to be adopted. This would increase the number of houses to be built per year from 620 to 760 units – a rise of 23%. In other words some 700 or so additional houses in the District over the next five years.

The Leader had written to the previous and new Prime Minister (PM) asking for a more appropriate method to calculate housing need in the Teignbridge Local Plan. It was important that housing being built provided social housing and genuinely affordable housing, promoted development on brownfield sites, redeveloped redundant buildings and brought forward smaller sites.

The Portfolio Holder for Planning advised of a change to 5.1 - Time-scale - to read *'The Government's Housing Need figure of 760 and any subsequent calculation of housing need, will be applied to 5 year housing land supply calculations and Housing Delivery Test from that date'*

Non-Executive Members raised issues regarding the 300,000 homes that the Country required to meet demand; how the windfall sites figures were calculated; need to be forward thinking in development to address the climate change emergency and that the Council should not sign off the housing numbers unconditionally.

The Business Manager - Spatial Planning clarified that the variation in the windfall figures in the first year of the five year period was because they took into account projected windfall completions that had already had planning permission or otherwise counted in the supply. These sites tended to come forward quicker as the infrastructure was usually in place. The Greater Exeter Strategic Plan (GESP) would take a wider view of the housing target for the area as a whole although Government expected Councils to meet the required number.

The Portfolio Holder for Climate Change Emergency and Housing commented that the district had constraints with its landscape and coast line and that these should be taken into consideration when housing numbers were calculated. Policies would be brought forward to support the building of carbon neutral homes.

The Leader read out the response he had received from Central Government to his initial letter.

The Portfolio Holder for Sport, Recreation & Culture commented that consultation had taken place, with the legal advice that was taken when the five year plan was compiled and now the communication with the PM's, with one positive response received.

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

RESOLVED that the conclusions of the Five Year Review of the Teignbridge Local Plan attached to this report be approved.

56. SOUTH HAMS GREATER HORSESHOE BAT SAC – HRA

The Portfolio Holder for Planning (Councillor Taylor) declared an interest as a Member of the Campaign to Protect Rural England (CPRE). He did not take part in the discussion or vote.

Prior notification - Member questions and responses attached to minutes.

The Portfolio Holder for Planning presented the report to consider the South Hams Special Area of Conservation (SAC) Habitats Regulations Assessment Guidance. This was important guidance to protect the greater horseshoe bats, one of Britain's rarest bats of which about 30% of the population was found in South Devon.

The Senior Planning Officer advised that the South Hams SAC guidance had been prepared jointly by the five authorities in partnership with Natural England and once approved would become planning guidance supporting the Councils planning policies E9 and E10.

Non-Executive Members raised concerns regarding the lack of advice notes; Abbotskerswell Parish Council and Wolborough Residents' Association were not satisfied that the advice notes were not included with this guidance; the

Landscape Connectivity Zone was inadequately protected; and only Sites of Special Scientific Interest (SSSI) criteria being considered as important was not acceptable.

The Principal Policy Planner clarified that the guidance was a standalone document and would support the submission of a Habitats Regulation Assessment (HRA) to ensure that there was connectivity across the wider landscape.

The Senior Planning Officer stated that the steering group would be discussing the advice notes at its next meeting and that events were on-going across the area to raise awareness of the guidance. Abbotskerswell Parish Council & Wolborough Residents' Association would be advised on the advice notes progress.

The County Ecologist (Devon County Council) clarified that advice notes were not required and the guidance was a standalone document. Development that would impact on the undesignated roosts in the Landscape Connectivity Zone would require a HRA. The connectivity zone was a new area, much wider than the existing narrowly defined "strategic flyways" which would improve the council's ability to ensure that major developments protected the bat's habitats.

The Senior Planning Officer advised that he had received concerns from developers re the tightening of the regulations. In response to comments from Abbotskerswell Parish Council & Wolborough Residents' Association the following amendments to the guidance had been agreed by Executive:-

In Section 1 Introduction, para 1.2.6, amend wording to:

'Links to, or summaries of, best practice information on technical issues such as lighting will be added to the DCC website where the Steering Group agree that this will be helpful. Note however that this HRA guidance is a stand-alone resource which is not reliant on this information'

In Section 3 Flow chart, para 3.1.2, Note b, amend wording to:

'It may be possible for the LPA to screen out likely significant effects relatively quickly where it is considered that, due to factors such as location, site characteristics, size/type of the application, the proposal will not have a likely significant effect on the SAC greater horseshoe bat population.'

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

RESOLVED that the:-

- (1) South Hams Special Area of Conservation Habitats Regulations Assessment Guidance be approved with any other minor amendments of detail being delegated to the Business Manager Strategic Place in consultation with the Planning Portfolio Holder; and

- (2) Consultation Summary outlining comments to the consultation process be noted.

57. EXECUTIVE FORWARD PLAN

RESOLVED that the Forward Plan be noted.

The meeting started at 10.00 am and finished at 11.10 am.

Chairman

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TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

LEADER: Cllr Gordon Hook

PORTFOLIO HOLDER: Cllr Martin Wrigley

DATE: 5 September 2019
REPORT OF: Business Improvement & Development Team
SUBJECT: Armed Forces Covenant Action Plan
PART I

RECOMMENDATIONS

The Executive is recommended to

Resolve

That The Committee is recommended to approve the Armed Forces Covenant Action Plan and that it be review in six months to monitor progress and to add any further actions that may be required.

1. PURPOSE

To share the new proposed Armed Forces Covenant Action Plan with Executive Members.

The action plan (appendix A) provides an overarching view of how we will work in the future to help and support to our current and ex- Armed Forces personnel who live in Teignbridge District Council.

2. BACKGROUND

Members are committed to delivering initiatives and signposting to support for all current and ex-Armed Forces personnel who live in the district. Teignbridge District Council previously signed the Devon County Council Armed Forces Covenant and now intends to develop a programme of initiatives to deliver support across the district.

3. MAIN IMPLICATIONS

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It is important to explore a range of opportunities when identifying initiatives that support our Armed Forces personnel. This action plan will therefore evolve over time as new opportunities are maximised. These may include working with our partners or by taking advantage of external funding to maximise the potential of what the council can achieve.

4. GROUPS CONSULTED

n/a

5. TIME-SCALE

The timescale for delivery is 1-3 years, after which time the action plan will be reviewed to ensure it is fit for purpose after this date.

6. JUSTIFICATION

The action plan sets out how we will provide support to armed forces personnel in the future.

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

12 September 2019 at 10am

Kay O'Flaherty
BID Team Leader

Cllr Martin Wrigley
Portfolio Holder for Communities and IT

BELOW TO BE FILLED IN BY REPORT AUTHOR:

Wards affected	All
Contact for any more information	Kay O'Flaherty
Background Papers (For Part I reports only)	N
Key Decision	N
In Forward Plan	N
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	A: Armed Forces Covenant Action Plan

Action	Responsible officer	Due date	Actioned	Notes
TDC sign Armed Forces Covenant - relaunch	Sarah Selway	tbc		
Develop web page	Sophia O'Neill/Gary Powell	30.09.19		
e-learning for Cllrs	Sarah Selway: Democratic Services	tbc		
In-house training for customer facing services	Tim Slater: HR	31.03.20	Completed: Housing	Housing/Revs&Bens/CS
T10 Strong Communities standing agenda item	Kay O'Flaherty: BID	ongoing		Quarterly T10
Market Crowdfunding initiative to relevant projects	Gary Powell/Comms	ongoing		Monitor progress of action plan
Flag Raising	Darren Hand: Assets	dates tbc		Armed Forces Day/Merchant Navy Day
Develop contacts with Royal British Legion, Army Cadets and other forces groups	BID	ongoing		Explore potential for partnership working, funding initiatives through Crowdfunding
Support Newton Abbot Town Council affiliation with HMS Triumph	BID	ongoing		
Compile stats on veterans within TDC	James Toler: Housing	01.10.19		Residing in area/On Housing Register/Homeless
Monitor safeguarding issues/deal with incidents	Becca Hewitt: Safeguarding	ongoing		

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EXECUTIVE

Leader: Cllr Gordon Hook

Portfolio Holder: Cllr Gary Taylor

DATE: 5 September 2019

REPORT OF: SIMON THORNLEY, BUSINESS MANAGER STRATEGIC PLACE

**SUBJECT: Newton Abbot Garden Community
PART I**

RECOMMENDATIONS

That Executive:

- 1. Confirms Newton Abbot's status as a Garden Community**
- 2. Confirms Teignbridge's support for the Exeter and East Garden Communities status**
- 3. Agrees receipt of associated 'capacity funding' from Government**

1. PURPOSE

- 1.1. To confirm support for Garden Community status and for associated capacity funding to be used in planning high quality new neighbourhoods.

2. BACKGROUND

- 2.1. Across the country the government has been designating new and existing communities as Garden Communities. Since 2017 the government has announced 48 Garden Communities across England. Culm Garden Village in Mid Devon was announced in 2017. "Exeter and East Devon" Garden Communities was announced in May this year. The most recent announcement of 19 'Garden Villages' included Newton Abbot, after a successful bid by Teignbridge Council made in 2018.
- 2.2. It should be noted that the government have used the terminology of 'Garden Towns' or 'Garden Villages' depending on their own criteria, irrespective of the nature of any existing community. Therefore, while Newton Abbot is referred to as a Garden Village by the government clearly this does not reflect its status as a bustling market town.
- 2.3. This is not a planning decision, but the start of a conversation through the local plan process with our communities and with government about the infrastructure and other support available to Teignbridge to ensure that future growth in the area is as high quality as possible.
- 2.4. The main characteristics of a Garden Community, summarised from the prospectus, are:

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- Offer the opportunity for long term housing and economic growth in a local area with a wide range of high quality, distinctive homes, including affordable housing
- A clear and distinct sense of identity, attractive town/village centre and attractive public realm
- Vibrant, mixed use communities where people live, work and play, supporting a range of local employment types and premises, retail opportunities, recreational and community facilities
- Holistically, planned growth which is self-sustaining and characterful
- Ambitions to create a variety of jobs and timely delivery of infrastructure
- Integrated, forward looking transport options
- A whole systems approach to creating healthy places
- Generous, accessible and good quality greenspace and environmental/biodiversity gains
- Involving the community at an early stage and include strategies for continued engagement
- Long term legacy and stewardship arrangements and future proofing for demographic, technological and climate changes

2.5. The government published a Garden Communities prospectus in August 2018 with a November 2018 deadline. Officers of the Greater Exeter councils, supported by the then council leaders, considered the matter and decided to make a number of linked bids to the programme, to join the existing Culm Garden Village which had been confirmed in 2017. The government has supported the proposals for 'Exeter and East Devon' and Newton Abbot. The first of these was announced in May this year.

3. NEWTON ABBOT GARDEN COMMUNITY

- 3.1. Looking forward, it seems clear that national planning policy will ensure that all local authorities will make an appropriate contribution towards the target that 300,000 homes are built each year in England, to meet pre-existing and new housing needs. There have historically been different ways that governments have sought to achieve national housing targets, including through Structure Plans, Regional Strategies and guidance on calculating Objectively Assessed Need. The method may change in future years. However, whatever the approach it is inevitable that future plans in Teignbridge will need to bring forward housing, employment, infrastructure and other forms of development. The most recent government approach has been to prepare a specific formula, using nationally published data, which defines the housing need of an area district-by-district. Councillors will be aware that this calculation currently gives a housing need of 760 per year, which is more than 20% above our current local plan housing target of 620. The implications of this are that more than 7000 net additional homes (over and above the net total of existing allocations and planning permissions) will need to be allocated within Teignbridge by the year 2040.
- 3.2. The "Heart of Teignbridge", centred on Newton Abbot, is the pre-eminent settlement within Teignbridge, in terms of size, commercial and employment provision, public services and public transport accessibility. It has been the planned focus for housing and employment growth in the current and previous plans going back many years. This is reflected in the current local plan's strategic objective that it will be "the business, educational, leisure and retail centre for South Devon" and the Neighbourhood Plan vision of "an ambitious town which positively embraces

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sustainable development and change ... founded on creativity, accessibility and sustainability; seeking to ensure the highest possible standards in all forms of development.” The increasing national and local emphasis on mitigating climate change will only increase the need to provide for new homes in places with sustainable access to jobs, services and facilities.

- 3.3. It continues to be your officers' view that the most sustainable strategy in climate change, transport, economic and environmental terms will be that new homes and other development are continued to be provided in the Heart of Teignbridge. Other settlements in Teignbridge have fewer services, poorer public transport and smaller economies. While Garden Community status indicates the local authority's commitment to development in the area this would not, in the view of your officers, affect the level of development at Newton Abbot and the Heart of Teignbridge going forward, given the district's geography and national planning policy. The key issue facing the town, therefore, is how the councils ensure that its continued growth is carried out at the level of quality and sustainability necessary to meet our agreed objectives/vision.
- 3.4. The Garden Communities prospectus provides the opportunity to give us more influence and better tools to achieve our quality and sustainability objectives. When the prospectus was published it appeared probable that this would be the last set of Garden Communities bids open to local authorities, at least for a number of years. It was therefore considered appropriate to make the bids, reflecting the benefits which are set to flow from a positive outcome. This view, taken at the time, is now reinforced by the fact that only about 30% of bids were successful. With 48 garden communities now designated across England, it has to be doubtful if Homes England and the government have the capacity to support many more of them.
- 3.5. The Newton Abbot Garden Community submission highlighted that the Heart of Teignbridge holds the right ingredients for high quality development to prevail as its growth continues. This is a view that has gathered government support and Executive is now being asked to confirm the designation. Appendix A summarises some of the opportunities available as a Garden Community.
- 3.6. The bid indicated that about 6,800 homes could be provided between now and the year 2040 in the context of the known government figures for housing need. When considering this figure, Executive is asked to take three factors into consideration.
 - Paragraph 2.3 confirms that designation of a garden community does not, itself, make any decisions about development. The legal position in relation to making decisions on development strategy and allocations is clear – this must be carried out through the preparation of local plans (such as the Teignbridge Local Plan Update and/or Greater Exeter Strategic Plan). Therefore, there is no pre-empting of that formal legal process. Public consultation, consideration of options, sustainability appraisal and other assessments are part of the legal requirements leading to decision-making via an independent Local Plan Inspector. Discussions will be needed with government about infrastructure investment and other support available to Teignbridge to ensure that future growth in the area is as high quality as possible. The Garden Communities status will help to support this process, directly by additional revenue funding and indirectly because of the greater government support (referred to as “brokerage”) going forward. Consultation on a number of matters concerning the local plan review has already taken place.
 - Much of this is already included within existing local plan allocations and sites with planning permission; of course the local plan is being reviewed.
 - As outlined above, the figure reflects the reality of planning going forward because housing growth in the Heart of Teignbridge is highly likely in any case given the

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national housing policy and the geography of the district, subject to the planning processes outlined above.

Driving up quality

- 3.7. As a Garden Community there will be more scope to secure funding for new facilities like parks, transport routes, schools and a new leisure centre. Much of this is set out in the letter from the Ministry of Housing Communities and Local Government (MHCLG) at Appendix B, which also confirms Teignbridge's eligibility for a £150,000 first tranche of 'capacity' revenue funding, to be used for design work, public engagement, infrastructure bid preparation and so on.
- 3.8. The capacity funding would be used to support work that includes more detailed investigation of brownfield development sites and preparation of an up to date sustainable travel strategy for the town. The funding would also be used to support thorough public engagement and establish priorities when it comes to the location, design, qualities and environmental sustainability of the town's new neighbourhoods.
- 3.9. Garden Community status also presents an opportunity to commit to the affordable, low carbon homes and the range of accommodation that the town needs. It raises the prospect of harnessing the government funding and support that can make those objectives a reality.
- 3.10. The government has committed to £150,000 this year, but the level of corporate support within government means that additional funding in future years can be expected. As an illustration of this, it is understood that the Culm Garden Village has received almost £1m in revenue support from government since its identification.
- 3.11. Beyond this, the very fact of Garden Community status gives us greater weight in seeking to achieve greater quality. Ministerial statements, which are statements of government policy and are therefore material considerations, have emphasised the importance placed by government on quality outcomes from this programme. We will be in a position to use that status in our discussions with developers.

4. EXETER AND EAST DEVON GARDEN COMMUNITIES

- 4.1. The other Teignbridge-related bid was the Exeter and East Devon proposal. This programme consists of considerable scope for brownfield regeneration within Exeter City Council known as Liveable Exeter, together with linked city expansion proposals. Exeter City Council is "underbounded" – that is, the urban area extends up to and in places beyond its administrative boundaries. For this reason, extensions to the city are likely to involve land within adjoining local planning authorities. The South West Exeter/Matford urban extension is an example of this kind of cross-boundary expansion.
- 4.2. The bid was therefore a joint one between Exeter City Council, East Devon District Council and Teignbridge District Council. The specifics of which sites and growth areas are proposed will need to be considered through joint work between the councils on the Greater Exeter Strategic Plan (GESP). Councillors will recall that the GESP must be agreed by all four Greater Exeter local planning authorities, including Teignbridge.
- 4.3. Exeter have accepted the status and you are asked to confirm Teignbridge's support. The general comments above in relation the Newton Abbot proposal hold true for this joint bid, but clearly in relation to a wider area and involving three separate authorities. Teignbridge would be involved in the programme both because of the joint work on GESP, given the plan-led approach to development, but also directly in the Garden Community projects. A grant of £750,000 was provided by government for the first year, to be spent across the three authorities.

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5. FINANCIAL AND INVESTMENT IMPLICATIONS

- 5.1. Confirming Newton Abbot's status as a Garden Community will bring a first tranche of £150,000 revenue funding support. Experience from other Garden Communities indicates that further funding will be available if strong progress with planning for high quality new neighbourhoods can be demonstrated. Similarly, being a partner in the Exeter and East Devon Garden Communities work will allow access to a share of the £750,000 received for that bid in the current year and likely future funding.
- 5.2. The funding is not 'ring fenced' but there is an expectation that is used in general accordance with the principles set out at Appendix B.
- 5.3. Garden Community status will also increase the area's prospects of securing additional financial support for infrastructure improvements. This could be along the lines of the Housing Infrastructure Fund where a £55 million investment has already been announced at South West Exeter, along with £4.9 million at Dawlish. This is because the government is committed to the success of the programme, and they will wish to ensure that infrastructure issues do not get in the way of that success. The Homes England strategic plan, for example, states that supporting the delivery of Garden Communities is a strategic priority. Councillors should recall that Homes England are a major investor in infrastructure and the Government Agency which distributes the Affordable Housing grant within England. Their capital budget totals almost £15bn over the next 3 years (excluding Help to Buy).
- 5.4. You are therefore advised that Garden Communities status, combined with the Greater Exeter partnership "brand" are key elements in our ability to bid for and negotiate government funding in competition with other, higher profile parts of the country. Therefore we need to use all the opportunities open to us if we are to maximise our profile and status with government.
- 5.5. Initial discussions with Homes England representatives have involved consideration of whether they could drive up development quality through acquisition of development sites; and whether they could help to unlock delivery of the Jetty Marsh II link road. There have also been discussions with Homes England's affordable housing partners about possible additional investment in the town.

6. LEGAL IMPLICATIONS

- 6.1. There are no direct legal implications. Contracts do not need to be signed in order to draw down the capacity funding. Future funding and investment opportunities may require a commitment to legal contracts as we have seen recently with the Housing Infrastructure Fund at Dawlish. Decisions on development allocations will need to be taken through the local plan and planning application elements of the planning system.

7. ALTERNATIVE OPTIONS

- 7.1. The main alternative option would be to turn down garden community status. As set out in the report, however, this would not affect the need to continue to prepare local plans for the area, and the need within those to continue to provide for national growth priorities, including in the Heart of Teignbridge as a key sustainable development location in Teignbridge. Therefore, this alternative would not reduce or prevent development but instead would remove a potential tool to improve its quality. Our work on attitudes to development found that while about 39% of Teignbridge

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residents were unlikely to support new development in Teignbridge (compared with 26% who were likely to support), many of those were more likely to support development where local jobs, affordable homes and other benefits of development were secured.

8. MAIN IMPLICATIONS AND JUSTIFICATION

- 8.1. Support for and involvement in the Exeter and East Devon Garden Communities work will ensure that the benefits of Garden Community status would include any urban extensions to Exeter which are located within Teignbridge. This would include access to a share of the central government funding for this and future years.
- 8.2. With Newton Abbot designated as a Garden Community, Teignbridge will receive a first tranche of £150,000 revenue support that can be used to plan for the town's growth. Future funding is highly likely.
- 8.3. The Heart of Teignbridge and Exeter, as key sustainable locations, can be expected to continue to grow through the planning process, irrespective of this decision.
- 8.4. As a Garden Community, the Heart of Teignbridge area can expect to benefit from additional investment in its infrastructure, green spaces and other facilities. Officers will continue to work with Homes England and other government departments, reporting progress and opportunities to Councillors as they arise.

Simon Thornley,
Business Manager, Strategic Place

Wards affected	All in Heart of Teignbridge area.
Contact for more information	Spatial Planning & Delivery, 01626 215702
Key Decision	N
In Forward Plan	N
In O&S Work Programme	N



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Newton Abbot Garden Town

A submission to join the Garden Communities
Programme - Supporting Document

Introduction

Newton Abbot has all the right ingredients to become a successful Garden Town.

Transformational growth will be achieved in line with the following themes:

1. **Affordability** - delivering a mix of tenures at accelerated pace;
2. **Economy** - opening up serviced employment land and premises to support business growth and job creation;
3. **Transport** - delivering a package of road, public transport, pedestrian and cycle links to create a robust structure for growth;
4. **Beauty and identity** - new neighbourhoods will be shaped by landscape-led master-planning to ensure new housing blends into the surrounding countryside;
5. **Greening** - environmentally responsible growth will be essential to ensure the delivery of active travel networks, green space and the protection of internationally protected species;
6. **Leisure and education** - new leisure and education facilities are required for improving the health and well-being, employment and overall life outcomes for residents;
7. **Community** - in order to foster community pride and cohesion we will ensure that appropriate facilities are provided to match the scale of the new neighbourhoods; and
8. **Regeneration** - mixed use redevelopment of brownfield land in the town centre

These themes are expanded upon on below.

Strategic Context

Newton Abbot sits within Teignbridge District, located between the sea and Dartmoor, with easy access to Exeter and Torbay via the A380 and mainline rail links. It is the largest town in the district and forms the central part of the Heart of Teignbridge urban area, comprising

Newton Abbot, Kingsteignton and Kingskerswell. In combination, these communities provide homes for over 42,000 people, representing 50% of the district's urban population. It is the largest market town area in Devon and is a focal point for transport, employment, education, homes, culture and recreation.

Identifying growth in and around this main town is important if we are to reduce car dependency and maximise access to nearby services, public transport and active travel, thereby minimising our carbon emissions.

Future proofing development is a key consideration and will be embedded within proposals. Future proofing measures will include:

- To support low or zero carbon development by requiring the use of efficient 'fabric first' building design and dwelling or community wide renewable energy technologies that minimise energy dependency;
- All new dwellings or employment space must ensure fixed and mobile gigabit-capable digital connectivity is provided throughout;
- Ensure future phases of the development are designed with consideration of potential spatial impacts of autonomous vehicles and disruptive new technologies and services, and;
- Ensure all residential and employment parking spaces are fitted with an electric vehicle charging point or at least made EV ready through the installation of a ducted circuit to enable an EV charging point to be easily installed.

By 2040, we will have delivered transformational growth that accords with the objectives and actions identified under the following themes:

1. Affordability

Teignbridge already has an affordability ratio of 10.5 (meaning homes cost more than 10 times

household incomes). This has been worsening at a fast rate over the last decade. We need to deliver affordable housing at accelerated rates to meet the growing demand for affordable housing and private rental sector accommodation identified in the GESP Local Housing Needs Assessment.

Collectively the Garden Community opportunities could deliver around 6,800 additional new homes over a 20 year period. These new homes will provide for a mosaic of tenures and housing types in addition to affordable homes, including private rented, Rent to Buy, custom build and modular, all built to high quality sustainable construction standards. This mosaic approach may also provide the means to increase the pace of delivery and a high proportion of affordable homes.

2. Economy

The Garden Community will deliver about 40 ha of new employment space south and west of the town, and along the A382 at Ilford Park (south of the Drumbridges A38 junction). These sites could prove





attractive to businesses relocating from Exeter in particular, where higher value uses will increasingly displace more traditional forms of industry.

In addition, the Council is being pro-active in releasing circa 7 ha of mainly public sector regeneration land in the centre of Newton Abbot for redevelopment that will include a small business incubator centre.

This incubator centre will provide affordable business space for businesses start-ups, thereby supporting indigenous growth in knowledge-based sectors in particular. This is an important element of the wider strategy for strengthening the economy of the town and sub-region, providing better quality, higher skilled jobs, boosting productivity, business start-ups and growth.

Our wider holistic approach to developing attractive neighbourhoods, supporting town centre vitality and viability through regeneration, and providing modern leisure and education facilities is seen as being essential for attracting

and retaining higher value businesses and their skilled employees to the town and driving up low wages.

3. Transport

Two new 'main street' link roads will create a robust structure for growth, opening up and serving the extensions, reducing congestion in the town centre, and opening up potential future housing and employment allocations. These will comprise a new main road between the A383 (Ashburton Road) to the A382 (Bovey Tracey Road) which will open up and serve development at Houghton, and a link between the A381 (Totnes Road) to the Kingskerswell Road (linking to A380) which will enable growth to the south.

The link roads will also provide an opportunity for a new figure-of-eight bus loop to serve the town centre and both new neighbourhoods, linking to the train station and improving the public transport services within the town. These improvements to public transport and the accompanying creation of a network of new cycle

and walking routes is particularly important given the reasonably high levels of peak time traffic congestion currently experienced in the town.

4. Beauty and Identity

The proposals will be shaped by a pioneering approach to landscape-led master-planning, with the overarching structure establishing a resilient and long term structure to accommodate major growth, both in the next 15 to 20 years and beyond.

Development will incorporate locally distinctive designs defined by neighbourhood character areas, with active street frontages and soft landscaped edges blending naturally into the surrounding countryside. Housing will be well integrated, built at varying densities that respond to landscape setting and topography, with increased densities in locations that enable maximised housing delivery.

5. Greening

The extensions will respond to the valuable landscape and historic setting of the countryside and listed buildings surrounding Newton Abbot and will be shaped by significant green infrastructure assets and opportunities. Taking a lead from the existing areas of green infrastructure, we intend to implement a programme of tree planting along new street networks utilising a wide range of different species, thereby supporting our ambitions for creating 'Newton Arboretum'.

Environmentally responsible growth will be essential to ensure the delivery of active travel networks, green space and the protection of the internationally protected species in the area. The proposed transformative growth will also seek to reduce carbon emissions through a 'fabric first' approach to reducing emissions from new homes and to seek to reverse the decline in biodiversity

by providing wildlife enhancements, with a 10% net gain in biodiversity. Our approach to achieving this includes working with landowners, for example to create new hilltop walks and restore Ringslade Quarry incorporating a new countryside park as part of a positive change for this part of town.

6. Leisure and education

A fast growing population will require improved provision of leisure and education facilities. This is seen as essential for improving the health and well-being, employment and overall life outcomes for our residents. As part of the growth plans we will therefore seek to provide a site and impetus for an enhanced leisure centre and the provision of a site for a new secondary school campus in the town.

The much used leisure centre is an important community asset which supports health and fitness services for the whole town and wider catchment area. Ensuring a fit-for-purpose and affordable to access new facility is important in ensuring Newton Abbot is a good place to live.

7. Community

In order to foster community pride and cohesion we will ensure that appropriate facilities are provided to match the scale of the new neighbourhoods. These will include new local centres to meet day-to-day resident needs. In addition, tailored community hub buildings will be provided in each new neighbourhood, incorporating space for primary care and pastoral support.

8. Regeneration

A further significant element of this transformational Garden Town approach focuses on supporting the continued regeneration of Newton Abbot town centre, delivering 250 new homes and new jobs on brownfield land to create an attractive and economically vibrant market town. The success of the town centre is critical to ensuring the town remains

and potentially improves its self-sufficiency, particularly in view of its wider growth. The town centre regeneration proposals have the potential to be transformational in terms of impact on urban character, the diversification of uses, and in helping to respond to consumer demand for a more experiential offer. The Council has already kick-started the regeneration process through its £13m acquisition of the Market Walk Shopping Centre and linked £2m programme of improvements to public areas and shop facades.

The next phase of the regeneration of the town centre is primarily concerned with the redevelopment of the Bradley Lane former industrial area and the town centre Market Street area, totalling about 7 ha. The first phase has commenced with the refurbishment of the central shopping centre and emerging proposals to develop a new 76 bedroom hotel. There is an opportunity to harness the complementary elements of Bradley Lane and the Town Centre to ensure strong connectivity and maximise brownfield development opportunities.

There is a wider need to realise improved town wide bus and sustainable transport routes to and from the town centre out to existing and emerging residential areas. Re-configuring parking arrangements in the town will further support the strengthening of the town centre.

Relocating small marginal industrial uses from the centre of the town to more suitable edge of centre locations, will release brownfield land for redevelopment. The outcome would be to continue the town centre regeneration programme creating new homes and jobs within a mixed-use commercial and residential development.

Plan Making

The Council will decide on the growth locations through the Greater Exeter Strategic Plan and the Teignbridge Local Plan review, which we aim to prepare and adopt by 2022. These will be prepared through extensive community engagement, where all Teignbridge residents will be invited to get involved.



Market Walk BEFORE TRANSFORMATION



Market Walk AFTER TRANSFORMATION







Ministry of Housing,
Communities &
Local Government

Simon Ridley

Decentralisation and Growth

**Ministry of Housing, Communities & Local
Government**

Fry Building
2 Marsham Street
London
SW1P 4DF

Phil Shears
Chief Executive, Teignbridge District Council

Email:
GardenCommunities@communities.gov.uk
Tel: 0303 444 0000

www.gov.uk/mhclg

27 June 2019

Dear Phil,

Re: Newton Abbot Garden Town

I am delighted to confirm that, following a competitive bidding process, you have been selected to join the Garden Communities Programme. We have allocated £150,000 of capacity funding to support the delivery of Newton Abbot Garden Town for the 2019/2020 financial year.

There was a very strong response to the prospectus we published last summer inviting local partners to come forward with ambitious locally-supported new Garden Communities. I am pleased that Newton Abbot Garden Town is one of 19 Garden Villages selected.

The creation of well-planned and designed, locally-led Garden Villages makes a critical contribution to our ambitions both to build 300,000 homes a year by the mid-2020s, and to provide a stable pipeline of homes for the future. But this is not a numbers game – these places have the potential to become vibrant new communities where people can live and work, and to create a legacy that will be enjoyed and valued by future generations. Our ambition is that your new Garden Village sets a new standard for planning and delivering new settlements at scale that can support a local area's housing and economic growth ambitions.

As you know, delivering a Garden Village carries costs that go beyond the typical remit of local authorities: capacity funding ensures that places have the resources to fulfil their growth ambitions. We will be in touch to discuss your plans and approach, including how the funding can be put to best use. Other aspects of our support include expert delivery advice from

Homes England and cross-government brokerage to resolve strategic policy barriers to delivery.

The Garden Communities Programme demonstrates how local partners and central government can work together innovatively to transform local communities. Our support will be focused on enabling the creation of Garden Villages that are beautiful and sustainable; that are supported by the right infrastructure; and that benefit new and existing communities alike.

If you have any questions please contact Frank Danielsigbinobaro, who will be leading on this area of the Garden Communities work on: GardenCommunities@communities.gov.uk

I welcome your ambitious plans for high quality housing growth that Newton Abbot Garden Town represents and look forward to working with you.

Yours Sincerely,



Simon Ridley

Director General, Decentralisation and Growth
Ministry for Housing, Communities and Local Government

EXECUTIVE

LEADER: Cllr Gordon Hook

PORTFOLIO HOLDER: Cllr Alan Connett

DATE: 5th September 2019

REPORT OF: Alan Connett – Portfolio Holder for Corporate Resources
Tracey Hooper – Interim Service Lead for Revenue,
Benefits and Customer Support

SUBJECT: **Council Tax Reduction Scheme - public consultation**

PART I

RECOMMENDATIONS

The Executive is recommended to approve plans to consult with major preceptors and the public on proposals to introduce a new working-age Council Tax Reduction Scheme for the year 2020-21.

It is recommended that we maintain overall support at current levels and that the following key features of our current scheme be retained:

- Maintain maximum support at 100%
- Maintain an Exceptional Hardship Scheme
- Continue to award 100% support to passported claims
- Disregard disability related benefits when calculating income
- Disregard child benefit and child maintenance when calculating income
- Disregard War disablement/widows pension when calculating income
- Limit the no. of dependant children in the calculation to a maximum of two for all new claimants
- Apply the minimum income floor for self-employed claimants
- Capital limit of £6,000
- Allow for childcare costs

It is recommended that the following **additional** features are included in the new scheme:

- Disregard Carers Allowance when calculating income
- Disregard Employment and Support Allowance (support element) when calculating income
- Replace current variable earnings disregard with a standard £25 disregard for all
- Incorporate a Return to Work Incentive for Universal Credit claimants and others by paying support for a period of one month beyond the return to work date.
- Apply the current two dependant children limit used in the calculation to existing claimants
- Remove non-dependant deductions from the scheme
- Disregard payments made under the Windrush Compensation Scheme, We Love Manchester Emergency Fund and similar Government funded compensation schemes
- Reduction to be awarded from the date of change as opposed to the 'Monday following' the date of change
- Remove the requirement for good cause to be proven before backdating the award.
- Increase the 1 month back-date time limit to 12 months.
- Remove the restriction that limits support to maximum Band D property.

1. PURPOSE

- 1.1 The report outlines the main reasons for recommending a move to a new simplified Council Tax Reduction scheme for the year 2020-21 which will be reviewed and revised as appropriate at the end of the year,
- 1.2 The report also seeks permission to consult with precepting authorities (Devon County Council, Police & Crime Commissioner for Devon and Cornwall, Devon and Somerset Fire and Rescue Authority) and such other persons as are likely to have an interest in the operation of the scheme.

2. BACKGROUND

- 2.1 Until 2013, help for low income residents to pay council tax was delivered alongside housing benefit using the national benefit system which prescribed the rules and levels of support for both working age and pensioner households.
- 2.2 The council tax benefit scheme was abolished in 2013 and replaced with a discount scheme known as Council Tax Reduction. The rules for pensioners are still set nationally but it is for billing authorities to determine the rules and levels of support for working age claimants.
- 2.3 Given that we administer housing benefit and Council Tax Reduction together it has always made sense to align the schemes, minimising confusion for claimants and staff alike, and avoiding any increase in administration costs. However, since the rollout of Universal Credit, the benefits arising from alignment with housing benefit have been lost. New claimants and those experiencing a 'triggering' change in circumstances must now apply to the Department for Work and Pensions (DWP) for Universal Credit which includes an amount towards their housing costs, and to the Council for Council Tax Reduction.
- 2.4 Because of this, administration has become increasingly difficult. We typically receive notifications from the DWP of a change in income every month. These changes are often insignificant (e.g. £1 variation in income) but as Council Tax Reduction schemes are fully means tested, even a trivial change requires reassessment, triggering an amended council tax bill and rescheduling of instalment profile. As a result, some households are issued with many bills and a bewildering number of changed instalments each year. This can make it difficult for taxpayers to budget or even understand what is due.
- 2.5 Now that the link with housing benefit has been broken, the burden of carrying out a full means test assessment, which can take a number of weeks to finalise, for what is effectively a council tax discount cannot be justified.
- 2.6 The funding available from Government to administer the scheme has reduced by approximately 44% since 2013 and is expected to fall more sharply as more cases move onto Universal Credit, resulting in more of the administration cost having to be met by the Council. Even if it was desirable to retain the previous means tested system, the administrative costs involved would be prohibitive.

3. INCOME-BANDED SCHEMES

- 3.1 For the reasons outlined above, Councils across the country are starting to move to discount based income-banded schemes. These are characterised by simple rules and straightforward administration, making them transparent to the taxpayer and simple to grant.

- 3.2 South Hams and West Devon introduced an income-banded scheme this year and, although it's early days, this appears to be working well.
- 3.3 There are a variety of schemes in existence but principally these schemes provide support based on bands of income. There are two main types in operation, the grid scheme which takes into account income and household composition, and the banded scheme which looks only at income and pays no regard to household factors. These two types are illustrated below:

Banded Scheme

Earned Income Band	% Council Tax Reduction
1	
2	
3	
4	

Grid Scheme

Earned Income Band	% Council Tax Reduction			
	Single	Couple	Couple with 1 child	Couple with 2+ children
1				
2				
3				
4				

Moving to a discount- based income-banded approach will deliver the following benefits:

Benefits for the taxpayer	Benefits for Billing Authorities
<ul style="list-style-type: none"> • Easy to understand; the income banded grid provides a transparent formula where residents can easily calculate for themselves how much Council Tax Support they will be entitled to. • Easy to apply for; a simple online application form requiring minimal data. • Constancy of award; entitlement will change only if the variation moves the claimant into another band, enabling customers to budget accordingly without confusion of frequent instalment recalculations. • Customers will need to report a change in circumstance only if it moves them into another band. • Higher take up due to ease of application. 	<ul style="list-style-type: none"> • Reduction in admin costs due to fewer changes in circumstances to process and revised bills to issue. • Reduced level of contact from customers seeking explanations of why they have received further revised Council Tax Support award notifications and recalculated Council Tax bills. • Potential for full automation – even as a manual process, discount can be calculated and granted / amended in seconds. • Reduced training for staff. • Protect council tax collection rate by avoiding frequent deferral of payment due dates. • Reduction in appeals to tribunal because rules are simple and less open to interpretation.

- 3.4 There are of course some drawbacks to moving away from a fully-means tested approach; inevitably there will be winners and losers, and the income-bands will create 'cliff edges' – claimants on the edge of the band could lose/gain because of minor difference in income.

4 PROPOSALS FOR 2020-21

- 4.1 On 26th July 2019, the Devon Benefit Officer Group took a report to the Devon Local Government Steering Group recommending that all Devon councils move to income-banded schemes with effect from 2020-21. South Hams and West Devon Councils have already

made this move. They went live with a grid scheme in April 2019 and, although early days, it is reported that the schemes are working well.

4.2 Having considered both styles of income-banded schemes, the grid scheme, although marginally more complex, appears to be the fairer of the two models. Unlike the banded scheme it takes household composition into account allowing for higher incomes in larger households. This is the model adopted by the majority of councils who have moved to income-banded schemes and is the one currently being progressed by all the Devon councils..

4.3 The grid scheme is illustrated in table 1 below.

NB. As far as possible, the income bands are aligned to the applicable amounts that exist within the current Council Tax Reduction scheme up to a maximum of two children. Applicable amounts are prescribed by DWP and represent the income requirements per household type.

Table 1

		Weekly Income & Discount (%)						
		A	B	C	D	E	F	
		£0.00-£75	£75.01-£150	£150.01-£225	£225.01-£300	£300.01-£375	£375.01-£450	
Household	1	Single no Dependant	100%	75%	50%	25%	0%	0%
	2	Couple no dependant	100%	75%	50%	25%	0%	0%
	3	Single one dependant	100%	100%	75%	50%	25%	0%
	4	Couple one dependant	100%	100%	75%	50%	25%	0%
	5	Single two or more dependants	100%	100%	100%	75%	50%	25%
	6	Couple two or more dependants	100%	100%	100%	75%	50%	25%

4.4 Applying a percentage discount mirrors the principles of other types of Council Tax discounts. For example single person discount = 25% reduction.

5. MODELLING

5.1 We have adopted a cost neutral approach to the modelling, aiming to maintain overall support around current levels whilst accepting that a move to a banded scheme will redistribute support across our caseload.

5.2 Whilst it is inevitable that some households will lose, the biggest losses will be amongst those with the highest entitlement under the current means test – the highest household incomes and the largest properties. By its nature, banding provides most support to those on low incomes who will likely experience the most difficulty in paying their council tax bills.

5.3 The modelling carried out to date predicts that just under 2,600 (58%) of households will be unaffected by the change. These are primarily 'passport' cases which will continue to receive 100% support on account of receiving Income Related Employment and Support Allowance, income based Jobseekers Allowance, or Income Support. Many of these households will include persons with disabilities who will continue to receive maximum support. In the new scheme approximately:

- 2,600 will continue to receive the same level of support
- 1,085 are predicted to gain. Average gain £5.70 per week
- 760 are predicted to lose. Average loss £7.29 per week

5.4 See Appendix 1 for summary of impacts on caseload and Appendix 2 for a range of case studies

- 5.5 As the data is modelled based at a fixed point in time this will need to be refreshed to take account of changes in caseload before any final decisions are taken.

6. TRANSITIONAL PROTECTION

- 6.1 When making changes to schemes councils must consider transitional protection. Historically we have done this through our Exceptional Hardship Fund (EHF). This allows claimants to apply for further support where there is financial need and for each case to be considered on its merits. The cost of EHF is shared between County, Teignbridge, Police, and Fire & Rescue, in proportion to the share of the collection fund. This approach has worked well and costs to the Council have been minimal, just £4,000 in 2018/19.

7. CONSULTATION PROCESS

- 7.1 The process for making changes to our Council Tax Support scheme is set out in legislation. This includes the requirement to consult with major preceptors (Devon County Council, Police & Crime Commissioner for Devon and Cornwall, Devon and Somerset Fire and Rescue Authority) and to conduct a public consultation exercise.
- 7.2 Following the case of (R (Moseley) v London Borough of Haringey) 2014, any consultation on changes to council tax reduction schemes must also include an option for any current scheme to be retained on the same level of funding with a consequent reduction in funding for other services. As such, there will be questions in the consultation paper on these options
- 7.3 Subject to Executive approval we aim to commence consultation with major preceptors with immediate effect and then conduct a 6 week consultation with the public and other stakeholders commencing mid- September to early November 2019.
- 7.4 At this stage we are proposing a draft scheme for consultation. There is still scope, following consultation, for members to vary the percentages, the income bands, build in other protections and transitional arrangements prior to the final scheme being approved if required.

8. MAIN IMPLICATIONS

- 8.1 **Financial** – The cost of the Council Tax Reduction scheme falls on the collection fund with each preceptor meeting the cost in proportion to their precept share. For Teignbridge this share is 8.85% of total cost. The proposal to consult on a cost neutral scheme which maintains overall support at current levels, would assist with our medium-term financial planning. Any increase in council tax will impact on the overall cost of the scheme and will need to be factored into council budget.
- 8.2 **Legal** – In considering changes to the Council Tax Reduction scheme, the Council must take into account the provisions of the Council Tax Reduction Schemes (Prescribed Requirements) (England) 2012 and subsequent amendments.
- 8.3 Since the introduction of Council Tax Reduction schemes there have been a number of legal challenges against other local schemes. Most of these challenges have been in relation to the consultation undertaken and have questioned whether due regard was given to any equality impact assessment when changes were made to schemes.
- 8.4 Billing authorities are required to review their schemes each year and decide if they want to make any changes. Before any changes can be implemented, they must be subject to public consultation. Decisions on Council Tax Reduction scheme must be made by a meeting of Full Council.

8.5 **Equality Impacts** – Before any decisions are taken in relation to changes to the Council Tax Reduction scheme, full regard must be had to equality impacts. We have identified summary impacts arising from the proposed new scheme in appendix 1 and will have a finalised Business Impact Assessment (BIA) at the time we go out to public consultation. Members will be asked to consider the BIA alongside the consultation results before any decisions are taken.

9. GROUPS CONSULTED

9.1 The Devon Local Government Steering Group and the Chief Finance Officer have been consulted and are supportive of the move to an income-banded scheme.

10. TIME-SCALE

10.1 In order to meet the timetable to introduce a new scheme in April 2020 this consultation must be concluded by early November 2019. The consultation will run for a period of 6 weeks.

10.2 Decisions on schemes to run from 1st April each year must be made by a meeting of Full Council before 11th March that year.

11. JUSTIFICATION

11.1 To comply with the provisions of Schedule 1a of the Local Government Finance Act 1992, as inserted by schedule 4 to the Local Government Finance Act 2012, which requires the authority to consider whether, for each financial year, the Council Tax Reduction scheme is to be revised or replaced and to consult with major preceptors and such other persons as it considers are likely to have an interest in the operation of the scheme, prior to making any determination.

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

10.00 a.m. on 12.09.19

Tracey Hooper
Interim Service Lead for Revenue,
Benefits & Customer Support

Cllr Alan Connett
Portfolio Holder for Corporate Resources

BELOW TO BE FILLED IN BY REPORT AUTHOR:

Wards affected	All
Contact for any more information	Tracey Hooper 01626 215266
Background Papers (For Part I reports only)	Current CTR Scheme: Exceptional Hardship Policy
Key Decision	Y
In Forward Plan	Y
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	1: Summary Impacts on Caseload 2: Case studies

APPENDIX 1 – Summary analysis

Banded Scheme Caseload analysis	Existing Scheme			New Scheme				Unaffected by change or change is less than 50p pw		Affected by change or change is greater than 50p pw	
	No's	Expenditure	Average Weekly Award	No's	Expenditure	Average Weekly Award	Average Weekly Gain/Loss	Cases	% of Group	Cases	% of Group
Single	1,813	£1,842,972	£19.44	1,813	£1,855,325	£19.57	£0.13	1,389	77	424	23
Couple	341	£442,495	£24.82	333	£412,364	£23.13	-£1.69	206	60	135	40
Lone Parent +1	767	£629,759	£15.70	766	£712,356	£17.76	£2.06	369	48	398	52
Lone Parent +2	556	£465,595	£16.02	553	£538,277	£18.52	£2.50	238	43	318	57
Lone Parent +>2	273	£279,335	£19.57	263	£259,600	£18.19	-£1.38	148	54	125	46
Couple +1	198	£213,177	£20.59	192	£194,136	£18.75	-£1.84	71	36	127	64
Couple +2	227	£221,309	£18.65	220	£221,158	£18.63	£-0.02	69	30	158	70
Couple +>2	233	£247,533	£20.32	168	£177,426	£14.56	£-5.75	73	31	160	69
Applicant Gender - Male	1,381	£1,447,069	£20.04	1,352	£1,410,723	£19.53	-£0.51	960	70	421	30
Applicant Gender - Female	3,027	£2,895,106	£18.29	2,956	£2,959,919	£18.70	£0.41	1,603	53	1,424	47
All Passported (including unquantifiable disability benefits in payment)	1,973	£2,341,510	£22.70	1,973	£2,371,788	£22.99	£0.29	1,889	96	84	4
All households with a disability benefit in payment (including quantifiable passported cases)	441	£477,964	£20.73	397	£396,085	£17.18	£-3.55	167	38	274	62
All Standard claims (no disability benefit in payment)	1,994	£1,522,701	£14.61	1,938	£1,602,769	£15.37	£0.77	507	25	1,487	75
Total Working Age Scheme	4,408	£4,342,175	£18.84	4,308	£4,370,642	£18.96	£0.12	2,563	58	1,845	42

APPENDIX 1 – Summary analysis

Banded Scheme Caseload analysis	Increase in level of discount		Reduction in level of discount		Increase in discount between £5 and £9.99 pw		Increase in discount of over £10 pw		Reduction in discount between £5 and £9.99pw		Reduction in discount of over £10 pw	
	Cases	Average Gain pw	Cases	Average Loss pw	Cases	Average Gain pw	Cases	Average Gain pw	Cases	Average Loss pw	Cases	Average Loss pw
Single	248	£5.31	176	£6.18	70	£7.33	34	£12.83	71	£7.32	24	£12.11
Couple	37	£4.61	98	£7.50	13	£7.71	2	£19.66	38	£6.89	30	£13.65
Lone Parent +1	332	£5.76	66	£5.13	155	£6.91	36	£11.21	31	£6.29	6	£11.69
Lone Parent +2	266	£6.21	52	£5.30	130	£7.14	39	£11.33	20	£5.91	8	£12.79
Lone Parent +>2	36	£4.85	89	£5.96	16	£6.01	4	£11.02	37	£6.20	17	£13.76
Couple +1	51	£5.06	76	£7.84	27	£7.09	0	£0.00	39	£7.32	19	£15.76
Couple +2	82	£6.78	76	£7.06	44	£7.18	14	£12.84	31	£7.26	19	£14.87
Couple +>2	33	£4.69	127	£11.32	8	£7.36	3	£12.44	39	£7.89	63	£17.82
Applicant Gender - Male	195	£5.13	226	£7.55	80	£7.24	13	£13.24	86	£7.42	53	£16.14
Applicant Gender - Female	890	£5.75	534	£7.19	383	£7.06	119	£11.79	221	£6.83	133	£14.71
All Passported (including unquantifiable disability benefits in payment)	84	£6.89	0	£0.00	29	£7.34	13	£15.34	0	£0.00	0	£0.00
All households with a disability benefit in payment (including quantifiable passported cases)	57	£4.58	217	£8.20	11	£7.69	6	£12.37	81	£7.08	65	£15.93
All Standard claims (no disability benefit in payment)	944	£5.67	543	£6.94	423	£7.03	113	£11.58	226	£6.96	121	£14.67
Total Working Age Scheme	1,085	£5.70	760	£7.29	463	£7.07	132	£11.98	307	£6.99	186	£15.11

34

Cases with highest gains

Case 1

Single Parent with 3 children aged 18 (non-dependant), 11 and 8

In private rented accommodation receiving £30.93 housing benefit against a rent liability of £196.15 per week

Weekly Income		
Earned Income	£167.09	
Child Tax Credit	£173.40	
Working Tax Credit	£58.64	
Child Benefit	£34.40	disregarded
Child maintenance	£11.54	disregarded
Total Weekly Income	£445.07	Of which £45.94 disregarded
Less rent paid	£165.22	
Net Weekly Income	£279.85	

0% entitlement under current CTR Scheme – Lone Parent Premium + Family Premium + 2 Children Premium. Non-dependant deduction. Nil entitlement

25% entitlement under Grid Scheme - Qualifying income (total income less income disregards, less £25 earnings disregard) £374.13 is within the qualifying income bands and would receive 50% CTR

Case 2

Couple with 3 children aged 21 (non-dependant), 13 and 9

Housing Association tenant receiving £87.66 per week housing element of UC against a rent liability of unknown.

Weekly Income		
Earned Income	£232.62	
Net UC award	£127.71	
Child Benefit	£34.40	disregarded
Total Weekly Income	£394.73	Of which £34.40 disregarded

1% entitlement under current CTR Scheme - UC Standard Premium + UC Housing Element + UC Child Element less non-dependant deduction of £12.20 results in negligible entitlement of 1% CTR

50% entitlement under the Grid Scheme - Qualifying income (total income less income disregards, less £25 earnings disregard) £335.33 is within the qualifying income bracket and would receive 50% CTR

Case 3

Couple with 2 children aged 28 (non-dependant) and 23 (non-dependant)

Owner occupiers

Weekly Income		
Earned Income	£160.00	
Total Weekly Income	£160.00	

29% entitlement under current CTR Scheme – Couple premium. Due to 2 non-dependant deductions qualifies for 29% CTR

75% entitlement under Grid Scheme - Qualifying income (total income less £25 earnings disregard of £135.00 is within the qualifying income bracket and would receive 75% CTR

Cases with highest losses

Case 4

Couple with 4 children aged 15, 11, 3 & 3. The 15 year old is disabled and attends school for special needs

Housing Association tenants receiving 100% Housing Benefit (£190.32 pw) so no rent to pay

Weekly Income		
Earned Income	£346.23	
Child Tax Credit	£121.24	
Carer's Allowance	£66.15	disregarded in grid scheme only
Child Benefit	£61.80	disregarded
DLA for 1 child (higher rate)	£149.00	disregarded
Total Weekly Income	£744.42	Of which £276.95 disregarded
Less rent paid	£0	
Net Weekly Income	£744.42	

100% entitlement under current CTR Scheme - Has Family Premium + 4 Child Premiums + Carer Premium + Disabled Child Premium + Enhanced Child Disability Premium resulting in 100% entitlement

0% entitlement under Grid Scheme – Qualifying income (total income less income disregards, less £25 earnings disregard) of £442.47 is between £375.01 - £450.00 band so 25% entitlement.

Case 5

Couple with 5 children aged 12, 11, 9, 7, 3. The 11 year old has low needs disability and attends main stream school

Housing Association tenants receiving 100% Housing Benefit (£188.42 pw) so no rent to pay

Weekly Income		
Earned Income	£100.00	
Child Tax Credit	£387.03	
Child Benefit	£75.50	disregarded
DLA for 1 child (lower rate)	£88.00	
Total Weekly Income	£650.53	Of which £163.50 disregarded
Less rent paid	£0	
Net Weekly Income	£650.53	

100% entitlement under current CTR Scheme – Has Couple Premium + 5 Child Premiums + Disabled Child Premium resulting in 100% entitlement

0% entitlement under Grid Scheme - Qualifying income (total income less income disregards, less £25 earnings disregard) of £462.03 is outside of qualification income bracket so nil entitlement

Case 6

Couple with 6 children aged 14, 13, 9, 9, 4, 2

Housing Association tenants receiving £165.89 per week housing benefit (93% of rent liability)

Weekly Income		
Earned Income	£185.48	
Child Tax Credit	£328.68	
Working Tax Credit	£49.55	
Child Benefit	£89.20	disregarded
Total Weekly Income	£652.91	Of which £89.20 disregarded
Less rent paid	£13.24	
Net Weekly Income	£639.67	

98% entitlement under current CTR Scheme - No disabilities, Couple Premium + Family Premium + 6 Children Premium – results in almost maximum entitlement.

0% entitlement under Grid Scheme – Qualifying income (total income less income disregards, less £25 earnings disregard) of £538.71 is outside of maximum income bracket so nil entitlement

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Public Notice and Annual Forward Plan - SEPTEMBER 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
- 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 September 2019

Matter for Consideration	Date of Decision	Council Date	Private Decision	Key Decision?	Report Author(s) & Contact Name & number
Garden Communities	5 Sep 2019		Open	Yes	Report Of Simon Thornley, Business Manager - Spatial Planning Contact: Tel: 01626 215706
Armed Forces Covenant Action Plan	5 Sep 2019		Open	Yes	Report Of Amanda Pujol, Interim Head of Service Delivery and Improvement Contact: Tel: 01626 215301
Council Tax Reduction Scheme wef 1st April 2020	5 Sep 2019		Open	No	Report Of Tracey Hooper, Revenue, Benefits & Fraud Manager Contact: Tel: 01626 215266
Land at Staplehill Road, Newton Abbot	5 Sep 2019		Fully exempt	No	Report Of Donna Best, Estates & Development Manager Contact: Tel: 01626 215467
Electric Vehicles Policy	8 Oct 2019		Open	Yes	Report Of David Eaton, Environmental Protection Manager Contact: Tel: 01626 215064
Local Development Scheme Update Update to the Local Development Scheme (i.e. the document that sets out the timetable for preparing the Greater Exeter Strategic Plan, the Local Plan and Wolborough Masterplan)	8 Oct 2019		Open	Yes	Report Of Michelle Luscombe, Principal Policy Planner Contact: Tel: 01626 215754

Matter for Consideration	Date of Decision	Council Date	Private Decision	Key Decision?	Report Author(s) & Contact Name & number
East – West cycle route (Ashburton Road, Newton Abbot).	8 Oct 2019		Open	Yes	Report Of Estelle Skinner, Green Infrastructure Officer, Contact: Tel: 01626 215755
Teignbridge Design Framework and Wolborough Masterplan DPD	8 Oct 2019		Open	Yes	Report Of Rachel Tuckett, Senior Planning Officer Contact: Tel: 01626 215706
Budget monitoring – revenue & capital and treasury management	8 Oct 2019		Open	Yes	Report Of Martin Flitcroft, Chief Finance Officer Contact: Tel: 01626 215246
Proposed Chargeable Neighbourhood Planning Service for Non-Statutory Functions	8 Oct 2019		Open	No	Report Of David Kiernan, Principal Planning Policy Officer Contact: Tel: 01626 215758
Local Plan Working Group To establish a Local Plan Working Group consisting of 9 members to informally consider and discuss the Teignbridge Local Plan Update.	8 Oct 2019		Open	Yes	Report Of Michelle Luscombe, Principal Policy Planner Contact: Tel: 01626 215754
Polling District Review	31 Oct 2019	19 Nov 2019	Open	No	Report Of Cathy Ruelens, Electoral Services Manager Contact: Tel: 01626 215103
Budget monitoring – revenue & capital and treasury management mid year review	28 Nov 2019		Open	Yes	Report Of Martin Flitcroft, Chief Finance Officer Contact: Tel: 01626 215246
Initial budget proposals 2020/21	7 Jan 2020	14 Jan 2020	Open	Yes	Report Of Martin Flitcroft, Chief Finance Officer Contact: Tel: 01626 215246

Matter for Consideration	Date of Decision	Council Date	Private Decision	Key Decision?	Report Author(s) & Contact Name & number
Final Budget Proposals 2020/21.	6 Feb 2020	24 Feb 2020	Open	Yes	Report Of Martin Flitcroft, Chief Finance Officer Contact: Tel: 01626 215246
Teignbridge Design Framework and Wolborough Masterplan DPD – Proposed Submission	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
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, Interim Head of Operations Contact: Tel: 01626 215852
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

Matter for Consideration	Date of Decision	Council Date	Private Decision	Key Decision?	Report Author(s) & Contact Name & number
Dawlish Warren Habitat Mitigation			Open	Yes	Report Of Fergus Pate, Principal Delivery Officer Contact: Tel: 01626 215466