

E-mail: comsec@teignbridge.gov.uk

5 January 2022

FULL COUNCIL

A meeting of the **Full Council** will be held on **Thursday, 13th January, 2022** in the **Buckland Athletic, Kingskerswell Road, Newton Abbot, TQ12 5JU** at **10.00 am**

PHIL SHEARS
Managing Director

Membership:

Councillors Austen, Bradford, Bullivant, Clarence, Colclough, Connett, Cook, D Cox, H Cox, Daws, Dewhirst, Eden, Evans (Vice-Chair), Foden, Goodman-Bradbury, Gribble, Haines, Hayes, Hocking, G Hook, J Hook, Jeffery, Jeffries, Jenks, Keeling, Kerswell, MacGregor, Morgan, Mullone, Nutley, Nuttall, Orme, Parker-Khan, Parker (Chair), Patch, Peart, J Petherick, L Petherick, Phipps, Purser, Rollason, Russell, Swain, Taylor, Thorne, Tume and Wrigley

Please Note: The public can view the live streaming of the meeting at [via our Youtube Page](#) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

A G E N D A

Part I

1. **Apologies for absence**

2. **Minutes**

(Pages 5 - 12)

To approve as a correct record and sign the minutes of the previous Council meeting.

3. **Announcements (if any)**

Announcements only from the Chair of Council, Leader, Members of the Executive or the Managing Director.

The Managing Director had been advised by the Independent Group Leader of the appointment of Cllr J Petherick to the Planning Committee.

4. **Declarations of interest (if any)**

5. **Council Tax Base 2022/23**

(Pages 13 - 18)

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

Members of the public may ask questions. A maximum period of 15 minutes will be allowed with a maximum 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. **Recommendation from Audit Scrutiny Committee - Appointment Process - External Audit**

The Chair of Audit Scrutiny Committee will present the recommendation of [the Audit Scrutiny Committee 27th October, 2021](#),

RECOMMENDED that the Audit and Scrutiny Committee recommend that acceptance of the invitation to opt in to the national scheme for auditor appointments from April 2023 be approved by Council.

8. **Recommendation from Executive - Notice of Motion - moving with the times - 21st Century Councils**

The Leader will present the recommendation from the [Executive on Tuesday, 4th January, 2022](#)

RECOMMENDED that Full Council:-

- (1) Write to the Department of Levelling Up, Housing and Communities (DLUHC) urging a permanent amendment to the meeting rules set out in the Local Government Act 1972 be enabling local authorities to hold virtual, hybrid or physical meetings;
- (2) Write to the Members of Parliament serving Teignbridge to ask for support for this flexible approach to council meetings; and
- (3) Continue to explore the use of technology to develop online meetings to attract a wider audience once our request has been successful.

9. **Play Area Refurbishment - The Den Teignmouth**

(Pages 19 - 26)

10. **Councillor Questions (if any)**

Members of the Council may ask questions of the Council subject to procedural rules.

The deadline for questions is no later than three clear working days before the meeting.

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

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FULL COUNCIL

30 NOVEMBER 2021

Present:

Councillors Bullivant, Clarence, Colclough, Connett, Cook, D Cox, H Cox, Daws, Dewhirst, Eden, Evans (Vice-Chair), Goodman-Bradbury, Gribble, Hayes, Hocking, G Hook, J Hook, Jeffery, Jeffries, Jenks, Keeling, Kerswell, MacGregor, Morgan, Mullone, Nutley, Nuttall, Parker-Khan, Parker (Chair), Patch, J Petherick, L Petherick, Phipps, Rollason, Russell, Swain, Taylor, Thorne, Tume and Wrigley

Apologies:

Councillors Austen, Bradford, Foden, Haines, Orme and Peart

Officers in Attendance:

Trish Corns, Democratic Services Officer
Martin Flitcroft, Chief Finance Officer & Head of Corporate Services
Christopher Morgan, Trainee Democratic Services Officer
Louise Raymond, Communications Manager
Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer
Phil Shears, Managing Director
Tim Slater, HR and Organisational Development Manager
Paul Woodhead, Head of Legal Services & Monitoring Officer to the Council

62. MINUTES

It was proposed by the Leader, seconded by the Executive Member for Member for Recycling, Household Waste and Environmental Health that the minutes be approved.

Cllr Patch proposed that the minutes be deferred in order that the supplementary questions and responses be written into the minutes, this was seconded by Cllr Eden, put to the vote and lost.

The minutes of the meeting on 20 September 2021 were approved and signed as a correct record by the Chair.

63. ANNOUNCEMENTS

The Chair brought to Members attention that woodland known as Perridge estate was the joint winner of the All-England Woodland Resilience Award.

Cllr Taylor, with permission of the Chair, gave a sincere apologies for his part in what occurred at the last meeting of this Council and that he would not act in that manner in the future.

The Chair stated that agenda item 18 would be taken after agenda item 19.

64. DECLARATIONS OF INTEREST

Cllr Patch commented that he made a judgement call on putting these declarations of interest in the public domain. In respect on agenda item 8 (minute no.68) as he was engaged in legal action against Teignbridge District Council and the Interim Monitoring Officer was representing the Council in respect of this legal action. He also declared that he had submitted a complaint for the breach of the officer's code of conduct against Interim Monitoring Officer. He commented he would take part in the debate but not vote.

65. PUBLIC QUESTIONS

Public question and response attached.

See the live stream - [Full Council - YouTube](#).

66. 2020/21 FINAL ACCOUNTS INCLUDING THE ANNUAL GOVERNANCE STATEMENT

The Executive Member for Corporate Resources proposed the recommendation and thanked Grant Thornton, the External Auditors, and officers for their work on concluding the audit. This was seconded by Cllr Morgan.

Julie Masci from the external auditors Grant Thornton commented that there were no significant issues. There was qualification around the valuations this was a very complex area and the detail of this was being looked at by the moderators.

The Chief Finance Officer advised that payments to ex-employees was detailed in the accounts annually.

RESOLVED that:-

- (a) The 2020/21 Statement of Accounts including the Annual Governance Statement and letter of representation as recommended by the Audit Scrutiny Committee be approved subject to any final adjustments agreed with the external auditors and reported to Council;
- (b) The Audit Findings Report from Grant Thornton be approved and the actions arising from the action plan be noted; and
- (c) The mid year review of Treasury Management for 2021/22 as recommended by Executive on 2 November be noted.

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

The Chair proposed, seconded by the Leader that because of information relating to an individual 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 items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1 and 2 of part 1 of schedule 12 A of the Act.

68. RECOMMENDATION FROM THE APPOINTMENTS AND REMUNERATION COMMITTEE - APPOINTMENT OF THE MONITORING OFFICER TO THE COUNCIL

The Head of Legal Services and Interim Monitoring Officer left the meeting for the consideration of this item.

The Leader proposed the recommendation of the Appointments and Remuneration Committee, this was seconded by Executive Member for Recycling, Household Waste and Environmental Health and it was carried.

RESOLVED that the appointment of Paul Woodhead as the Monitoring Officer to the Council be approved.

69. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

The Chair proposed, seconded by the Executive Member for Recycling, Household Waste and Environmental Health that the following items be taken in Part I. This was carried.

70. NEW FINANCIAL MANAGEMENT SYSTEM

The Executive Member for Corporate Services proposed the recommendation be approved, this was seconded by Cllr Morgan and carried.

RESOLVED the proposed capital budget of £267,000 for the replacement of the current financial management system and any associated systems linked to the financial management system be approved.

71. RECOMMENDATION FROM EXECUTIVE - DRIVER AND OPERATIONAL STAFF SALARIES – MARKET FORCES

The Executive Member for Recycling, Household Waste and Environmental Health proposed the recommendation, this was seconded by the Leader and carried.

RESOLVED that the Driver and Operational Staff salary changes be approved.

72. RECOMMENDATION FROM LICENSING AND REGULATORY COMMITTEE - GAMBLING POLICY

The Deputy Chair of Licensing and Regulatory Committee proposed the recommendation be approved, this was seconded by Cllr Russell and carried.

RESOLVED that the amended Statement of Principles be approved.

73. RECOMMENDATION FROM AUDIT SCRUTINY COMMITTEE - REVIEW OF THE FINANCIAL THRESHOLDS - CONTRACT PROCEDURE RULES

The Chair of Audit Scrutiny Committee proposed the recommendation, this was seconded by Cllr Rollason and carried.

RESOLVED that the revision of the financial thresholds within the Contract Procedure Rules be approved as stated in table 2 of 3.7 of the report.

74. RECOMMENDATION FROM STANDARDS COMMITTEE - APPOINTMENT OF TOWN/PARISH REPRESENTATIVES

The Chair of Standards Committee proposed the recommendation for the appointment of Sheila Brooke and Jane Taylor as the Town/Parish Representatives to sit on Standards Committee, this was seconded by the Leader and carried.

It was noted that this was initially for a period of two years.

RESOLVED that Sheila Brooke and Jane Taylor be appointed as the Town/Parish Representatives on Standards Committee.

75. RECOMMENDATION FROM PROCEDURES COMMITTEE - LATE INFORMATION PLANNING COMMITTEE

It was proposed by the Chair and seconded by the Leader that the recommendations be approved.

Cllr Patch proposed an amendment that the recommendations be deferred until a full and through review of the planning process had been undertaken, this was seconded by Cllr Macgregor, put to the vote and the amendment was lost.

The substantive recommendations were put to the vote and it was:-

RESOLVED that:-

- (1) All Councillors be reminded that the deadline for submission of new information on planning applications being considered by the Planning Committee is two clear working days prior to the meeting and no later; and
- (2) Any new information or submissions regarding planning applications should be submitted to the planning email address planning@teignbridge.gov.uk by two clear working days prior to the meeting.

76. RECOMMENDATION FROM PROCEDURES - NOTICE OF MOTION ON VARIATIONS OF CONDITIONS ON MAJOR PLANNING APPLICATIONS

The Chair proposed the recommendations be approved, this was seconded by the Leader and carried.

RESOLVED that:-

- (1) Members and Parish Councils can request that applications to vary conditions (including legal aspects) be called-in to Planning Committee in-line with the Council's usual process: and
- (2) A report on the variations to conditions for major applications that have been approved be placed on the Planning Committee for information.

77. COMMITTEE SEATS ALLOCATION

The Leader proposed the recommendation for the committee seat allocations as per the printed agenda and circulated update sheet, this was seconded by Cllr Macgregor.

Cllr Daws proposed an amendment that Cllr Patch be allocated a seat on Planning Committee, this was seconded by Cllr Mullone put to the vote and lost.

The substantive motion was put to the vote and it was:-

RESOLVED that the Seat Allocation be agreed as below:-

Committee	Total Seats	Lib Dems	Cons	Inds	NSN	Lib Dem Ind Grp	Ind – No Group
Overview & Scrutiny (1)	13	6	3	2	1	1	0
Overview & Scrutiny (2)	13	6	3	2	1	1	0
Planning	17	8	4	3	1	1	0

Licensing & Regulatory	11	5	3	2	1	0	0
Audit Scrutiny	8	4	2	1	1	0	0
Standards	6	3	2	1	0	0	0
Strata Scrutiny	3	1	1	1	0	0	0
Total	71	33	18	12	5	3	0

Not politically balanced:-

Name of Committee	Chair	Lib Dems	Cons	Inds	NSN	Lib Dem Ind Grp	Ind No Grp
Procedures Committee	Chair of Council	2 plus Group Leader	2 plus Group Leader	2 plus Group Leader	Group Leader	Group Leader	0

Name of body other than ordinary committee	Places	Lib Dems	Cons	Inds	NSN	Lib Dem Ind Grp	Ind No Grp
Highways & Traffic Orders - Teignbridge	3	2	1	0	0	0	0

- Overview and Scrutiny Committee (1) nomination – Cllr Macgregor
- Overview and Scrutiny Committee (2) nomination - Cllr Eden
- Licensing and Regulatory Committee nomination – Cllr Linda Goodman-Bradbury
- Procedures Committee – Cllr Macgregor

78. NOTICES OF MOTION

Cllr Swain presented his Notice of Motion on the constitution. This was referred to Procedures Committee for consideration.

The Leader presented his Notice of Motion on moving with the times - 21st Century Councils This was referred to the Executive for consideration.

Cllr Macgregor presented his Notice of Motion on a vote of no confidence in the Leader.

Some Members asked for a debate in line with Council Procedural Rule 4.9.4 having two thirds of those present needed to agree to a debate. A recorded vote was asked for by at least five Members under Procedure Rule 4.13.5 and it was lost.

Recorded vote under Procedure Rule 4.13.5

*For: Cllrs Daws, Eden, Hocking, MacGregor, Mullone and Patch
(6 Members)*

*Against: Cllrs Bullivant, Colclough, Connett, D Cox, H Cox, Dewhirst, Goodman-Bradbury, Gribble, Hayes, G Hook, J Hook, Jeffrey, Jeffries, Jenks, Keeling, Kerswell, Morgan, Nutley, Nuttall, J Petherick, Phipps, Rollason, Russell, Swain, Taylor, Wrigley, Evans and Parker.
(28 Members)*

*Abstain: Cllrs Clarence, Parker-Khan, L Petherick and Tume.
(4 Members)*

Cllr Cook did not vote.

Absent: Cllrs Austen, Bradford, Foden, Haines, Orme, Peart, Purser and Thorne.

(8 Members)

The Leader gave a statement in response to this Notice of Motion of no confidence.

Cllr Macgregor proposed his Notice of Motion, this was seconded by Cllr Eden, put to the vote and lost.

A recorded vote was asked for by at least five Members under Procedure Rule 4.13.5.

Recorded vote under Procedure Rule 4.13.5

*For: Cllrs Daws, Eden, Hocking, MacGregor, Mullone and Patch
(6 Members)*

*Against: Cllrs Bullivant, Colclough, Connett, D Cox, H Cox, Dewhirst, Goodman-Bradbury, Gribble, Hayes, G Hook, J Hook, Jeffrey, Jeffries, Jenks, Keeling, Kerswell, Morgan, Nutley, Nuttall, J Petherick, Phipps, Rollason, Russell, Swain, Taylor, Wrigley, Evans and Parker.
(28 Members)*

*Abstain: Cllrs Clarence, Parker-Khan, L Petherick and Tume.
(4 Members)*

Cllr Cook did not vote

*Absent: Cllrs Austen, Bradford, Foden, Haines, Orme, Peart, Purser and Thorne.
(8 Members)*

79. COUNCILLOR QUESTIONS

Member's questions and responses are attached to minutes.

The relevant Executive Member responded to the supplementary questions arising therefrom. See the live stream - [Full Council - YouTube](#) and [Full Council part 2 - YouTube](#)

The meeting started at 10.00 am and finished at 12.50 pm.

Chair

**Teignbridge District Council
Council
13 January 2022
Part i**

COUNCIL TAX BASE 2022/23

Purpose of Report

To consider the proposed council tax base 2022/23 as recommended by the Executive at its meeting on 4 January 2022 as shown at appendix A

Recommendation(s)

That the Council resolve to approve the council tax base of 49,633 for 2022/23 at appendix A of the agenda report

Financial Implications

The financial implications are principally to formulate the predicted council tax numbers to allow all preceptors to identify their income from the precept they set for the financial year 2022/23.

Martin Flitcroft – Chief Finance Officer
Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

The estimate has to be approved by Council and notified to the major preceptors between 1 December 2021 and 31 January 2022. See section 2.2 of the report.

Martin Flitcroft – Chief Finance Officer
Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk

Risk Assessment

The major risk is that the estimate is not accurate and results in a deficit in income from council tax for all preceptors – see section 3.

Martin Flitcroft – Chief Finance Officer
Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk

Environmental/ Climate Change Implications

There are no direct climate change implications within this report.

David Eaton – Environmental Protection Manager
Tel: 01626 215064 Email: david.eaton@teignbridge.gov.uk

Report Author

Martin Flitcroft – Chief Finance Officer
Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk

Executive Member

Councillor Richard Keeling – Executive Member for Resources

Appendices/Background Papers

App A – Council tax base 2022/23

1. PURPOSE

- 1.1 To consider the proposed council tax base 2022/23 as recommended by the Executive at its meeting on the 4 January 2022 as shown at appendix A.

2. BACKGROUND

- 2.1 The council tax base is the estimated number of band D equivalent properties in the district for next year less a small allowance for likely collection losses. The details are shown at section 1 of appendix A. The council tax for each of district, county, fire, police and towns/parishes multiplied by the council tax base gives the income or precept which the district pays to each authority. The district is responsible for collecting council tax.
- 2.2 The estimate for next year must be based on information available on the 30 November. It has to be approved by Council and notified to the major preceptors - county, fire and police between 1 December 2021 and 31 January 2022. Similarly towns and parishes also need the council tax base for their area to calculate their council tax from their precept.
- 2.3 The initial data is extracted from the council tax records. This includes the deduction for council tax support which reduces the base. Finally an estimate is made of the growth in the number of dwellings to 2022/23 based on recent history and this has been calculated at 1%. Thus a total of 50,594.3 is the estimated number of band D properties for next year.
- 2.4 The implications of Covid has had some impact on the collection rate and this has been reflected in the estimate for next year with a collection rate of 98.1% being assumed giving 49,633 for 2022/23. For Teignbridge this base means that at the current council tax level of £180.17 just over £8.9 million of income would be generated next year. This is 2.5% or £220,000 more than in the current year. Estimated 2022/23 income for all preceptors is shown at appendix A section 2 based on the current council tax.

3. RISKS

- 3.1 The risk is the variation in calculating the likely equivalent band D council tax numbers which is influenced by projected housebuilding, numbers in receipt of council tax support and the level of collection from council tax payers. These risks are mitigated by careful analysis of existing data and trends to determine future projections.

4. GROUPS CONSULTED

- 4.1 Parish and town councils are advised of their individual council tax numbers.

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

- 5.1 Immediate – no call in.

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Section 1

Council Tax Base adjustment for Council Tax Support (CTS) and estimated growth						
	Estimated 22/23 Band D Number	21/22 Council Tax £	Estimated Income £	Estimated Collection Rate %	Estimated Net Income £	Estimated 22/23 Base
Full band D at November 2021	55,294.2	2,099.47	116,088,510			
less CTS at November 2021	-5,200.6	2,099.47	-10,918,500			
Starting point based on Nov 2021	50,093.6		105,170,010			
Anticipated growth at 1%	500.7	2,099.47	1,051,200			
Total (rounded)	50,594.3	2,099.47	106,221,210	98.1%	104,202,990	49,633

Section 2

2022/23 Expected Council Tax (CT) Income at Current Council Tax Levels compared with 2021/22				
Preceptor	Estimated CT Base Number	21/22 Council Tax £	Expected income £	
2022/23 expected income (rounded)				
Towns and parishes	49,633	81.46	4,043,100	
District	49,633	180.17	8,942,380	
County	49,633	1,511.28	75,009,360	
Fire	49,633	90.00	4,466,970	
Police	49,633	236.56	11,741,180	
Total (rounded) shows a 2.5% increase in expected income		2,099.47	104,202,990	
2021/22 expected income (rounded)				
Towns and parishes	48,410	81.46	3,943,470	
District	48,410	180.17	8,722,030	
County	48,410	1,511.28	73,161,065	
Fire	48,410	90.00	4,356,900	
Police	48,410	236.56	11,451,870	
Total (rounded)		2,099.47	101,635,340	

**Teignbridge District Council
Full Council
4TH January 2022
Part 1**

Play Area Refurbishment, The Den, Teignmouth.

Purpose of Report

To seek approval for the capital expenditure of £280k Community Infrastructure Levy (CIL)/ S106 funding to refurbish play provision at the Den Teignmouth.

Recommendation(s)

The Committee RESOLVES to:

- I. Approve capital expenditure of £280k, to be funded from CIL and S106 contributions, for refurbishment works as outlined in this report for the play area at the Den Teignmouth.
- II. Delegate authority to the Head of Operational Services, in consultation with the Chief Finance Officer and Executive Member for Leisure, Recreation and Culture to accept the most economically advantageous tender for the works.

Financial Implications

The main financial implication is the expenditure of S106 funds as outlined in section 2.1 or the main report.

Martin Flitcroft Chief Financial Officer

Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

There are no legal implications arising out of this report. However, failure to maintain/keep in good repair the play equipment and other facilities provided by the Council for use by the Public is likely to result in reputational harm to the Council and financial claims – albeit through its insurers.

Paul Woodhead - Head of Legal Services and Monitoring Officer

Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

The proposal will mitigate the current reputational and financial risks from the play equipment which is at the end of its life.

Lorraine Montgomery Head of Operations

Lorraine.Montgomery@teignbridge.gov.uk

Environmental/ Climate Change Implications

High quality facilities on the community's doorstep reduces the need for travel for recreational activities. The procurement evaluation will promote the local economy and sustainable materials.

Lorraine.Montgomery@teignbridge.gov.uk

Report Author

Lorraine Montgomery

Head of Operational Services

Lorraine.montgomery@teignbridge.gov.uk

Executive Member

Cllr John Nutley

Portfolio Holder for Recreation, Sport and Culture

Appendices/Background Papers

Appendix A indicative Plan

1. Introduction/Background

The play area on Den open space Teignmouth seafront, has been one of the Council's prestigious award winning Green Flag sites for over 13 years. This flagship destination play area is currently one of the most popular play areas in the District drawing visitors from all over Teignbridge and the wider area. Whilst the original layout/ design of the play area is still fit for purpose, after 16 years of continuous heavy use the play area has become worn. Recent play inspections have highlighted that the existing play facilities within the Den Play Area are reaching the end of their useful life. This in turn is having a negative impact on maintenance, resources and Green Flag status.

Many of the play area's hard landscaping features such as the perimeter fencing and tarmacadam paths still remain in good condition and will not need replacing as part of the proposed refurbishment. However, all three play zones, the play equipment and the safety surfacing needs complete replacement.

The play value is to be further improved by the addition of an 'access for all' board walk along the North West boundary of the play area to add to the play areas existing three specifically designated play zones which serve the needs of toddlers, juniors and young teenagers. Set within the play zones is a central seating area and

an interactive wet play zone. Given the scale of the play area and its proximity to the sea the play area design enables good adult supervision of all play zones and exit points.

The wet play zone along with the pump house is also in need of some refurbishment. As with the Decoy play area refurbishment, a separate specialist works contract will run side by side with the play area refurbishment.

Through the Council Strategy 'Great Places to Live and Work' and 'Out and About and Active' programmes the Council promotes the provision of well-designed high quality public open space infrastructure and facilities for the local community.

This proposed refurbishment of the play facilities at The Den is to be funded with CIL and S106 funds gained through the Planning process. As a consequence, there will be minimal (if any) impact on the public purse.

The annual parks and open spaces survey collects feedback from the users of our Parks. Information received indicates that the Den is one of the Council's most popular parks and its facilities are highly valued by locals and visitors. Responses from those visiting the park consistently suggest that being able to take children to play is one of the main reasons for visiting the resort and that there is strong support for the need to refurbish the play facilities, to reinstate increase seating opportunities and to improve the operational reliability of the water play feature.

2. Risk Management and Climate Change Impact

2.1 Financial

The proposal has the support of the Council's Capital Review Board, £280k of CIL and S106 is available and is allocated to this scheme in the capital programme. This comprises £66k S106, with the remainder being funded from CIL.

An initial costing for the replacement of zoned play equipment, wet play equipment and pump has been undertaken by the Green Spaces Team in conjunction with the Property Department. This includes a standard contingency sum to cover

unforeseen requirements. The final cost will be dependent on the outcome of the tender process and there is a risk that it may exceed the £280k estimate. There are particular concerns around inflation and supply chains at present. In this eventuality, provided that the Head of Operational Services, in conjunction with the Chief Finance Officer and Portfolio Holder for Leisure and Recreation are in Agreement, that the tender outcome should be accepted (as per Recommendation II above), and up to an additional 10% of CIL funding will be made available for the project. Any further shortfall will be dealt with by value re-engineering the works.

It is anticipated that there would be modest repairs and maintenance savings in the early years following the replacement of equipment.

2.2 Legal

The procurement process will be in accordance with the Council's Procurement Policy and within the Council's Financial Regulations.

2.3 Risks

Recent review highlighted the existing play facilities at Ashburton Road is reaching the end of its useful life and is having an increasing negative impact on maintenance budgets. There is also an increase in potential for reputational harm along with an increased risk of legal challenge and claims.

2.4 Environmental/Climate Change Impact

Provision of good quality open space and play areas within communities means that the local community do not need to travel to such facilities. The procurement criteria will select sustainably produced timber equipment and promote the local economy.

3 Alternative Options

As stated above the existing play facilities at the Den Teignmouth, are reaching the end of their useful life. The alternative option would be to do nothing and continue as is. That would result in:

- The removal each piece of equipment as it becomes unsafe which would eventually lead to the formal play area being non-existent, this

would have a negative impact on the parks popularity and the reputation of the Council.

- A total redesign of the area, not utilising the current layout and replacing hard landscape features that are still serviceable would increase the cost substantially.

4 Timing

The procurement is planned for early 2022 and installation in time for the summer.

Procurement	Jan//Feb 2021
Contract award / Mobilisation period	Feb 2022
Site work commence	March 2022
Completion/ Commissioning	Early June 2022

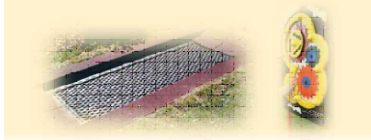
5.0 CONCLUSION

The play facilities at the Den Teignmouth seafront are well used and valued greatly by the community, they are now needing refurbishment/ replacement. The proposed scheme is funded (by CIL and S106), utilises the existing features that are still serviceable and allows for a refit of equipment that will provide updated exciting new facility, whilst reducing the Council's maintenance costs and enabling the area to remain a destination outdoor attraction in this popular resort area.

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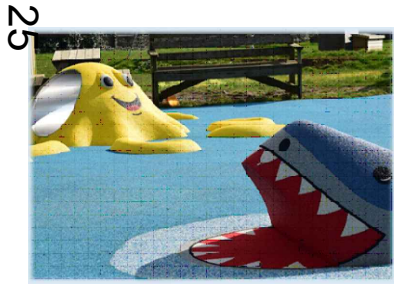
Access for All

The play area will ensure that there is play which will provide access for all. This will include swings, slides, play panels talking tubes, roundabouts, trampolines, water play and more



Toddler Zone

The Toddlers Zone will be completely replaced with an exciting new play theme. The equipment will provide a stimulating and challenging play experience that will look to include opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play and social play. The existing wet pour surfacing will be rejuvenated and brought to life with new 3-D wet pour graphics



Swing upgrades

Existing swings to be replaced thereby offering two additional swing style seats. There will be a three bay, 6 seater swing which will offer a wide variety of swing options for all ages and abilities.



Youth Play Zone

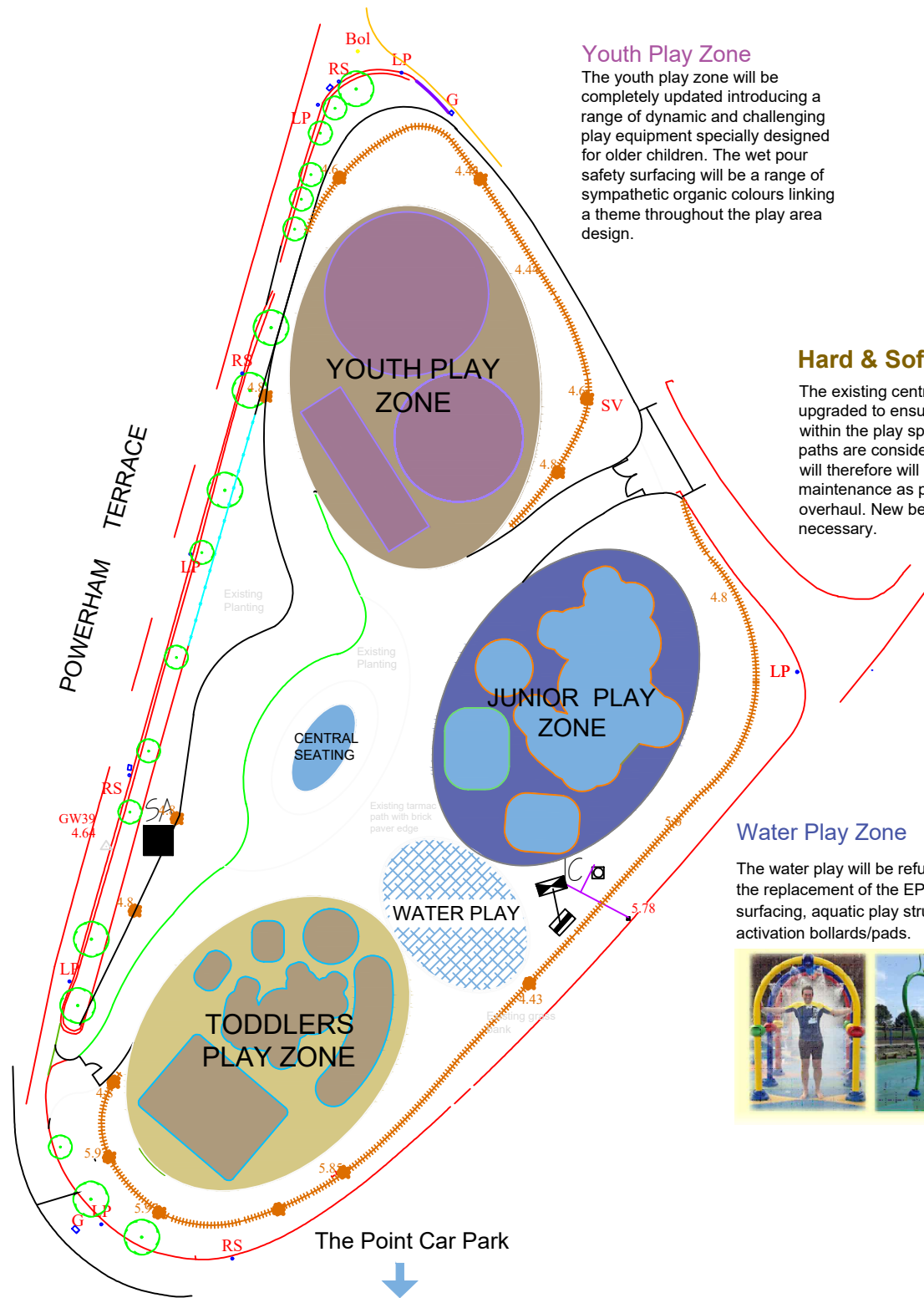
The youth play zone will be completely updated introducing a range of dynamic and challenging play equipment specially designed for older children. The wet pour safety surfacing will be a range of sympathetic organic colours linking a theme throughout the play area design.

Hard & Soft Landscaping

The existing central seating area will be upgraded to ensure a shaded area is provided within the play space. The existing fencing and paths are considered good condition and work will therefore will be limited to general maintenance as part of the major play area overhaul. New benches will be provided as necessary.

Water Play Zone

The water play will be refurbished with the replacement of the EPDM safety surfacing, aquatic play structures and activation bollards/pads.



Notes:-
Figured dimensions must be taken in preference to scaled dimensions.
Contractors, subcontractors and Suppliers must verify all dimensions on site before commencing work or preparing shop drawings.

NO.	Date	Revisions

The Den
Teignmouth

Play Area Improvements
Indicative Plan

CAD File Ref:			
SX No.	Scheme No.	Drp. No.	Rev
	2101	01-A	
SCALE: nts			
Drawn by	Approved	Date	
DAB		Nov 21	

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