

E-mail: democraticservices@teignbridge.gov.uk

8 January 2024

FULL COUNCIL

A meeting of the **Full Council** will be held on **Tuesday, 16th January, 2024** 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 (Chair), D Cox (Vice-Chair), 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 \(public-i.tv\)](https://www.teignbridge.gov.uk/district-council-webcasting) 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 - 10)

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

3. **Announcements**

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

The Leader had advised that Cllr Williams had replaced Cllr Palethorpe on Overview & Scrutiny Committee (1), Cllr Swain had replaced Cllr Palethorpe on Overview & Scrutiny Committee (2) and Cllr Jeffries has replaced Cllr Sanders on Audit Scrutiny Committee.

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

5. **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.

6. **Council Tax Base 24/25**

(Pages 11 - 16)

7. **Recommendation from Executive - Council Tax Reduction Scheme**

To consider the recommendation of [Executive on 4th January, 2024](#),

RECOMMENDED to Council that the Tax Reduction Scheme (attached as Appendix A) be adopted for the year 2024-25 with the income bands uprated in line with the annual uprating in primary welfare benefits.

8. **Carer Leavers Policy**

(Pages 17 - 42)

9. **Future High Street Fund**

(Pages 43 - 122)

10. **Recommendation from Overview and Scrutiny Committee (2) 12 December 2023**

To consider the recommendation of [Overview and Scrutiny Committee Tuesday, 12th December, 2023](#), to refer the call-in of the Executive resolution/recommendation as below as it is a matter of significant importance for the whole district:-

RESOLVED to approve:-

1) To progress to submit a planning application for the demolition part that was previously within the cinema planning application for the structure between the Alexandra Theatre and the Market Hall excluding the Shauls Bakery and New Look buildings;

2) The Executive puts forward up to £70,000 of the Executive budget towards investigating the options as described in sections 5.5.1 and 5.5.3 of the circulated report combined comprising a whole building solution with the restoration of the Alexandra Theatre and the refurbishment of the Market Hall side of the building;

and RECOMMENDED to Full Council:-

3) To look at the output of the above and to determine the future direction and to make the final decision on where this project goes.

11. Recommendation from Audit Scrutiny - Appointment of an Independent Member to serve on Audit Scrutiny Committee

To consider the recommendation of [Audit Scrutiny Committee on 13th December, 2023](#).

RECOMMENDED that Full Council appoint an independent member to serve on the Audit Scrutiny Committee.

12. Notices of Motion

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.

Motion 1

The following motion on constitutional requirements and decision making has been presented by Cllr P Parker and supported by Cllrs Macgregor, Radford, Hall, J Taylor, Bradford,

Following the meeting of O&S 2 on December 12th to call in the decision relating to the FHSF and finding that the Councils procedures and constitution requirements had not been followed and carried out with proper authority.

Plus other instances where last minute amendments, decisions are introduced without involving leaders of other groups or officers.

At the O&S 2 meeting on the 12th of December, I believe all members present accepted that the last minute amendments may not have been done with proper authority.

The notice of motion I would like to propose would be

Any amendments to the agenda on a full council meeting need to be notified by 12 o'clock on the previous day to allow officers and members time to prepare their responses.

13. Councillor Questions (if any)

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

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

28 NOVEMBER 2023

Present:

Councillors Bradford, Bullivant, Buscombe, Clarence (Chair), D Cox (Vice-Chair), Daws, Dawson, Farrand-Rogers, Gearon, Goodman-Bradbury, Hall, Hayes, Jackman, James, Jeffries, Keeling, Lake, MacGregor, Morgan, 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

Apologies:

Councillors Atkins, H Cox, Foden, Henderson, Hook and Mullone

Officers in Attendance:

Neil Blaney, Head of Place & Commercial Services
Trish Corns, Democratic Services Officer
William Elliott, Climate Change Officer
Kay Fice, Scrutiny Officer
Martin Flitcroft, Chief Finance Officer & Head of Corporate Services
Alex Lessware, Principal Planner Officer - Spatial Planning
Michelle Luscombe, Planning Policy Manager
Fergus Pate, Economy and Delivery Manager
Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer
Phil Shears, Managing Director
Estelle Skinner, Green Infrastructure Officer,
Paul Woodhead, Head of Legal Services & Monitoring Officer to the Council

65. MINUTES

It was proposed by the Leader and seconded by Cllr MacGregor that subject to the removal on page 12 Motion 4 *As two-thirds did not agree to a debate the matter it was referred to Procedures Committee* the minutes of the meeting on 17 October 2023 be approved.

RESOLVED that the minutes of the meeting of 17 October 2023 subject to the removal on page 12 Motion 4 *'As two-thirds did not agree to a debate the matter it was referred to Procedures Committee'* be approved and were signed as a correct record by the Chair.

66. ANNOUNCEMENTS

The Leader updated Members on the position with regards to the Devon Devolution Deal, working with the Centre for Governance and Scrutiny in respect

of Governance and reviewing the Constitution; He added the Working Group had been established to support the Council Strategy work and there would be a Local Government Association Peer Challenge Review in January 2024.

The Executive Member for Corporate Resources advised of a report undertaken by Chris West a Local Government Association Finance Associate.

The Chair advised of the civic events he had attended.

67. DECLARATIONS OF INTEREST

None.

68. RECOMMENDATION FROM PROCEDURES COMMITTEE - REVERTING ONE OVERVIEW AND SCRUTINY COMMITTEE

The Executive Member for Corporate Resources proposed the recommendation, this was seconded by the Leader.

Cllr Sanders proposed an amendment of a single Overview and Scrutiny Committee of 20 members with effect from the Annual General Meeting in May 2024, this was seconded by Cllr Parrott.

The proposer and seconder of the original proposal agreed to this being the substantive motion.

Cllr MacGregor proposed an amendment that the Administration did not Chair Overview and Scrutiny Committees, this was seconded by Cllr J Taylor put to the vote and lost.

Cllr Bullivant proposed to go to one Overview and Scrutiny Committee with 26 members with effect from 1 January 2024 as per the recommendation set out in the report, this was seconded by Cllr Lake put to the vote and lost.

The substantive motion was put to the vote and carried.

RESOLVED that the Overview & Scrutiny Committees merge to form one Overview & Scrutiny Committee of 20 Members and with effect from the Annual General Meeting in May 2024.

69. ADOPTION OF THE REVISED PROCESS FOR DEALING WITH MEMBER CODE OF CONDUCT COMPLAINTS

The Chair of Standards Committee proposed the recommendation, this was seconded by the Executive Member for Corporate Resources.

Cllr J Taylor proposed an amendment that the report be deferred, this was seconded by Cllr Daws put to the vote and lost.

The substantive motion was put to the vote and carried.
RESOLVED that the revised process be approved.

70. APPOINTMENT OF THE TOWN/PARISH REPRESENTATIVE ON STANDARDS COMMITTEE

The Chair of Standards Committee proposed the recommendation, this was seconded by the Leader.

RESOLVED to approve the appointment of Cllr Lisa May from Exminster Parish Council as the Parish/Town Representative to sit on Standards Committee for a term of two years with effect from 28 November 2023.

71. ENERGY SUPPLY CONTRACT RENEWAL

The Executive Member for Corporate Resources proposed the recommendation, this was seconded by the Leader.

RESOLVED to:-

- (1) Provide the Environmental Protection Manager the authority to renew the LASER energy contracts covering the supply of gas (Framework: Y22008) and electricity (Framework: Y22009) between 01/10/2024 and 30/09/2028; and
- (2) Instruct the Climate Change Officer, in consultation with the Executive Member for Climate Change, to write to Laser urging the early introduction of the Green Basket product identified in the report to provide the option to source up to 100% of our electricity demand from renewable energy generators, in accordance with Target 3 of the Part 1 Carbon Action Plan.

72. TEIGN ESTUARY TRAIL PROJECT DELIVERY SUPPORT

The Executive Member for Planning proposed the recommendation, this was seconded by the Leader.

RESOLVED:-

- (1) To approve £1,000,000 of Community Infrastructure Levy (CIL) to support the Teign Estuary Trail project delivery;
- (2) That the £1,000,000 will consist of £50,000 towards the (Strategic) Outline Business Case and, subject to this evidencing an outcome of at least 2:1 Benefit Cost Ratio, the £100,000 for design costs and the £850,000 for land acquisition costs; and
- (3) To delegate the authority to the Head of Place & Commercial Services, in consultation with the Executive Member for Planning, to enter into a

funding agreement with Devon County Council that accords with the funding agreement requirements in paragraph 1.3 of Part II (exempt part) of this report, and to oversee the ongoing progress.

The vote was unanimous.

73. APPROVAL OF THE JOINT STRATEGY FOR EAST DEVON, EXETER, MID DEVON AND TEIGNBRIDGE

The Executive Member for Planning proposed the recommendation, this was seconded by the Leader.

RESOLVED to approve the Joint Strategy (Appendix 1) subject to this being agreed by the partner authorities, with delegated authority given to the Director of Place and Commercial Services in consultation with the Executive Member for Planning to make any amendments arising from the resolution of the other authorities provided these do not materially alter the content of the document.

74. COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE

The Executive Member for Planning proposed the recommendation, this was seconded by the Executive Member for Corporate Resources.

RESOLVED to:-

- (1) Approve the Final Draft CIL Charging Schedule (Appendix A) and the CIL Policies and Guidance (Appendix C) for a period of public consultation of at least 4 weeks;
- (2) Following consultation, submit the Final Draft CIL Charging Schedule, and associated consultation responses and evidence, for Public Examination; and
- (3) Grant delegated authority for the to the Head of Place and Commercial Services, in consultation with the Executive Member for Planning, to make minor changes to appendices A - C prior to consultation to address any editorial errors and matters of clarification.

The vote was unanimous

75. APPOINTMENT TO LOCAL GOVERNMENT ASSOCIATION SPECIAL INTEREST GROUP RURAL SERVICES NETWORK

The Leader proposed that Cllr Steemson be appointed to represent the Council on the Local Government Association Special Interest Group Rural Services Network, this was seconded by the Executive Member for Corporate Resources.

RESOLVED that Cllr Steemson be appointed to represent the Local Government Association Special Interest Group Rural Services Network.

The vote was unanimous.

76. NOTICES OF MOTION

Motion 1

Cllr Braford in Cllr Mullone absence presented the motion on the remodelling of conservation areas zones to allow green improvements.

As two-thirds of Members did not agree to a debate the matter it was referred to Procedures Committee.

Motion 2

Cllr Daws presented the motion on the Devon County Council decision to close the Mobiles Library Services.

Members debated the item and were in full support of this Notice of Motion. The Leader would write to Devon County Council asking them to reconsider their decision.

Motion 3

Cllr P Parker presented the motion on at Planning Committee enabling through the chair, questions requesting clarification of a point made during the presentation to be put to an applicant/ objector and answered by them.

The matter it was referred to Procedures Committee.

Motion 4

Cllr J Taylor presented the motion on the changing facilities at Broadmeadow Leisure Centre.

More than five members asked for a roll-call to decide if two thirds of Members present wanted to debate this matter today.

Recorded vote under Procedure Rule 4.13.5

For Cllrs Bradford, Bullivant, Daws, Dawson, Gearon, Hall, Lake, MacGregor, P Parker, Peart, Purser, Radford, Rogers, Ryan, Smith, J Taylor, webster Total 17

Against Cllrs Buscombe, Farrand-Rogers, Goodman-Bradbury, Hayes, Jackman, James, Keeling, Morgan, Nutley, Palethorpe, C Parker, Parrott, Rollason, Sanders, Swain, G Taylor, Williams, Wrigley, D Cox Total 19

Abstain Cllrs Nuttall, Steemson, Thorne, Clarence Total 4

Absent: Cllrs Atkins, H Cox, Henderson, Foden, Hook, Mullone, Jeffries,
Total 7

As two-thirds did not agree to a debate the matter it was referred to Executive.

77. COUNCILLOR QUESTIONS

Councillors Questions and responses attached to the agenda.

The meeting started at 10.00 am and finished at 1.00 pm.

Chair

**Teignbridge District Council
Council
16 January 2024
Part i**

COUNCIL TAX BASE 2024/25

Purpose of Report

To consider the proposed council tax base 2024/25 as recommended by the Executive at its meeting on 4 January 2024 as shown at appendix A

Recommendation(s)

That the Council resolve to approve the council tax base of 50,939 for 2024/25 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 2024/25.

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 2023 and 31 January 2024. 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 2024/25

1. PURPOSE

- 1.1 To consider the proposed council tax base 2024/25 as recommended by the Executive at its meeting on the 2 January 2024 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 2023 and 31 January 2024. 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 2024/25 based on recent history and this has been calculated at 0.9%. Thus a total of 52,031.6 is the estimated number of band D properties for next year.
- 2.4 The estimated number is then multiplied by the collection rate and this has been assumed to be at the same rate as the current year of 97.9% giving 50,939 for 2024/25. For Teignbridge this base means that at the current council tax level of £190.71 just over £9.7 million of income would be generated next year. This is 1.4% or £138,000 more than in the current year. Estimated 2024/25 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 24/25 Band D Number	23/24 Council Tax £	Estimated Income £	Estimated Collection Rate %	Estimated Net Income £	Estimated 24/25 Base
Full band D at November 2023	55,955.2	2,279.30	127,538,690			
less CTS at November 2023	-4,387.7	2,279.30	-10,000,880			
Starting point based on Nov 2023	51,567.5		117,537,810			
Anticipated growth at 0.9%	464.1	2,279.30	1,057,820			
Total (rounded)	52,031.6	2,279.30	118,595,630	97.9%	116,105,260	50,939

Section 2

2024/25 Expected Council Tax (CT) Income at Current Council Tax Levels compared with 2023/24			
Preceptor	Estimated CT Base Number	23/24 Council Tax £	Expected income £
2024/25 expected income (rounded)			
Towns and parishes	50,939	96.11	4,895,750
District	50,939	190.71	9,714,580
County	50,939	1,634.13	83,240,950
Fire	50,939	96.79	4,930,390
Police	50,939	261.56	13,323,600
Total (rounded) shows a 1.4% increase in expected income		2,279.30	116,105,270
2023/24 expected income (rounded)			
Towns and parishes	50,215	96.11	4,826,160
District	50,215	190.71	9,576,500
County	50,215	1,634.13	82,057,840
Fire	50,215	96.79	4,860,310
Police	50,215	261.56	13,134,240
Total (rounded)		2,279.30	114,455,050

**Teignbridge District Council
Full Council
16 January 2024
Part i**

Support for Care Leavers

Purpose of Report

To provide members with details of the new support offer for Care Leavers, as set out in the draft 'Support for Care Leavers' Policy, and to request the policy is adopted with effect from 1st October 2023.

Recommendation(s)

That Council adopts the Support for Care Leaver Policy attached as Appendix C, which incorporates a council tax discount, free membership to our leisure centres, and work experience opportunities.

Financial Implications

The costs of the scheme are highlighted in paragraphs 3 and 4 of this report.

Martin Flitcroft
Head of Corporate Services
Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

See section 5 below.

Paul Woodhead
Head of Legal Services & Monitoring Officer
Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

Risks are set out in 6.1 of the Full Council report 3 October 2023
Tracey Hooper – Service Lead for Revenue, Benefits and Customer Support
Email: tracey.hooper@teignbridge.gov.uk

Environmental/ Climate Change Implications

There are no environmental/climate implications

William Elliott – Climate Change Officer
Email: william.elliott@teignbridge.gov.uk

Report Author

Tracey Hooper – Service Lead for Revenue, Benefits and Customer Support
Email: tracey.hooper@teignbridge.gov.uk

Executive Member

Cllr Richard Keeling – Executive Member for Corporate Resources
Cllr John Nutley – Executive Member for Open Spaces, Leisure, Sport, Resorts and Tourism
Cllr Martin Wrigley – Leader and Executive Member for Strategic Direction

Appendices/Background Papers

Appendix A – Equality Impact Assessment
Appendix B – Minutes of Full Council 17 October 2023
Appendix C – Support for Care Leavers Policy

1. Introduction

1.1 On 17 October 2023, Full Council agreed, in principle, to adopt a package of Support for care leavers. The support offer incorporates a council tax discount, free membership to Teignbridge leisure centres and work experience placements. The minutes of this meeting are available at Appendix B.

1.2 In line with the effective date agreed with Devon County Council, it is proposed that the Support for Care Leavers Policy will take effect from 1st October 2023. The draft policy is available at Appendix C.

2. Policy implementation

2.1 Devon County Council has now provided details of qualifying care leavers to all Devon districts. This was received on 1 December 2023. Subject to members approving the Policy the Revenue & Benefits Service will cross-reference these details with council tax records to apply any council tax discount that may be due. There will be no requirement for care leavers to apply for this reduction.

2.2 Care Leavers registered on the database supplied by County will be notified of the package of support available to them and the process by which they can apply for free Leisure Centre membership and/or work experience placement.

2.3 Devon County Council have committed to providing a refreshed dataset on the 1st of each month moving forwards. The Revenue & Benefits Service will apply any new

council tax discounts or changes to council tax liability as required as well as ensuring any new care leavers appearing in the list are notified of the package of support available.

3. Council Tax Discount funding arrangements

3.1 When Council made its in principle decision to adopt a support package for care leavers, discussions were still being had with County as to how the cost of the scheme would be funded. Based on number of current care leavers within the Teignbridge district the maximum cost to Teignbridge would be in the region of £19,000 per annum if Teignbridge bore full cost of the scheme.

3.2 County has since confirmed that, with effect from 1 April 2024, it will fund the cost of awarding a council tax discount in line with its preceptor share. This represents around 72% of the total cost and significantly reduces any ongoing cost to Teignbridge, (down to around £5,000). The cost for the 6 month period 1st October 23 to 31 March 24 will be higher (around £9,500) as Teignbridge will contribute 100% in year one.

3.3 We will be using our Discretionary Discount powers under S13A (1)(c) of the Local Government Finance Act 1992. Discounts awarded under this provision are met by the Billing Authority in the Revenue Account creating a budget pressure. However, following County's agreement to part-fund, a manual financial adjustment will be made to allocate cost as agreed.

4. Financial implications

4.1 The financial impacts are based on County data and if the figures prove to be understated the costs for providing the council tax discount may increase. Any understatement is unlikely to be significant so cost implications would be minimal, particularly now that County have agreed to fund in line with their precept share. There is also an opportunity to review the support offer periodically (annual budget cycle) to ensure costs remain acceptable.

4.2 With regard to leisure memberships this would be viewed as a potential loss of income rather than a direct cost to the service, so could be reasonably accommodated. It is not currently known if any Care Leavers currently subscribe to our leisure centres so there may be a loss of income on converting these to free memberships. Given there are only 89 Care Leavers in the district in total, any loss of income is likely to be small.

5. Legal implications

5.1 It is considered that the approval of this policy accords with the Council's statutory obligations.

5.2 Section 13A of the Local Government Finance Act 1992 (as amended) gives the Council discretion to reduce the amount of Council Tax payable by individual cases or by class.

5.3 However, care must be taken to avoid any unintentional direct or indirect discrimination against other sections of the community.

6. Risks

6.1 There may be a small potential risk of challenge from other groups who consider themselves to be in need and who do not receive similar support but as we have no corporate parenting responsibility to any other groups and our offer reflects government guidance and best practice any challenge would be unfounded.

7. Environmental/Climate Change Impact

7.1 No direct carbon/biodiversity impact arising from the recommendations

8. Equality implications

8.1 This proposal is designed to have a positive impact on a cohort of young adults (care leavers). We have considered the impact in terms of age and whilst the proposal is based on the 18 to 24 age range, age has been used as a criteria to accessibility and in a positive way.

8.2 Care leavers with protected characteristics will be entitled to this discount alongside all other care leavers.

8.3 Further information relating to equalities can be found in the EIA attached as appendix A.

9. Conclusion

9.1 While the Children Act 2004 places the onus upon county councils to make arrangements for improving the well-being of children in its area, district councils have a duty to co-operate in those arrangements. Supporting with the cost of living through a council tax discretionary discount will help care leavers manage the transition to adulthood and help make their own home a safe and affordable space. The access to free leisure offer supports physical and mental health and well-being, with the Work Experience placement offer providing the opportunity to gain the skills, insight and experience necessary to help move into future employment and independent adulthood.

Teignbridge District Council

Support for Care Leavers

Contents

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2. Definition of a Care Leaver for the purpose of this policy
3. Support Offer
 - (a) Discretionary Council Tax Discount
 - (b) Free Leisure Centre membership
 - (c) Work Experience Placements
4. Effective Date
5. Delegated Powers
6. Policy Review

1. Introduction

The following policy outlines the Council's approach to providing support to specified care leavers resident within the Teignbridge area.

The Council has agreed that it will provide support where appropriate by:

- Granting a discretionary reduction in Council Tax under S13A (1) (c) of the Local Government Finance Act 1992
- Providing free memberships to the Council's Leisure Centres
- Providing Work Experience placements

2. Definition of Care Leaver for the purposes of this policy

The term care leaver is defined in the Children (Care Leavers) Act 2000 and refers to eligible, relevant, and former relevant children in line with the following:

- The person is someone for whom Devon County Council has acted previously as a corporate parent;
- Relevant children are those young people aged 16 and 17 who have already left care, and who were 'looked after' for at least 13 weeks from the age of 14 and have been 'looked after' at some time while they were 16 or 17; and
- Former relevant children are those young people aged 18, 19, or 20 who have been eligible and/or relevant

Care Leavers can also be classified as a 'qualifying' care leaver. This category applies to young people who:

- (a) Left care after 1st October 2001, after they had turned 16, but who are not 'eligible' or 'relevant' because they did not fulfil the 13 week criteria;
- (b) Were accommodated, but in residential education, mental/health provision private fostering or Special Guardianship; or
- (c) For the purposes of this policy 'qualifying care leavers' will be treated in the same way as 'care leavers'.

Additionally, former care leavers born before 2001 will be designated as a qualifying care leaver for the purposes of this policy.

For a care leaver to receive support under this policy, the Council must receive confirmation that the applicant is a Devon County Council Former Relevant Child. The confirmation must be received from Devon County Council's Education and Families Team. The care leaver must reside within the Teignbridge District Council area to receive support under this Policy. Support will be available up to the age of 25 years.

3. Support offer

Discretionary Council Tax Reduction Scheme

Care leavers are considered a particularly vulnerable group for Council Tax debt. Moving to independent accommodation and managing their finances for the first time is challenging, as care leavers do so without the family support and the wider network that most young people can rely on, and indeed take for granted.

By awarding a discretionary council tax discount, we can help care leavers manage the transition to adulthood offering financial assistance as many parents do as their children move toward independence.

The Council will provide support using its discretionary powers under S13A(1)(c) of the Local Government Finance Act.

The Council's Care Leavers Discount policy is available at Appendix A.

Free Leisure Centre memberships

Qualifying care leavers residing in the Teignbridge area will be eligible for a free Jam-Packed Adult Membership. This membership currently includes:

- Gym
- Group Exercise Classes
- Public Swimming
- Indoor Court Hire (Badminton, Table Tennis, Pickle Ball)
- Access to Shaldon Approach Golf
- 10 day booking privileges
- For our full list of membership benefits, please visit the Teignbridge Leisure website: [Teignbridge Leisure - Jam Packed Adult Membership](#)

Members will have access to facilities at all of the Teignbridge Leisure Centres including:

- Newton Abbot Leisure Centre
- Broadmeadow Sports Centre
- Dawlish Leisure Centre

Membership can be obtained by emailing leisurememberships@teignbridge.gov.uk

Or by telephoning our Customer Contact Centre on 01626 361101

Qualifying status will be confirmed with the Revenue and Benefits Service before the free membership package will be awarded.

A qualifying care leaver who already holds a paid membership will be able to request a refund of any membership subscription fees that have fallen due and have been paid with effect from 1st October 2023, being the effective date of this Policy. This excludes any fees paid for non-attendance.

With the exception of payment of membership subscription fees, the standard terms and conditions will apply.

Work Experience placements

Work Experience placements allow people who are looking for employment in a specific field to gain practical experience and insight into the working environment. This experience gained from work placement may help support Care Leavers to move into future employment and independent adulthood.

The type of work will vary depending on the individual service area but it will typically involve a significant amount of observation or work 'shadowing' alongside assisting with day-to-day tasks and duties.

A qualifying care leaver may register their interest in a work experience placement by emailing hr@teignbridge.gov.uk or by telephoning 01626 361101.

Work experience placements are unpaid and short-term, typically of 1 week duration but may be extended subject to requirements and capacity.

Applications will be considered on a case-by-case basis. The Council cannot guarantee a work placement, but every effort will be made to accommodate all reasonable requests, subject to service capacity. The decision of the HR & OD Manager will be final.

This policy does not confer any right to expenses associated with any work experience placement. Devon County Council will consider any reasonable requests for expenses to be paid on a case-by-case basis. Applicants should contact their personal adviser at Devon County Council to approve payment of expenses prior to taking up any work placement offer.

4. Effective Date

The effective date of this policy shall be 1st October 2023

5. Delegated Powers

The Support for Care Leavers Policy has been approved by the Council. However, the Service Lead for Revenue, Benefits and Customer Support; the HR & OD Manager; and Leisure Manager, in consultation with the relevant Executive Member, are authorised to make technical amendments in relation to their area of responsibility as required to ensure the policy continues to meet the criteria set by Central Government and the Council.

6. Policy Review

This policy will be reviewed at least every 3 years and updated as appropriate to ensure it remains fit for purpose. However, the review may take place sooner should there be any significant changes in legislation.

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**Teignbridge District Council
Care Leavers Discount Policy
Council Tax
S13A (1) (c)
Local Government Finance Act 1992**

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1.0 Introduction

- 1.1 The following policy outlines the Council's approach to granting discretionary reductions in liability for Council Tax under S13A (1) (c) of the Local Government Finance Act 1992 in respect of specified care leavers within the Council's area. The Council has the ability to the reduce liability for Council Tax in relation to individual cases or class(es) of cases that it may determine where national discounts and exemptions cannot be applied.
- 1.2 This policy covers the decision by the Council to support certain care leavers with their liability for Council Tax.

2.0 Legislation

- 2.1 The relevant legislation, Section 13A (1)(c) of the Local Government Finance Act 1992 as amended by the Local Government Finance Act 2012), states the following:

Reductions by billing authority

- (1) The amount of council tax which a person is liable to pay in respect of any chargeable dwelling and any day (as determined in accordance with sections 10 to 13);
- (a) in the case of a dwelling situated in the area of a billing authority in England, is to be reduced to the extent, if any, required by the authority's council tax reduction scheme;
- (b) in the case of a dwelling situated in the area of a billing authority in Wales,
- (c) in any case, may be reduced to such extent (or, if the amount has been reduced under paragraph (a) or (b), such further extent) as the billing authority for the area in which the dwelling is situated thinks fit.**
- 2.2 The provisions stated in (c) above, allows the Council to reduce the Council Tax liability for any taxpayer in addition to any application for Council Tax Reduction under the Council's scheme. This is a general power that is available to the Council.

3.0 Council Tax Care Leavers Discount Scheme

Introduction

- 3.1 The Council has decided to provide assistance with Council Tax to people who are leaving care. This has been implemented to reflect challenges faced by many care leavers as they learn to budget their finances independently.
- 3.2 Care leavers are a particularly vulnerable group for Council Tax debt, and as they move into independent accommodation and begin to manage their own budget, it can be a challenging time, exacerbated if they fall behind with Council Tax.

- 3.3 The Council wants to support care leavers **up to the age of 25**, by the granting of a discretionary reduction of up to 100% of the Council Tax liability in certain circumstances. This means that the Council will be providing financial support to care leavers whilst they develop independent lives and life skills.
- 3.4 Assistance will only be provided to care leavers who reside within the Teignbridge District Council area.

The Council's Policy in respect of Carer Leavers.

- 3.5 The Council shall operate the scheme as follows. :

Part 1

This part applies to the following:

- (a) Care leavers who are sole occupants of a dwelling and who have liability for Council Tax; **or**
- (b) Dwellings that are **solely** occupied by care leavers, where one or more of the residents are liable for council tax.

Part 2

This part applies to the following:

- (a) Care leavers who are jointly and severally liable with one other liable person (s) who is/are not a care leaver; and
- (b) The dwelling is occupied by the care leaver as their sole or main residence and one other person only.

Part 3

This part applies to the following:

- (a) Care leavers who are jointly and severally liable with two or more other liable person (s) who are not care leavers; and
- (b) The dwelling is occupied by the care leaver as their sole or main residence.

- 3.6 A reduction in liability will only be applied after the entitlement to other national discounts or reductions have been applied and will only apply to Council Tax liabilities within the Teignbridge District area.

Definition of a Care Leaver for the purposes of this scheme

- 3.7 The term 'care leaver' is defined in The Children (Care Leavers) Act 2000 and refers to eligible, relevant, and former relevant children:
- The person is someone for whom Devon County Council has acted previously as a corporate parent;
 - Relevant children are those young people aged 16 and 17 who have already left care, and who were 'looked after' for at least 13 weeks from the age of 14 and have been 'looked after' at some time while they were 16 or 17; and
 - Former relevant children are those young people aged 18, 19 or 20 who have been

eligible and/or relevant.

- 3.8 Care leavers can also be classified as a 'qualifying' care leaver. This category applies to young people who:
- (a) Left care after 1st October 2001, after they had turned 16, but who are not 'eligible' or 'relevant' because they did not fulfil the 13-week criteria;
 - (b) Were accommodated, but in residential education, mental/health provision private fostering or Special Guardianship; or
 - (c) For the purposes of this policy 'qualifying care leavers' will be treated in the same way as 'care leavers'.
- 3.9 Additionally former care leavers born before 2001 will be designated as a qualifying care leaver for the purposes of this policy.
- 3.10 The Council will only consider a reduction in liability where it receives confirmation that the applicant is a Devon County Council Former Relevant Child. The confirmation **must** be received from Devon County Councils Education and Families Team.

Reductions for care leavers falling into Part 1 of this scheme.

- 3.11 The Council, under this policy, will reduce the amount of Council Tax payable to nil, after the application of all other discounts or reductions, where a care leaver, as defined in this policy, is **liable** for Council Tax, and any other adult residents in the dwelling also meet the definition of care leaver as defined within this policy.

Reductions for care leavers falling into Part 2 of this scheme.

- 3.12 The Council, under this policy will reduce the amount of Council Tax payable, by applying a reduction of 50%, after the application of all other discounts and reductions.

Reductions for care leavers falling into Part 3 of this scheme.

- 3.13 The Council, under this policy will reduce the amount of Council Tax payable, by applying a reduction of 25%, after the application of all other discounts and reductions.

Exclusions

- 3.14 This reduction will only apply where the property is occupied. No reduction will apply where premises are no one's sole or main residence or where the premises is defined as a second home.
- 3.15 Where the care leaver is liable for more than one property, the reduction will only be awarded in respect of the dwelling which is deemed to be their sole or main residence.
- 3.16 Where a care leaver lives in a household and the dwelling would be deemed exempt from Council Tax if the care leaver did not reside at the property, a 100% reduction will be awarded.

- 3.17 For the sake of clarity, no reduction will be granted where the care leaver resides in a House in Multiple Occupation (HMO) or where the care leaver resides in a property for which they are not liable for Council Tax.

Changes in circumstances

- 3.18 The Council may revise any reduction in liability where the applicant's circumstances or situation changes.

The award and duration of a reduction in liability

- 3.19 Both the amount and the duration of the reduction are at the discretion of the Council and the reduction will be awarded on the basis of the evidence supplied and the circumstances of the individual.

Effective Date

- 3.20 The effective date of this policy shall be 1st October 2023.

4.0 Delegated Powers

- 4.1 This Care Leavers Discount policy has been approved by the Council. However, the Service Lead for Revenues, Benefits and Customer Support is authorised to make technical amendments to ensure it meets the criteria set by Central Government and the Council

5.0 Notification

- 5.1 The Council will issue a written decision either by a letter or by a revised demand notice, to the applicant within one month of the request, or as soon as practicable thereafter.

6.0 Review of Decisions

- 6.1 Notwithstanding any discounts or reductions applied automatically to the Council Tax account, where any application is refused, the applicant will be notified that they can ask for the decision to be reviewed. Any request for a review must be made, in writing or by email, within one month of the decision letter.
- 6.2 A relevant officer of the Council shall undertake the review and shall respond within two months and will have regard to any further evidence supplied.
- 6.3 If the applicant is dissatisfied with the outcome of the review, they can, within two months of the Council's reply, appeal to the independent Valuation Tribunal Service to consider their case.

7.0 Financial Arrangements

- 7.1 The Council will reimburse the full cost of the scheme to the collection fund in accordance with legislation.

8.0 Changes in circumstances and misrepresentation

- 8.1 A reduction in liability under this policy can be recovered if it has been made as a result of misrepresentation or failure to disclose a material fact. It can also be recovered as a result of the subsequent application of a national discount or reduction or any adjustment in banding by the Valuation Office Agency
- 8.2 Changes of circumstances that subsequently negate the need for a reduction in liability under this policy will be recovered by the Council. Where this occurs, the Council shall notify the taxpayer accordingly.

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Equality Impact Assessment

Assessment Of: Care Leaver Support Package	
<input checked="" type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input checked="" type="checkbox"/> New <input type="checkbox"/> Already exists / review <input type="checkbox"/> Changing
Directorate: Community Services and Improvement	Assessment carried out by: Nikki Rawley
Service Area: Revenue and Benefits	Job Role: Council Tax Lead Officer
Version / Date of Sign Off by Director:	

Step 1: What do we want to do?

This assessment should be started at the beginning of the process by someone with a good knowledge of the proposal and service area, and sufficient influence over the proposal. It is good practice to take a team approach to completing the equality impact assessment. Please contact the Policy Officer early for advice.

1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Describe who it is aimed at and the intended aims / outcomes. Where known also summarise the key actions you plan to undertake. Please use plain English, avoiding jargon and acronyms. Equality Impact Assessments are viewed by a wide range of people including decision-makers and the wider public.

To provide a support package to Care Leavers which will include:

- A Council Tax discount for care leavers up to the age of 25. The policy is yet to be drafted and will be subject to final understanding of the financial implications and agreement with our precepting authorities. The proposals will reduce to £0, the Council Tax liabilities of all qualifying care leavers who live alone after all other discounts, reductions and exemptions have been exhausted. A lesser amount of discount will be applied where there are others in the property who are jointly and severally liable for council tax.
- Free leisure centre membership which would provide access equivalent to the 'Jam Packed' membership, providing access to pools, classes, gym, courts, sauna and steam.
- Access to work experience opportunities, where available, up to the age of 25

The key rationale for the recommendations is to provide support, in line with corporate parenting guidance and best practice, to a vulnerable group of young residents who have been supported by our local care system.

1.2 Who will the proposal have the potential to affect?

<input checked="" type="checkbox"/> Service users	<input checked="" type="checkbox"/> The wider community	<input checked="" type="checkbox"/> Teignbridge workforce
---	---	---

1.3 Will the proposal have an equality impact?

Could the proposal affect access levels of representation or participation in a service, or does it have the potential to change e.g. quality of life: health, education, or standard of living etc.?

If 'No' explain why you are sure there will be no equality impact, then skip steps 2-4 and request review by your manager.

If 'Yes' complete the rest of this assessment.

☒ **Yes** ☐ **No** [please select]

Step 2: What information do we have?

2.1 What data or evidence is there which tells us who is, or could be affected?

Please use this section to demonstrate an understanding of who could be affected by the proposal. Include general population data where appropriate, and information about people who will be affected with particular reference to protected and other relevant characteristics (listed in 2.2).

Use one row for each evidence source and say which characteristic(s) it relates to. You can include a mix of qualitative and quantitative data - from national research, local data or previous consultations and engagement activities.

Outline whether there are any over or under representation of equality groups within your service - don't forget to benchmark to local population where appropriate.

For workforce / management of change proposals you will need to look at the diversity of the affected team(s) using available evidence such as the employee profile data. Identify any under/over-representation compared with Teignbridge's economically active citizens for age, disability, ethnicity, gender, religion/belief and sexual orientation.

Data / Evidence Source [Include a reference where known]	Summary of what this tells us
LGA Research report - Basic Facts About Teignbridge <u>Basic facts about your chosen area (esd.org.uk)</u>	Details the demography of the Teignbridge District in relation to: <ul style="list-style-type: none"> • Population • Age • Ethnicity • Health • Employment • Education
LGA Research Report- Demographic Report <u>LGA Research Report - Demographic Report LG Inform (local.gov.uk)</u>	Provides further detail on population changes in Teignbridge, and demographic information relating to gender and ethnicity in Teignbridge with comparisons to the percentage figures for the South West and all English Local authority areas in totality
The Homelessness Monitor: England 2022 <u>Homelessness Monitor 2022 England Crisis UK</u>	The Homelessness Monitor: England 2022, published by Crisis, is the latest report in a longitudinal study providing independent analysis of the homelessness impacts of recent economic and policy developments in England. This tenth annual report by Heriot-Watt University, providing an account of how homelessness stands in England in 2021, or as close to 2021 as data availability allows. It also highlights emerging trends and forecasts some of the likely future changes, identifying the developments likely to have the most significant impacts on homelessness.
Additional comments: Datasets of care leavers within Teignbridge District Council as provided by Devon County Council	Name and address details of Care Leavers within our district who are supported by Devon county Council

2.2 Do you currently monitor relevant activity by the following protected characteristics?

- | | | |
|---|--|--|
| <input type="checkbox"/> Age | <input type="checkbox"/> Disability | <input type="checkbox"/> Gender Reassignment |
| <input type="checkbox"/> Marriage and Civil Partnership | <input type="checkbox"/> Pregnancy/Maternity | <input type="checkbox"/> Race |
| <input type="checkbox"/> Religion or Belief | <input type="checkbox"/> Sex | <input type="checkbox"/> Sexual Orientation |

2.3 Are there any gaps in the evidence base?

Where there are gaps in the evidence, or you don't have enough information about some equality groups, include an equality action to find out in section 4.2 below. This doesn't mean that you can't complete the assessment without the information, but you need to follow up the action and if necessary, review the assessment later. If you are unable to fill in the gaps please state this clearly with a justification.

For workforce related proposals all relevant information on characteristics may need to be sought from HR (e.g. pregnancy/maternity). For smaller teams diversity data may be redacted. A high proportion of not known/not disclosed may require action to address and identify the information needed.

We do not hold data on protected characteristics for council tax purposes.

2.4 How have you involved communities and groups that could be affected?

You will nearly always need to involve and consult with internal and external stakeholders during your assessment. The extent of the engagement will depend on the nature of the proposal or change. This should usually include individuals and groups representing different relevant protected characteristics. Please include details of any completed engagement and consultation and how representative this has been of Teignbridge's diverse communities.

Include the main findings of any engagement and consultation in Section 2.1 above.

If you are managing a workforce change process or restructure please refer to HR for advice on how to consult and engage with employees. Relevant stakeholders for engagement about workforce changes may include e.g. staff-led groups, trades unions as well as affected staff.

There has been extensive consultation and discussions with Devon County Council and other local authorities across the county. Care Leavers themselves have been consulted by DCC and put forward the issue of the leisure pass. No other groups specifically affected

2.5 How will engagement with stakeholders continue?

Explain how you will continue to engage with stakeholders throughout the course of planning and delivery. Please describe where more engagement and consultation is required and set out how you intend to undertake it. Include any targeted work to seek the views of under-represented groups. If you do not intend to undertake it, please set out your justification. You can ask the Consultation Officer for help in targeting particular groups.

Continued engagement with Devon County Council.
No other particular groups have been identified that we will need to engage with.

Step 3: Who might the proposal impact?

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered above and the characteristics protected by the Equality Act 2010. Also include details of existing issues for particular groups that you are aware of and are seeking to address or mitigate through this proposal.

3.1 Does the proposal have any potentially adverse impacts on people on the basis of their protected or other relevant characteristics?

Consider sub-categories (different kinds of disability, ethnic background etc.) and how people with combined characteristics (e.g. young women) might have particular needs or experience particular kinds of disadvantage.

Where mitigations indicate a follow-on action, include this in the 'Action Plan' Section 4.2 below.

GENERAL COMMENTS (highlight any potential issues that might impact all or many groups)	
<p>The proposals will apply to all qualifying care leavers who have a Council Tax liability irrespective of whether they have any protected characteristics or not.</p> <p>Being a care leaver is not of itself considered to be a protected characteristic, however care leavers living within Teignbridge may have one or more protected characteristic. Care Leavers who are under the parental responsibility of another county or unitary authority will be advised to seek support from the authority concerned, subject to the support arrangements in place.</p> <p>Other young persons who are not care leavers but are struggling to pay their council tax will need to apply through the Council's hardship scheme for financial support.</p>	
PROTECTED CHARACTERISTICS	
Age: Young People	Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	Positive as it supports young care leavers up to the age of 25. However young people in general will not be eligible for blanket support and will need to apply for council tax discount on the basis of hardship. Free memberships will not apply to non-care leavers although concessionary rates will be available to those receiving certain benefits.
Mitigations:	<p>The Children and Social Work Act 2017 introduces corporate parenting principles, which comprise of seven needs that local authorities in England must have regard to whenever they exercise a function in relation to looked-after children or care leavers.</p> <p>The corporate parenting principles are intended to secure a better approach to fulfilling existing functions in relation to looked after children and care leavers and for the local authority to facilitate as far as possible secure, nurturing, and positive experiences for looked after children and young people and enable positive outcomes for them.</p> <p>The corporate parenting principles are:</p> <ul style="list-style-type: none"> • To act in the best interests, and promote the physical and mental health and wellbeing, of those children and young people • To encourage those children and young people to express their views, wishes and feelings • To take into account the views, wishes and feelings of those children and young people • To help those children and young people gain access to, and make the best use of, services provided by the local authority and its relevant partners • To promote high aspirations, and seek to secure the best outcomes, for those children and young people • For those children and young people to be safe, and for stability in their home lives, relationships and education or work; and • To prepare those children and young people for adulthood and independent living <p>The national statutory guidance on the application of the corporate parenting principles to looked after children and care leavers is designed to help local authorities consider the kinds of services that may be offered when having regard to the corporate parenting principles. It states the importance for all who exercise functions in relation to looked-after children and care leavers including those responsible for housing and council tax – to work together to ensure they have a more joined up approach.</p> <p>Looked after children and care leavers are some of the most vulnerable residents in our society and can experience some of the worst outcomes</p>

	as children and moving into adulthood. This proposal will provide much needed support as they transition into adult life. The council does not have a corporate parenting responsibility to other young people, only those designated as 'care leavers'
Age: Older People	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Disability	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Sex	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Sexual orientation	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Pregnancy / Maternity	Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	Positive
Mitigations:	As noted above, some care leavers are single parents with no family. This potential exemption would be a financial benefit
Gender reassignment	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Race	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Religion or Belief	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	
Marriage & civil partnership	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potential impacts:	
Mitigations:	

OTHER RELEVANT CHARACTERISTICS

Socio-Economic (deprivation)	Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	Positive in general. Although as eligibility is not means tested it could apply to care leavers who are financially able to meet their council tax liabilities and/or pay for leisure memberships whereas other individuals who do not have the financial means to do so would have to apply for additional support with council tax and concessionary rate for leisure membership.
Mitigations:	See 3.2 below
Other group(s) <i>Please add additional rows below to detail the impact for other relevant groups as</i>	

appropriate e.g. Asylums and Refugees; Rural/Urban Communities, Homelessness, Digital Exclusion, Access To Transport	
Potential impacts:	
Mitigations:	

3.2 Does the proposal create any benefits for people on the basis of their protected or other relevant characteristics?

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support our Public Sector Equality Duty to:

- ✓ Eliminate unlawful discrimination for a protected group
- ✓ Advance equality of opportunity between people who share a protected characteristic and those who don't
- ✓ Foster good relations between people who share a protected characteristic and those who don't

Care leavers are a particularly vulnerable group for Council Tax debt. In Teignbridge, of 31 care leavers with a council tax liability, 19 have something to pay towards their liability and 8 of those are in arrears. This represents 42% struggling with payment.

Also to note:

- Several struggling to hold down jobs and frequently in and out of work, makes it more difficult to budget
- Learning difficulties
- In and out of prison
- Debts other than council tax at a young age
- Relationship splits
- Single parents
- Frequent moves, some periods of homelessness
- Frequently sole occupiers with no-one else to share household bills

Care leavers face the challenge of having to cope with the demands of living on their own at a young age: having to manage finances, maintain a home and manage their lives independently, without the support from families. Whilst not mitigating the impact of all of the disadvantages that care leavers have experienced, a council tax exemption can assist care leavers to overcome them. By providing this council tax exemption, the Council will be providing financial support to care leavers whilst they develop independent lives and life skills.

In addition, the free leisure membership will make it easier for them to access the Council's leisure services which may help to support their physical and mental health.

Step 4: Impact

4.1 How has the equality impact assessment informed or changed the proposal?

What are the main conclusions of this assessment? Use this section to provide an overview of your findings. This content should be used as a summary in reports, where this full assessment is included as an appendix.

If you have identified any significant negative impacts which cannot be mitigated, provide a justification showing how the proposal is proportionate, necessary and appropriate despite this.

Summary of significant negative impacts and how they can be mitigated or justified:

There are no negative impacts, or potential for discrimination
Summary of positive impacts / opportunities to promote the Public Sector Equality Duty:

4.2 Action Plan

Use this section to set out any actions you have identified to improve data, mitigate issues, or maximise opportunities etc. If an action is to meet the needs of a particular protected group please specify this.

Improvement / action required	Responsible Officer	Timescale
The expectation from Devon County Council is to exempt care leavers for whom they have a corporate parenting responsibility for, therefore it should be noted that care leavers living in Teignbridge whose corporate parent is Plymouth, Torbay or outside of Devon would not get the exemption. This does not prohibit them from asking for discretionary help, but the decision to award any help would be based on an analysis of their income and expenditure. However many local authorities are adopting a Council Tax exemption for care leavers, and for those in Teignbridge whose corporate parent is not Devon County Council, staff will help the care leaver to access support from the appropriate corporate parent.	Nikki Rawley – Council Tax Lead Officer	On going
Our decisions will be based on datasets provided by and confirmation of a qualifying care leaver status by Devon County Council	Nikki Rawley	On going

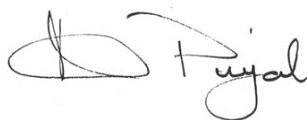
4.3 How will the impact of your proposal and actions be measured?

How will you know if have been successful? Once the activity has been implemented this equality impact assessment should be periodically reviewed to make sure your changes have been effective and your approach is still appropriate. Include the timescale for review in your action plan above.

Periodical review of care leavers Council Tax accounts and liabilities
--

Step 5: Review & Sign-Off

EIAs should only be marked as reviewed when they provide sufficient information for decision-makers on the equalities impact of the proposal. Please seek review and feedback from management before requesting it to be signed off. All working drafts of EIAs and final signed-off EIAs should be saved in G:\GLOBAL\EIA Once signed-off please add the details to the 'EIA Register' of all council EIAs saved in the same directory.

Reviewed by Service Manager: Yes <input checked="" type="checkbox"/> Tracey Hooper – Service Lead for Revenue, Benefits and Customer Support No <input type="checkbox"/> Instead was reviewed by:	Strategic Leadership Team Sign-Off: 
Date: 14.09.23	Date: 25 sept 23

Version 1 – December 2022

**Teignbridge District Council
Full Council
16 January 2024
Part i**

Future High Streets Fund – Project Adjustment

Purpose of Report

To advise Council of the current situation with regard the Future High Streets Fund (FHSF) project and obtain appropriate authority to progress the projects.

Recommendation(s)

The Council RESOLVES to:

- (1) Approve the submission of a Project Adjustment Request to Department for Levelling Up Housing and Communities (DLUHC) removing the cinema project, amending the Market Hall project and increasing the contingency for the Queen Street project;
- (2) Approve the immediate instruction of the orders set out in Appendix 1 of this report, necessary to bring the project off pause; and
- (3) Delegate authority to the Head of Place and Commercial Services (in consultation with the Executive Member for Estates, Assets & Parking and Chief Finance Officer regarding finalising the development details and prepare planning applications in line with the budget set out in Appendix 2 and timescales set out in Appendix 3 to this report) to take such other action as is necessary to implement the approved redevelopment of the Market Hall to which the approved funding scheme relates.

Financial Implications

The financial implications are included in section 3 and 4.1.1 - the main area of concern is the risk around timescales and handing back funding making the project unviable and costs which may have to be written off.

Martin Flitcroft
Head of Corporate Resources
Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

There are no specific legal implications arising out of this report. However, implications and risks associated with the project previously identified and reported remain unaltered. Notwithstanding that caution is advised against acting in a way that is contrary to previous decisions of the Council, its Constitution and external

funding arrangements / agreements.

It is imperative that clarity is brought to this project to provide clear direction and timetabling to ensure project delivery and to mitigate challenge and the risk of the withdrawal of funding.

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

Risk Assessment

At present the risk status of the projects is principally of timescales, the lack of delivery and current pause caused by the removal of delegated authority means there is a very real possibility of failing to deliver any element of the FHSF suite of projects. The project risk is therefore within lack of decisive action or continued uncertainty preventing progress and running out of time. This would result in failure to deliver, a likely request to hand back the grant to DLUHC and abortive costs.

The project risk is therefore in doing nothing, rather than taking action.

Other specific risks are set out within the body of this report.

Thomas E Phillips MSc MRICS
Assets Manager
Email: tom.phillips@teignbridge.gov.uk

Environmental / Climate Change Implications

Previous reports have highlighted the environmental and climate change impacts of the project, links to which can be found in the Background Papers. The decisions associated with this report do not change the impacts previously assessed.

William Elliott, Climate Change Officer
Email: william.elliott@teignbridge.gov.uk

Report Author

Thomas E Phillips MSc MRICS
Asset Manager
Email: tom.phillips@teignbridge.gov.uk

Executive Member

Councillor Martin Wrigley

Appendices

1. Required actions to bring the Market Hall project off pause
2. FHSF updated project costs
3. Market Hall project timeline
4. BCR and Economic Case

Background Papers

1. [Agenda for Executive on Tuesday, 21st July, 2020, 10.00 am - Teignbridge District Council](#) - Executive approval of the submission of the Future High Streets Fund bid, July 2020
2. [Agenda item - Future High Street Fund - Teignbridge District Council](#) - Executive endorsement of the Future High Street Fund Project, April 2021
3. [Agenda for Full Council on Thursday, 22nd April, 2021, 10.00 am - Teignbridge District Council](#) - Council approval of the Future High Street Fund Project, April 2021
4. [Agenda item - Future High Street Fund - Newton Abbot Market - Teignbridge District Council](#) - Council approval of the Market Hall business case, February 2022
5. [Agenda for Executive on Monday, 12th September, 2022, 10.00 am - Teignbridge District Council](#) - Executive report considering update on the Future High Street Fund, September 2022
6. [Decision - Urgent Decision - Future High Street Fund - Teignbridge District Council](#) - Urgent decision to progress actions in Executive report following cancellation of Executive meeting, September 2022
7. [Part 1 Executive report - FHSF Oct 2022.pdf \(teignbridge.gov.uk\)](#) – Executive report providing update, October 2022
8. [Agenda for Full Council on Thursday, 17th November, 2022, 10.00 am - Teignbridge District Council](#) – Extraordinary Council Meeting to agree additional funding and revised business case, November 2022
9. [Agenda for Teignbridge Highways and Traffic Orders Committee on Thursday, 1st June, 2023, 2.15 pm - Democracy in Devon](#) – HATOC meeting regarding the Queen Street proposals, June 2023
10. [Agenda item - Notices of Motion - Teignbridge District Council](#) – resolved to rescind all delegated authority for the Future High Streets Fund projects excluding Queen St and the Cycle route improvements, July 2023
11. [Agenda for Executive on Tuesday, 31st October, 2023, 10.00 am - Teignbridge District Council](#) – Item – Item 77 notice of motion for alternative recommendation (called-in)
12. A summary of the key issues arising from the decisions made at the meetings in the background papers

1. Introduction/Background

- 1.1 The Future High Streets Fund (FHSF) is a substantially grant funded project comprising three main elements:

- a. A new four-screen Cinema
- b. Transformation of the Market Hall

c. Transport (Queen Street and National Cycle Network)

- 1.2 The FHSF is a Government initiative aimed at revitalising town centres. Funding was secured following a competitive process, with a spend deadline for the Government grant of March 2024. Match funding could be spent after this deadline.
- 1.3 Set out in the background papers is the chronology of all decisions made by the Council to progress the Future High Street Fund projects, with a summary of the key issues set out in background paper 12. In November 2022 the Council agreed to apply for a Project Adjustment Request (PAR) following changes to the projects. This included an extension of time to spend the Government funding. The PAR was approved in June 2023.
- 1.4 However, following receipt of the extension the Council's Executive sought to make further changes, including removal of the cinema and revisiting the internal layout of the Market Hall, guided by an Informal Advisory Group.
- 1.5 The Department for Levelling Up, Homes and Communities (DLUHC) contacted officers following receipt of the Council's December 2023 Monitoring and Evaluation report to state that they are not minded to grant a deadline extension for the spend to 31 March 2025, due to the risk profile and lack of progress on the cinema project.
- 1.6 Alongside this issue, the removal of all delegated authority to progress the scheme has significantly slowed down progress to the extent that the Market Hall project is now at significant risk of failure if we cannot spend the Government grant funding in time.

2. Key issues to approve

2.1 Officers are unable to progress the approved project timeline, which is supposed to be in the delivery stage under the November 2022 Council mandate, due to the removal of all delegated authority relating to the cinema and Market Hall projects following agreement to a Notice of Motion at the Council meeting of 25 July 2023.

2.2 Whatever the intention of that Notice, the approved wording removed all delegated authority. It is therefore for Council to make decisions on the cinema and Market Hall projects. This is an unsustainable position. The projects require quicker decisions to be made than can ever realistically be expected from relying solely on Executive or Full Council committee meetings.

2.3 In line with that Council resolution, approval is sought to agree the decisions set out Appendix 1 to this report relating to the Market Hall project.

2.4 For future expediency, it is requested that delegated authority be reinstated in line with recommendation 3.

3. Project Adjustment Request details

3.1 Given the timescale implications and the looming deadline officers, having engaged with DLUHC and the leader of the Council, consider the best option is to safeguard delivery of the Market Hall and Transport elements by submitting another Project Adjustment Request (PAR) to DLUHC removing the cinema project and requesting a deadline extension from 31 March 2024 to 30 September 2024 (which is a committed deadline therefore an effective spend deadline of 31 March 2025).

3.2 As the cinema had a grant allocation of £6.850M against it officers recommend reallocating that to enhance the Market Hall project and to cover other costs that have occurred such as the roof repair.

3.3 Other costs are also now required to be borne by the Market Hall appraisal which were previously being paid for by the Cinema. This reduces the return on TDC capital below the target 1% and therefore necessitates additional grant to improve the return.

3.4 Proposed Market Hall Project enhancements include the following:

Item	Cost
Market Hall refurb(Original scheme)	£3,891,643 before risk
Fixing the Market Hall roof	Included in above
Upgrading New Look/Shauls roofs	£156,860
New Look north face/wall	£16,000 plus costs in Cost Plan 4
Market Square paving	£347,700
Café relocation/refurb of Shauls	£100,000
Former Oggy Oggy unit refurb for tenant relocation	£20,000
Former Edinburgh Woollen Mill refurb for tenant relocation	£100,000
Post Office Building refurb	£145,966 (increased risk to 20%)
Stairs to upper walkway	-
Vertical Passenger Lifts	£200,000
Total	£4,778,169

3.5 This reflects an increase in cost of £886,526 before fees.

3.6 Some of the enhancements are necessary improvements to the cinema development block units that would now not be demolished.

3.7 An additional cost of £56,745 for project management staff time will also be requested.

3.8 Once all other costs are taken into account, including risk and inflation allowances, contractors' preliminaries, overheads and profit, multi-disciplinary

consultancy support, staff project management time and legal fees in relation to tenant relocations, the full forecast cost for the Market Hall elements is as follows:

Element	Cost £
Staff Costs	236,745
Construction	5,873,726
Contingency	692,553
Financial contributions	150,000
Legal fees	50,000
Professional Fees	640,421
Surveys	13,118
Contractors	1,560
Planning/Building Regs	4,963
Total	7,663,084

3.9 To achieve a 3% return on equity (actual 3.02%), and allow for a prudent margin above our minimum target return of 1%, an increase to grant allocation for this project would be required from £1,375,678 to £5,200,000.

3.10 With regard the Transport project enhancements were explored including having a paved rather than tarmac finish, however, the additional grant required for this +£900,000 was considered too much of an increase within the context of the project and current grant allocation.

3.11 It is recommended that an additional contingency is implemented of +5% to 10% for the Market Hall and +£100,000 for Transport project in order to protect against a volatile cost environment. This would be paid for by reallocating unused cinema grant.

3.12 A green book appraisal has been undertaken supporting a revised BCR of 3.31:1 in excess of the minimum 2:1 required by DLUHC. The BCR and Economic Case are attached to the rear of this report at Appendix 4.

3.13 Officers are putting together a full Project Adjustment Request on this basis which will be ready to submit to DLUHC if Full Council resolves this report's recommendations.

3.14 Pursuing this course of action would leave a residue of unspent Grant totalling circa £2.50M.

3.15 An Informal Advisory Group, set up by the Leader of the Council to discuss the Market Hall and Alexandra Cinema buildings, has met on several occasions. However, there is no mandate from the Council relating to the group, and no time or budget available to undertake a review of its output.

4. Implications, Risk Management and Climate Change Impact

4.1 Financial

4.1.1 Failure to agree the project will result in a £456,860 cost to the Council in remedial roof repairs to the Market Hall and New Look buildings. In addition, the Council will be left with decisions around the costs of bringing currently non-operational assets such as the old Post Office building and other vacant retail units back into use. The Market Hall operations are currently running at an operational loss and the Future High Streets Fund was identified as a way to fund the changes required to reverse that problem. Without the fund the Council will continue to make a loss and will need to consider alternative uses of the building, as the Markets are not a going concern.

4.2 Legal

4.2.1 There are no direct legal implications from this report.

4.3 Risks

4.3.1 Loss of Market Hall project if approval is not granted for the recommendations as set out.

4.4 Environmental/Climate Change Impact

4.4.1 Previous reports have highlighted the environmental and climate change impacts of the project, links to which can be found in the Background Papers. The decisions associated with this report do not change the impacts previously assessed.

5. Alternative Options

5.1 A number of alternatives were put forward within the Executive Report dated 31 October 2023. However, as set out in the report, any alternative that requires a new project is not considered feasible within the constraints of the grant conditions, even with a deadline extension.

5.2 It is no longer feasible to deliver the cinema project within the time constraints of the grant, as that project would necessitate a start on site in March 2024.

5.3 The realistic alternatives to the recommendations as set out with this report are therefore considered to be

- a. Abort the entire FHSF project.
- b. Abort the Market Hall project and proceed only with the Transport project.
- c. Explore an alternative project that does not require such a long lead-in time and has the principal spend upfront, either a standing investment or a site with existing planning consent. However, even the latter is running out of time for all but the most simple of construction projects.

6. Conclusion

- 6.1 After years of indecision and disagreement it is now necessary to agree that there is no longer support from the Council to deliver the cinema, which has now been stalled to the point that the risk profile is too great for DLUHC to grant a deadline extension and has rendered the cinema non-deliverable.
- 6.2 Rather than lose the hard fought for Grant funds entirely it is recommended that actions are taken to safeguard delivery of the Market Hall scheme and Transport projects which are now too threatened by the cinema risk and timescales implications.
- 6.3 Grant must be reallocated from the cinema to the Market Hall to make it viable as it now has to cover additional costs the cinema was bearing.
- 6.4 By enhancing the Market Hall project, more grant left over from the cinema can be spent reducing the amount of potentially unspent grant to be handed back to DLUHC.
- 6.5 Clear direction and support from Council is now required otherwise the Market Hall and Transport projects are also at severe risk of failing.
- 6.6 Following the PAR to remove the cinema as described above, if another project can be found that achieves the gateway criteria of the grant, is deliverable and spends the grant money by the deadline another subsequent PAR could be submitted for DLUHC approval. This will be the subject of a separate report to Council in the future if an alternative project can be identified and resourced.

Background Paper 12 – Chronology of decision making relating to the Future High Streets Fund Project

Executive committee approved the submission of the FHSF bid on 21 July 2020.

Executive endorsed the Future High Streets Fund Project on 6 April 2021 to take to Full Council for approval.

Council approved the scheme and delegated authority was given on 22 April 2021 to deliver the project as presented.

Officers took a report to Full Council requesting a capital budget increase required to secure a pre-let agreement for the cinema - necessary to move the project forward.

The then leader proposed an amendment and the Council resolved to:

- Commission an external audit to report on the governance of the Future High Streets Fund in relation to commissioning, construction costs, and contracting for the proposed new cinema and the information provided to Council to make informed decisions.
- From October 2022 present a comprehensive written report for each executive meeting

A second amendment was proposed and approved:

- To engage consultants who specialise in cinemas and the night time economy in the South West as a whole in order to establish how viable a new four screen cinema is.

Officers undertook these additional requests from 6 September Full Council and presented the findings back at Extraordinary Full Council.

During that meeting Councillors resolved to remove the Alexandra Cinema building from the FHSF regeneration plans. The risk to project timescales, costs and the ability to spend the grant in accordance with the Grant conditions were highlighted.

The implication was:

- The wall between the market hall and the cinema is being retained
- A smaller entertainment space will be created
- Greater retail diversity will be pursued, including a food court

Work was undertaken on the detail of these revised plans along with engagement with traders, local organisations and community groups as these evolve so that we can maximise the shopping and cultural experience. Officers planned to hold a public exhibition of these proposals when finalised.

A Project Adjustment Request was submitted to DLUHC on 19 May 2023 requesting approval for the amendment. The adjustment request was approved on 20 July 2023.

On 25 July 2023 the leader put forward a Notice of Motion to Full Council and the following was resolved:

The council rescind all delegation of authority for the Future High Street Fund projects excluding Queen St and the Cycle route improvements. This delegated authority is to be replaced with staged delegations based on the project plans. Milestones achieved or missed

and permission to proceed to a next milestone to be overseen by the Executive Committee and reported back to full council.

On 22 August 2023 the leader proposed an alternative recommendation

Delegated authority be given to the Head of Place and Commercial Services to make such decisions as are necessary to avoid delays to the programme on the proviso that the officer has first obtained the approval of the Executive Member and that all such decisions are reported to the Executive.

This amendment was resolved by executive, however, it is considered ineffective due to the Notice of Motion rescinding all delegation of authority which was resolved at Full Council in July.

31 October 2023 a report was taken to Executive stating that due to planning officers not being supportive of the proposed design it was recommended that the size of the cinema is reduced to give it a better chance of having planning approved albeit at the loss of its interested tenant.

At this juncture the delivery of a cinema was still feasible but the two options presented different risk profiles, one on planning the other occupational. On balance officer's view was that the best chance to deliver a cinema was to make an amendment to improve the view of the planning officer and take the risk on either the existing interested party walking away of being able to find an alternative in a timely manner.

Within the report a number of alternatives were presented, however, it was made clear that it was not considered feasible to deliver an alternative project at this stage due to the grant constraints, principally timescales, and the clear stance of DLUHC that during delivery stage no new projects would be considered.

The timescale and cost of working up an alternative project to the point of instructing a principal contractor was set out in the executive report with minimum of 36 months estimated, far beyond the deadline even with if an extension to 31 March 2025 is granted by DLUHC.

However, the leader proposed an alternative recommendation:

1. To progress submitting a planning application for the demolition part that was in the previous original cinema planning application for the area between the Alexander Theatre (sic) and the Market Hall excluding the Shauls Bakery and New Look buildings;
2. The Executive puts forward up to £70,000 of the Executive budget towards investigating the options as described 5.5.1 and 5.5.3 (of the circulated report) combined comprising a whole building solution with the restoration of the Alexander Theatre (sic) and the refurbishment of the Market Hall side of the building; and
3. Recommend to Full Council to look at the output of the above and to determine the future direction and to make the final decision on where this project goes.

DLUHC contacted officers to state that they are not minded to grant a deadline extension moving it out from 31 March 2024 to 31 March 2025, due to the risk profile and lack of progress on the cinema project.

Number	Date	Description
01	05 December 2023	Guidance has been provided by Planning on the Food Hall & Market Hall, which requires a number of revisions to the design. Authority required to complete these changes in preparation for a planning application, which will also incur additional design fees. These changes were agreed at our pre-application meeting relating to the finishes of the external parts of the residual Market Hall, alongside a number of internal recommended changes. Happy to discuss but approval needed on the basis that changes are required but will generate fees.
02	05 December 2023	We have provided comment on the alternative design nominated by the Informal Advisory Group. Are we able to now conclude our design, as we have developed our scheme based on a business case and 2 years of design development with Market Curators and consultations with traders.
03	05 December 2023	Requirement to complete a standalone planning application for the enabling package for the proposed Plant Room in Alexandra Cinema's Managers Office. With the delays to the decision on the cinema planning application impacting on the Market Hall application this needs to come forward as the delivery of this part is on the critical path of the programme. Scott's to be consulted on the scheme, with comments required on times when works can take place. Authority required to proceed with a standalone LBC application. This element will then require works to take place early next year to account for the delay in the overarching Market Hall application. PLEASE NOTE: Regardless of the future of the Alexandra Cinema, this is a fundamental requirement to remove the service dependencies from the Market Hall.
04	05 December 2023	Authority required to proceed with design work to New Look and associated external works. Planning application cannot be concluded until this element has been redesigned and costed, however cannot be concluded unless clarity provided on future of the proposed cinema application.
05	05 December 2023	Post office tender is now ready and requires authority to complete tender process. It would also be beneficial financially to combine this with the tender for the Alexandra Cinema Plant room Works. Authority required to combine the two tenders and produce the necessary tender documents. This needs to be complete date the earliest opportunity.
06	05 December 2023	Issue order to both the National Grid and Wales & West for provision of electric upgrade works to Alexandra Plant Room, as well as creating a new gas supply into Scott's Managers Office. Authority needed to complete these orders to enable the physical separation from the Market Hall . £6k for new gas supply and National Grid supply awaiting final quotation.
07	05 December 2023	Public Consultation & further trader engagement. Authority needed to carry out further engagement with traders so that we can share the vision for the Market Hall, prior to any planning application being submitted.

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Newton Abbot - Market Hall

Stage 4 Cost Plan

October 2023

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1.0 - Summary

2.0 - Cost Estimate

Appendix A - Basis, Assumptions and Exclusions

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DOCUMENT ISSUE SHEET

Revision	Comments	Issue Date	Parties Sent To	Prepared By	Checked By	Reviewed By
1	RIBA Stage 1	12/01/2022	TDC	PW	LH	LH
2	RIBA Stage 2 - Interim	03/02/2022	TDC	PW	LH	LH
3	RIBA Stage 2	15/02/2022	TDC	PW	LH	LH
4	RIBA Stage 3 - Interim	27/07/2022	TDC	PW	LH	LH
5	RIBA Stage 3 - Pre App Design	30/11/2022	TDC	PW	LH	LH
6	RIBA Stage 3	02/06/2023	TDC	PW	LH	LH
6	RIBA Stage 4	20/10/2023	TDC	PW	LH	LH

Authorised by:

L Husband

Date:

20/10/2023

Section 1

Executive Summary

SUMMARY

Newton Abbot - Market Hall Stage 4 Cost Plan

This document must be read in association with the Basis, Assumptions and Exclusions in Appendix A. Particular attention should be given to the exclusions in this Cost Plan to ensure they are included elsewhere in the overall appraisal of the scheme if the Client deems them to be required.

Newton Abbot Market Hall	Overall m2	1420m2
	Cost (£)	£/m2
Market Hall Refurbishment	£ 1,901,608	£ 1,339
Food Hall	£ 540,811	£ 381
External Works	£ 544,993	£ 384
Preliminaries	£ 507,860	£ 358
Main Contractor's Overheads & Profits	£ 279,622	£ 197
Sub Total	£ 3,774,894	£ 2,658
Inflation to Tender Return Date - Q1 2024	£ 19,458	£ 14
Inflation to Mid-Point of Construction - 4Q 2024	£ 97,291	£ 69
Sub Total	£ 3,891,643	£ 2,741
Design Development Risk @ 3%	£ 116,749	£ 82
Construction Risk @ 5%	£ 194,582	£ 137
Employer Risk @ 2%	£ 77,833	£ 55
Total Main Contract (excl professional fees and VAT)	£ 4,280,807	£ 3,015
Enabling Works	£ 57,421	£ 40
Total (excl professional fees and VAT)	£ 4,338,228	£ 3,055

Section 2

Cost Estimate

Market Hall Refurbishment

Market Hall Ground Floor 1,012 m2
Market Hall First Floor (Mezzanine) 114 m2
Total GIFA: 1,126 m2

Item	Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
0.00	FACILITATING WORKS				5,000.00	4.44	
0.01	Toxic/Hazardous/Contaminated Material Treatment				5,000.00		
	Asbestos Removal	1	Item	5,000.00	5,000.00		Allowance to Cover Un-Surveyed Areas
0.02	Demolition Works				-	-	Strip Out and Smaller Demo Incl in 6.01
1.00	SUBSTRUCTURE				64,957.20	57.69	
	New Concrete Slab - 175mm thick	212	m²	175.00	37,100.00		New Toilet/Entrance Area - Includes Excavation
	Strip Foundation to New North Opening	7	m	180.00	1,170.00		
	New Foul Water Drainage Runs (100mm) - New Slab	61	m	170.00	10,448.20		
	New Foul Water Drainage Runs (150mm) - New Slab	13	m	200.00	2,600.00		
	New Foul Water Drainage Runs (100mm) - Existing Slab	18	m	350.00	6,139.00		Includes Saw Cutting existing Slab
	Connection into Existing	2	nr	750.00	1,500.00		
	Inspection Chambers	6	nr	1,000.00	6,000.00		Internal
2.00	SUPERSTRUCTURE				409,509.03	363.68	
2.01	Frame				6,036.00	5.36	
	Structural Steel	0.3	T	4,000.00	1,260.00		Changing Places Goal Posts
	Structural Steel	1.2	T	4,000.00	4,776.00		North Elevation Entrance
2.02	Upper Floors				-	-	n/a
2.03	Roof				35,770.00	31.77	
	Northern Flat Roof Works	1	Item	32,770.00	32,770.00		Cost as per Dilapidations Rev 1
	Roof Drainage	1	Item	3,000.00	3,000.00		Adaptations and Adjustment
2.04	Stairs and Ramps				101,720.00	90.34	
	Staircase to Mezzanine	1	Item	95,000.00	95,000.00		Incl Staircase, Foundations, Balustrade and Finishes
	Balustrade to Mezzanine	10	m	700.00	6,720.00		
2.05	External Walls				55,680.00	49.45	
	New Look Elevation	139	m²	400.00	55,680.00		general allowance - detail tbc

Market Hall Refurbishment

Market Hall Ground Floor 1,012 m2
Market Hall First Floor (Mezzanine) 114 m2
Total GIFA: 1,126 m2

Item Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
2.06 Windows and External Doors				134,934.53	119.84	
Automatic Double Glazed Doors, Frames and Ironmongery	1	nr	10,800.00	10,800.00		2244 x 2350
Automatic Double Glazed Doors, Frames and Ironmongery	1	nr	9,250.00	9,250.00		1970 x 2285
Automatic Double Glazed Doors, Frames and Ironmongery	1	nr	11,000.00	11,000.00		2300 x 2325
Power Assisted Single Glazed Doors, Frames and Ironmongery	1	nr	1,900.00	1,900.00		1125 x 2100
New Metal Windows to Match Heritage Requirements	47	m²	960.00	45,202.43		South Elevation - Internal and External
New Metal Windows to Match Heritage Requirements	21	m²	960.00	20,628.36		East Elevation
New Metal Windows to Match Heritage Requirements	3	m²	960.00	2,910.88		North Elevation
Refurbishment and Glazing Replacement to Match Heritage Requirements	28	m²	550.00	15,552.85		Incl Making Good
Window Boards	16	m	40.00	640.00		Softwood Timber Incl Decoration
Lourved Door; Double	1	nr	3,250.00	3,250.00		Market Hall Plant Room
Lourved Windows	3	m²	400.00	1,100.00		Introduced into Roof Light
Repairs to Clerestory Windows	34	m	300.00	10,200.00		Cost as per Dilapidations Rev 1
High-Level Window Repair	1	Item	2,500.00	2,500.00		Northern Clerestory Window and Roof Light Spot Repairs and Decoration
2.07 Internal Walls and Partitions				34,593.50	30.72	
Internal Wall Type 01	252	m²	65.00	16,380.00		WC's in Market Hall
Internal Wall Type 01a	13	m²	67.50	850.50		WC's in Market Hall
Internal Wall Type 2	118	m²	70.00	8,225.00		Offices and Stores in Market Hall
IPS - WCs	20	m²	180.00	3,600.00		
Lining of External Walls	1	Item	5,538.00	5,538.00		Lining Northern Side Internal Face of External Walls
2.08 Internal Doors & Joinery				40,775.00	36.21	
Automatic Double Glazed Doors, Frames and Ironmongery	1	nr	10,800.00	10,800.00		2244 x 2350
Automatic Double Glazed Doors, Frames and Ironmongery	1	nr	6,500.00	6,500.00		1490 x 2095
Automatic Double Glazed Doors, Frames and Ironmongery	1	nr	9,000.00	9,000.00		1900 x 2325
Single Door incl Vision Panel; including ironmongery	2	nr	1,100.00	2,200.00		BoH Areas - Staff Room, Managers Office - 926 x 2040
Single Door and a Half incl Vision Panel; including ironmongery - FD30s	2	nr	1,750.00	3,500.00		BoH Areas - Storage and Cellar - 1452 x 2040
Single Door; including ironmongery	2	nr	750.00	1,500.00		New WC's - 726 x 2040
Single Door; including ironmongery	6	nr	800.00	4,800.00		New WC's - 826 x 2040
Single Door; including ironmongery	3	nr	825.00	2,475.00		Doc M Toilet and Changing Places - 926 x 2040

Market Hall Refurbishment

Market Hall Ground Floor	1,012	m2
Market Hall First Floor (Mezzanine)	114	m2
Total GIFA:	1,126	m2

Item Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
3.00 INTERNAL FINISHES				166,731.17	148.07	
3.01 Wall Finishes				15,687.77	13.93	
Paint to New Plaster Surfaces	339	m²	10.00	3,389.00		New Walls Only
Paint to Existing Plaster Surfaces	487	m²	6.00	2,923.77		
Wall Tiling	125	m²	75.00	9,375.00		
3.02 Floor Finishes				133,979.00	118.99	
(600 x 600) Tile	92	m²	100.00	9,200.00		incl. preparation
(900 x 450) Tile	937	m²	105.00	98,385.00		incl. preparation
Tiled Skirting	264	m	45.00	11,880.00		
Re-laying of Flag Stone	31	m²	100.00	3,100.00		New North Entrance and Around Bar; Removal incl Elsewhere
Resin paint	26	m²	46.00	1,196.00		Plant Room
Entrance Matting Incl New Frame	17	m²	600.00	10,218.00		18mm thick matting with aluminium frame
3.03 Ceiling Finishes				17,064.40	15.15	
Cleaning of Main Market Hall Timber Ceiling	1	Item	10,000.00	10,000.00		P Sum - scope tbc
Cleaning and Making Good Exposed North Entrance Timber Ceiling	18	m²	65.00	1,170.00		
Form Bulkhead	2	nr	200.00	400.00		Toilet Area Incl Decoration
Decoration of Exposed Concrete Soffit	60	m²	10.00	596.10		
600 x 600 Ceiling Grid	26	m²	45.00	1,158.30		Staff Room and Manager's Office
600 x 600 Ceiling Grid	68	m²	55.00	3,740.00		WC's and Changing Places
4.01 Fittings, Furnishings and Equipment				323,500.00	287.30	
Fixed Street Food Units	6	Nr	17,500.00	105,000.00		
Fixed Retail Units 3m x 3m	12	Nr	10,000.00	120,000.00		
Flexible Retail Units (mobile)	6	Nr	2,000.00	12,000.00		
External Signage	1	item	12,500.00	12,500.00		Including Support
Statutory Signage	1	item	500.00	500.00		
Bar	1	Item	30,000.00	30,000.00		
Movable Seating and Tables	1	item	40,000.00	40,000.00		
Kitchenette	1	item	3,500.00	3,500.00		Staff Room

Market Hall Refurbishment

Market Hall Ground Floor 1,012 m2
Market Hall First Floor (Mezzanine) 114 m2
Total GIFA: 1,126 m2

Item	Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
5.00	SERVICES				640,562.00	568.88	
5.01	Sanitary Installations				52,200.00	46.36	
	Doc M Pack	3	nr	3,000.00	9,000.00		
	Baby Changing Facilities	1	nr	250.00	250.00		Presumed included in changing places
	Sanitaryware	8	nr	1,000.00	8,000.00		New WC's and Basins in Market Hall
	Changing Places WC incl hoist	1	Item	30,000.00	30,000.00		
	Automatic Soap Dispensers	11	nr	50.00	550.00		All WC's
	Robe/Coat Hook	11	nr	20.00	220.00		All WC's
	Toilet Roll Holder	11	nr	80.00	880.00		All WC's
	Hand Dryers	11	nr	300.00	3,300.00		All WC's
5.02	Services Equipment	-	m ²	-	-	-	Excluded
5.03	Disposal Installations	1,126	m²	10.00	11,260.00	10.00	
5.04	Water Installations	1,126	m²	30.00	33,780.00	30.00	
5.05	Heat Source	-	m ²	-	-	-	n/a
5.06	Space Heating and Air Conditioning	1,126	m²	140.00	157,640.00	140.00	
5.07	Ventilation	1,126	m²	90.00	101,340.00	90.00	
5.08	Electrical Installations	1,126	m²	140.00	157,640.00	140.00	incl. Ext Lighting
5.09	Fuel Installations	-	m ²	-	-	-	n/a - No Fuel Storage or Distributions System
5.10	Lift and Conveyor Installations	-	Item	-	-	-	
5.11	Fire and Lightning Protection	1,126	m²	12.00	13,512.00	12.00	fire alarm and connect existing smoke vents
5.12	Communication, Security and Control Systems	1,126	m²	65.00	73,190.00	65.00	CCTV, Intruder, and Wi-Fi
5.13	Specialist Installations	1	Item	5,000.00	5,000.00	4.44	PV
5.14	Builder's Work in Connection with Services				35,000.00	31.08	
	General allowance	1	item	35,000.00	35,000.00		

Market Hall Refurbishment

Market Hall Ground Floor	1,012	m2
Market Hall First Floor (Mezzanine)	114	m2
Total GIFA:	1,126	m2

Item	Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
6.00	WORK TO EXISTING BUILDINGS				291,348.50	258.75	
6.01	Minor Demolition and Alteration Works				215,714.00	191.58	
	Strip out of First Floor Public Toilets	1	Item	10,000.00	10,000.00		Incl Sanitaryware Removal, Wall Finishes, Internal Wall Removal, Ceiling Finishes, etc
	Removal of Wall which separates Mezzanine from Market Hall	1	Item	20,000.00	20,000.00		Assumed non-loadbearing
	Demolition of External WC	1	Item	3,500.00	3,500.00		Near North Entrance Incl External Barrier
	M & E Removal	1	Item	25,000.00	25,000.00		
	Soft Strip out of Market Hall	1	Item	10,000.00	10,000.00		Removal of Stalls, etc
	Removal of Ceiling Finishes	188	m²	22.50	4,230.00		North and West Entrances, Incl Making Good
	Removal of Internal Walls and Rooms from Main Market Hall - Solid	74	m²	70.00	5,180.00		
	Removal of Internal Walls and Rooms from Main Market Hall - Lightweight Stud	124	m²	16.00	1,984.00		
	Southern Pitched Roof Area - timber repairs, window repairs, ventilation, etc	1	Item	83,900.00	83,900.00		Cost as per Dilapidations Rev 1
	Roller Shutter Removal	5	nr	200.00	1,000.00		Incl Frame; Skipped
	Infilling of Market Hall Roller Shutter Opening	1	Item	5,500.00	5,500.00		Finish as per Heritage Statement
	Removal of Market Hall Floor Finishes - Flag Stone Floor	33	m²	110.00	3,630.00		TORC Clean, Make Good and Set Aside for Re-Use
	Removal Windows	43	m²	40.00	1,720.00		Incl Frame; Skipped
	Removal Glazing Only	19	m²	60.00	1,140.00		Excl Frame - Mezzanine
	Removal External Doors	10	nr	50.00	500.00		Incl Frame; Skipped
	Removal of Internal Doors (Single)	4	nr	25.00	100.00		Incl Frame; Skipped
	Removal of Internal Doors (Double)	2	nr	40.00	80.00		Incl Frame; Skipped
	Block up Back-Of House Openings	1	nr	1,000.00	1,000.00		To match existing wall type, doorway to new Plant Room
	Block up Window Opening; to match existing	2	nr	500.00	1,000.00		Near New North Entrance
	Low Level Walling to In-fill Former Door Opening	5	nr	1,000.00	5,000.00		New Windows to Sit Above
	Limestone cills to windows	11	m	500.00	5,500.00		
	Block up Door Opening; to match existing	3	nr	2,000.00	6,000.00		2nr Openings Near New North Entrance and Near Demolished WC
	Form New Opening to External Wall	1	Item	6,000.00	6,000.00		Near New North Entrance, Incl Temp Work Design
	New North Entrance	1	Item	10,000.00	10,000.00		Incl Blockwork and Roof Adaptations
	Floor Remedials	1	Item	1,000.00	1,000.00		Filling In Floor Boxes, etc
	Unblocking Market Hall Window Openings	5	nr	350.00	1,750.00		From Market Hall towards Market Square and Food Hall

Market Hall Refurbishment

Market Hall Ground Floor 1,012 m2
Market Hall First Floor (Mezzanine) 114 m2
Total GIFA: 1,126 m2

Item	Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
	Tank Room Decommissioning	1	Item	1,000.00	1,000.00		Removal of Existing Tanks
6.02	Repairs to Existing Services				-	-	
6.03	Damp-Proof Courses/Fungus and Beetle Eradication				-	-	
6.04	Façade Retention				-	-	
6.05	Cleaning Existing Surfaces				-	-	
6.06	Renovation Works				75,634.50	67.17	
	Pressure Wash Clean - to All Elevations	427	m²	15.00	6,409.50		
	TORC Cleaning to North Elevation (Single Storey)	89	m²	60.00	5,358.00		
	DOFF and TORC Cleaning to External WC Area	22	m²	85.00	1,870.00		
	DOFF Cleaning to North Elevation (Full Height)	79	m²	22.00	1,738.00		
	DOFF Cleaning to South Elevation	107	m²	22.00	2,354.00		
	TORC Cleaning to South Elevation	107	m²	60.00	6,420.00		
	DOFF Cleaning to West Elevation	130	m²	22.00	2,860.00		
	Removal of Cement Pointing and Replacement with Ashlar	129	m²	125.00	16,125.00		To South Elevation and Removed WC
	Isolated Remedial Repairs to External Walls	1	Item	10,000.00	10,000.00		General Repairs
	Isolated Remedial Repairs to Internal Walls (Incl Internal Face of External Walls)	1	Item	15,000.00	15,000.00		General Repairs, Removing and Replacing Lime Plaster Around Windows, etc
	Isolated Remedial Repairs to Metal Work	1	Item	5,000.00	5,000.00		General Repairs to Columns, etc
	Isolated Remedial Repairs to Roof	1	Item	2,500.00	2,500.00		Slate Replacement etc
7.00	EXTERNAL WORKS			-	-	-	see separate tab
7.01	Site Preparation Works			-	-	-	see separate tab
7.02	Roads, Paths, Pavings and Surfacing			-	-	-	see separate tab
7.03	Soft Landscapes, Planting and Irrigation Systems			-	-	-	see separate tab
7.04	Fencing, Railings and Walls			-	-	-	see separate tab
7.05	External Fixtures			-	-	-	see separate tab
7.06	External Drainage			-	-	-	see separate tab
7.07	External Services			-	-	-	included in Market Hall Cost Estimate
7.08	Minor Building Works and Ancillary Buildings			-	-	-	included in Market Hall Cost Estimate
	Sub-Total				1,901,607.90	1,688.82	

Market Hall Refurbishment

Market Hall Ground Floor	1,012	m2
Market Hall First Floor (Mezzanine)	114	m2
Total GIFA:	1,126	m2

Item	Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
8.0	Main Contractor's Preliminaries			17%	323,273.34	287.10	
	Sub-Total				2,224,881.24	1,975.92	
9.0	Main Contractor's Overhead and Profits			8%	177,990.50	158.07	
	Sub-Total				2,402,871.74	2,133.99	
10.0	Inflation to Tender Return - 1Q 2024			0.52%	12,385.94	11.00	
10.1	Inflation to Mid-Point of Construction - 1Q 2025			2.56%	61,929.68	55.00	
	Sub-Total				2,477,187.36	2,199.99	
11.0	Design Development Risk			3.0%	74,315.62	66.00	
11.1	Construction Risk			5.0%	123,859.37	110.00	
11.2	Employer Risk			2.0%	49,543.75	44.00	
	Total Main Contract Estimate				2,724,906.10	2,419.99	Excl. Professional fees & VAT

Food Hall

Existing Food Hall

294

Total GIFA:**294 m2**

Item Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
0.00 FACILITATING WORKS				58,250.00	198.13	
0.01 Demolition Works				58,250.00	198.13	
Service Disconnections	1	item	3,250.00	3,250.00		
Demolition of Market Hall Service Area and Food Hall	1	item	55,000.00	55,000.00		Incl taking Food Hall back to Concrete Structure
1.00 SUBSTRUCTURE				11,473.50	39.03	
1.01 Substructure				11,473.50	39.03	
Ground Beam - 450 x 450	11	m	200.00	2,200.00		Required for New Food Hall Elevation
Below Ground Masonry / Sundries	1	item	500.00	500.00		Required for New Food Hall Elevation
New Foul Water Drainage Runs (100mm) - Existing Slab	22	m	350.00	7,773.50		Includes Saw Cutting existing Slab
Inspection Chambers	1	nr	1,000.00	1,000.00		Internal
2.00 SUPERSTRUCTURE				191,126.00	650.09	Required for New Food Hall Elevation
2.01 Frame				5,451.00	18.54	
Structural Steel	1	T	4,000.00	5,451.00		Steel for Window Amendments and New Elevation (Incl Parapet)
2.02 Upper Floor				-	-	n/a
2.03 Roof				28,330.00	96.36	
Flat roof finish; clean and recoat	1	Item	5,000.00	5,000.00		Provisional Sum Allowance
Parapet	14	m	350.00	4,900.00		New Elevation - Facing New Cinema
Parapet Capping	22	m	120.00	2,640.00		New Capping to remaining Flat Roof Elevations - Where Capping Removed
Roof Penetrations	1	Item	5,000.00	5,000.00		New and Making Good Old
Roof Drainage; Rainwater Pipes and Gullies	1	Item	750.00	750.00		Adaptation of Existing
Walkway Tiles	1	Item	1,000.00	1,000.00		Between Roof Plant
Bird Protection to Parapets	72	m	70.00	5,040.00		
Joining New Elevation into Existing	1	item	4,000.00	4,000.00		
2.04 Stairs and Ramps				-	-	n/a

Food Hall

Existing Food Hall

294

Total GIFA:**294 m2**

Item Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
2.05 External Walls				127,030.00	432.07	
SFS System (250mm)	43	m²	330.00	14,190.00		SFS and wall panel system including insulation, inner lining and board finish
SFS System (150mm)	41	m²	175.00	7,175.00		SFS and wall panel system including insulation, inner lining and board finish
SFS System (100mm)	77	m²	155.00	11,935.00		SFS and wall panel system including insulation board finish
Zinc Cladding	55	m²	250.00	13,750.00		Fixed on to SFS
Self Colour Render Finish	106	m²	105.00	11,130.00		
Curtain Glazing	90	m²	765.00	68,850.00		
2.06 Windows and External Doors				27,750.00	94.39	
Automatic Double Glazed Doors, Frames and Ironmongery	1	nr	10,500.00	10,500.00		2150 x 2373
Automatic Double Glazed Doors, Frames and Ironmongery	1	nr	9,400.00	9,400.00		1925 x 2373
Power Assisted Double Glazed Doors, Frames and Ironmongery	1	nr	3,600.00	3,600.00		2114 x 2386
Power Assisted Double Glazed Doors, Frames and Ironmongery - Fire Rated	1	nr	4,250.00	4,250.00		2310 x 2373
2.07 Internal Walls and Partitions				2,565.00	8.72	
Plasterboard to Columns	86	m²	30.00	2,565.00		Internal Leaf of Exposed Columns - 2 x 15mm Wallboard and Plaster
2.08 Internal Doors & Joinery				-	-	No Internal Doors - all Units are Self Contained
3.00 INTERNAL FINISHES				59,441.00	202.18	
3.01 Wall Finishes				6,029.00	20.51	
Tape / Joint / Paint to New Plaster surfaces	134	m²	22.50	3,015.00		Kiosk Columns, Column Boxings and New Elevation
Paint to Existing Plaster Surfaces	69	m²	6.00	414.00		Incl Making Good
Tiling to Food Kiosks	26	m²	100.00	2,600.00		
3.02 Floor Finishes				40,872.00	139.02	
(600 x 600) Tile	275	m²	100.00	27,500.00		incl. preparation
Tiled Skirting	62	m	45.00	2,790.00		To Match Floor Tile
Entrance Matting Incl New Frame	16	m²	600.00	9,582.00		18mm thick matting with aluminium frame
Metal Demarcation Dots	1	Item	1,000.00	1,000.00		
3.03 Ceiling Finishes				12,540.00	42.65	
Existing Soffit - Sprayed	294	m²	10.00	2,940.00		Making Good Incl in Demo
MF Plaster Hanging Ceiling Feature	96	m²	100.00	9,600.00		Incl Decoration

Food Hall

Existing Food Hall

294

Total GIFA:**294 m2**

Item Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
4.01 Fittings, Furnishings and Equipment				5,000.00	17.01	
External Signage	1	Item	5,000.00	5,000.00		
5.00 SERVICES				173,905.00	591.51	M&E costs shared with Market Hall
5.01 Sanitary Installations	-	m ²	-	-	-	Not Required Sinks etc for Kiosk's Incl in Kiosk Cost
5.02 Services Equipment	-	m ²	-	-	-	Excluded
5.03 Disposal Installations	294	m ²	12.50	3,675.00	12.50	
5.04 Water Installations	294	m ²	40.00	11,760.00	40.00	
5.05 Heat Source	-	m ²	-	-	-	n/a
5.06 Space Heating and Air Conditioning	294	m ²	150.00	44,100.00	150.00	
5.07 Ventilation	294	m ²	100.00	29,400.00	100.00	
5.08 Electrical Installations	294	m ²	160.00	47,040.00	160.00	
5.09 Fuel Installations	-	m ²	-	-	-	n/a - No Fuel Storage or Distributions System
5.10 Lift and Conveyor Installations	-	nr	-	-	-	n/a - No Lift's etc required
5.11 Fire and Lightning Protection	294	m ²	20.00	5,880.00	20.00	
5.12 Communication, Security and Control Systems	294	m ²	75.00	22,050.00	75.00	Incl Wi-Fi, Fire Alarm, not CCTV
5.13 Specialist Installations	-	m ²	-	-	-	n/a
5.14 Builder's Work in Connection with Services				10,000.00	34.01	
General allowance	1	item	10,000.00	10,000.00		

Food Hall				Existing Food Hall	294	
				Total GIFA:	294	m2
Item	Description	Qty	Unit	Rate	£	£/m2 GIFA
						Comments
6.00	WORK TO EXISTING BUILDINGS				41,615.00	141.55
6.01	Minor Demolition and Alteration Works				26,955.00	91.68
	M&E Removal	1	Item	10,000.00	10,000.00	From the element of Food Hall, which is being retained
	Roof Repairs Allowance	1	Item	2,000.00	2,000.00	
	Removal of Existing Parapet Capping	22	m	20.00	440.00	
	Alterations to Glazed Screen to Allow Parapet Amendments	1	Item	1,000.00	1,000.00	
	Food Hall/Charity Shop Walls and Fit Out Removal	1	Item	5,000.00	5,000.00	All walls assumed non-loadbearing, Incl Making Good. Stair and WC Removal
	Removal of Existing Ceiling Finish	294	m²	22.50	6,615.00	Incl's Making Good
	Removal of Existing Windows and Doors	12	nr	125.00	1,500.00	
	Removal of Below Window Plinth	4	nr	75.00	300.00	
	Removal of Internal Doors (Single)	4	nr	25.00	100.00	Incl Frame; Skipped
6.02	Repairs to Existing Services	-	m²	-	-	- n/a
6.03	Damp-Proof Courses/Fungus and Beetle Eradication	-	m²	-	-	- n/a
6.04	Façade Retention	-	m²	-	-	- n/a
6.05	Cleaning Existing Surfaces	-	m²	-	-	- n/a
6.06	Renovation Works				14,660.00	49.86
	Isolated Remedial Repairs to Roof Structure	1	Item	1,000.00	1,000.00	Top Side of Food Hall Structural Deck
	Cleaning and Making Good of Exposed Concrete Deck	1	item	2,000.00	2,000.00	Bottom Side of Food Hall Structural Deck
	DOFF and TORC Cleaning to South Elevation	36	m²	85.00	3,060.00	External Face of Market Hall, but Internal Face of Food Hall
	General Making Good to Existing Walls	1	Item	2,500.00	2,500.00	External Face of Market Hall, but Internal Face of Food Hall
	Removal of Cement Pointing and Replacement with Ashlar	36	m²	100.00	3,600.00	External Face of Market Hall, but Internal Face of Food Hall
	Isolated Remedial Repairs to External Walls	1	Item	2,500.00	2,500.00	Incl External Face of Market Hall exposed by Demo
7.00	EXTERNAL WORKS				-	- see separate tab
7.01	Site Preparation Works				-	- see separate tab
7.02	Roads, Paths, Pavings and Surfacing				-	- see separate tab
7.03	Soft Landscapes				-	- see separate tab
7.04	Fencing, Railings and Walls				-	- see separate tab
7.05	External Fixtures				-	- see separate tab
7.06	External Drainage				-	- see separate tab

Food Hall

Existing Food Hall 294

Total GIFA: 294 m2

Item	Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
7.07	External Services				-	-	included in Market Hall Cost Estimate
7.08	Minor Building Works and Ancillary Buildings				-	-	included in Market Hall Cost Estimate
	Sub-Total				540,810.50	1,839.49	
8.0	Main Contractor's Preliminaries			17%	91,937.79	312.71	
	Sub-Total				632,748.29	2,152.21	
9.0	Main Contractor's Overhead and Profits			8%	50,619.86	172.18	
	Sub-Total				683,368.15	2,324.38	
10.0	Inflation to Tender Return - 1Q 2024			0.52%	3,522.52	11.98	
10.1	Inflation to Mid-Point of Construction - 1Q 2025			2.56%	17,612.58	59.91	
	Sub-Total				704,503.25	2,396.27	
11.0	Design Development Risk			3.0%	21,135.10	71.89	
11.1	Construction Risk			5.0%	35,225.16	119.81	
11.2	Employer Risk			2.0%	14,090.06	47.93	
	Total Main Contract Estimate				774,953.57	2,635.90	Excl. Professional fees & VAT

External Works**1,420 m2**

Item	Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
7.00	EXTERNAL WORKS				544,993.40	383.80	
7.01	Site Preparation Works			-	15,990.00	11.26	n/a
	Breaking Out Existing Hard Paving's and Dispose Off-Site	705	m²	20.00	14,100.00		
	Breaking Out Existing Kerbs	36	m	14.00	504.00		
	Breaking Out Existing Road Finish for Highway Granite Paving	63	m²	22.00	1,386.00		Incl Excavation and Disposal of Site
7.02	Roads, Paths, Pavings and Surfacing				252,861.00	178.07	
	Standard Bullnose Kerbs to the Service Yard	26	m	48.50	1,261.00		
	Flush Bullnose Kerbs to the Service Yard	10	m	55.00	550.00		
	New Tarmac to Pavement/Service Yard/Store	103	m²	60.00	6,180.00		Incl's Allowance for Joining with Existing
	Road Cross Over Point Finish	63	m²	100.00	6,300.00		
	Natural Granite Paving	908	m²	250.00	227,000.00		
	Tactile Paving	18	m²	75.00	1,350.00		
	Line Marking and Road Signs	1	item	500.00	500.00		
	Cobble Refurbishment	1	item	1,500.00	1,500.00		
	Paving in Area of Demolished WC	8	m²	90.00	720.00		
	Paving Outside new North Entrance	1	Item	7,500.00	7,500.00		Incl Adjustment of Levels and Kerbs
7.03	Soft Landscapes, Planting and Irrigation Systems				7,000.00	4.93	
	Soft Landscaping	1	Item	7,000.00	7,000.00		Incl Planters
7.04	Fencing, Railings and Walls				6,000.00	4.23	
	Bin Store	1	item	6,000.00	6,000.00		
7.05	External Fixtures				4,700.00	3.31	
	Cycle Stands (hoops)	5	nr	100.00	500.00		
	Bollards	12	nr	350.00	4,200.00		

External Works**1,420 m2**

Item Description	Qty	Unit	Rate	£	£/m2 GIFA	Comments
7.06 External Drainage				29,916.00	21.07	
Threshold Drain	17	m	440.00	7,480.00		
ACO Slot Drain	19	m	160.00	3,016.00		
Inspection Chambers - Foul	1	nr	1,000.00	1,000.00		
New Foul Drainage Runs (150mm)	9	m	180.00	1,620.00		
Connection in Existing Chambers - Foul	2	nr	750.00	1,500.00		
Inspection Chambers - Storm	1	nr	1,000.00	1,000.00		
New Surface Water Drain Runs (150mm)	50	m	180.00	9,000.00		
SW Rodding Eyes	1	nr	500.00	500.00		
SW Gullies	2	nr	150.00	300.00		
Connection in Existing Chambers and Runs - Storm	6	nr	750.00	4,500.00		
7.07 External Services				228,526.40	160.93	
Electric	1	Item	226,026.40	226,026.40		incl. Alex Works, Quote yet to be Separated
Water	1	Item	1,500.00	1,500.00		extend existing
Ducting from New Look into Plant Room	1	Item	1,000.00	1,000.00		Fire/CCTV/PV System
7.08 Minor Building Works and Ancillary Buildings				-	-	n/a
Sub-Total				544,993.40	383.80	
8.0 Main Contractor's Preliminaries			17%	92,648.88	65.25	
Sub-Total				637,642.28	449.04	
9.0 Main Contractor's Overhead and Profits			8%	51,011.38	35.92	
Sub-Total				688,653.66	484.97	
10.0 Inflation to Tender Return - 1Q 2024			0.52%	3,549.76	2.50	
10.1 Inflation to Mid-Point of Construction - 1Q 2025			2.56%	17,748.81	12.50	
Sub-Total				709,952.23	499.97	
11.0 Design Development Risk			3.0%	21,298.57	15.00	
11.1 Construction Risk			5.0%	35,497.61	25.00	
11.2 Employer Risk			2.0%	14,199.04	10.00	
Total Main Contract Estimate				780,947.45	549.96	Excl. Professional fees & VAT

<u>Enabling Works</u>				Total	1,420 m ²	
Item	Description	Qty	Unit	Rate	£	£/m2 Comments
0.00	Alex Plant Room Relocation				57,420.60	40.44
	Demo of Internal Wall and Ceiling	1	item	500.00	500.00	Skipped
	Strip Out of Existing FF&E and M&E	1	item	500.00	500.00	
	Removal of Existing Windows and Doors	1	item	250.00	250.00	Skipped
	Make Good Existing Floor	1	item	300.00	300.00	
	New Internal Wall	3	m ²	150.00	391.50	Including Finish
	New Ceiling	4	m ²	75.00	303.08	Including Finish
	Floor Paint	4	m ²	25.00	101.03	
	New Single Door	1	nr	825.00	825.00	
	Making Good Remaining Area of Room	1	item	500.00	500.00	
	New Louvre Windows	1	nr	1,750.00	1,750.00	
	Fire Stopping	1	nr	2,000.00	2,000.00	
	New Service Entry Points	1	item	5,000.00	5,000.00	
	M&E	1	item	30,000.00	30,000.00	
	Gas to Alex plant room	1	Item	7,500.00	7,500.00	
	BWIC	1	Item	2,500.00	2,500.00	
	Prelims, Surveys and Design	1	item	5,000.00	5,000.00	
Enabling Works Total					57,420.60	40.44 Excluding VAT

Appendix A

Basis, Assumptions & Exclusions

BASIS, ASSUMPTIONS AND EXCLUSIONS

Basis

Where possible this Cost plan has been compiled in accordance with the RICS New Rules of Measurement (NRM) 1: Order of Cost Estimating and Cost Planning for Capital Building Works.

Inflation has been included using the latest BCIS TPI (September 2023). Inflation has been included to cover from the date of this cost plan to the tender return date, and then from the tender return date to the estimated mid-point of construction. These dates are based on the "Market Hall Programme Rev 12" dated September 2023.

This Cost Estimate has been prepared solely for the use of the Teignbridge District Council and should not be relied upon by any third party.

This Cost Information is based on the attached Drawing Issue Sheets and the below:

- AECOM Civils - NAMH-ACM-00-XX-SP-C-00300
- AECOM Civils - 60667066-ACM-00-DR-CE-050001 - P04 - Drainage Layout
- AECOM Civils - 60667066-ACM-00-DR-CE-000003 - P01 - Drainage Standard Detail
- AECOM Structures - 60667066-ACM-00-XX-DR-S-00001 - P01
- AECOM Structures - 60667066-ACM-00-ZZ-DR-S-
- AECOM Structures - 60667066-ACM-00-
- AECOM Structures - 60667066-ACM-00-
- AECOM Structures - 60667066-ACM-00-
- AECOM Structures - 60667066-ACM-00-

Assumptions

No onerous conditions will be placed on the Contractor as part of this project (i.e. normal working hours, etc.) and that any Contractor will be offered TDC space as their site accommodation.

The works will be tendered via a single stage competition, with a Traditional Procurement route.

The works will be completed in a single continuous phase

A proportion of the existing Food Hall will be retained and used as the new Food Hall. A new elevation will be created, which will be a combination of render, curtain walling, zinc cladding, windows and entrance doors.

No works will be completed to the Food Hall Roof except for isolated remedial works.

The 1st Floor Toilets (Market Hall Mezzanine) are to be stripped back to a shell, with services cut off. The wall to the Market Hall will be removed and a new staircase installed with a balustrade running along the newly exposed section. Wall and Floor Finishes will be included along with making good of the Ceiling. M&E Services will be set-up to point ready for a tenant to adapt for their fit-out. A fully fitted out WC will be installed.

All external windows and doors are to be replaced, except to the Mezzanine, where the frames are to remain and the glazing

Only minimal making good and decoration is required in the Market Hall and decoration of the timber sarking ceiling is excluded.

4 Fresh Food Kiosk's will be located in the Food Hall, 6 Street Food Units and 12 Fixed Retail / Service Units will be located in the Market Hall, along with space for 6 Retail Pop Up's.

It is presumed that lagging to pipework contains asbestos, therefore an allowance has been included for this removal, but no other elements of asbestos removal has been allowed for.

Adaptations of the Market Hall smoke vents to make to allow them to tie into the ventilation strategy has been included.

A changing places facility is required

It is presumed that no works are required to the Alexandra Theatre element of the development, except for the creation of separate Plant Room but this is covered via an Enabling Works Package.

Pressure washing has been allowed for to All Elevations of the Market Hall Demise Only. DOFF and TORC cleaning has been allowed for where indicated in the drawings.

Only allowances have been included for the making good of the existing Market Hall timber ceiling and metal work, unless where referenced.

Exclusions

The following is a list of items excluded from this cost estimate. This list is given as an indication and should not be relied on to be exhaustive;

VAT

Removal of contaminated materials

Off site reinforcement of Utilities other than that is included in the M&E Spec

Kitchen equipment supply and installation, except for the Staff Room Kitchenette

FF&E beyond the financial allowances made within this Cost Estimate

Bar Furniture

Painting of Roof Timber Ceiling in Market Hall

Bar and Back Bar, Cellar, Cooling for Beer, etc

Demolition of Kiosks in Market Square

Roof mounted lighting in relation to the staging;

Professional Fees, incl Planning, Building Regulations, etc

Surveys

BREEAM Accreditation

Client Finance, Legal and Marketing Costs

Fees' associated with Party Walls awards

Works outside of the site boundary except where specifically stated

Spares and Maintenance Costs

Paving to Market Square other than where indicated on the drawings

Contamination / Obstructions in Ground / Issues

Thickening of the Market Hall floor slab

Fitting out of any of the Food Units, Retail Units, etc

PA Equipment

Staging - Both Demountable and Fixed

Works to the Walkway to the East Elevation

Smoke Vent System

Document Issue Sheet

Project: Newton Abbot Market Hall
Project No.: 21002MH
Client: TDC

DATE OF ISSUE

Day	20	23	31	11	9	4	9													
Month	4	5	5	7	8	10	10													
Year	23	23	23	23	23	23	23													
Initials	CC/ A	CC/ A	CC/ A	CC/ A	CC/ A	CC	CC/ A													

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Blueprint AW	Paul Channing						1	1											
TDC	Peter Briscoe				1														
TDC	Tom Phillips				1														

REASON FOR ISSUE

S0=WIP S1=Co-ordination S2=Information S3=Internal Review S4=Construction Approval S5=Manufacture S6=PIM Authorisation S7=AIM Authorisation D0=Planning D1=Costing D2=Tender D3=Contractor Design D4=Manufacture Procurement D5=Building Control A=Construction B=Partial Sign off AB=Final Design Intent	D0	S2	S2	S2	S2	S2	T												
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DOCUMENT FORMAT & SIZE

Document Format	PDF	PDF	PDF	PDF	PDF	PDF	PDF												
Paper Size	A1	A1 A3	A0	A1	A0 A1	A1	A0 A1												

METHOD OF ISSUE

P=Paper E=email D=Disk	E	E	E	E	E	E	E												
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DOCUMENTATION LIST

Project Number	Originator	Zone	Level	Type	Role	Number	Name	Revision											
21002MH	LHC	00	00	DR	A	0100	Location Plan		P4					P6					
21002MH	LHC	00	00	DR	A	0101	Proposed Block Site Plan		P2					P4					
21002MH	LHC	00	GF	DR	A	0200	Proposed GA Plans - Ground Floor		P9					P11					
21002MH	LHC	00	01	DR	A	0201	Proposed GA Plans - First Floor Mezzanine		P3					P5					
21002MH	LHC	00	GF	DR	A	0211	RIBA 4 GA Plans - Market Hall Plan							P3					
21002MH	LHC	00	GF	DR	A	0212	RIBA 4 GA Plans - Food Hall Plan							P3					
21002MH	LHC	00	GF	DR	A	0213	RIBA 4 GA Plans Alexandra Plantroom Plan							P2					

Project Number	Originator	Zone	Level	Type	Role	Number	Name	Revision																			
21002MH	LHC	00	01	DR	A	0214	RIBA 4 GA Plans - First Floor Mezzanine							P3													
21002MH	LHC	00	RL	DR	A	0215	RIBA 4 GA Plans - Roof Plan							P2													
21002MH	LHC	00	XX	DR	A	0300	Proposed GA Sections - Sheet 1		P1					P3													
21002MH	LHC	00	XX	DR	I	0301	Stage 4 Proposed Sections - Sheet 1							P2													
21002MH	LHC	00	XX	DR	A	0302	Stage 4 Proposed Sections - Sheet 2							P2													
21002MH	LHC	00	XX	DR	A	0400	Proposed Elevations In Context		P5					P7													
21002MH	LHC	00	XX	DR	A	0401	Stage 4 Proposed Elevations - Sheet 1							P4													
21002MH	LHC	00	XX	DR	A	0402	Stage 4 Proposed Elevations - Sheet 2							P3													
21002MH						0410	CGI's In Context - Market Square Eye Level View		P3																		
21002MH						0411	CGI's In Context - Market Square Upper Level View		P3																		
21002MH						0412	CGI's - Market Hall Interior Eye Level View		P1																		
21002MH						0413	CGI's - Market Hall Interior High Level View		P1																		
21002MH	LHC	00	GF	DR	A	0500	Ground Floor Fire Strategy Plan		P2			P2		P4													
21002MH	LHC	00	01	DR	A	0501	First Floor Mezzanine Fire Strategy Plan		P2			P2		P4													
21002MH	LHC	00	XX	DR	A	0502	Proposed Elevations Fire Strategy					P1		P3													
21002MH	LHC	00	00	DR	A	0600	Site Demolition Plan		P2		P3			P5													
21002MH	LHC	00	GF	DR	A	0601	Ground Floor Demolition Plan		P2					P4													
21002MH	LHC	00	01	DR	A	0602	First Floor - Mezzanine Demolition Plan		P2					P4													
21002MH	LHC	00	RL	DR	A	0603	Roof Level Demolition Plan		P2					P4													
21002MH	LHC	00	ZZ	DR	A	0610	Hazard Plans			P1																	
21002MH	LHC	00	XX	DR	A	0640	Demolition Elevations		P2					P4													
21002MH	LHC	00	GF	DR	A	0900	Existing Ground Floor GA Plan		P3					P3													
21002MH	LHC	00	01	DR	A	0901	Existing First Floor - Mezzanine GA Plan		P3					P3													
21002MH	LHC	00	RL	DR	A	0902	Existing Roof Level GA Plan		P2					P2													
21002MH	LHC	00	XX	DR	A	0940	Existing Elevations		P4					P4													
21002MH	LHC	00	XX	DR	A	2100	Strip Sections - Sheet 1							P4													
21002MH	LHC	00	XX	DR	A	2101	Strip Sections - Sheet 2							P4													
21002MH	LHC	00	XX	DR	A	2110	External Wall Details Sheet 1							P4													
21002MH	LHC	00	XX	DR	A	2111	External Wall Details Sheet 2							P5													
21002MH	LHC	00	GF	DR	A	2200	Market Hall Wall Types Plan							P1													
21002MH	LHC	00	GF	DR	A	2201	Food Hall Wall Types Plan							P1													
21002MH	LHC	00	FF	DR	A	2202	Market Hall Mezzanine Wall Types Plan							P1													
21002MH	LHC	00	ZZ	DR	A	2400	Proposed Stair Drawings							P3													
21002MH	LHC	00	XX	DR	A	2700	South Existing Roof New Eaves Details							P3													
21002MH	LHC	00	XX	DR	A	2701	South New Parapet Junction With Existing Roof Detail Design							P4													
21002MH	LHC	00	XX	DR	A	2702	South Roof Penetrations Through Existing Roof							P1													
21002MH	LHC	00	XX	DR	A	2703	Glazed Screen to Food Hall Roof							P1													
21002MH	LHC	00	XX	DR	A	3100	South Elevation Arched Windows Detail Design - Typical Details	P2	P4					P5													
21002MH	LHC	00	XX	DR	A	3101	South Elevation Arched Windows Detail Design - Arch 1	P2	P4					P6													
21002MH	LHC	00	XX	DR	A	3102	South Elevation Arched Windows Detail Design - Arch 2	P2	P4					P6													
21002MH	LHC	00	XX	DR	A	3103	South Elevation Arched Windows Detail Design - Arch 3	P2	P4					P6													

Project Number	Originator	Zone	Level	Type	Role	Number	Name	Revision																											
21002MH	LHC	00	XX	DR	A	3104	South Elevation Arched Windows Detail Design - Arch 4	P2	P4						P6																				
21002MH	LHC	00	XX	DR	A	3105	South Elevation Arched Windows Detail Design - Arch 5	P2	P4						P6																				
21002MH	LHC	00	XX	DR	A	3106	South Elevation Arched Windows Detail Design - Arch 6	P2	P3						P6																				
21002MH	LHC	00	XX	DR	A	3107	South Elevation Arched Windows Detail Design - Arch 7	P2	P4						P7																				
21002MH	LHC	00	XX	DR	A	3108	South Elevation Arched Windows Detail Design - Arch 8	P2	P4						P7																				
21002MH	LHC	00	XX	DR	A	3109	South Elevation Arched Windows Detail Design - Arch 9	P2	P4						P6																				
21002MH	LHC	00	XX	DR	A	3110	South Elevation Arched Windows Detail Design - Arch 10	P2	P4						P7																				
21002MH	LHC	00	XX	DR	A	3111	South Elevation Arched Windows Detail Design - Arch 11	P2	P4						P6																				
21002MH	LHC	00	XX	DR	A	3112	South Elevation Arched Windows Detail Design - Arch 12	P2	P4						P6																				
21002MH	LHC	00	XX	DR	A	3113	South Elevation Arched Windows Detail Design - Arch 13	P2	P4						P6																				
21002MH	LHC	00	XX	DR	A	3114	South Elevation Arched Windows Detail Design - Arch 14	P2	P4						P6																				
21002MH	LHC	00	XX	DR	A	3116	East Elevation Windows & Doors Detail Design - Arch 15 Ground Floor Entrance								P3																				
21002MH	LHC	00	XX	DR	A	3117	East Elevation Windows & Doors Detail Design - Ground Floor Windows								P3																				
21002MH	LHC	00	XX	DR	A	3118	East Elevation Windows & Doors Detail Design - Arch 16								P3																				
21002MH	LHC	00	XX	DR	A	3119	East Elevation Windows & Doors Detail Design - Arch 19 Cafe Entrance								P2																				
21002MH	LHC	00	XX	DR	A	3120	East Elevation Windows & Doors Detail Design - Arches 20 - 23								P2																				
21002MH	LHC	00	XX	DR	A	3122	North Elevation Windows & Doors Detail Design - Ground Floor Windows								P2																				
21002MH	LHC	00	XX	DR	A	3123	North Elevation Windows & Doors Detail Design - Arches 17 & 18								P2																				
21002MH	LHC	00	XX	DR	A	3129	North Elevation Existing Entrances Stone Infill Detail Design								P2																				
21002MH	LHC	00	XX	DR	A	3130	North Elevation New Entrance Detail Design - Typical Details Sheet 1 of 2								P2																				
21002MH	LHC	00	XX	DR	A	3131	North Elevation New Entrance Detail Design - Typical Details Sheet 2 of 2								P1																				
21002MH	LHC	00	XX	DR	A	3133	Food Hall New Glazed Screens Detail Design - Junction Details Sheet 1								P4																				
21002MH	LHC	00	XX	DR	A	3134	Food Hall New Glazed Screens Detail Design - Junction Details Sheet 2								P4																				
21002MH	LHC	00	XX	DR	A	3140	Alexandra Plantroom South Elevation Louvre Window Detail Design								P2																				
21002MH	LHC	00	ZZ	DR	A	3500	Proposed Ceiling Plans								P2																				
21002MH	LHC	00	XX	SH	I	4000	Finishes Schedule		P1						P2																				
21002MH	LHC	01	XX	DR	I	4001	Street Food Unit - Sheet 1 of 2								P04																				
21002MH	LHC	02	XX	DR	I	4002	Standard Retail Stall Unit		P02																										
21002MH	LHC	01	XX	DR	I	4002	Street Food Unit - Sheet 2 of 2								P04																				
21002MH	LHC	03	XX	DR	I	4003	Small Retail Stall Unit		P02																										
21002MH	LHC	02	XX	DR	I	4003	Standard Retail Stall Unit - Sheet 1 of 2								P03																				

Project Number	Originator	Zone	Level	Type	Role	Number	Name	Revision																											
21002MH	LHC	02	XX	DR	I	4004	Standard Retail Stall Unit - Sheet 2 of 2							P03																					
21002MH	LHC	03	XX	DR	I	4005	Square Retail Stall Unit - Sheet 1 of 2							P02																					
21002MH	LHC	03	XX	DR	I	4006	Square Retail Stall Unit - Sheet 2 of 2							P02																					
21002MH	LHC	04	XX	DR	I	4007	Bar Unit - Sheet 1 of 2		P02					P02																					
21002MH	LHC	04	XX	DR	I	4008	Bar Unit - Sheet 2 of 2							P02																					
21002MH	LHC	05	XX	DR	I	4009	Fresh Food Unit - Sheet 1 of 2							P02																					
21002MH	LHC	05	XX	DR	I	4010	Fresh Food Unit - Sheet 2 of 2							P02																					
21002MH	LHC	00	ZZ	DR	I	4200	Proposed Wall Finishes Plans						P1	P2																					
21002MH	LHC	00	ZZ	DR	I	4300	Proposed Floor Finishes Plans		P2					P3	P4																				
21002MH	LHC	00	GF	DR	A	7400	Proposed WCs Drawings		P2					P3																					
21002MH	LHC	00	XX	DR	I	7401	North Entrance And WC Foyer Elevations							P1	P2																				
21002MH	LHC	00	00	DR	L	9300	External Works Plan							P3																					
21002MH	LHC	00	00	DR	L	9301	External Works Details							P1																					
21002MH	LHC	00	00	DR	A	SK01	Site Demolition Plan Alternative Option					P1																							

Document Issue & Archive Record



Project: **Newton Abbot Market Hall Refurbishment**

Job No:

60667066

Originator: **S Swan \ T Wodman**

Sheet No:

We enclose copies of the Stage 4 Documents listed below.

Discipline /Subject Mechanical / Electrical	Issue Date	Day	21	29	10															
		Month	09	09	10															
		Year	23	23	23															
Document Title	Document Number																			
MEP Stage 4 Specification	NAMH-ACM-XX-XX-RP-BS-300001			P01	P01															
MEP Plant Room Layout	NAMH-ACM-XX-00-DR-BS-900001		P01	P01																
Electrical Services External Services Layout Phase 0	NAMH-ACM-XX-00-DR-BS-900002		P01		P01															
Electrical Services External Services Layout Phase 1	NAMH-ACM-XX-00-DR-BS-900003		P01		P01															
Electrical Services External Services Layout Phase 2	NAMH-ACM-XX-00-DR-BS-900004		P01		P01															
Electrical Services External Services Layout Phase 3	NAMH-ACM-XX-00-DR-BS-900005		P01		P01															
Proposed Ventilation Layout Low Level - Sheet 1 of 3	NAMH-ACM-XX-00-DR-M-310001		P01	P01																
Proposed Ventilation Layout Low Level - Sheet 2 of 3	NAMH-ACM-XX-00-DR-M-310002		P01	P01																
Proposed Ventilation Layout Low Level - Sheet 3 of 3	NAMH-ACM-XX-00-DR-M-310003		P01	P01																
Proposed Ventilation Layout High Level - Sheet 1 of 5	NAMH-ACM-XX-01-DR-M-310101		P01	P01																
Proposed Ventilation Layout High Level - Sheet 2 of 5	NAMH-ACM-XX-01-DR-M-310102		P01	P01																
Proposed Ventilation Layout High Level - Sheet 3 of 5	NAMH-ACM-XX-01-DR-M-310103		P01	P01																
Proposed Ventilation Layout Mezzanine Cafe Low Level - Sheet 4 of 5	NAMH-ACM-XX-01-DR-M-310104		P01	P01																
Proposed Ventilation Layout Mezzanine Cafe High Level - Sheet 5 of 5	NAMH-ACM-XX-01-DR-M-310105		P01	P01																
Catering Ventilation Mechanical Schematic	NAMH-ACM-XX-XX-DR-M-310201		P01	P01																
Toilet Ventilation Mechanical Schematic	NAMH-ACM-XX-XX-DR-M-310202		P01	P01																
Food Hall Ventilation Mechanical Schematic	NAMH-ACM-XX-XX-DR-M-310203		P01	P01																
Mezzanine Cafe Ventilation Mechanical Schematic	NAMH-ACM-XX-XX-DR-M-310204		P01	P01																
Proposed Heating & Cooling Layout Sheet 1 of 3	NAMH-ACM-XX-00-DR-M-340001		P01	P01																
Proposed Heating & Cooling Layout Sheet 2 of 3	NAMH-ACM-XX-00-DR-M-340002		P01	P01																
Proposed Heating & Cooling Layout Sheet 3 of 3	NAMH-ACM-XX-00-DR-M-340003		P01	P01																
Proposed Heating & Cooling Layout Mezzanine Cafe	NAMH-ACM-XX-01-DR-M-340101		P01	P01																
Food Hall Heating & Cooling Mechanical Schematic	NAMH-ACM-XX-XX-DR-M-340201		P01	P01																
Radiant Panel Control Mechanical Schematic	NAMH-ACM-XX-XX-DR-M-340202			P01																

Document Issue & Archive Record



Project: **Newton Abbot Market Hall Refurbishment**

Job No:

60667066

Originator: **S Swan \ T Wodman**

Sheet No:

We enclose copies of the Stage 4 Documents listed below.

Discipline /Subject Mechanical / Electrical	Issue Date																
		Day		21	29	10											
		Month		09	09	10											
		Year		23	23	23											
Document Title	Document Number																
LV Distribution Schematic	NAMH-ACM-XX-XX-DR-EL-400001	P01															
LV Distribution Schematic (Existing Assumed)	NAMH-ACM-XX-XX-DR-EL-400002	P01															
Fire detection Schematic	NAMH-ACM-XX-XX-DR-EL-400003	P01															
Earthing Schematic	NAMH-ACM-XX-XX-DR-EL-400004	P01															
Containment Layout Low Level - Sheet 1 of 3	NAMH-ACM-XX-00-DR-EL-410001	P01	P01														
Containment Layout Low Level - Sheet 2 of 3	NAMH-ACM-XX-00-DR-EL-410002	P01	P01														
Containment Layout Low Level - Sheet 3 of 3	NAMH-ACM-XX-00-DR-EL-410003	P01	P01														
Containment Layout High Level - Sheet 1 of 3	NAMH-ACM-XX-01-DR-EL-410101	P01	P01														
Containment Layout High Level - Sheet 2 of 3	NAMH-ACM-XX-01-DR-EL-410102	P01	P01														
Containment Layout High Level - Sheet 3 of 3	NAMH-ACM-XX-01-DR-EL-410103	P01	P01														
Small Power and Data Layout Low Level - Sheet 1 of 4	NAMH-ACM-XX-00-DR-EL-420001	P01	P01	P01													
Small Power and Data Layout Low Level - Sheet 2 of 4	NAMH-ACM-XX-00-DR-EL-420002	P01	P01	P01													
Small Power and Data Layout Low Level - Sheet 3 of 4	NAMH-ACM-XX-00-DR-EL-420003	P01	P01	P01													
Small Power and Data Layout Low Level - Sheet 4 of 4	NAMH-ACM-XX-00-DR-EL-420004	P01	P01	P01													
Small Power and Data Layout High Level - Sheet 1 of 3	NAMH-ACM-XX-01-DR-EL-420101	P01	P01	P01													
Small Power and Data Layout High Level - Sheet 2 of 3	NAMH-ACM-XX-01-DR-EL-420102	P01	P01	P01													
Small Power and Data Layout High Level - Sheet 3 of 3	NAMH-ACM-XX-01-DR-EL-420103	P01	P01	P01													
Lighting Layout Low Level - Sheet 1 of 4	NAMH-ACM-XX-00-DR-EL-430001	P01	P01														
Lighting Layout Low Level - Sheet 2 of 4	NAMH-ACM-XX-00-DR-EL-430002	P01	P01														
Lighting Layout Low Level - Sheet 3 of 4	NAMH-ACM-XX-00-DR-EL-430003	P01	P01														
Lighting Layout Low Level - Sheet 3 of 4	NAMH-ACM-XX-00-DR-EL-430004	P01	P01														
Lighting Layout High Level - Sheet 1 of 3	NAMH-ACM-XX-01-DR-EL-430101	P01	P01														
Lighting Layout High Level - Sheet 2 of 3	NAMH-ACM-XX-01-DR-EL-430102	P01	P01														
Lighting Layout High Level - Sheet 3 of 3	NAMH-ACM-XX-01-DR-EL-430103	P01	P01														
Fire Protection Layout Low Level - Sheet 1 of 3	NAMH-ACM-XX-00-DR-EL-440001	P01	P01														

Document Issue & Archive Record



Project: **Newton Abbot Market Hall Refurbishment**

Job No:

60667066

Originator: **S Swan \ T Wodman**

Sheet No:

We enclose copies of the Stage 4 Documents listed below.

Discipline /Subject Mechanical / Electrical	Issue Date	Day	21	29	10														
		Month	09	09	10														
		Year	23	23	23														
Document Title	Document Number																		
Fire Protection Layout Low Level - Sheet 2 of 3	NAMH-ACM-XX-00-DR-EL-440002	P01	P01																
Fire Protection Layout Low Level - Sheet 3 of 3	NAMH-ACM-XX-00-DR-EL-440003	P01	P01																
Fire Protection Layout High Level - Sheet 1 of 3	NAMH-ACM-XX-01-DR-EL-440101	P01	P01																
Fire Protection Layout High Level - Sheet 2 of 3	NAMH-ACM-XX-01-DR-EL-440102	P01	P01																
Fire Protection Layout High Level - Sheet 3 of 3	NAMH-ACM-XX-01-DR-EL-440103	P01	P01																
Proposed Domestic Water Layout Low Level - Sheet 1 of 3	NAMH-ACM-XX-00-DR-PH-510001	P01	P01																
Proposed Domestic Water Layout Low Level - Sheet 2 of 3	NAMH-ACM-XX-00-DR-PH-510002	P01	P01																
Plant Room Proposed Water Services Connection to Main Sheet 3 of 3	NAMH-ACM-XX-00-DR-PH-510003	P01	P01																
Proposed Domestic Water Layout High Level - Sheet 1 of 3	NAMH-ACM-XX-00-DR-PH-510101	P01	P01	P01															
Proposed Domestic Water Layout High Level - Sheet 2 of 3	NAMH-ACM-XX-00-DR-PH-510102	P01	P01																
Proposed Domestic Water Layout High Level - Sheet 3 of 3	NAMH-ACM-XX-00-DR-PH-510103	P01	P01	P01															
Proposed Domestic Water Layout Mezzanine Cafe Low Level	NAMH-ACM-XX-01-DR-PH-510104	P01	P01																
Proposed Domestic Water Schematic	NAMH-ACM-XX-XX-DR-PH-510201	P01	P01																
Proposed Drainage Layout Low Level - Sheet 1 of 3	NAMH-ACM-XX-00-DR-PH-520001	P01	P01																
Proposed Drainage Layout Low Level - Sheet 2 of 3	NAMH-ACM-XX-00-DR-PH-520002	P01	P01																
Proposed Drainage Layout Low Level - Sheet 3 of 3	NAMH-ACM-XX-00-DR-PH-520003	P01	P01																
Proposed Drainage Layout High Level - Sheet 1 of 3	NAMH-ACM-XX-00-DR-PH-520101	P01	P01																
Proposed Drainage Layout High Level - Sheet 2 of 3	NAMH-ACM-XX-00-DR-PH-520102	P01	P01																
Proposed Drainage Layout High Level - Sheet 3 of 3	NAMH-ACM-XX-00-DR-PH-520103	P01	P01																
Proposed Drainage Layout Mezzanine Café	NAMH-ACM-XX-01-DR-PH-520104	P01	P01																
Proposed Drainage Schematic	NAMH-ACM-XX-XX-DR-PH-520201	P01	P01																
Luminaire Schedule	NAMH-ACM-XX-XX-SH-BS-300001	P01																	
Distribution Board Schedule	NAMH-ACM-XX-XX-SH-BS-300002	P01	P01	P01															
Selectivity and Protective Device Schedule	NAMH-ACM-XX-XX-SH-BS-300003	P01																	

Document Issue & Archive Record



Project: **Newton Abbot Market Hall Refurbishment**

Job No: **60667066**

Originator: **S Swan \ T Wodman**

Sheet No:

We enclose copies of the Stage 4 Documents listed below.

Discipline /Subject Mechanical / Electrical	Issue Date	Day	21	29	10													
		Month	09	09	10													
		Year	23	23	23													
Document Title	Document Number																	
Distribution					No. of Prints (X=Issue Sheet)(E=Email or Disc)													
Lloyd Husband / Phil Woods AECOM PM / QS					E	E	E											
Andy Williams / Paul Whithan AECOM STR / CIV					E	E	E											
Christina Channings LHC					E	E	E											
Paul Channings BluePrint-AW																		
Hayden Ferriby / Emma Forb Market Curators																		
Purpose of Issue					S	S	S											
I=Information, A=Approval, S=Scheme Design, B=Billing, T=Tender, C=Contract, Ar=Archive																		

If a difference exists between an electronic file and the paper document, then the paper document shall take precedence. The electronic files may contain information which has not been prepared by AECOM - refer to the originator of this data.

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Enhancements as TDC request (PB email 8.11.23)

Item	Description	Qty	Unit	Rate	£	Comments
1.0	New granite paving (incl remove existing and drainage amendments, excl. soft landscaping)	1,159	m2	300.00	347,700.00	to remainder of market square but not between Wilko and East elevation of market
2.0	New roofing - insulation and single ply membrane incl edge flashings, remove old bitumen, etc	682	m2	230.00	156,860.00	remainder of 1st phase - to shauls, New Look and link
3.0	New Look North elevation treatment - extra over for green wall to upper part	80	m2	200.00	16,000.00	base cost incl in stage 4 cost plan dated 20.10.23
4.0	Demolition of kiosk 1	1	nr	5,000.00	5,000.00	
	Demolition of kiosk 2	1	nr	8,000.00	8,000.00	
5.0	New CCTV					incl in stage 4 cost plan dated 20.10.23
	Sub-Total				533,560.00	
	Main Contractor's Preliminaries			17%	90,705.20	higher if not done as part of main contract
	Sub-Total				624,265.20	
	Main Contractor's Overhead and Profits			8.0%	49,941.22	higher if not done as part of main contract
	Sub-Total				674,206.42	
	Inflation to Tender Return - 1Q 2024			0.52%	3,505.87	
	Inflation to Mid-Point of Construction - 4Q 2024			2.56%	17,349.43	
	Sub-Total				695,061.72	
	Risk			10.0%	69,506.17	
	Sub-Total				764,567.90	
	Allowance for professional fees			5.0%	38,228.39	design and post contract
6.0	Post office refurbishment				137,250.00	as separate estimate as enabling works contract
	Total Additional costs				940,046.29	Excl. VAT

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Temporary Market Hall Refurbishment Pre Tender Estimate

18-Oct-23

Version 1.00

60667066

QUALITY INFORMATION

Prepared by
Joseph Avazian

Checked by
Lydia Brice

Reviewed by
Warren Thorne

Revision History

Version	Date	Details	Authorized by	Position
1.00	18-Oct-23	Temporary Market Hall Refurbishment	Warren Thorne	Director

Distribution List

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Prepared for:

Teignbridge District Council

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Pre Tender Estimate



Temporary Market Hall Refurbishment

Version: 1.00

Date: 18-Oct-23

Contents

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1.0	EXECUTIVE SUMMARY
2.0	COST SUMMARY
3.0	COST BREAKDOWN

APPENDIX A - INFORMATION USED

Executive Summary

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Pre Tender Estimate



Temporary Market Hall Refurbishment

Version: 1.00

Date: 18-Oct-23

1 Executive Summary

1.1 Introduction

- 1 AECOM have been commissioned to prepare a Pre Tender Estimate to be used for a comparison with the Tenders received to inform Teignbridge District Council of the suitability of potential contractors.
- 2 Rates used within this Pre Tender Estimate are derived from historic cost data (updated in line with inflation) from similar projects AECOM have worked on previously. An estimate of Contractor's preliminaries have been included.
- 3 The gross internal floor areas have been derived from the information provided in the in the drawings, Appendix A.

1.2 Basis of Estimate

- 1 The estimate has been based on the information contained within Appendix A.

1.3 Cost Commentary

- 1 Please note we continue to see additional costs and delays due to the current market volatility, which includes supply chain delays, higher manufacturing costs, construction materials inflation, labour shortages and the like with the situation likely expected to persist well into 2023 and potentially 2024.

1.4 Assumptions

The following assumptions have been made in preparing this estimate (this list is not exhaustive):

- 1 All works are to take place during normal working hours apart from planned OOH work.
- 2 No onerous conditions will be placed on the Contractor as part of this project.
- 3 The works will be delivered under a single phase of works procured under a single stage competitive tender on a traditional basis.
- 4 Please refer to Cost Breakdown for specific assumptions.
- 5 The Contractor will be responsible for appointing a structural engineer.

1 Executive Summary

1.4 Assumptions (Continued)

- 6 The Contractor will be provided with free issue power and water for use during the duration of the project.

1.5 Exclusions

The following are excluded but are known to have a cost impact and therefore, if required, need to be covered by other budgets. This list is intended only as a guide and cannot be relied upon to be exhaustive:

- 1 VAT.
- 2 Finance and Legal Costs and Design Fees- however allowance has been made for Structural Engineer Inspection.
- 3 Site acquisition fees/costs, air rights, rights to light (or any other third party compensation settlements), over sailing licences.
- 4 Facilities management and ongoing maintenance and running costs - including back log maintenance issues.
- 5 Upgrade/ reinforcement/ adaptations of any existing mains infrastructure.
- 6 BREEAM.
- 7 Surveys and any additional works required following surveys/reports and the like.
- 8 Statutory notifications, licences and planning consent.
- 9 Works beyond the curtilage of the site location.
- 10 Decanting, Moving, Storage Costs.

Cost Summary

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Teignbridge District Council
 Temporary Market Hall Refurbishment
 Old Post Office, Market Walk, Newton Abbot, Devon, TQ12 2RX



Section		
	<u>SUMMARY</u>	
1	Preliminaries (Including In General Works)	N/A
2	General Works	£ 32,394.00
3	Removals & Downtakings	£ 10,505.00
4	Proposed Works	£ 33,074.00
5	Mechanical & Electrical Works	£ 39,840.00
6	Provisional Sums	£ 5,825.00
	Total Cost of Works	£ 121,638.00
7	Contingency 10%	£ 12,163.80
	Total Cost of Works	£ 133,801.80

Cost Breakdown

Item	Description	Qty	Unit	Rate	£
	<u>SECTION 1</u>				
	<u>Preliminaries</u>				
	Project Particulars				
1.01	The Project Name - Temporary Market Hall Refurbishment Nature - Relocation & Refurbishment Location - Old Post Office, Market Walk, Newton Abbot, Devon, TQ12 2RX Length of Contract - TBC				
1.02	Contractor Administrator (Herein referred to as 'CA') Name - Thomas Bishton AECOM Limited Address - Winslade House, Winslade Park, Manor Drive, Clyst St Mary, Exeter, Devon EX5 1FY Telephone - 07799099714 Email - thomas.bishton@aecom.com				
1.03	Principal Designer Name - Shay Noble AECOM Limited Address - 1 New York Street, Manchester, M1 4HD Telephone - 07553267584 Email - shay.noble@aecom.com				
1.04	Quantity Surveyor Name - Philip Woods AECOM Limited Address - Winslade House, Winslade Park, Manor Drive, Clyst St Mary, Exeter, Devon EX5 1FY Telephone - 07990073608 Email - philip.woods@aecom.com				
SECTION 1 : Prelims (Included in General)		100	To Summary £		N/A

Item	Description	Qty	Unit	Rate	£
	<u>SECTION 2</u>				
	<u>General Works</u>				
	<u>Working Hours</u>				
	The working hours are;				
	Monday to Friday				
	9.00am to 5.00pm				
	Out of hours will be by exception				
	Contractor to provide CA 72 hours notice for Out of Hours Working				
2.01	Contractor to price works to include for out of hours working where applicable. Works to the shop front or any other major disruptive works must be undertaken out of operational hours.	1	Item	1,500	£ 1,500.00
2.02	Contractors Management and staff costs @ 5%	1	Item	5,000	£ 5,000.00
	<u>Internal Scaffolding</u>				
2.03	Provide, erect and afterwards remove all scaffolding/platforms to comply with BS 5973 and the relevant Health and Safety requirements as necessary for the works, erecting scaffolding in a manner as to ensure a constant safe access to all floors and levels of the building; include for all protective netting and foam protection to ensure health and safety and to prevent any intruders.	1	Item	1,000	£ 1,000.00
	<u>General Plant & Equipment</u>				
2.04	Allow all plant, equipment, cranes, hoists, rubbish chutes and skips as required for the works, including obtaining local authority permits as required.	1	Item	5,000	£ 5,000.00
2.05	Contractor to provide self contained site welfare accommodation including toilets, drying room and seating area for the number of operatives onsite.	1	Item	3,000	£ 3,000.00
2.06	Storage of materials on site to be kept to a minimum. No storage room will be provided for storage of materials.	1	Item	500	£ 500.00
2.07	All skips to be locked at all times, and not left open. Skips are to be enclosed with Heras fencing. No skips can be stored on site or within the premises.	5	Item	550	£ 2,750.00
2.08	Protect all signs, lighting etc on all elevations and internally as required during the period of the contract, remove protection on completion of the works.	1	Item	500	£ 500.00
2.09	Contractor to allow a sum for making good all damaged surfaces to match existing upon completion; this applies to all aspects of the work throughout the project. all labours complete.	201	m ²	12	£ 2,412.00
	101				

Item	Description	Qty	Unit	Rate	£
2.10	Contractor to allow for removal of all furniture, fixtures and fittings and the like to facilitate the works; include for reinstatement to match existing upon completion; all labours complete.	1	Item	1,000	£ 1,000.00
2.11	Contractor to allow a sum for thoroughly cleaning down all areas, removing all builders debris, dirt, marks, stains, grease etc upon completion of project; all labours complete.	1	Item	1,800	£ 1,800.00
2.12	Contractor to allow for all bespoke security fencing/heras fencing/chapter 8 barrier as required to ensure the security of the works and segregation with site operations	1	Item	1,000	£ 1,000.00
	<u>General Downtakings</u>				
2.13	Prior to undertaking any demolitions/downtakings, trace all mechanical and electrical supplies, terminate in a safe manner as necessary to complete the works. Include for making good all disturbed finishes as necessary, leaving ready to receive new decoration. Include for removing all debris from site.	201	m ²	20	£ 4,020.00
	<u>Downtakings</u>				
2.14	Carefully take down, remove and dispose from site all items as detailed in document include all fixings, brackets and the like; allow for making good all damaged surfaces to match existing upon completion; all labour, plant & materials complete to the areas shown in the proposed drawings.	201	m ²	12	£ 2,412.00
	<u>O&M and H&S File</u>				
2.15	Contractor to provide complete Operations and Maintenance Manual, and Health and Safety File at handover, in accordance with the CDM regulations and standard format, upon completion of the works, for CA review and approval.	1	Item	500	£ 500.00
	SECTION 2 : General Works	102	To Summary £		£ 32,394.00

Item	Description	Qty	Unit	Rate	£
	<u>SECTION 3</u>				
	<u>Removals & Downtakings</u>				
3.01	Remove and dispose of all identified asbestos as identified in the asbestos R&D report. Should additional possible ACMs be found, then all works are to stop until the material has been tested for confirmation.	1	Item	4,336	£ 4,336.00
3.02	The existing shop front including glazing, doors and framing is to be dismantled, removed off site and disposed of as marked in drawings NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan and NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	1	Item	500	£ 500.00
3.03	Remove the existing floor coverings to the entrance lobby, main shop, old sorting office and ground floor store as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan. Include to remove and clean all leftover adhesive and residue from the floor covering.	172	m²	5	£ 860.00
3.04	Remove and dispose of both suspended ceilings including ceiling tiles, framing and hangars within the main shop area as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	172	m²	16	£ 2,752.00
3.05	Remove the existing door frame between the main shop and the sorting office and dispose of it, as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	1	Item	25	£ 25.00
3.06	Allow to take down the existing partition between the main shop and sorting office to form a new opening as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	1	Item	154	£ 154.00
3.07	Remove door D05, shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan, including ironmongery and dispose of waste.	1	Item	25	£ 25.00
3.08	Remove 2no. external doors D01 & D02, shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan. and dispose of waste.	2	Nr	35	£ 70.00
3.09	Allow to remove timber boarding from 8no. Ground floor windows as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	8	Nr	10	£ 80.00
3.10	Remove the 3no. Broken windows on the ground floor, as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	2	Nr	31	£ 62.00

Item	Description	Qty	Unit	Rate	£
3.11	Remove all FF&E within the main shop area and sorting office, including fixed cupboards, shelving and worktops as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan.	1	Item	123	£ 123.00
3.12	On the first floor, remove 2no. Toilets, 2no. Wash hand basins and 1no. Urinal and associated pipework as shown on drawing NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	4	Item	100	£ 400.00
3.13	On the first floor, remove and dispose of the cubicle system within the existing male WC, as shown in drawing NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	1	Item	20	£ 20.00
3.14	Remove the existing sink and drainer within the First Floor kitchen, as shown in drawing NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	1	Item	50	£ 50.00
3.15	Remove the 2no. First floor windows within the office and make good openings, as shown in drawing NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan.	2	Nr	31	£ 62.00
3.16	Prior to any other works commencement, remove and dispose of all unfixed items and furniture left in the building.	1	Item	500	£ 500.00
3.17	Cut back and remove all overgrown vegetation within the courtyard, as shown in drawing NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan. Allow to treat courtyard with preventative treatment in accordance with the specification.	27	m ²	18	£ 486.00
SECTION 3: Removals & Downtakings			To Summary		£ 10,505.00

Item	Description	Qty	Unit	Rate	£	p
	<u>SECTION 4</u>					
	<u>Proposed Works</u>					
4.01	Allow to patch repair the existing concrete lintol above the shop entrance in accordance with section E05 of the specification. Provisional Sum 6.04.	1	Item	0.00	£	-
4.02	Supply and install, new shop front and front door Ref. D03, including mastic, as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works and elevation xx and in accordance with the specification. Colour: Black.	16	m ²	900	£	14,400.00
4.03	Install 2no. New external grade fire exit doors, Ref. D01 & D02, complete with one and a half pairs of hinges and with emergency escape push bars in accordance with section L20 of the specification and as shown on drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works. Allow to make good door frame as required and leave ready for decoration.	2	nr.	1,000	£	2,000.00
4.04	Supply and Install 4no. New windows ref. W01 to W04 to match the existing openings within the North face of the building, as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works and in accordance with section L10 of the specification. Include to remove plaster reveals as required and make good and finish externally with good quality mastic as required.	4	nr.	300	£	1,200.00
4.05	Supply and fix 2no. New uPVC windows Ref W07 & W08, to match the existing openings withing the First Floor office, in accordance with section L10 of the specification.	2	nr.	350	£	700.00
4.06	Install 1no. External aluminium roller shutters over the 2no. windows ref. W05 and W06 Newly unboarded windows to the south face of the building, in accordance with section L20 of the specification and as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works.	1	nr.	570	£	570.00
	<u>Internal Works Ground Floor</u>					
4.07	Allow to make good any apertures or take downs to all wall and partition finishes within the main shop, entrance lobby and sorting office in accordance with section C90 of the specification.	1	Item	500	£	500.00

Item	Description	Qty	Unit	Rate	£	p
4.08	Patch repair the existing concrete flooring where there is existing damage, cracks, holes etc., all in accordance with the section E05 of the specification and as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works. Allow a PROVISIONAL QUANTITY for small patch repairs: 5 Sqm @ £ per sqm. This item is provisional to be expended in part or full at the discretion of the Contract Administrator. Provisional Sum 6.03.	0	m²	0.00	£	-
4.09	Thoroughly prepare the existing concrete ground floor in the main shop and sorting office using 2no. coats of Regal epoxy floor concrete paint, colour grey, in accordance with section E60 of the specification and manufacturer's instructions, and as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works.	172	m²	22	£	3,784.00
4.10	The existing small safes within the old sorting office are to be boarded over with fair faced plasterboard fixed back to a 50*50 mm tanalised timber framework. Finish joints and leave ready for decoration and decorated alongside the other decoration works in the area, in accordance with the specification.	1	Item	350	£	350.00
4.11	Install new internal door, Ref D05, and hang in the direction shown on drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works. Include to alter door frame/reposition door stops and make good redundant fixings as required. Include to supply and fix reposition new mechanical code mortice latch lock as manufactured by Codelocks Ltd.	1	Item	600	£	600.00
4.12	Supply and fix 2no. full height timber stud partitions in accordance with section K10 of the specification and as shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works. Include to form internal door ref. D04 Within new partition as per the identified drawing. Allow for double thickness of studs and at door head.	2	m	100	£	200.00
4.13	Install 1no. New internal timber door with lock, latch and key to newly formed timber stud partition in accordance with section L10 of the specification and shown in drawing NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works.	1	nr.	600	£	600.00
	<u>Internal Works First Floor</u>					
4.14	Include to supply and fix 2no. New indicator bolt with circle turn handle to existing WC doors in accordance with section L20 of the specification.	2	nr.	20	£	40.00

Item	Description	Qty	Unit	Rate	£	p
4.15	Supply and fix 1no. New stainless steel kitchen sink and drainer to the First Floor kitchen.	1	nr.	250	£	250.00
4.16	Refix the existing towel rail to the underside of the worktop within the First Floor kitchen. <u>New Sanitaryware</u>	1	Item	85	£	85.00
4.17	Supply and fix 2no. New toilets and wash hand basins to the existing WCs as shown in drawing NATMH-ACM-00-00-DR-BR-100009 - First Floor Proposed Works and in accordance with section N13 of the specification. Include for new associated pipework. <u>Decoration</u>	2	Item	450	£	900.00
4.18	Allow to decorate all wall and partition finishes within the entrance lobby, main shop and sorting office in accordance with section M60 of the specification. <u>Cleaning and Making Good</u>	591	m²	9	£	5,319.00
4.19	On completion of all other works, allow to deep clean the entire building including all walls, flooring, windows and doors.	197	m²	8	£	1,576.00
	SECTION 4: Proposed Works	107		To Summary		33,074.00

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Appendix

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Teignbridge District Council
Temporary Market Hall Refurbishment
Old Post Office, Market Walk, Newton Abbot, Devon, TQ12 2RX



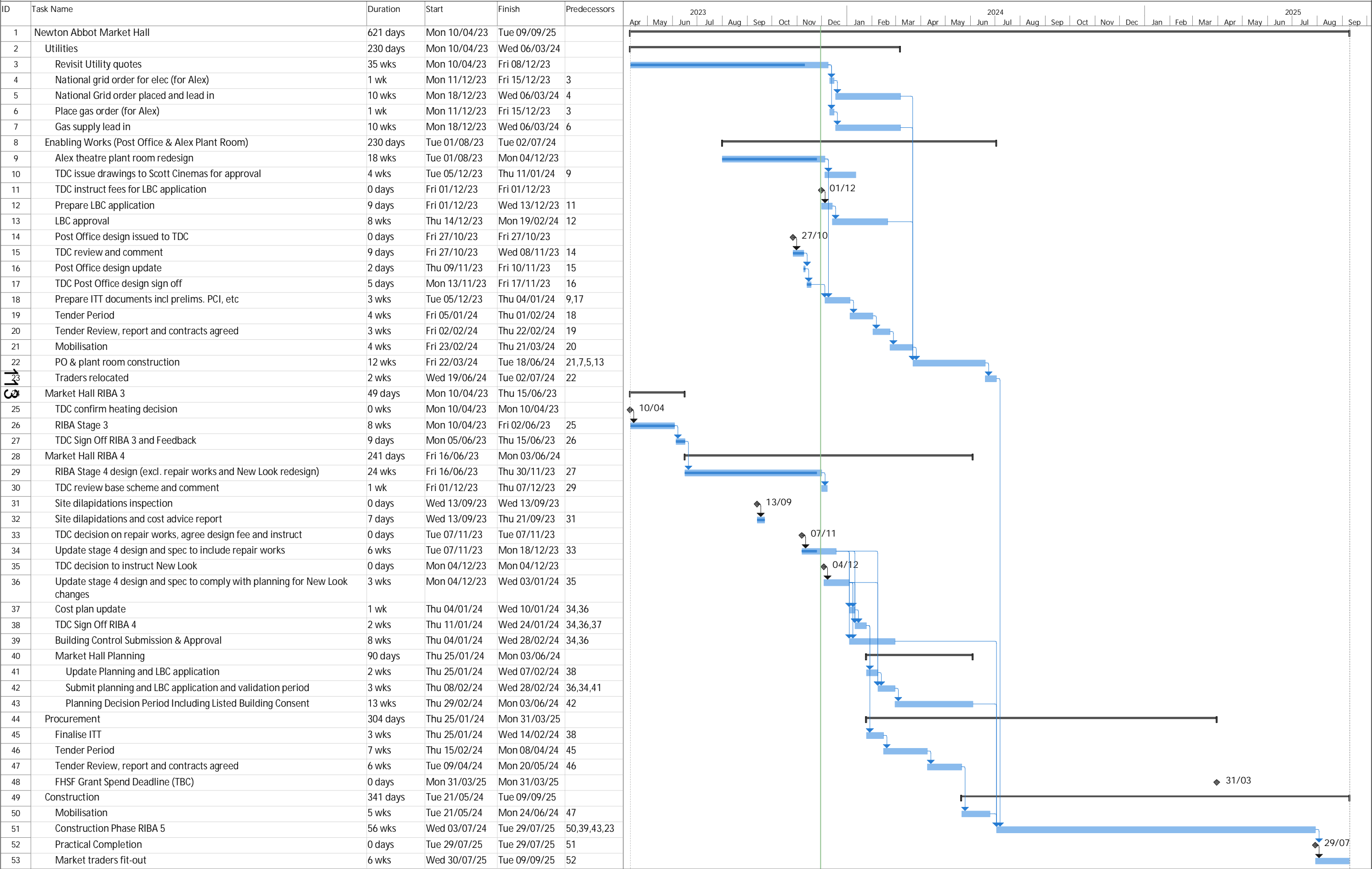
Version: 1.00 Date: 18-Oct-23

Appendix A - Information Used

Drawing Number	Drawing Title	Revision
	NATMH-ACM-00-00-DR-BR-100006 - Ground Floor Removals Plan	
	NATMH-ACM-00-00-DR-BR-100007 - First Floor Removals Plan	
	NATMH-ACM-00-00-DR-BR-100008 - Ground Floor Proposed Works	
	NATMH-ACM-00-00-DR-BR-100009 - First Floor Proposed Works	
	NATMH-ACM-XX-XX-DR-BR-1000010 - Existing Elevation	
	NATMH-ACM-XX-XX-DR-BR-1000011 - Proposed Elevation	

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Contact:
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Towns Fund (FHSF) Project Adjustment Request (PAR) Application & Assessment Form

**Newton Abbot FHSF
Economic Case Inputs**
December 2023 – v2

Economic Case

4.06: Benefits Appraisal

Your cost-benefit analysis should include the following in accordance to the appraisal guidance.

- **Appraisal period: 30 years for large scale regeneration schemes, to reflect what the guidance considers as “useful asset life”; While an appraisal period of 10 years for schemes that are expected to have a shorter asset life (e.g. public realm improvements)**

- **Discount rate for costs and benefits: 3.5% per annum (consistent with HM Treasury Green Book)**

- **Cost estimates include an adjustment for inflation, where available (e.g. using of constant 2018 prices via the relevant GDP deflators at market prices (see HM Treasury Spring Statement).)**

Please provide a cost-benefit analysis and appraisal for, where appropriate, for both:

- 1. the sum of Future High Streets Funding requested for this project**
- 2. the overall programme of transformational change for your town centre (including the co-funding)**

For your cost-benefit analysis of (1) above, please outline your assumptions of which benefits are attributed to this element of the Fund

We have completed a Green Book compliant economic appraisal of the revised FHSF proposals, based on revised scheme proposals for the two retained projects – namely the Market Hall and National Cycle Network (NCN) and Queen Street projects.

The approach to the economic appraisal follows HM Treasury Green Book and DLUHC Appraisal Guide principles, considering the gross and net national scale economic returns that could be achieved through the delivery of the revised FHSF scheme, set against the likely counterfactual ‘no FHSF investment’ position.

In practice, without investment support from the FHSF, neither project would progress and so the counterfactual position can be taken as no change.

The assessment of economic impacts focuses on those most tangible national scale impacts, assessed in terms of:

- (a) Direct Land Value Uplift (LVU) associated with the delivery of the revitalized Market Hall;
- (b) Direct Labour Supply Impacts associated with future additional FTE jobs supporting in the Market Hall, with associated welfare-related returns reflecting a mix of additional income tax and negated welfare payments;
- (c) Direct Active Travel Impacts, reflecting physical health, absenteeism, journey quality and environmental impacts, alongside indirect tax and congestion impacts brought about through the delivery of the NCN and Queen Street works, as assessed through the DfT’s AMAT Toolkit;

- (d) Wider residential LVU, associated with the projects role in supporting a much improved town centre offer and experience, with associated impacts within the town housing market;
- (e) Wider commercial LVU, associated with the role of the scheme to support new town centre footfall and spending, with associated uplifts in wider town centre commercial markets; and,
- (f) Distributional Impacts, reflecting the value of investment in income deprived areas, such as Newton Abbot.

Present value net benefits derived through the impact modelling are then compared to present value net costs to derive 'initial' and 'adjusted / overall' national-scale Benefit Cost Ratios (BCRs) for the revised FHSF scheme. In line with the HMT Green Book approach, the economic case costs reflect all public costs.

Local level (South Devon) ONS metrics are applied throughout and where needed, all metrics have also been rebased to 2023/24 prices, completed via the HMT GDP deflator, September 2023). The selected Model appraisal period is 2022/23 to 2040/41 (20-years) and all impacts are discounted to 2023/24 terms.

Economic Impacts – National-Scale Results

Direct LVU – Market Hall

The delivery of the Market Hall will bring an uplift in the assets value and the contractors method has been selected as an appropriate method of valuation for the economic appraisal, given the relatively unique nature of the asset. By this approach investment in the Market Hall (£7,072,530) can be taken as gross LVU. In practice, the Market Hall currently trades at a loss and it is unlikely to carry significant commercial value.

As all costs associated with the conversion works are reflected in the economic case costs, the GDV on completion can be taken as gross LVU. A prudent (-25%) deduction has then been made to estimate net LVU.

Direct Labour Supply Impact

The delivery of the revitalised Market Hall will ultimately ensure an ample supply of future job opportunities locally, and based on modelling of new FTE jobs capacities, it is estimated that the Market support a total of around 46 gross FTE jobs. Note, this includes a small (-10%) deduction to reflect inevitable periods of underoccupancy among the newly created space.

The Market Hall currently supports around 13 gross FTE jobs and in the 'No FHSF' counterfactual scenario these jobs are expected to be retained. Consequently, these jobs have been deducted from the assessment of labour supply impacts as deadweight.

On this basis, the scheme will support a total of 33 additional gross FTE jobs, and in line with WebTAG principles, it is considered that around 10% of those employed would otherwise not be engaged in the labour force.

A benchmark ONS GDP per FTE job for the retail and food service sectors in South Devon (£37,943 per FTE) has been applied to determine the overall GDP that will be supported by 10% of the 33 FTE jobs enabled through the scheme, with 10 years of subsequent GDP impacts within the labour market claimed.

In line with WebTAG, 40% of GDP can be claimed in welfare-related impacts - a mix of tax revenues and negated welfare payments.

Direct Active Travel Impact

Although there have been some small changes to the NCN and Queens Street works, these are not expected to impact on the overall potential of the project, and at FHSF submission stage the project was assessed through the DfT's AMAT toolkit (TAG Unit A5.1).

The impacts reflect a mix of physical health improvements, reduced absenteeism, improved journey quality and environmental impacts, alongside indirect tax impacts and congestion impacts.

The AMAT results have been retained, although price and forecast year rebasing has been completed to enable reporting in 2023/24 terms.

Wider Residential LVU – Town and Town Centre

A much strengthened and more resilient town centre will ultimately improve the offer and reputation of Newton Abbot and its hinterland adjoining settlements as a place to live and both of the FHSF projects will have a role in improving house price performance locally.

The extent of 'spillover' housing market impacts is considered at two-levels, namely Newton Abbot itself and its wider hinterland adjoining settlements – Buckland, Milber, Knowles Hill, St Leonards and Canada Hill (representing the Newton Abbot BUASD). The number and type of dwellings in each defined impact area have been mapped by respective housing type with current median residential house prices applied (ONS, HPSSA 11).

Given the effects of town performance improvements, a prudent view would be that the in-combination effects of the FHSF projects will positively bring a 0.5%-1% uplift in Newton Abbot's housing market (0.75% mid-point) and that a further 0.25% uplift will be achieved among the wider hinterland towns.

A prudent 25% displacement deduction has been made.

Wider Commercial LVU – Town Centre

The FHSF scheme is ultimately designed to attract new footfall and drive spending in the town core, with 'spillover' effects on values among existing town centre commercial assets expected.

At initial FHSF stage, HATCH completed a valuation of gross LVU associated with the submission stage FHSF scheme, by comparing a current valuation of the wider town centre, with reasonable adjustments then made to reflect the likely effects of expected increased economic activity and placemaking benefits following delivery. These adjustments then enabled gross LVU to be derived and a prudent 25% displacement adjustment was then made.

Given that the revised FHSF plans include the loss of the Alexander Theatre redevelopment and the Cinema, a reasonable view would be that around half (50%) of previously assessed wider gross and net commercial LVU could still be achieved.

Note, appropriate price and forecast year rebasing has been completed to express expected commercial LVU impacts in present value terms.

Distributional Impacts

Median average Gross Disposable Household Incomes in Devon are around £2,210 lower than the UK average (ONS, GHD per head, 2021 data), a deficit of 11% on national levels. Low incomes resonate across town communities, with effects ultimately fuelling deprivation locally.

This not only demonstrates the significant need for ensuring a well-functioning town centre as a mechanism for 'levelling up' locally, but it also suggests that redistributive effects can be important, particularly given the vital role of the FHSF scheme in supporting the overall towns success.

Weighting for distributional impacts have been applied to all national-scale welfare benefits assessed based on a multiplier of 1.146. Note, this includes an adjustment to the power of 1.3, as per the HMT Green Book suggested elasticity of marginal utility of income.

A summary of national-scale impact results achieved in the With FHSF scenario over and above the counterfactual is outlined in the table below.

Newton Abbot FHSF Scheme – National Impacts			
	Gross Impact	Net Impact	Net Impact (NPV)
Direct LVU – Market Hall	£7,072,530	£5,304,397	£4,951,712
Direct Labour Supply Impact	£506,916	£506,916	£407,486
Direct AMAT Impact	£14,208,720	£14,208,720	£11,702,132
Wider Residential LVU	£16,007,807	£12,005,855	£11,599,860
Wider Commercial LVU	£2,227,801	£1,782,241	£1,721,972
Distributional Impact	£3,767,710	£2,860,536	£2,726,498
Total Impact	£43,791,482	£36,668,664	£33,109,660

Economic Costs

The overall revised financial cost of the FHSF scheme is estimated at £8,776,533 and this cost will be wholly bourn to the public purse.

To derive the economic costs, a likely profile of net delivery cost demands has been discounted at 3.5% per year using the HM Treasury Discount Rate. Costs have also been presented in real terms, by removing the effects of background general inflation via the HMT GDP deflator (September 2023).

Finally, an allowance for Optimism Bias (OB) has been included and applied to the public costs. An OB allowance of 15% has been applied, reflecting the advanced stages of the FHSF projects, good awareness of site/building conditions and some cost certainties.

On this basis, the present value net real term economic cost of the revised FHSF scheme is £10,002,365 .

Value for Money Assessment

The assessment of national-scale Value for Money (VfM) achieved through the revised FHSF scheme is outlined below, as demonstrated by the 'initial' and 'adjusted/overall' Benefit Cost Ratios (BCRs) achieved. Note, the initial BCR excludes distributional impacts.

In this assessment the 'Central Case' scheme delivers good Value for Money (VfM) with **headline overall / adjusted BCR of 3.31 : 1**.

Newton Abbot FHSF - Value for Money (£m, NPV, 2023/24 prices and terms)		
		FHSF Scheme (all projects)
<i>National Economic benefits</i>		
Direct LVU – Market Hall		£4,951,712
Direct Labour Supply Impact – Market Hall		£407,486
Direct Active Travel Impact – NCN and QS		£11,702,132
Wider Residential LVU – all projects		£11,599,860

Wider Commercial LVU – all projects		£1,721,972
Distributional Impact – all projects	(F)	£2,726,498
Total economic benefits	(A)	£33,109,660
Economic costs		
FHSF cost, incl. OB @ 15%	(B)	£6,619,342
Public Co-funding, incl. OB @ 15%	(C)	£3,383,023
Total public sector Cost	(D)=(B)+(C)	£10,002,365
Private sector cost	(E)	-
Total economic costs	(D)+(E)	£10,002,365
Return on Investment		
Initial Benefit-Cost Ratio (BCR)	(A)–(F)–(E)/(D)	3.04 : 1
Overall / Adjusted BCR	(A)–(E)/(D)	3.31 : 1

Wider Economic Benefits

Alongside those impacts monetised, the FHSF scheme will support a range of wider economic and social outcomes, including:

- **Bringing Economic Resilience**– Ensuring the financial success and vitality of Newton Abbot town centre.
- **Sustaining Footfall, Dwell Times and Spending Locally** – Supporting sustained year-round town centre vibrancy, vitality and business profitability
- **Ensuring Labour Market and Economic Success** – helping to redress structural imbalances in the local labour market, including providing a long-term response to help with macro-economic structural challenges in high streets nationally
- **Promoting Active Travel** – With associated effects on physical health improvements, reduced absenteeism, improved journey quality and environmental impacts, alongside indirect tax impacts and congestion impacts.
- **Providing Image Value** – demonstrated in the contribution that project investment will make to Newton Abbot Town Centres identity, prestige, vision and reputation
- **Delivering Social Value** – reflecting the extent to which the planned investment can bring improved health and wellbeing outcomes
- **Promoting Town Competitiveness** – evident in the future appeal of Newton Abbot Town Centre to occupiers, with potential contribution to improves productivity and profitability

4.07: Risk Appraisal

Please refer to the Green Book Guidance. Your appraisal should include consideration for:

- Optimism bias – this is the proven tendency for appraisers to be too optimistic about key project parameters, including capital costs, operating costs, project duration and benefits delivery.

- Risks – these are specific uncertainties that arise in the design, planning and implementation of an intervention.

An Optimism Bias of 15% is included on all economic case costs, which was accepted at FHSF submission stage. In practice, some OB could in theory be mitigated away, as the FHSF projects have progressed since the initial submission, and consequently, there is increased certainty over land and asset conditions alongside greater cost certainty. OB has nevertheless been retained at 15% for prudence.

OB is itself included on top of appropriate risk and contingency budgets included within the financial cost estimates in both retained projects.

4.08: Sensitivity Analysis

This is a very important part of an economic appraisal and must be carried out. It tests the vulnerability of your benefit estimates to changes in the key assumptions and variables from which they are derived. If only a slight change to a variable means that benefits fall so substantially that they are outweighed by the scheme costs, then it is likely you should not proceed with that chosen option.

Alongside the Central Case estimate, a number of sensitivities have also been included within the economic modelling to reflect projects risks.

The main risk to the delivery of the FHSF scheme outcomes comprise (a) lower than expected impact outcomes and (b) the potential for delays associated with the delivery of project outcomes and (c) the potential for slightly higher levels of national-scale displacement.

Based on these main risks, three potential scenarios have been considered within the modelling. These are as follows:

- Sensitivity 1: -20% LVU, LSI, AMAT and Distributional Impacts
- Sensitivity 2: Two-year delay in outcomes
- Sensitivity 3: +25% displacement of LVU

The sensitivity test results are also shown in the table overleaf. In all scenarios, the revised FHSF scheme still delivers VfM, with overall BCRs of above 2, and notwithstanding the strong strategic rationale for the scheme.

Newton Abbot FHSF – VfM Sensitivities (£m, NPV, 2023/24 prices and terms)

		Sensitivity 1: -20% Economic Outcomes	Sensitivity 2: 2-year Delay in Outcomes	Sensitivity 3: +25% Displacement
National Economic benefits				
Direct LVU – Market Hall		£3,961,369	£4,622,476	£3,301,141
Direct Labour Supply Impact		£325,989	£380,393	£407,486
Direct Active Travel Impact – NCN and QS		£9,361,706	£10,924,066	£11,702,132
Wider Residential LVU – all projects		£9,279,888	£10,828,593	£7,733,240
Wider Commercial LVU – all projects		£1,377,577	£1,607,479	£1,291,479
Distributional Impact – all projects	(F)	£2,181,198	£2,545,215	£1,858,433

Total economic benefits	(A)	£26,487,728	£30,908,222	£26,293,912
<i>Economic costs</i>				
FHSF cost	(B)	£6,619,342	£6,619,342	£6,619,342
Public Co-funding	(C)	£3,383,023	£3,383,023	£3,383,023
Total public sector Cost	(D)=(B)+(C)	£10,002,365	£10,002,365	£10,002,365
Private sector cost	(E)	-	-	-
Total economic costs	(D)+(E)	£10,002,365	£10,002,365	£10,002,365
<i>Return on Investment</i>				
Initial BCR	(A)-(F)- (E)/(D)	2.43 : 1	2.84 : 1	2.44 : 1
Overall/Adjusted BCR	(A)-(E)/(D)	2.65 : 1	3.09 : 1	2.63 : 1