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15 May 2023

## **ANNUAL COUNCIL**

**Annual Council** will be held on **Tuesday, 23rd May, 2023** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS  
Managing Director

### **Membership:**

Councillors Atkins, Bradford, Bullivant, Buscombe, Clarence , D Cox, H Cox, Daws, Dawson, Farrand-Rogers, Foden, Gearon, Goodman-Bradbury, Hall, Hayes, Henderson, Hook, Jackman, James, Jeffries, Keeling, Lake, MacGregor, Morgan, Mullone, Nutley, Nuttall, Palethorpe, C Parker, P Parker, Parrott, Peart, Purser, Radford, Rogers, Rollason, Ryan, Sanders, Smith, Steemson, Swain, G Taylor, J Taylor, Thorne, Webster, Williams and Wrigley

**Please Note:** The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting \(public-i.tv\)](#) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

## **AGENDA**

### **Part I**

1. **Apologies for absence**
2. **Election of Chair of the Council 2023/24**
3. **Election of Vice-Chair of the Council 2023/24**

4. **Minutes**

To approve as a correct record and sign the minutes of the Extraordinary Council meeting 14 February 2023 and the Council meeting 21 February 2023.

5. **Announcements (if any)**

Announcements only from the Chair of Council or the Managing Director.

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

7. **Election of the Leader**

8. **Committee Appointment and Political Balance** (Pages 3 - 8)

9. **Outside Bodies** (Pages 9 - 14)

10. **Dawlish Link and Bridge funding arrangements** (Pages 15 - 20)

11. **Increase In Financial Limits** (Pages 21 - 24)

12. **Referral from Audit Scrutiny 18 January 2023 -Anti fraud and Whistleblowing Policies**

The Minute of the Audit Committee 18 January is below:

*The Audit Manager introduced the report. The Committee discussed the whistleblowing policy, staffing impact, the investigation process, protections for the whistle-blower, audit training for the 2023 members' induction, and the anonymous submission form on website.*

*Resolved*

*That the Anti Fraud and Whistleblowing policy be recommended to Full Council for approval.*

The Committee report and policies can be found at [Agenda for Audit Scrutiny Committee on Wednesday, 18th January, 2023, 10.00 am - Teignbridge District Council](#)

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

**Teignbridge District Council  
Annual Council  
23 May 2023  
Part i**

**Committee Appointments and Political Balance – Local  
Government and Housing Act 1989**

**Purpose of Report**

To appoint councillors with effect from 23 May 2023

**Recommendation(s)**

The Council is recommended to resolve to appoint councillors to the committees and positions set out in the report and circulated.

**Financial Implications**

There are no financial implications arising from this report.  
Head of Corporate Services and Chief Finance Officer  
martin.flitcroft@teignbridge.gov.uk

**Legal Implications**

The purpose of this report is to comply with the Local Government and Housing Act 1989, which requires the allocation of seats on committees in accordance with the level of representation of political groups on the Council as a whole.

Section 15 of the Local Government and Housing Act 1989 places a duty on the Council to review the representation of political groups on its committees where the members of the Council are split into different political groups. A council is deemed to be split into different political groups where there is at least one such group on the Council. There is a particular duty to conduct this review at the Annual General Meeting or as soon as practicable after that.

For political balance, a group is required to have at least two members in order to be formally constituted as a political group.

Section 15 of the Local Government and Housing Act 1989 sets out how committees must be constituted when the Council is divided into one or more political groups. The Council must give effect, as far as reasonably practicable, to the following four principles in constituting its committees or sub-committees:

- (a) that not all of the seats on any committee are allocated to the same political group;
- (b) that if a political group has a majority on the Council, it must have a majority of seats on all committees;

(c) that, subject to (a) and (b) above, the number of seats allocated to a political group across all the committees must reflect their proportion of the authority's membership; and

(d) that, subject to (a) to (c) above, the number of seats allocated to a political group on each committee is as far as possible in proportion to the group's membership of the authority.

The Local Government (Committees and Political Groups) Regulations 1990 (as amended) make provision for securing the political balance on councils and their committees and for determining the voting rights of members of certain committees

Once the allocations have been agreed, the appointment of individual members must be given effect in accordance with the wishes of the relevant Group as expressed through the Group's Leader / Deputy Leader.

Paul Woodhead  
Head of Legal Services and Monitoring Officer  
Email: @teignbridge.gov.uk

## **Risk Assessment**

Failure to allocate seats in line with the statutory principles set out in the Local Government and Housing Act 1989 would be in breach of statutory requirements and may result in error or legal challenge.

Democratic Services Team Leader & Deputy Monitoring Officer  
sarah.selway@teignbridge.gov.uk

## **Environmental/ Climate Change Implications**

There are no Environmental/Climate Change Implications arising out of this report.  
Democratic Services Team Leader & Deputy Monitoring Officer  
sarah.selway@teignbridge.gov.uk

## **Report Author**

Democratic Services Team Leader & Deputy Monitoring Officer  
sarah.selway@teignbridge.gov.uk

## **Appendices/Background Papers**

Local Government (Committees and Political Groups\_ Regulations 1990  
Local Government and Housing Act 1990

## 1. Introduction

Following the District elections on 4 May 2023 membership of the political groups on the Council is as follows:-

Liberal Democrat Group	26 Seats
South Devon Alliance Group	10 Seats
Conservative Group	9 Seats
Independent No Group	1 Seat
Independent No Group	1 Seat
<b>Total Seats</b>	<b>47</b>

The various groups comprise the following Members:

<b>Liberal Democrat Councillors (26)</b>
Buscombe
H Cox
D Cox
Dawson
Farrand-Rogers
Foden
Goodman-Bradbury
Hayes
Henderson
Hook
Jackman
James
Jeffries
Keeling
Morgan
Nutley
Nuttall
Palethorpe
C Parker
Parrott
Rollason
Sanders
Swain
Taylor
Williams
Wrigley

<b>South Devon Alliance Councillors (10)</b>
Bradford
Daws
Gearon
Hall
Mullone
P Parker
Radford
Ryan
Taylor
MacGregor
<b>Conservative Councillors (9)</b>
Atkins
Bullivant
Lake
Peart
Purser
Rogers
Smith
Thorne
Webster
<b>Independent Councillors – no Group</b>
Clarence
Steemson

## 2. Committees

2.1 The committees which are subject to political balance requirements currently comprise:

<b>Committee</b>	<b>No. of Members on the committee</b>
Overview & Scrutiny Committee (1)	13
Overview & Scrutiny Committee (2)	13
Planning Committee	17
Licensing Committee	11
Audit Scrutiny Committee	8
Standards Committee	6
Strata Scrutiny	3

**2.2** The committees which are not subject to political balance requirements:

Name of body other than ordinary committee	No. of Members on the committee
Procedures Committee	Membership: (a) The Chair of Council (who will Chair the Committee); (b) All Group Leaders; (c) Two additional members from each Group (who are appointed at Annual Council) provided that the Group comprises 10% or more of the Council full membership
Devon County Council Highways & Traffic Orders	3 to be determined

**3. Allocations of seats and nominations**

**3.1** Allocations to committees subject to political balance requirements will be:-

Committee	Total Seats	Lib Dems	SDA	Cons	Ind	Ind
Overview & Scrutiny (1)	13	8	3	2	0	0
Overview & Scrutiny (2)	13	8	2	3	0	0
Planning	17	10	4	3	0	0
Licensing & Regulatory	11	7	2	2	0	0
Audit Scrutiny Committee	8	4	2	2	0	0
Standards	6	3	2	1	0	0
Strata Scrutiny	3	1	1	1	0	0
Total	<b>71</b>	41	16	14	0	0

**3.2** Each political group was asked to provide its allocations for the committees. The nominations will be circulated prior to the meeting.

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**Teignbridge District Council  
Annual Council  
23 May 2023  
Part i**

**Report Title**

Representation on Outside Bodies (External Organisations) 2023/2027

**Purpose of Report**

To appoint Members to serve on Outside Bodies.

**Recommendation**

(1) To approve the appointments to the Outside Bodies as set out in Appendix one of the report; and

(2) the Democratic Services Team Leader be authorised to make appointments, and variations to the appointments, to the list of Outside Bodies (external organisations) as appended to the report, for the duration of the current Council Administration, following notification of nomination from the Group Leaders.

**Financial Implications**

There are no financial implications arising from this report.

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**Legal Implications**

Representation on outside bodies is necessary in order that the Council can maintain effective partnerships with a number of these organisations, representatives of the Council, usually elected Councillors, sit on the various committees and forums that are responsible for them. If appointed members are reminded of their responsibility to register and declare all "Other Registerable Interest" they may have.

Paul Woodhead  
Head of Legal Services and Monitoring Officer  
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## **Risk Assessment**

There are no risks associated with the proposals  
Sarah Selway Democratic Services Team Leader & Deputy Monitoring Officer  
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## **Environmental/ Climate Change Implications**

None  
Sarah Selway Democratic Services Team Leader & Deputy Monitoring Officer  
Email: sarah.selway@teignbridge.gov.uk

## **Report Author**

Sarah Selway Democratic Services Team Leader & Deputy Monitoring Officer  
Email: sarah.selway@teignbridge.gov.uk

## **Appendix**

List of Outside Bodies.

### **1. Introduction/Background**

- 1.1 The full list of outside bodies is attached as Appendix one. The Council is best represented on some of the organisations by members of the Executive as the appropriate Portfolio Holder (PH). However others are listed as PH or AIC (any interested Councillor), which means that if the Portfolio Holder does not wish to represent the Council it may be filled by a non-Executive Councillor.
- 1.2 To facilitate a rapid appointment wherever possible, it is proposed that the Democratic Services Team Leader be authorised to appoint notified representatives and variations for the duration of the current Council Administration, following notification of nomination from the Group Leaders. All appointments can be viewed on the District Council website.

## APPOINTMENT TO OUTSIDE BODIES 2023/27

### KEY

**PH** – Portfolio Holder

**AIC** – Any interested Councillor

**PH/AIC** – Offered to Portfolio Holders in the first instance, then any interested Councillor.

<b>Outside Organisation</b>	<b>No. of Places</b>	<b>Council Approved Representatives</b>	<b>Number of Meetings per Annum</b>	<b>Travelling Expenses</b>
Connecting Devon and Somerset Board	1	AIC	TBC	Yes
Dartmoor National Park Authority	2	Ward Members	25 (1 AGM)	Yes
Dartmoor National Park Community Forum	2	Ward Members	12	Yes
Dartmoor National Park Site Inspections	2	Chair or Vice Chair of Planning and 2 Ward reps	25 (1 AGM)	Yes
Devon Authorities Strategic Waste Committee	1	PH/AIC <b>Portfolio Holder Recycling, Household Waste and Environmental Health Plus a Reserve</b>	3	Yes
Devon Building Control Partnership	2	PH/AIC/Chair of Planning <b>Portfolio Holder for Planning</b>	4	Yes
Devon Playing Fields Association	1	PH/AIC <b>Portfolio Holder for Sport, Recreation &amp; Culture</b>	4	Yes
Exe Estuary Steering Committee	1	PH/AIC <b>Portfolio Holder for Sport, Recreation &amp; Culture</b>	3	Yes
Heart of SW Coastal Productivity Plan-Coastal Sponsoring Group		PH <b>Portfolio Holder Economy &amp; Jobs</b>		

Local Government Association	1	Leader	2	Yes
Local Government Association Coastal Special Interest Group	1	PH <b>Portfolio Holder for Climate Change, Coastal &amp; Flood Risk Management</b>	4	Yes
Local Government Association District Councils' Network Assembly	1	Leader	2	Yes
Newton Abbot Community Interest Company	1	PH/AIC <b>Portfolio Holder for Homes, Communities, IT and cost of living crisis</b>	6	Yes
PATROL (Parking and Traffic Regulations Outside London)	1	PH <b>Portfolio Holder for Economy &amp; Jobs</b>	1	Yes
Police and Crime Panel	1	Deputy Leader	TBC	Yes
South East Habitats Mitigation Executive Committee	1	PH <b>Portfolio Holder for Homes, Communities, IT and cost of living crisis</b>	4	Yes
South West Councils	1	Leader	2	Yes
South West Provincial Council	1	Leader	2	Yes
Stover Canal Trust	1	PH/AIC <b>Portfolio Holder for Planning</b>	2	Yes
Stover Park Advisory Board	1	AIC	TBC	Yes
Teign Estuary & Coastal Partnership	2	PH/AIC <b>Portfolio Holder Climate Change Coastal &amp; Flood Risk Management</b>		Yes
Teignbridge Citizens Advice Bureau	2	PH/AIC <b>Portfolio Holder for Homes, Communities, IT and cost of living crisis</b>	3	Yes

Teignbridge Highways and Traffic Orders Committee (HATOC)	3	AIC	3	Yes
Teignbridge Locality (County) Committee	2	AIC	3	Yes
Teignbridge Rural Aid Committee (non Dartmoor National Park Members only)	2	PH/AIC <b>Portfolio Holder for Corporate Resources</b>	2	Yes
Teignmouth Town Centre Partnership	2	PH/AIC <b>Portfolio Holder for Economy &amp; Jobs</b>	4	Yes
Torbay and South Devon NHS Foundation Trust	1	PH/AIC <b>Portfolio Holder for Homes, Communities, IT and cost of living crisis</b>	4	Yes

23 May 2023

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**Teignbridge District Council**  
**Committee name: Full Council**  
**Meeting date: 23 May 2023**  
**Part I**

**Report Title**  
**Additional funding for Dawlish Link and Bridge Project**

**Purpose of Report**  
To confirm £1.3million Community Infrastructure Levy Funding for the Dawlish Link and Bridge scheme.

**Recommendation(s)**  
**The Council approval for the following:**

- (1) **To approve up to £1.3 million Community Infrastructure Levy funding towards the development costs of part of Dawlish's Local Plan DA2 allocation link road and associated bridge.**

## **Financial Implications**

The financial implications are detailed in sections 2.1 – 2.4 below with alternative options considered in section 3.

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## **Legal Implications**

If this decision is not made, there is a risk to £4.9 million grant funding and that the bridge, and a significant proportion of the link road at Dawlish, will not be delivered. It is highly unlikely that private developers or anyone else would step in to deliver the project at a later point due to the significant financial constraints they would face.

See also sections 2.5 - 2.7.

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## Risk Assessment

See sections 2.12 – 2.16 below

## Environmental/ Climate Change Implications

See sections 2.8 – 2.11 below.

## Report Author

Fergus Pate, Economy and Delivery Manager

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## Executive Member

Unconfirmed at the time of preparing the report.

## Appendices/Background Papers

Appendix 1 – Link and Bridge Illustrative Plan

[Full Council Dawlish Link and Bridge Scheme Approval – June 2019](#)

### 1. Introduction

- 1.1 In 2019, Teignbridge was awarded £4.9 million from the Government's Housing Infrastructure Fund in order to bring forward part of the link road and bridge at Dawlish. The infrastructure scheme is allocated through the Local Plan 2013 – 2033 alongside 860 homes.
- 1.2 The extent of the route that benefits from funding support is illustrated at Appendix 1.
- 1.3 The project is known to be a community priority. [In June 2019, Full Council approved expenditure of the grant funding](#) in partnership with Devon County Council who will manage construction of this highway scheme.
- 1.4 The scheme will provide direct access to more than 400 new homes in Dawlish (Areas 3 and 4). It will also facilitate access to approximately 400 additional homes at Gatehouse Farm (Area 2), including construction access.
- 1.5 Since 2019, there has been considerable progress with the project:
  - Planning permission has been granted for homes either side of the Shutterton Brook (Areas 3 and 4), as well as associated sections of the link road;
  - Planning permission has also been granted for the bridge;
  - The first section of road has been constructed through Swan Park (Area 4) by Persimmon Homes (see Appendix 1);
  - Conditional legal agreements have been completed with Devon County Council and the landowners at Area 3, facilitating construction of the bridge and remaining section of road;
  - A similar legal agreement with the developer at Area 4 is still pending but expected to complete within weeks; and



- A scheme for construction of the remainder of the project is being procured, subject to confirmation of a budget increase, as recommended through this report.

1.6 The procurement exercise is being conducted by Devon County Council, as transport authority. The County Council estimates that inflationary pressures have caused the scheme cost to increase to £6.2 million.

1.7 This new project cost figure represents a £1.3 million increase. If budget for this increase can be confirmed, project works are expected to start during Summer 2023 and the scheme is due to complete by the middle of 2024.

1.8 An increase in scheme value has been anticipated for some time and a provision for £1.3 million top up funding was included in the 2023/24 Teignbridge Capital Programme.

1.9 Full Council is now being asked to fully approve the increase in scheme budget using available Community Infrastructure Levy funding. This will result in the Dawlish Link and Bridge project being funded as set out in Table 1 below:

<b>Funding Source</b>	<b>Amount</b>
Housing Infrastructure Fund	£4,900,000
Community Infrastructure Levy	£1,300,000
<b>Total</b>	<b>£6,200,000</b>

Table 1: Proposed scheme budget

## 2. Implications, Risk Management and Climate Change Impact

### Financial

- 2.1 The project's cost increases are unfortunate but not unexpected. There has been a marked increase in construction costs over recent years.
- 2.2 Community Infrastructure Levy (CIL) rates are indexed against building cost inflation, meaning that there has also been an increase in the amount of funding collected from development to contribute towards infrastructure priorities.
- 2.3 There is sufficient CIL funding available to meet the project cost increases in Dawlish.
- 2.4 Full Council is being asked to approve a budget increase of up to £1.3 million to support a total Dawlish Link and Bridge project budget of up to £6.2 million. If the scheme outturn cost is anything less than £6.2 million, the savings made will be passed back to the CIL budget.

### Legal

- 2.5 In accordance with the 2019 Full Council decision, a suite of legal agreements have been assembled with Devon County Council, and the relevant Dawlish landowners and developers. Completion of the agreement with the developer at Area 4 is imminent but still pending. These agreements will facilitate construction of the infrastructure project once the increase in scheme budget has been confirmed.

2.6 Additionally, there are already two funding agreements in place:

- (1) The Housing Infrastructure Fund Grant Funding Agreement between Homes England and Teignbridge Council will not need to be amended as a result of the injection of CIL funding.
- (2) The project funding agreement between Teignbridge Council and Devon County Council will need to be amended to reflect the increase in scheme budget.

2.7 Devon County Council are responsible for managing arrangements with the scheme works contractor and there are no new and direct legal implications for Teignbridge in this regard.

### Climate and Environment

2.8 The Link and Bridge project already benefits from planning permission. It has been subject to environmental assessments and there is a construction environment management plan planning condition requirement.

2.9 Scheme design has addressed impacts on a range of species, including bats; dormice; nesting birds; otters; and water voles. It has benefitted from the advice of expert local ecologists and Natural England. The Environment Agency have also advised flood risk and hydrology matters and agreed associated design solutions.

2.10 Devon County Council's Engineering Design Team have worked to minimise the project's climate change impacts by focusing on various solutions, including:

- Reduced material usage
- Material reuse
- Cement replacements
- Locally sourced materials
- Low maintenance solutions
- Long lifespan solutions

2.11 One example of how this emphasis has influenced scheme design has been to design the project with compacted earth embankments in order to minimise concrete usage.

### Risks

2.12 The requirement for additional project funding represents one of the Dawlish Link and Bridge scheme's key risks. Original project cost estimates were produced when construction inflation was running, and forecast to continue, at a much lower rate than we are experiencing now.

2.13 There is a monthly officer project board for the scheme, which oversees the project programme and comprehensive risk register. Many of the project's other key risks, including those associated with securing planning permission and landowner cooperation, have already been addressed.

2.14 There must be some risk that scheme costs could increase further due to unforeseen circumstances during the construction programme but the County Council has designed

the project with the benefit of various survey information. This means that the contractor should be able to construct the project with the benefit of a good level of certainty about the project and site conditions.

- 2.15 Nevertheless, an appropriate risk allowance has been incorporated into the overall project budget.
- 2.16 If we do not decide to fund an increase in the project budget, there is a risk that the remaining Homes England funding may be withdrawn. This is because we would not be able to satisfy the existing Grant Funding Agreement and deliver the entirety of the project that they have agreed to fund.

### 3. Alternative Options

#### No increase to scheme budget

- 3.1 We could elect not to increase the Dawlish Link and Bridge budget. However, this would prevent the scheme from being delivered. Our funding agreement with Homes England requires a link all the way from the A379 to Gatehouse Farm to be constructed.
- 3.2 This option is not recommended because it would prevent the approved infrastructure project from being delivered.

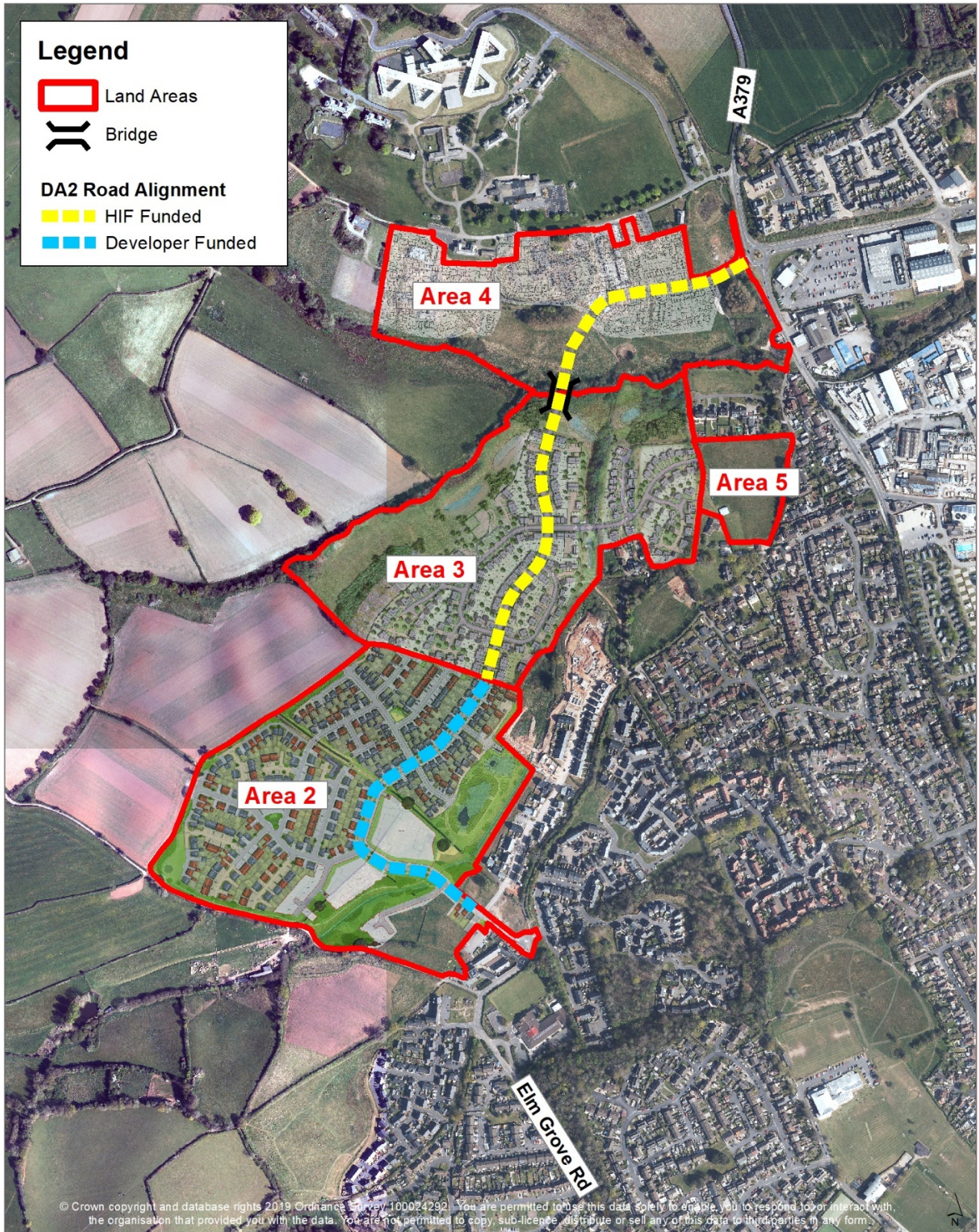
#### Reduced scheme that extends no further than the bridge

- 3.3 We could look at reducing the scope of the project. This would mean solely constructing the bridge and tying it in with the link back through development area 4 to the A379. This approach would reduce Teignbridge Council's costs and could be achieved using the existing £4.9 million budget.
- 3.4 However, for the following reasons, this option is not recommended either:
- a) Fresh land agreements would be required. At best, this would significantly delay the project and cause the council to miss contracted deadlines.
  - b) We would not be able to satisfy our obligations to Homes England associated with delivering the whole scheme within time.
  - c) Community expectations would not be fulfilled. It would not be possible to direct construction traffic from the north to Gatehouse Farm (Area 2). Instead, traffic would need to continue routing along Elm Grove Road.

### 4. Conclusion

- 4.1 Inflationary pressures, and the £1.3 million increase in Dawlish Link and Bridge scheme costs, are acutely unhelpful. Nonetheless, if we are to retain the £4.9 million grant funding secured from Homes England and deliver the Dawlish link and bridge project promptly, an increase to the budget will be required.
- 4.2 In line with an existing Capital Programme provision, it is recommended to approve the £1.3 million budget increase using available Community Infrastructure Levy funding.

Appendix 1 – Illustrative Plan showing Dawlish Link and Bridge



**Teignbridge District Council  
Full Council 23 May 2023  
Part i**

**Report Title**

Revision of the Financial Limits referred to at Paragraph 3.4.7 (a) of the Constitution  
- Executive Key Decision limits

**Purpose of Report**

To seek the Council's approval for the proposed change to Paragraph 3.4.7 (a) of the Constitution as set out at App1, along with any consequential amendments to associated documents.

**Recommendation**

That the financial limits be increased in the case of revenue any contract or proposal with an annual payment of more than £100,000 and in the case of capital, any project with a value in excess of £250,000.

**Financial Implications**

There are no financial implications arising from this decision apart from the authorisation limits which require updating to reflect the erosion from inflation over time and outdated numbers for decision making purposes.

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**Legal Implications**

There are no specific legal implications arising out of this report.  
Paul Woodhead, Head of Legal Services and Monitoring Officer  
Email: [paul.woodhead@teignbridge.gov.uk](mailto:paul.woodhead@teignbridge.gov.uk)

**Risk Assessment**

There are no significant risks arising from this report. 3.4.7 (b) in relation to key decisions is unaltered.

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## Environmental/Climate Change Implications

None

Sarah Selway Democratic Services Team Leader & Deputy Monitoring Officer  
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## Report Author

Sarah Selway Democratic Services Team Leader & Deputy Monitoring Officer  
Email: sarah.selway@teignbridge.gov.uk

## Executive Member

Executive Member for Corporate Services

## Appendices/Background Papers

Appendix 1 – Revised wording

### 1. Introduction/Background

- 1.1 This report arises as a consequence of a review of the Council's Constitution by the Monitoring Officer and Deputy Monitoring Officer following receipt of a report from the Centre for Governance and Scrutiny.
- 1.2 The Centre for Governance and Scrutiny Report highlighted the current low financial thresholds. The report contained the following observations '*The unusually low financial thresholds applied to key decisions (only £50,000 for revenue expenditure and £125,000 for capital) Thresholds in shire districts do vary, but a threshold of double the current level for both revenue and capital would seem reasonable*'
- 1.3 This report recommends that the limits be increased for revenue expenditure to £100,000 and to £250,000 for capital.
- 1.4 At its meeting on 22 February 2023, the Procedures Committee recommended that the proposed changes to the financial limits be approved - see [Procedures Committee on Wednesday, 22nd February, 2023](#).

## Appendix one

**3.4.7 Key Decisions:** *Unless otherwise provided by law, a key decision means an Executive decision which is likely:*

- (a) *To result in the local authority incurring expenditure which is, or the making of savings which are, significant having regard to the local authority's budget for the service or function to which the decision relates. For this purpose significant expenditure or savings shall mean in the case of revenue any contract or proposal with an annual payment of more than £100,000; and in the case of capital, any project with a value in excess of £250,000;*

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