

E-mail: comsec@teignbridge.gov.uk

7 November 2019

FULL COUNCIL

To all Members of Teignbridge District Council

A meeting of the **Full Council** will be held on **Tuesday, 19th November, 2019** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**



Phil Shears
Managing Director

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 5 - 14)
To approve as a correct record and sign the minutes of the previous Council meeting.
3. **Chairman's announcements**
4. **Declarations of interest**
5. **Stover Park Presentation**

A short presentation by Jon Avon on the Stover Park Project.

6. **Public questions session under Council Procedure Rule 4.5(j) (if any)**

Members of the Public may ask questions in accordance with procedure rules. A maximum period of 15 minutes will be allowed with a maximum of three questions and a 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. **Councillor questions under Council Procedure Rule 4.5(k) (if any)**

The deadline for Members questions is at least three clear working dates before the meeting

8. **Notices of motion under Council Procedure Rule 4.5(l)**

Notice of Motion's shall be referred to the appropriate Committee meeting. The mover of the motion can outline the proposal and then it will stand adjourned. The motion may be debated to assist debate later if agreed by two-thirds of Council Members.

Councillor Foden supported by Councillors Connett, Keeling, J Hook, Jeffries, Taylor and Wrigley.

A notice of motion to Teignbridge District Council that we declare our support for The Royal British Legion's campaign to 'Stop the Service Charge'.

The Royal British Legion is calling on the government to remove indefinite leave-to-remain fees for commonwealth armed forces personnel who have served at least 4 years.

The UK relies on the bravery and sacrifice of members of the UK Armed Forces drawn from across the Commonwealth, yet charges them thousands of pounds to continue to live here when they leave service. This has to end.

Currently when Commonwealth personnel leave the UK Armed Forces and wish to apply to continue to live in the country they have served for years, they face thousands of pounds of fees to do so. A Service leaver and their partner are presented with a bill of £4778 to continue to live in the UK, before taking children into account. While waiting for a decision on their settlement status, former personnel are unable to seek employment and may be denied access to statutory support in the same way as their UK civilian peers.

There are currently over 4,700 personnel serving in the UK Armed Forces from Commonwealth countries, with more recruited each year.

Teignbridge District Council is signed up to the Armed Forces Covenant.

Resolve that Teignbridge District Council declare its support for the Royal British

Legion's campaign to 'Stop the Service Charge' and to write to the Government calling on them to abolish the Indefinite Leave to Remain (ILR) fees for Commonwealth servicemen and women.

Councillors Nutley and H Cox supported by Councillors Connett, Dewhirst, Foden, Hayes, Goodman-Bradbury, J Hook, Nuttall, Parker, L Petherick, J Petherick and Swain.

Motion to support the RSPCA campaign regarding fireworks and Firework Displays

Teignbridge Council resolves:

- Teignbridge Council understands the anxiety and stress caused to vulnerable people and family pets by the random use of fireworks in the days before and after November 5th each year, or outside of properly organised firework events.*
- Council agrees to write to the Government encouraging new legislation on the sale and use of fireworks so that those available to the public for private displays are limited to 90dB.*
- Council also calls on the Government to work with firework manufacturers, leading retailers and, for example, the RSPCA, to introduce a national Code of Good Practice for organisers of public firework displays, to include good standards of advance advertising for events.*
- Teignbridge to amend its own Booking Forms to highlight the RSPCA campaign and good practice for firework displays, which will be shared with Town and Parish Councils. Working together we can encourage all public firework displays on council owned land to be well advertised in advance of the event, and individual notices delivered to the homes closest to the display.*
- Utilising the council's own media and social media channels, Teignbridge will promote the RSPCA public awareness campaign about the impact of fireworks on animal welfare and vulnerable people - including the precautions that can be taken to help mitigate risks.*

9. **Connecting Devon and Somerset Broadband contribution** (Pages 15 - 38)
10. **Chudleigh Shared Equity Scheme** (Pages 39 - 52)
11. **Review of Polling Districts and Polling Places** (Pages 53 - 72)
12. **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

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

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

13. Housing Development at East Street and Drake Road Newton Abbot (Pages 73 - 90)

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

FULL COUNCIL

24 SEPTEMBER 2019

Present:

Councillors Austen, Bradford, Bullivant, Clarence, Colclough, Connett, Cook, D Cox, H Cox, Daws, Dewhurst, Foden, Goodman-Bradbury, Gribble, Haines, Hayes, G Hook, J Hook, Jeffery, Jeffries, Keeling (Chairman), Kerswell, MacGregor, Morgan, Mullone, Nuttall, Orme, Parker-Khan, J Petherick (Vice-Chairman), L Petherick, Phipps, Russell, Swain, Taylor, Thorne and Wrigley

Apologies:

Councillors Eden, Evans, Hocking, Jenks, Nutley, Parker, Patch, Peart, Purser, Rollason and Tume

Officers in Attendance:

Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer
Phil Shears, Managing Director
Paul Woodhead, Solicitor & Deputy Monitoring Officer

50. MINUTES

The minutes of the Full Council on the 29 July 2019 were approved as correct and signed by the Chairman.

51. CHAIRMAN'S ANNOUNCEMENTS

The Chairman brought Members attention to the recent visit by HRH Prince of Cambridge visit to Chudleigh fire station and asked Members to support Andy's Man Club a charity that supports men with who are at risk of suicide and helps them to deal with their mental health issues.

52. DECLARATIONS OF INTEREST

None.

53. PUBLIC QUESTIONS SESSION UNDER COUNCIL PROCEDURE RULE 4.5(J)

The public questions and members responses are attached to the minutes.

Members of the Public asked the following supplementary questions, the answer to which some would be provided in writing later in the week. *[For ease of reference these answers are set out in square brackets below]:-*

In response to the supplementary question regarding many local peoples concerns over the use of the car park late at night with shouting, slamming car doors and tooting horns, which would affect the amenity of the whole area. The questioner suspected that residents should have been notified by Planning Law. If that was the case does it invalidate the decision made at the February Planning meeting, which agreed to the DCFA request?

Response from the Portfolio Holder for Planning

[I would refer you to the Mid Devon Advertiser of 14th September 2018 (filed on page 5 of the TDC Planning Portal on the same day under 'Advert') in which the relevant public notice reads "18/01690MAJ NEWTON ABBOT - Devon County Football Association, Coach Road. Construction of an external 3G Artificial Turf Pitch (ATP) with fencing and associated hard standing and car parking area".

Alongside this published public notice, further notification would have appeared in the form of a standard site notice which would have been affixed to adjoining fencing, a telegraph pole or a street lamp. You will note that the block plan of the application shows neither the pitch nor the car park directly abutting any residential properties. If, as suggested, no residents had received direct mail from the Council, then this may have been the reason for such an omission. I would note however that Coach Road residents living close to site were amongst the first to contact the authority regarding the proposals, which would seem to point to some properties nearby receiving individual notices.

Finally, I would refer you to the Conditions Discharge Summary on the Planning Portal dated 4th June 2019. This shows that a number of conditions relating to site acoustics which are required are yet to be undertaken. It would be my expectation that these conditions will soon be met - and to this end I will forward ask the Planning Department for these measures to be followed up as quickly as possible, to the benefit of all those living near to the football pitch.]

In response to the supplementary question regarding the questioners shared 50 metre access boundary with the Devon County and the playing field being surrounded by trees which will made it an acoustic bowl. Car fumes would linger and will be blown over into the path of houses in Coach Road. Surely this goes against the local authority air quality plan.

The Leader responded that it was the council's responsibility to monitor air quality in the area.

In response to the supplementary question regarding refusal in February 2019 of the Wolborough Barton development what steps are the council taking to ensure full transparency?

The Leader responded that it was important that the Council was as transparency as possible and he is working hard to ensure that this was the case.

54. COUNCILLOR QUESTIONS UNDER COUNCIL PROCEDURE RULE 4.5(K)

The Members' questions and responses are attached to the minutes.

Members asked the following supplementary questions, the answer to some which would be provided in writing later in the week. [*For ease of reference the answers are set out in square brackets below*]:-

Further to his questions, Councillor Bullivant commented that the Council had zero debt when the current administration took over and refuted the claims of financial mis-management in the previous administration. He was disappointed with the lack of information in the responses to his questions.

The Portfolio Holder for Corporate Services referred to the Audit Scrutiny Committee 21 March 2019 minutes which stated Council's net exposure to external borrowing in the four year period of 2019-2023, would be around £45 Million if all the proposed projects went into the Capital Programme.

Further to his questions, Councillor Connett asked supplementary questions with regards to what action the Council would take to improve the relationship with the Environment Agency, what action was being taken to bring the Environment Agency to account for the dumping of 10.000 tonnes of soil, and assurance to Whitstone residents if the Environment Agency do not enforce their own legislation.

[The Portfolio Holder for Planning thanked Councillor Connett for the supplementary questions. He had every sympathy with local residents on the subject of the threat of flooding from run off from this land, having witnessed at first-hand how rapidly water levels can rise in this area during adverse weather conditions. He would therefore very much hope that these supplementary questions and other questions can be properly resolved at the meeting arranged with Business Manager Strategic Place to which local residents and the Environment Agency have also been invited.]

Further to Councillor Bullivant's supplementary question regarding the Fur Trade, the Portfolio Holder for Waste Management & Environmental Health commented that the notice of motion was to support the Market Inspectors and Trading and Standards.

Councillor Daws asked a supplementary question with regards to his three times asked question of why was it publicly stated in 2012 that the population forecasts in 2033 were 151k when the 2012 ONS forecasts were 138k. He had communication from the 18th December 2012 from APC that delivered these numbers to you and the rational that supported the fact that the housing numbers creating an oversupply. Something that is now apparent.

[The Portfolio Holder for Planning responded that his answer to this was as noted in my earlier written response - but for the record, it was not possible to

prepare this report until the Executive had considered whether an update of the 2013-2033 Local Plan was required at the 5-year review point. As has been pointed out since, due to the legal requirement under the National Planning Policy Framework (NPPF) to comply with the Government's increased housing need calculation of 760 houses per year, we continue to have a 5-year land supply, albeit with a reduced margin.

You are correct in saying the five year land supply is a live document in that it should assess our year-on-year housing completions (with windfalls) together with our unbuilt allocations. You are incorrect, I am sad to say, in continuing to refer to the 2012 figure of 620 houses per year in any workable sense. While you dispute this figure, I am sure you would acknowledge it was found sound by the Planning Inspector in 2014 - however the only number which any Planning Appeal Inspector would recognise today is the one with which we are now obliged to move forward in our review - the Government's housing need calculation for our District of 760 houses per year.]

Councillor Daws asked a supplementary question to his second question, he commented that to halt the environmental disaster that is the current Local Plan, could the Council commit to a full and proper review of the Local Plan? One that looks at sites and housing numbers and balances these fully against an holistic zero carbon planning approach that puts the protection of the natural world at its centre. As Sir David Attenborough outlined recently, crimes against the natural environment will soon be seen as morally defensible as the slave trade. Can the council do everything it can to halt our currently flawed Local Plan and stop Teignbridge District Council being rolled out as worst practice in legal case law for decades to come.

[The Portfolio Holder for Planning confirmed that the Council was committed to a full and proper review of the Local Plan, looking at all sites and the quantum of housing within them. This review will also be informed by those external and local organisations (such as ClientEarth and ACT) whereby best science can be encouraged and employed to help us towards our ambitious zero carbon 2025 target for our district.]

In response to Councillor Parker-Khan supplementary question, the Leader commented that he shared the Councillors concerns regarding the Devon and Somerset Fire Authorities consultation process and that they did not accept the Council's invite to address Members.

In response to Councillor Parker-Khan supplementary to her second question, the Portfolio Holder for Climate Change Emergency and Housing commented that the Council was committed to look at all its services to address the climate change emergency and the appointment of a Climate Change Officer would support this commitment going forward.

Councillor Mullone asked a supplementary question regarding the process of entering into Section 106 agreements before planning permissions were approved, was this pre-determination of planning applications and questioned the five year land supply and housing numbers.

The Portfolio Holder for Planning commented that in the case that mentioned that the Section 106 agreement was necessary to protect the Council should an application be determined at appeal.

55. NOTICES OF MOTION UNDER COUNCIL PROCEDURE RULE 4.5(L)

Members considered a Notice of Motion submitted by Councillor Dewhirst supported by Councillors H Cox, J Hook, H Cox, Foden, Goodman-Bradbury, Nutley, Nuttall, J Petherick, L Petherick and Wrigley that:-

This Council notes that:

- *The United Kingdom has outlawed the farming of animals for their fur on ethical grounds since 2000 and that the use of one of the most common traps used to catch animals for their fur has been illegal for many years.*
- *Nonetheless fur products are imported from overseas nations, particularly China, where such bans do not operate and where there is virtually no animal welfare legislation in force.*
- *Real fur comes from animals raised in deplorable conditions or trapped in the wild and killed inhumanely.*
- *Regrettably these products are often found for sale on public markets in the UK and customers can inadvertently buy them thinking them to be made of imitation fur.*

Accordingly Council resolves to:

- *Prohibit the sale of any product wholly or partially made with real animal fur on Council owned land and at Council run or Council leased markets. This ban to cover such items as fur coats, vintage fur, fur shawls, garments with fur trim, fur pompom hats, and fur accessories and trinkets.*
- *Support the Fur Free Markets campaign of the animal welfare charity, Respect for Animals, the UK's leading anti-fur organisation, by:*
 - *Becoming a signatory to the initiative.*
 - *Seeking the advice and assistance of the charity in the enforcement of this ban.*

Councillor Dewhirst stated that this Notice of Motion would assist the Market Supervisors and Trade and Standards to enforce prohibiting the sale of animal fur products on Council owned land and at Council run or Council leased markets. He proposed and seconded by Councillor Connett that the Notice of Motion stand adjourned to Executive for a report on the matter to detail what policies the Council could put in place to support the Notice of Motion. The proposal was carried unanimously.

RESOLVED that the Notice of Motion stand adjourned and be referred to Executive.

56. 2018/19 STATEMENT OF ACCOUNTS INCLUDING THE ANNUAL GOVERNANCE STATEMENT

The Chairman of Audit Scrutiny Committee presented the Statement of Accounts 2018/19 which had been considered by Audit Scrutiny Committee for Council approval.

Members were advised of the delay by Grant Thornton in the annual audit of the accounts and that there had been an increase in fees caused by the additional work that Grant Thornton had had to undertake to look at the potential impact of the McCloud Pension case judgement. This unprecedented case could possibly impact all Local Authorities, a note had been added to the Council's accounts regarding the potential financial liability impact to the Council of £1.2 million. Council officers were continuing dialogue to look to mitigate or reduce the proposed increase in fees.

The recommendation was proposed the Chairman of Audit Scrutiny Committee seconded by Councillor J Petherick and carried.

RESOLVED that:-

- 1) the 2018/19 Statement of Accounts be approved including the Annual Governance Statement and letter of representation as recommended by the Audit Scrutiny Committee subject to any final adjustments agreed with the external auditors to be reported to Council; and
- 2) the Audit Findings Report from Grant Thornton be note and the actions arising from the action plan be approved.

57. PROGRESSING CARBON NEUTRAL

The Portfolio Holder for Climate Change Emergency and Housing presented the report which set out the Council's initial response to its declaration of a Climate Change Emergency made on the 18 April 2019 and the proposed framework for moving towards a Carbon Neutral District by 2025. The Council was making good progress and the report proposed the appointment of a dedicated officer to take forward the Councils work to address its declaration of a Climate Change Emergency. The Council would be working with Devon County Council, Towns and Parishes, community groups including Action for Climate in Teignbridge (ACT) and individuals to identify how they could engage with the Council's work and to offer advice and assistance. Public meetings would be held across the district so the Council could engage with all to work towards a Carbon Neutral District by 2025.

During discussion Members raised the following:-

- Welcome the declaration of the Climate Change Emergency
- Every single decision the Council took should be examined to ensure that it addressed the real emergency of Climate Change
- Need to consider the loss of amenity and green space and the effect this will have on climate change

- Need for all of us to change and challenge ourselves and do all we can
- Right housing in right place
- Part of the challenge was to lobby central government for change
- There was a need for a National Framework
- The Council needs to clear what it could achieve

The Leader thanked all the members for their commitment in the Council's fight against Climate Change and the need to support all the residents of Teignbridge to look at their way of life and see where they could make changes to help address this emergency.

The Portfolio Holder for Climate Change Emergency and Housing concluded that the current planning policy system was created by central government and that huge changes were required at that level to address the climate change emergency. It was the district council role to do what they could and also to lobby central government. There would be engagement with residents on the review of the Local Plan.

The recommendation was proposed by the Portfolio Holder for Climate Change Emergency and Housing, seconded by the Leader and carried unanimously.

RESOLVED that the

- (1) the progress made be noted; and
- (2) the appointment of a dedicated officer for this work be approved.

58. CONSTITUTION WORKING GROUP REPORT

The Leader presented the report which set out the Constitution Working Group's (CWG) recommendations on changes to the Constitution. This was work in progress, the CWG would meeting again over the coming months and further reports would be presented to Council in due course. This report extended the 'call-in' for planning applications to cover district councillors of contiguous wards and parish / town councils. The CWG would keep the number of call-ins under review over the coming 6 months and any significant issues would then be considered by the CWG and, if it is so minded to do so in response to the review findings, may recommend to full Council that the right may be removed.

The recommendation was proposed by the Leader seconded by Councillor Haines and carried unanimously.

RESOLVED that the Constitution amends be approved as follows:-

1. (a) The format (including content) of the Constitution be revised as outlined in Section 3; and
 - (b) Delegated authority be given to the Monitoring Officer to make such minor amendments to the Constitution as they consider appropriate (including changes to reflect current legislation, organisational

arrangements, to promote clarity and to enable the Constitution to be kept up to date).

2. The Scheme of Delegations be amended to:
 - (a) Reflect current legislation and operational arrangements;
 - (b) Extend the 'call in' procedure for planning applications as detailed in Section 4.3 to cover district councillors of contiguous wards and parish / town councils for at least six months subject to a review of its application not revealing significant resource implications for the Council as outlined in Section 4.3; and
 - (c) Delegate operational matters to CMT as detailed in Section 4.4;
3. The Constitution Working Group reconvene to consider the additional matters outlined in section 5 of the report and report back with its recommendations (if any) to full Council before the end of the municipal year.

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

The Leader proposed, seconded by the Portfolio Holder for Corporate Resources that, because of the financial sensitivity and staffing negotiations and in the public interest, the Council go into Part II session and exclude the press and public. This was carried.

RESOLVED that under Section 100 (A) (4) of the Local Government Act 1972 that press and public be excluded from the meeting of the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 3 and 4 of Part 1 of Schedule 12 A of the Act and such restricted consideration was in the public interest.

60. SHERBORNE HOUSE, NEWTON ABBOT

The Portfolio Holder for Corporate Resources presented the report on Sherborne House, Newton Abbot, to advise Members of continuing negotiations and to ensure that the necessary authority and delegated powers were in place to further advance this regeneration project.

The recommendation was proposed by the Portfolio Holder for Corporate Resources, seconded by Portfolio Holder for Waste Management & Environmental Health and carried unanimously.

RESOLVED that Portfolio Holder for Corporate Resources, Interim Head of Commercial Services and Chief Financial Officer be given delegated powers to approve the final scheme as outlined in the preceding Council report and detailed in the circulated report.

61. APPOINTMENT OF HEADS OF SERVICE TO THE SENIOR LEADERSHIP TEAM (SLT)

The Leader presented the recommendation from the Appointment & Remuneration on 4 September 2019 to approve the Senior Management Structure following a consultation and recruitment process.

The recommendation was proposed by the Leader, seconded by Councillor J Petherick and carried unanimously.

RESOLVED that the internal permanent appointments to the Senior Leadership Team of Head of Operations, Head of Community Services & Improvement and Head of Corporate Services be approved.

The meeting started at 10.04 am and finished at 12.05 pm.

Chairman

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TEIGNBRIDGE DISTRICT COUNCIL

COUNCIL

19 NOVEMBER 2019

PART I

| | |
|-------------------------------|--|
| Report Title | Connecting Devon and Somerset contribution |
| Purpose of Report | 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. |
| Recommendation | The Committee RESOLVES that subject to satisfactory assurances being received from Connecting Devon & Somerset about this council's investment in rural broadband achieving enhanced provision and support in this district, that Teignbridge continues to invest the currently identified £250,000. That the matter is delegated to the Managing Director, in consultation with the Leader of the Council, to conclude an agreement. |
| Financial Implications | <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> |
| Legal Implications | <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> |
| Risk Assessment | <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> |

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| Environmental/ Climate Change Implications | 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. David Eaton, Environmental Protection Manager Tel: 01626 215064 Email: david.eaton@teignbridge.gov.uk |
| Report Author | Neil Blaney, Economy Manager Tel: 01626 215233 Email: neil.blaney@teignbridge.gov.uk |
| Portfolio Holder | Cllr Nina Jeffries, Portfolio Holder for Business, Economy and Tourism |
| Appendices / Background Papers | Appendix 1 – Overview and Scrutiny Committee report and Minutes 15.10.2019 (Agenda item 10) http://democracy.teignbridge.gov.uk/ieListDocuments.aspx?CId=136&MId=1495 Appendix 2 – Executive Committee report 31.10.19 (agenda item 11) http://democracy.teignbridge.gov.uk/ieListDocuments.aspx?CId=135&MId=1479 Appendix 3 – Confirmation letter from DCC (awaited) |

1. INTRODUCTION / BACKGROUND

- 1.1 On 15th 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 On 31st October 2019 the Executive considered the views of the Overview and Scrutiny Committee and the informal reassurances given by the Connecting Devon and Somerset Programme Director that the Council's contribution would be wholly spent within Teignbridge.

- 1.5 The Executive resolved to make the recommendation as set out at the beginning of this report, namely 'that subject to satisfactory assurances being received from Connecting Devon & Somerset about this council's investment in rural broadband achieving enhanced provision and support in this district, that Teignbridge continues to invest the currently identified £250,000. That the matter is delegated to the Managing Director, in consultation with the Leader of the Council, to conclude an agreement.'
- 1.6 A formal letter has been requested to this effect and will be appended to the report once received.

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TEIGNBRIDGE DISTRICT COUNCIL
OVERVIEW AND SCRUTINY COMMITTEE
TUESDAY 15TH OCTOBER 2019

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| Report Title | Connecting Devon and Somerset contribution |
| Purpose of Report | 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. |
| Recommendation(s) | <p>The Overview and Scrutiny Committee notes and supports the report, and requests Executive Committee to RECOMMEND to Council that:</p> <p>(1) The Council continues with its commitment to contribute £250,000 to the Connecting Devon and Somerset broadband rollout programme</p> |
| Financial Implications | <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> |
| Legal Implications | <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> |
| Risk Assessment | <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> |
| Environmental/Climate Change Implications | <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> |
| Report Author | <p>Neil Blaney, Economy Manager Tel: 01626 215233 Email: neil.blaney@teignbridge.gov.uk</p> |

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| Portfolio Holder | Cllr Nina Jeffries, Portfolio Holder for Business, Economy and Tourism |
| Appendices | <ol style="list-style-type: none"> 1. Press release from Connecting Devon and Somerset regarding cancellation of Gigaclear contract: https://www.connectingdevonandsomerset.co.uk/15621-2/ 2. Reports and minutes of Full Council meeting agreeing original contribution: https://www.teignbridge.gov.uk/committee-meetings-and-agendas-archive/full-council-meetings/full-council-2016-2017/6-june-2016/ 3. Briefing note of delivery in Teignbridge by March 2018: https://www.connectingdevonandsomerset.co.uk/wp-content/uploads/2018/03/CDS-Teignbridge-Members-Brief-Issued-270318.pdf 4. Economic benefits of Superfast Broadband: https://www.gov.uk/government/publications/evaluation-of-the-economic-impact-and-public-value-of-the-superfast-broadband-programme |
| Part I or II | Part I |
| Background Papers | <ol style="list-style-type: none"> 1. Options available for delivery of rural broadband 2. Business Impact Assessment |

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.

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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 Scheme¹

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.

¹ <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. 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: raised | Guaranteed access to fibre broadband by Spring |

| | | |
|----------------------------------|---|--|
| | £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. | 2015. Download speeds from 30 Mbps to 80Mbps. Customer service speeds depend on the product, distance from cabinet and internal wiring in their property. |
| Lancaster Way Business Park, Ely | 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. | Tenants can receive download speeds of just under 60Mbps and upload speeds of around 20 Mbps. |
| Binfield Heath, Oxfordshire | 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. | Residents and businesses have access to broadband speeds of up to 80Mbps. |
| Fell End, Cumbria | 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 Holhird Trust, TalkTalk Digital Heroes and BT. | 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 |
| Islip village, Oxfordshire | Not included in BT's commercial fibre roll-out | Households and businesses can receive |

| | | |
|---------------------------------------|---|---|
| | <p>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.</p> | <p>broadband speeds of more than 30Mbps</p> |
| <p>Little Wenlock, Shropshire</p> | <p>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.</p> | <p>Residents now receive download speeds of up to 80Mbps and upload speeds of up to 20Mbps.</p> |
| <p>Preston Village, Hertfordshire</p> | <p>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.</p> | <p>Residents can now receive download speeds averaging 55Mbps</p> |
| <p>Frilford, Oxfordshire</p> | <p>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 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</p> | <p>Superfast broadband speed of up to 1000Mbps delivered by Gigaclear</p> |

| | | |
|---|---|--|
| | 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 ¹

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;"> +3 ← 0 → -3 </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;"> +3 ← 0 → -3 </div> |
| Jobs or training opportunities | +2 |
| Business investment within the area | +2 |

¹ Guidance notes are available to help fill in this form at www.teignbridge.gov.uk/biaguidance.

| | |
|---|----|
| Tourism | +2 |
| 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 (https://www.gov.uk/government/publications/evaluation-of-the-economic-impact-and-public-value-of-the-superfast-broadband-programme) 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"> • The programme created incentives for suppliers to extend coverage to premises that would not have otherwise received it • Over 70% of premises upgraded with Building Digital UK (BDUK) subsidies would not have otherwise received coverage within 2 years of the upgrade • Commercial viability increased with time as take up rates rose • 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 <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> |
|--|--|
| | <div style="border: 1px solid black; padding: 5px; display: inline-block;"> +3 ← 0 → -3 </div> |
| Age Children (Under 16) – 16.3% | 0 |
| Young (16-24) – 9.0% | 0 |
| Working age (25-59) – 42.8% | 0 |
| Older (60+) – 31.9% | 0 |
| Men – 48.4% | 0 |
| Women – 51.6% | 0 |
| Transgender – c. 0.01% | 0 |
| BAME (Black, Asian, minority ethnic) – 3.8% | 0 |

| | |
|---|----|
| LGB (lesbian, gay, bisexual) – c. 5% | 0 |
| Marriage and Civil Partnership - 52% | 0 |
| Religion and belief – 71.9% | 0 |
| Disability – 20.6% | +1 |
| Pregnancy and Maternity | 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**? N/A

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

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

(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 | Signed <u> <i>Kay O'Flaherty</i> </u> Date <u> 24th September 2019 </u> |
| BID | Signed <u> <i>Neil Blaney</i> </u> Date <u> 24th September 2019 </u> |
| | Date the BIA should be reviewed/renewed <u> Date 24th September 2020 </u> |

TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

31 OCTOBER 2019

PART I

| | |
|-------------------------------|---|
| Report Title | Connecting Devon and Somerset contribution |
| Purpose of Report | 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. |
| Recommendation(s) | <ol style="list-style-type: none">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.2. To make a recommendation to Council on the next steps. |
| Financial Implications | <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> |
| Legal Implications | <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> |
| Risk Assessment | <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> |

| | |
|---|--|
| Environmental/ Climate Change Implications | 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. David Eaton, Environmental Protection Manager Tel: 01626 215064 Email: david.eaton@teignbridge.gov.uk |
| Report Author | Neil Blaney, Economy Manager Tel: 01626 215233 Email: neil.blaney@teignbridge.gov.uk |
| Portfolio Holder | Cllr Nina Jeffries, Portfolio Holder for Business, Economy and Tourism |
| Appendices / Background Papers | Appendix 1 – Overview and Scrutiny Committee report 15.10.2019 (agenda item 10) http://democracy.teignbridge.gov.uk/ieListDocuments.aspx?CId=136&MId=1495 Appendix 2 – Minutes of Overview and Scrutiny Committee meeting – (to be inserted) |

1. REPORT DETAIL

- 1.1 On 15th 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

FULL COUNCIL PART 1

19TH NOVEMBER 2019

| | |
|---|---|
| Report Title | SHARED EQUITY SCHEME IN CHUDLEIGH |
| Purpose of Report | To seek Council approval for Section 106 offsite affordable housing contributions of £667,559 generated within the Parish of Chudleigh to be used for a Shared Equity Scheme within the Parish. |
| Recommendation(s) | The Executive 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. |
| Financial Implications | (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. |
| Legal Implications | (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. |
| Risk Assessment | See Section 2.12. Risks are relatively minor and can be mitigated against. |
| Environmental/ Climate Change Implications | 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. |
| Report Author | Graham Davey, Housing Enabling and Development Manager Tel: 01626 215412 Email: graham.davey@teignbridge.gov.uk |
| Portfolio Holder | Councillor Jackie Hook Portfolio Holder for Climate Emergency and Housing |
| Appendices | None |
| Background Papers | Overview and Scrutiny Committee Report 15 th January 2018 re Teignbridge Shared Equity Scheme |

1. PURPOSE

To seek Council approval, following the recommendation of the Executive on 31st October 2019, 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 15th 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 8th 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 24th April 2019 and approved. The new Chudleigh Town Council were briefed on the scheme on 1st 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:

| Risk | Impact | Likelihood | Mitigation |
|--|---------------|-------------------|---|
| Properties do not increase in value or decrease in value and applicants cannot pay deposit | 5 | 2 | Current property values in TDC have increased on average of 7.29% amount per year. |
| Applicants unable to pay loan at end of term due to financial circumstance | 5 | 1 | Robust financial assessment of 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.

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OVERVIEW & SCRUTINY COMMITTEE

CHAIRMAN: Cllr Mike Haines

DATE: 15 January 2018

REPORT OF: Business Manager, Housing and Health

SUBJECT: TEIGNBRIDGE SHARED EQUITY SCHEME

PART I

1. PURPOSE

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

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

2. BACKGROUND

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

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

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

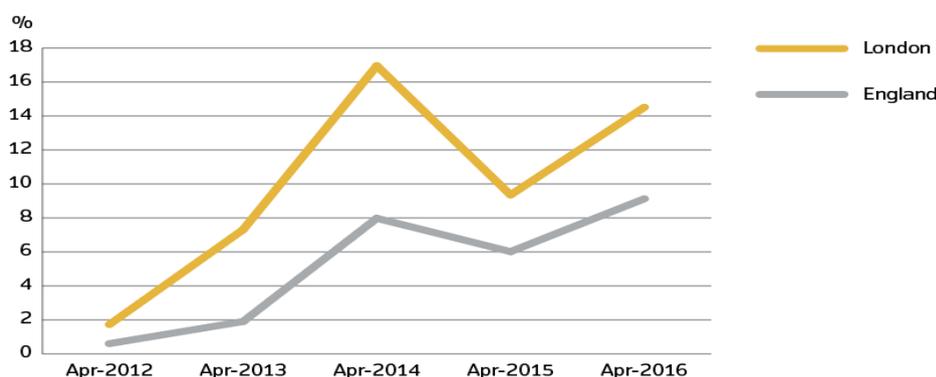
TEIGNBRIDGE DISTRICT COUNCIL

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

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

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

UK House Price Index England: April 2016



3. MAIN IMPLICATIONS

How does it work?

Eligibility

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

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

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Considerations

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

Legal considerations- Impact of Consumer Credit Act 1974.

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

Risk

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

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

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| | | | |
|---|---|---|---|
| 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 |

| | | | | |
|---------------------------------|-------|------------|----------|--|
| Total of all three loans | 72875 | 84196.58** | 11321.58 | 15.53% gross return on investment |
|---------------------------------|-------|------------|----------|--|

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.

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4. GROUPS TO BE CONSULTED

Comments from Legal and Financial Services.

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

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

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

6. TIME-SCALE

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

7. CONCLUSION

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

Amanda Pujol, Business Manager, Housing and Health

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

TEIGNBRIDGE DISTRICT COUNCIL**COUNCIL****THURSDAY 19 NOVEMBER 2019**

| | |
|---|--|
| Report Title | REVIEW OF POLING DISTRICTS AND POLLING PLACES |
| Purpose of Report | To ensure that all electors have reasonable voting facilities and that polling places are accessible to electors, including those with disabilities. |
| Recommendation(s) | <p>That:</p> <p>(1) The draft Polling District Places Order be approved; and</p> <p>(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).</p> |
| Financial Implications | Implications are referred to in 2.1 Martin Flitcroft, Chief Finance Officer Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk |
| Legal Implications | Implications are referred to in 2.2 Karen Trickey, Head of Legal Services Tel: 01626 215119 Email: karen.trickey@teignbridge.gov.uk |
| Risk Assessment | Implications are referred to in 2.3 Cathy Ruelens, Electoral Services Manager Tel: 01626 215103 Email: cathy.ruelens@teignbridge.gov.uk |
| Environmental/ Climate Change Implications | Implications are referred to in 2.4 David Eaton, Environmental Protection Officer Tel: 01626 215064 Email: david.eaton@teignbridge.gov.uk |
| Report Author | Cathy Ruelens, Electoral Services Manager Tel: 01626 215103 Email: cathy.ruelens@teignbridge.gov.uk |
| Portfolio Holder | Cllr Gordon Hook, Leader of the Council and Portfolio Holder for Corporate Services |
| Appendices | 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 |
| Part I or II | Part 1 |
| Background Papers | 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, in line with the recommendation of Executive on 31 October 2019; 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.

DRAFT

Polling Places for Central Devon Constituency

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| 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

| | | | | |
|-----|------------------------------|--|--------------------|-----------------------------------|
| 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

| | | | | |
|-----|---------------------------------|---|------------------------|---|
| 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 |

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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 |
| 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 |

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| NAJ | DAWLISH (SOUTHERN) | Southern part of Dawlish Parish forming part of the South West Ward of the Parish of Dawlish | Dawlish | Holcombe Village Hall St Gregory's church 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 |

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| 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 | |
| 8 | 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 Salvation Army Church & Community Centre | |

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| 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 |

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Teignmouth

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| 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 |

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DRAFT**APPENDIX C
TEIGNBRIDGE DISTRICT COUNCIL****SCHEDULE OF POLLING DISTRICTS, DESIGNATED
POLLING STATIONS AND NUMBER OF ELECTORS**

| POLLING DISTRICT | POLLING PLACE | DESIGNATED POLLING STATION(S) | NUMBER OF ALLOCATED ELECTORS |
|-------------------------------------|----------------------|--|-------------------------------------|
| 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 | 67 Dunsford Village Hall | 453 |

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| 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 |

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| 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 | 253 * |

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| 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 |

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| 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 Richard Newton Hall | Station 1: 1034 Station 2: 981 Station 1: 681 |

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|--------------------------------|------------|--|-----------------------|
| 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