

E-mail: comsec@teignbridge.gov.uk

4 September 2023

EXECUTIVE

A meeting of the **Executive** will be held on **Tuesday, 12th September, 2023** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS
Managing Director

Membership:

Councillors H Cox, Goodman-Bradbury, Jeffries, Keeling (Deputy Leader), Nutley, Nuttall, G Taylor, Wrigley (Leader) and Hook

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

A G E N D A

Part I

1. **Apologies for absence**
2. **Minutes**
To approve and sign the minutes of the meeting held on 22 August 2023.
3. **Announcements (if any)**
4. **Declarations of Interest (if any)**

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

Members of the Public may ask questions of the Leader or an Executive Member. A maximum period of 15 minutes will be allowed with a maximum of period of three minutes per questioner.

6. **Executive Forward Plan**

To note forthcoming decisions anticipated [on the Executive Forward Plan](#)

7. **Mid year review of Fees and Charges** (Pages 3 - 62)

8. **2022/23 Draft Final Accounts & Treasury Management - 2023/24 Budget Monitoring - Revenue & Capital Treasury Management Lending List** (Pages 63 - 106)

9. **Council Strategy Review** (Pages 107 - 120)

10. **Local Development Scheme Update** (Pages 121 - 130)

11. **Update on Future High Street Fund** (Pages 131 - 136)

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

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

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

13. **Teignbridge District Council Housing Development** (Pages 137 - 162)

14. **For Information - Individual Executive Member Decisions**

[Executive Member Decisions](#)

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

**Teignbridge District Council
Executive
12 September 2023
Part i**

MID YEAR REVIEW OF FEES AND CHARGES

Purpose of Report

To review and update the fees and charges list approved at the February 2023 budget meeting to assist in addressing the budget gap and further adverse variations predicted and high levels of inflationary costs being incurred.

Recommendation(s)

The Executive Committee RESOLVES to:

- (1) Recommend that Full Council approves the revised fees and charges listing to be implemented with effect from 1 October 2023 (car parking with effect from 1 November 2023)**

Financial Implications

The financial implications are contained within the report. The main implication is that the mid year increase in fees and charges will provide the Council with additional income this financial year of £145,470 and ongoing an increase of £346,050 per annum. The full year ongoing increase represents an increase of 3.1% overall.

Martin Flitcroft – Chief Finance Officer

Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

There are no specific legal implications arising from this report. Any necessary statutory duties e.g., advertisement of relevant fees will be carried out accordingly. See section 5.

Paul Woodhead – Head of Legal Services & Monitoring Officer

Tel: 01626 215139 Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

Risks are identified in section 5. The major risk to be aware of is the sensitivities around changes to charges on demand and net income received.

Martin Flitcroft – Chief Finance Officer

Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk

Environmental/ Climate Change Implications

There are no environmental or climate change impacts arising from 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

Appendix 1 – Proposed fees and charges summary of income
Appendix 2 – Detailed listing of fees and charges proposed

1. PURPOSE

- To review the fees and charges listing to generate additional income to address the ongoing and increasing budget pressures arising from inflationary costs to deliver services.

2. SUMMARY

- 2.1** The full listing of fees and charges was reviewed and updated as part of the February 2023 budget papers for 2023/24 financial year. It has become clear that since the budget was approved a likely pay rise for employees for 2023/24 is going to be significantly higher than was assumed in the medium term financial plan (MTFP). We have also seen reductions in income from recycling sales as the unit price has dropped. These adverse variances were identified as part of the financial report to Executive in July. In addition inflation has generally been higher than anticipated and is causing greater pressure to all elements of council spend on the associated services to which the fees and charges apply.
- 2.2** The MTFP also identifies large budget gaps arising in future years which need to be addressed. These principally arise due to planned redistribution in funding for business rates and loss of New Homes Bonus. Further modifications will need to be made to address other issues being worked through including leasing costs for a new refuse vehicle fleet.

2.3 Fees and charges in all areas have been revisited. Some have not been impacted as they are prescribed by legislation and so changes at this time remain unaltered. Others have remained the same to encourage further recovery in numbers e.g., leisure memberships. The detailed listing of proposed charges can be found at: <https://www.teignbridge.gov.uk/council-and-democracy/finance/fees-and-charges/> where the existing charges are also documented. The full listing of proposed charges are also listed in detail at Appendix 2.

Other charges of note which have not changed are:

Seasonal beach huts and boat storage – these are annual agreements so can't be altered.

Shaldon golf – not competitive with other facilities so prices not increased.

Retail market – whilst the proposed changes in the town centre of Newton Abbot are under review and the retail market looks to recover its occupancy, it is recommended that these charges remain the same for the rest of 2023/24.

Planning – no suggested increases due to legislative requirements or because of significant increases that were already made from 2022/23 to 2023/24.

Street naming and numbering fees are agreed in conjunction with East Devon District Council and Exeter City Council so would need buy in from the other two Councils.

Land charges fees are broadly in line with the fees charged by our neighbouring authorities so represent the average. They were subject to a 10% increase in April 2023. The commercial nature of the work is sensitive to market forces.

Cemeteries – exclusive right burial fees were increased by 25% since 2022/23 so no mid year increase proposed. Use of cemetery chapel (Newton Abbot and Dawlish) – again no increase as we are in competition with Funeral Directors who have their own chapels so we need to remain competitive.

Taxi licensing – not considered appropriate at this point as the original decision was to keep our prices in line with neighbouring authorities.

Building control – charges were increased significantly last year and are currently competitive with others. The situation will be monitored but no increases suggested for now.

Other licensing fees are set by legislation so unable to be increased at this time.

3. PROCESS

3.1 The MTFP has assumptions about the level of fees and charges we will receive and considers likely variations based on consumer demand, the economy and other external factors. In reviewing the charges in each area consideration has taken into account competitors, recent significant increases if appropriate, demand sensitivities, other economic indicators and local factors etc.

3.2 Traditionally fees and charges have been reviewed and updated annually as part of the budget process as approved in February each year. The exercise undertaken here is to do a mid year review and implementation in October/November 2023 prior to a further update of the charges for 1 April 2024 as part of the annual budget process.

4. FINANCIAL

4.1 The financial impacts are summarized in appendix 1. This shows an anticipated additional gross income in 2023/24 of £145,470 (less costs of implementation of £36,000 for parking orders, software updates etc) providing a net income of £109,470 in 2023/24 and ongoing in future years of £346,050. The additional income in the current year is not so significant as the anticipated full year sum as a large element of seasonal car parking monies have already been received, the garden waste service renewal is from 1 September and there are other services where the subscription is paid in advance for the year.

5. LEGAL

Regular budget monitoring is required by the Council's Constitution and Financial Rules. Any necessary statutory advertisements and notifications in relation to changes in fees and charges will be carried out accordingly.

6. RISKS

The major risks in changing charges is the impact on income and demand. These possible changes are mitigated by understanding what the potential sensitivities are in each area of activity. Consideration also needs to be taken of where we are in competition with other providers and their pricing structure. With this in mind certain charges have not been increased. Some of these have been listed in 2.3 above.

7. ENVIRONMENTAL/CLIMATE CHANGE IMPACT

There are no environmental/climate change implications.

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

10.00 a.m. on 19 September 2023

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Draft Proposed Fees and Charges Income 2023/24

Service	Current Estimate 2023/24 £	Proposed 2023/24 £	Proposed 2024/25 £	Dep total 2024/25 £	Department
Building Control	- 1,219,840 -	1,219,840 -	1,219,840 -	1,219,840	Building Control
Land Charges	- 229,000 -	229,000 -	229,000		
Planning	- 837,500 -	837,500 -	837,500		
Planning Admin	- 4,500 -	4,500 -	4,500		
Street Naming	- 7,340 -	7,340 -	7,340 -	1,078,340	Development Management
Livestock Market	- 2,590 -	2,590 -	2,590		
Old Forde House	- 9,000 -	9,410 -	9,810		
Retail Market	- 45,080 -	45,080 -	45,080 -	57,480	Economy & Assets
Electoral Registration	- 2,160 -	2,160 -	2,160 -	2,160	Electoral Services
Dog Control	- 200 -	200 -	200		
Health & Food Safety	- 6,900 -	6,990 -	6,990		
Health Licence Fees	- 22,650 -	27,320 -	27,320		
Litter Clearance	- 4,740 -	4,740 -	4,740		
Nuisance Parking	- -	-	-		
Private Water Supply Sampling	- -	-	- -	39,250	Environmental Health
Amenity & Conservation Sites	- 2,310 -	2,570 -	780		
Cemetery Fees	- 174,630 -	184,350 -	190,350		
Shaldon Golf	- 71,300 -	71,300 -	71,300		
Sports Pitches	- 19,450 -	20,380 -	21,190 -	283,620	Green Spaces & Active Leisure
Housing	- 14,520 -	15,040 -	4,560 -	4,560	Housing
Legal Fees	- 46,200 -	46,200 -	46,200 -	46,200	Legal
Broadmeadow Sports Centre	- 78,150 -	81,050 -	83,910		
Dawlish Leisure Centre	- 204,600 -	211,780 -	220,360		
Leisure Memberships	- 1,316,790 -	1,316,790 -	1,316,790		
Newton Abbot Leisure Centre	- 483,930 -	501,860 -	525,580		
Outdoor Pools	- 48,240 -	48,240 -	53,550 -	2,200,190	Leisure
Gambling Act 2005	- 22,650 -	22,650 -	22,650		
Hackney Carriage	- 75,380 -	75,380 -	75,380		
Licensing Act 2003	- 134,480 -	134,480 -	134,480 -	232,510	Licensing
Car Parks	- 4,352,660 -	4,446,340 -	4,605,740 -	4,605,740	Parking
Beach Huts	- 16,650 -	17,150 -	17,630		
Boat Storage	- 4,180 -	4,180 -	4,180		
Leisure Events	- -	-	- -	21,810	Resorts
Council Tax	- 137,500 -	137,500 -	137,500 -	137,500	Revenue & Benefits
Local Development Framework	- 50 -	50 -	50 -	50	Spatial Planning
Abandoned Vehicles	- -	-	-		
Commercial Waste / Household Refuse	- 1,501,540 -	1,506,830 -	1,512,120		
Composting	- 50 -	50 -	50		
Toilets for Disabled	- 110 -	110 -	110		
Vehicle Workshop	- 8,250 -	9,640 -	9,640 -	1,521,920	Waste, Recycling & Cleansing
Grand Totals	- 11,105,120 -	11,250,590 -	11,451,170 -	11,451,170	

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Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

The charges set out below relate to the financial year 2023-2024 and are effective from the 1st October 2023 unless otherwise stated.

All charges shown include VAT at the rate indicated in brackets after the type of charge:

(O) Outside scope **(S)** Standard rate **(E)** Exempt **(Z)** Zero rated

Type of charge	Details	Charge £.p
Abandoned vehicles (O)		
Fixed penalty fine		200.00
Disposal	Per vehicle up to 3.5 tonnes	75.00
Disposal	Per vehicle 3.5 to 7.5 tonnes	100.00
Disposal	Per vehicle >7.5 to 18 tonnes	125.00
Removal	Per vehicle up to 3.5 tonnes	150.00
Removal	Per vehicle 3.5 to 7.5 tonnes	200.00
Removal	Per vehicle >7.5 to 18 tonnes	350.00
Shopping Trolleys	Each	36.00
Storage	Per vehicle per day up to 3.5 tonnes	20.00
Storage	Per vehicle per day 3.5 to 7.5 tonnes	25.00
Storage	Per vehicle per day >7.5 to 18 tonnes	30.00
Activities and events (E)		
Green spaces		
Activity events (public)	Junior	5.00
Activity events (public) – drop in event	Adult/Junior	1.00
Lecture off site	Teignbridge area	78.04
	Outside Teignbridge area	103.35
Guided walk and talk to groups	Teignbridge area	50.72
	Outside Teignbridge area	56.23
Guided walk and talk to schools	Teignbridge area	46.31
	Outside Teignbridge area	49.61
Introductory talk to parties	Per group	33.08
Guided walks & events – Short walk	Adult	3.50
	Junior	1.75

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
Activities and events (S)		
Brass rubbing		0.30
Guided walk - Administrative charge	Group bookings paid in arrears	33.60
Beach hut lettings (S)		
	Dawlish / Dawlish Warren	
	Per day	27.00
	Weekly (Peak Season 1 st April – 30 th September)	125.00
	Weekly (Off Peak Season – 1 st October – 31 st March)	64.00
	The Point, Teignmouth	350.00
	Eastcliff Chalets	1260.00
	Weekly hire (empty chalets)	100.00
	Dawlish Warren Beach huts	790.00
	Coryton Cove beach huts	790.00
Beach hut sites (S)		
Per season (Variable – dependent on sand levels)*		
*This fee excludes the share of the cost of movement of sand, which will be charged in addition to this fee. The fee also excludes national non domestic rates which will be paid separately by tenant or recharges by Resorts.		
Cemetery fees (O)		
For non-residents of Teignbridge District the fees shown will be doubled.		
Interment	Stillborn to 15 years – Earthen	0.00
Traditional Coffin		
Interment	16 years & over Up to 8ft (2.44m) initial or re-opening of a grave for triple, double or single depth interment.	961.00
American Style Casket		
Interment	16 years and over	POA
Cremation		
Interment of cremated remains	Interment of cremated remains - 16 years and over	223.00
Interment of cremated remains	Interment of cremated remains – kerbed grave	234.00
Scattering of ashes	Scattering of ashes – garden of remembrance	74.00
Scattering of ashes	Scattering of ashes – grave or cremation plot	120.00

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Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

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Type of charge	Details	Charge £.p
Saturdays / bank holidays (at the Council's discretion)		
Interment	Additional	483.00
Interment of cremated remains	Additional	175.00
Scattering of ashes	Additional	148.00
Purchase of exclusive right of burial	Adult - single grave (over 12 yrs of age)	1035.00
Purchase of exclusive right of burial	Child - single grave (stillborn to 12 yrs of age)	458.00
Cremation plot		481.00
Five year extension for grave plots purchased in advance	For when the first 20 years has passed but no interment has taken place	258.75
Five year extension for cremation plots purchased in advance	For when the first 20 years as passed but no interment has taken place	114.50
Purchase of exclusive right of burial of Public Funeral Grave (older than 5 years)	For families that wish to put a headstone on a public funeral grave &/or use plot to inter ashes	458.00
Purchase of a grave or cremation plot in advance is for a maximum of twenty years with the option of a 5 year extension.		
Unused graves may be repurchased by the Local Authority for their original purchase price less an administration fee of £55		
Memorial Permits (purchased graves only)		
(O)		
Headstone / Cross with inscription	Adult	201.00
Headstone / Cross with inscription	Child	95.00
Desk - Vase - Tablet (DVT) with inscription		147.00
Vase not exceeding 12" x 12" with inscription		108.00
Cremation Tablet		108.00
Memorial Wall Plaque (Teignmouth only)		108.00
Additional inscription	After erection	68.00
Small headstone for Dawlish Cemetery (new cremation section)		141.00
Bench	Supply and installed on existing surface including plaque and inscription	1175.00
Bench	Supply and installed onto new concrete base including plaque and inscription	1650.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
Bench	Benches that require any extra work or materials beyond a standard installation	POA
Use of cemetery chapel (Newton Abbot and Dawlish) deceased aged 18 years & over		210.00
Use of cemetery chapel (Newton Abbot and Dawlish) Deceased Under 18 years		FOC
Cemetery fees (S)		
Walled up to 4ft (1.12m)	Concrete block	1831.00
Walled	Interior paint	114.00
Exhumation	Ashes	251.00
Exhumation	4 foot and 6 foot – fee given on application	POA
Transfer of exclusive right of burial fee		50.00
Search Fee	Search of burial / grave register	44.00
Search Fee	Search of burial / grave register and site meeting	61.00
Cleansing services (S)		
14 Graffiti removal (private domestic property)	Minimum charge	54.50
Commercial events (S)		
	Event booking fee	66.00
	Deposit for events when requested, to cover damage to land	820.00
	Daily charge peak season- Whitsun holiday, 6 weeks of summer holidays	622.00
	Daily charge off season	382.00
	Stand down day peak season	186.00
	Stand down day off season	126.00
	Farmers Market	77.00
	Promotional	188.00
	Large sporting events	188.00
	Water supply per day	33.00
	Electricity supply per day	52.00
Trestle table	Per day	15.00
Electricity (H)	Charity Day Stall Fee	37.00
	Events - Per day	

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
Water	Large events – charged accordingly against meter readings	
	For events up to 499 people	27.00
	For events over 499 people	52.00
	For events up to 499 people	17.00
Event Application fee - Charity or Community	For events over 499 people	33.00
	Small event (up to 499 attendees)	66.00
	Medium event (500 – 999 attendees)	120.00
	Large event (1000 – 4999 attendees)	220.00
	Major event (5000+)	327.00
	Some events at Dawlish Warren may require Natural England permission which will incur an additional administration fee.	66.00
15	Any incomplete applications may require an additional administration fee.	66.00
	Deposit for events when requested, to cover damage to land	820.00
Commercial waste (S)		
The charges below are indicative of those which the Council would make for commercial waste collection in accordance with the Environmental Protection Act 1990. However, each request will be dealt with on a case by case basis.		
Wheeled bins – trade refuse	Per collection 210 / 240 litres	13.30
Wheeled bins – trade refuse	Per collection 370 litres	15.70
Wheeled bins – trade refuse	Per collection 660 litres	18.10
Wheeled bins – trade refuse	Per collection 1,100 litres	20.50
Council tax/NNDR recovery fees (O)		
Statutory Bailiff fees	Compliance stage	75.00
	Enforcement stage	235.00
	Sale or disposal stage	110.00
If the amount to be recovered exceeds £1500 an additional percentage fee of 7.5% may apply		
Summons Costs	Non Domestic Rates	78.00
Summons Costs	Council Tax	78.00
Dog Control (O)	(Kennelling fees – additional)	

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
Stray Dog Fine	Per Dog	25.00
Collection Fee	Per Dog	25.00
Electoral registration (O)		
Copy of return or declaration of election expenses per side of each page.		0.20
Supply of the Register of Electors	Data	20.00 +1.50 for each 1000 entries or part thereof
Supply of the list of Overseas Electors	Data	20.00 +1.50 for each 100 entries or part thereof
Supply of marked Register of Electors	Data	10.00 +1.00 for each 1000 entries or part thereof
Supply of marked Absent Voter List		
Supply of the Register of Electors	Printed	10.00 +5.00 for each 1000 entries or part thereof
Supply of the list of Overseas Electors	Printed	10.00 +5.00 for each 100 entries or part thereof
Supply of marked Register of Electors	Printed	10.00 +2.00 for each 1000 entries or part thereof
Supply of marked Absent Voter List		
Environmental Crime Fixed Penalty Notices and Charges (O)		
Community Protection Fixed Penalty Notice		100.00
Street Litter Control Notices		100.00
Litter Control Notices		100.00
Public Spaces Protection Order – Fixed Penalty Notice		100.00
Depositing Litter		100.00
Unauthorised distribution of literature		75.00
Graffiti and Flyposting		75.00

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Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
Fly tipping		400.00
Offences relating to waste receptacles		75.00
Failure to furnish documentation (Waste Carriers Licence)		300.00
Nuisance Parking (Not for car parking but in association with sales of vehicles)		100.00
Failure to produce Authority (Waste transfer notice)		300.00
Return of unauthorised signs and A boards collected from TDC land		30.00
Fishing permit (O)	Decoy, Newton Abbot	
Daily	Adult	10.88
	Junior	4.58
Annual season	Adult	52.65
	Junior	14.31
17 Model Sailing Boats		
Daily	Adult	10.88
	Junior	4.58
Annual	Adult	52.65
6 months	Adult	26.32
Annual	Junior	14.31
Food Hygiene		
Food Hygiene Courses (E)	Foundation certificate in Food Safety (Level 2)	60.00
	Intermediate certificate in Food Safety (Level 3)	300.00
	Foundation certificate in HACCP	60.00
	Intermediate certificate in HACCP	300.00
	Food Safety update session	35.00
Food Safety Management Packs (O)	Safer Food Better Business (including diary)	21.00
	Safer Food Better Business 12 month diary refill	11.00
Food Hygiene Rating Revisits (O)		180.00
Forde House Offices / Old Forde House (E)		
Council Chamber – room hire	Per half day	142.00
	Per day	284.00
Committee room - room hire	Per half day	38.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
	Per day	76.00
Dining Room/Hall/Kitchens	Morning/Afternoon per room	71.00
	Per day per room	142.00
Long Room	Morning/Afternoon	116.00
	Per day	232.00
King Charles Room	Morning/Afternoon	82.00
	Per day	164.00
Orange Room/Music Room/Parlour	Morning/Afternoon per room	38.00
	Per day per room	76.00
Library/Mezzanine Room	Morning/Afternoon per room	22.00
	Per day per room	44.00
Long Room and King Charles Room combined	Morning/Afternoon	142.00
	Per day	284.00
18 All accommodation	Morning/Afternoon	414.00
	Per day	828.00
Weddings (ceremony only) (S)	Morning/Afternoon	710.00
Weekend/Out of Hours Events		By Negotiation
Steward Costs for out of hours		By Negotiation
Discretion to waive or reduce fees in respect of Voluntary Organisations and External Meetings involving TDC Members will be vested with the Assets Manager. Any overtime incurred as a result of a meeting will be recharged in addition to any fee.		
Gambling Act 2005 (O)		
New application or new provisional statement		
Bingo		2,700.00
Betting	Not on course	2,320.00
Betting	On course	1,930.00
Adult gaming centre		1,545.00
Family entertainment centre		1,545.00
New applications with existing provisional statement		
Bingo		680.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

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Type of charge	Details	Charge £.p
Betting	Not on course	680.00
Betting	On course	540.00
Adult gaming centre		680.00
Family entertainment centre		540.00
Transfer / Reinstatement		
Bingo		930.00
Betting	Not on course	930.00
Betting	On course	735.00
Adult gaming centre		930.00
Family entertainment centre		735.00
Variation		
Bingo		1,350.00
Betting	Not on course	1,160.00
Betting	On course	965.00
Adult gaming centre		770.00
Family entertainment centre		770.00
Annual Fee		
Bingo		773.00
Betting	Not on course	464.00
Betting	On course	773.00
Adult gaming centre		773.00
Family entertainment centre		579.00
Copy of premises licence		15.00
Notification of change of circumstances for premises licence		20.00
Temporary use notice		Free
Occasional use notice		Free
Prize gaming permit and family entertainment centre gaming machine permit		
Application	New	300.00
Application	Existing operator	100.00
Renewal		300.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
Change of name on permit		25.00
Copy of permit		15.00
Club gaming or machine permit		
Application	New	200.00
Application	Existing operator	100.00
Application	Who hold a club premises certificate under LA2003	100.00
Renewal		200.00
Renewal	Who hold a club premises certificate under LA2003	100.00
Application	Vary	100.00
Copy of permit		15.00
Annual fee		50.00
Alcohol licensed premises		
Notification - up to 2 gaming machines		50.00
Alcohol licensed premises - gaming machine permit - more than 2 machines		
Application	Existing holder of permit	100.00
Application	New	150.00
Application	Vary	100.00
Application	Transfer	25.00
Change of name		25.00
Copy of permit		15.00
Annual fee		50.00
Small Society Lotteries (O)		
	Lotteries / raffles - 1 st application	40.00
	Lotteries / raffles - renewals	20.00
Hackney carriage (O)		
Vehicle licence (New)		115.00
Vehicle licence (Renewal)		100.00
Transfer licence		22.00
Replacement Plate/Change of Vehicle		42.00
Vehicle Inspection		60.00
Vehicle Retest		26.50

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

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Type of charge	Details	Charge £.p
MOT		54.85
MOT and Taxi Test		92.00
Private Hire (O)		
Vehicle licence (New)		105.00
Vehicle licence (Renewal)		90.00
Operators 1 year		95.00
Operators 5 years		275.00
Transfer licence		22.00
Replacement Plate/Change of Vehicle		42.00
Vehicle Inspection		60.00
Vehicle Retest		26.50
MOT		52.50
MOT and Taxi Test		92.00
Trailers		60.00
Drivers (O)	*including £30 non-refundable administration fee	
New Joint Licence*		120.00
New Driver Hackney*		100.00
New Driver Private Hire*		100.00
Three Year New Joint Licence*		250.00
Three Year New Driver Hackney*		195.00
Three Year New Driver Private Hire*		195.00
Renewal Joint		90.00
Renewal Hackney		68.00
Renewal Private Hire		68.00
Three Year Renewal Joint		215.00
Three Year Renewal Hackney		162.00
Three Year Renewal Private Hire		162.00
DBS Check		63.00
Replacement Badge		17.00
Number Plate Holder (S)		42.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
Keys (S)		1.17
Magnetic Accessory Kit (S)		32.00
Health and Safety		
Health and Safety Courses (E)	Foundation certificate in Occupational Health and Safety	60.00
	Intermediate certificate in Occupational Health and Safety	310.00
	Health and Safety awareness session	35.00
Factual reports to Solicitors following accidents (O)		250.00
Household refuse (O)		
Side waste collection – provision of 10 sacks		42.00
Extra refuse collection (S)	Per hour or part thereof	76.30
Additional bins for household refuse	120 litre black per year	343.40
	180 litre black per year	343.40
22 Provision of waste receptacles to new properties (standard)	To include waste and recycling containers, excludes green waste	91.60
Provision of waste receptacles to new properties (communal)	To include waste and recycling containers, excludes green waste	91.60
Replacement of missing or stolen bins (Supplied free if over 5 years old or agreed via inspection and only replaced free of charge once in any 12 months)		
	120 litre	18.50
	180 litre	34.90
	240 litre	40.30
	360 litre	146.00
	660 litre	242.00
	1,100 litre	305.00
Changing size of bin	1 st request	Free
	2 nd request	12.00
Kitchen caddies	Delivered	12.00
	Collected from Forde Road Offices	5.00
Special collections		

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
*Each object collected. Please note some items will count as 2 or more objects e.g. a Three Piece Suite would count as 3 objects		
	Booking Fee	27.00
	Each item*	11.50
Fridge / freezer collection	Each item (including booking fee)	38.70
	Income related benefit (including booking fee)	27.00
Garden waste collection	Standard	55.00
	Concession	50.00
	Communal properties dependant on requirements	55.00
Housing Fees and Charges (O)	Private sector housing grants information (S)	43.00
	Licences HMO	
	New Application (non-accredited landlord)	504.00 (Part 1*)
		298.00 (Part 2**)
	New Application (accredited landlords)	458.00 (Part 1)
		298.00 (Part 2)
	Re-licensing HMO (accredited landlord)	229.00 (Part 1)
		298.00 (Part 2)
	Re-licensing HMO (non-accredited landlord)	252.00 (Part 1)
		298.00 (Part 2)
	Additional fee per units of accommodation	31.00
	* Part 1 Fee (up to and including 8 units of accommodation) – fee levied at point of application.	
	** Part 2 Fee – Fee to cover costs of running, managing and enforcing the scheme. Fee becomes payable where the licence is granted.	
	Housing Act Notices	458.00
	Immigration Inspection (S)	132.00
	Civil Penalties	30,000.00 max
	Smoke and Carbon monoxide Alarm	5,000.00 max

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
	penalty charge notice up to Minimum energy Efficiency standards Penalty charge up to	5,000.00 max
Property Agent rating scheme (PARS)		
	PARS - Membership(including initial assessment) : Between 50 to 200 managed properties	55.00
	PARS - Membership(including initial assessment) : More than 200 managed properties	109.00
	PARS - Re-assessment	55.00
	PARS - Re-instatement	273.00
ECOFLEX declaration	Declaration of eligibility	109.00
24 Land charges	Full Local Authority Land Charges Search (LLC1 and Con 29 submitted together) (S)/(O)	116.00
	LLC1 only (O)	17.00
	Con 29 only (S)	117.60
	Each Con 29O optional enquiry (S)	10.50
	Each additional enquiry (S)	13.20
	Each additional parcel of land (S)	13.20
	Each additional parcel of land – LLC1 only (O)	11.00
Individual Con29 Enquiries (S)	These are various charges for individual questions which are on a Con29 search. For a full breakdown of these charges please refer to how much does it cost to submit a land charges search?	
Legal fees (O)	Admin Fee (S)	18.60
	Granting of new leases, minimum charge	1000.00
	Licences, minimum charge	600.00
	S.106 Agreements (major applications) legal fees minimum charge	5000.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
	S106 Agreement (standard application) legal fees minimum charge	1500.00
	S106 Unilateral Undertakings	1000.00
	Deed of Variation/Supplemental Agreement to S106	1000.00
	Verification for foreign pensions and other documents for members of the public (S)	75.00
	Housing Act – 157 consent / other consent (S)	150.00
	General matters (where legal services are provided) hourly rate	125.00
	Council mortgage redemption (S)	150.00
Licences (general) (O)		
25 Sex shop	New applications - including non-refundable £680 application fee	4011.00
	Renewals - including non-refundable £490 renewal application fee	2867.00
Street trading	Up to 7 days	82.00
	Annual	225.00
Business and Planning Act 2020 (O)		
Pavement License	Temporary License	100.00
Licensing Act 2003 (O)		
Personal licence	New	37.00
	Replacement	10.50
	Change of name or address	10.50
Temporary events notice	New	21.00
	Replacement	10.50
Premises licence / club certificate	New	100.00 - 635.00
	Variation	100.00 – 635.00
	Annual renewal	70.00 – 350.00
	Replacement	10.50
	Provisional statement	315.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
	Change of name or address	10.50
	Vary premises supervisor	23.00
	Transfer	23.00
	Interim authority or death of freeholder	23.00
	Replacement club	10.50
	Change of name or rules	10.50
	Change of address of club	10.50
	Notification of freeholder	21.00
	Minor Variations	89.00
	Disapply Designated Premises Supervisor (DPS)	23.00
Licensing fees (O)		
Export Health Certificate	Out of office hours	190.00
	In office hours	70.00
	Additional certificate	50.00
	EHC support attestation	60.00
Ships sanitation certificates	Fees set nationally by Association of Port Health Authorities. Will be updated accordingly	
	Potable water sample - part of ship sanitation inspection	100.00
	Requested Legionella water sample - per sample incl. officer cost	140.00
	Potable water sample - bacteriological or chemical	140.00
	Additional Legionella Sample	60.00
	Additional samples - bacteriological or chemical	30.98
	Ship Sanitation revisit	100.00
	Organic Feed - Certificate of inspection (per certificate)	50.00
	Organic Feed - Regulation 7 Notice	130.00
Extra charges based on actual costs may be added for expenses incurred (S)	Officer time per hour. (Charged from leaving Forde House to returning to Forde House. This will exclude the actual inspection time)	50.00
	Travelling per mile	0.50

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
Skin Piercing including tattooing, semi-permanent skin colouring, body/cosmetic piercing, acupuncture and electrolysis	Premises only	120.00
	Personal registration (Practitioner only) - per person	75.00
	Amendment to registration (personal or premises)	55.00
Food condemnation certificate	Plus cost of collection of food	120.00
Fishery inspection charges	Euro per tonne of fishery product produced	0.90565
Primary Authority – first year package	Application fee, to include an initial visit and two hours nominated officer time (including providing advice and support to enable an initial assessment of the business and completion of an application.)	250.00
27 Primary Authority – minimum package (after one year)	Two hours of business advice and support	100.00
Primary Authority – additional time	Fees will be charged one month in arrears, for any additional time.	50.00
Zoo licence application	New (plus actual veterinary inspection costs)	410.00
	Renewal (plus actual veterinary inspection costs)	210.00
	Transfer	115.00
Animal Welfare Licence	Application fee for a licence covering a single licensable activity	115.00
	Grant fee for a licence covering a single licensable activity	105.00
	Total Licence Fee (plus actual veterinary costs for Dog Breeding and Riding activities)	220.00
Additional Licensable Activity	Application fee per additional licensable activity	52.00
	Grant fee per additional licensable activity	40.00
	Total Licence fee	92.00
Variation or re-evaluation of rating	Total Licence fee for variation to existing licence or a re-evaluation of a rating	70.00
Dangerous animals	For two years (plus actual veterinary inspection costs)	135.00
Residential Mobile Home sites	Fit and proper person assessment	236.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
Annual subsistence charge for prescribed processes under the Environmental Protection Act*		
	A2 process LOW	1446.00
	A2 process MEDIUM	1610.00
	A2 process HIGH	2,333.00
	Part B Standard process LOW #	772.00
		(+ 103.00)**
	Part B Standard process MEDIUM #	1,161.00
		(+ 156.00)**
	Part B Standard process HIGH #	1,747.00
		(+ 207.00)**
	Reduced fee activities (PVRI, & Dry Cleaners) LOW #	79.00
	Reduced fee activities (PVRI, & Dry Cleaners) MEDIUM #	158.00
	Reduced fee activities (PVRI, & Dry Cleaners) HIGH #	237.00
	Mobile screening and crushing plant LOW #	646.00
	Mobile screening and crushing plant MEDIUM #	1034.00
	Mobile screening and crushing plant HIGH #	1506.00
	For the 3 rd to 7 th permit LOW #	385.00
	For the 3 rd to 7 th permit MEDIUM #	617.00
	For the 3 rd to 7 th permit HIGH #	924.00
	For the 8 th and subsequent permit LOW #	198.00
	For the 8 th and subsequent permit MEDIUM #	316.00
	For the 8 th and subsequent permit HIGH #	473.00
	Vehicle refinishers LOW #	228.00
	Vehicle refinishers MEDIUM #	365.00
	Vehicle refinishers HIGH #	548.00
	Petrol vapour recovery 1&2 Combined LOW #	113.00
	Petrol vapour recovery 1&2 Combined MEDIUM #	226.00
	Petrol vapour recovery 1&2 Combined HIGH #	341.00
	Late Payment Fee (applies when an invoice remains unpaid 8 weeks from the date the invoice was issued)	52.00

(*Fees set nationally. Will be updated Accordingly)

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
<p>**the additional amounts in brackets must be charged where a permit is for a combine Part B and waste installation # Where a Part B installation is subject to reporting under the E-PRTR Regulation, add an extra £103 to the above amounts.</p>		
Application fee for prescribed processes under the Environmental Protection Act *		
	A2 application	3363.00
	Additional fee for operating without a permit	1188.00
	Part B Standard process (inc. solvent emission activities)*	1650.00
	Additional for operating without a permit*	1188.00
	Reduced fee activities (PVRI, & Dry Cleaners)*	155.00
	Additional for operating without a permit reduced fee*	99.00
	Mobile screening and crushing plant*	1650.00
	For the 3 rd to 7 th authorisations*	985.00
	For the 8 th and subsequent authorisations*	498.00
	Vehicle refinishers*	362.00
	Petrol vapour recovery 1&2 Combined*	257.00
*Where an application for any of the above is a combined Part B and waste application, add an extra £310 to the above amounts		
Transfer and Surrender for prescribed processes under the Environmental Protection Act*		
	A2 process – Substantial variation	202.00
	A2 process – Transfer	235.00
	A2 process – Partial transfer	698.00
	A2 process – Surrender	698.00
	Part B Standard process transfer	169.00
	Part B Standard process partial transfer	497.00
	New operator at low risk reduced fee activity	78.00
	Surrender: all part B activities	0.00
	Reduced fee activities: transfer	0.00
	Reduced fee activities: partial transfer	47.00
	Temporary transfer for mobiles – First transfer	53.00
	Temporary transfer for mobiles – Repeat following enforcement or warning	53.00
	Substantial Change – Standard process	1,050.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Charge £.p
	Substantial Change – Standard process where the substantial change results in a new PPC activity	1,650.00
	Substantial Change – Reduced fee activities	102.00
Retail market		
Indoor (S) - Cash Payment	Stall per day	9.00
	Stall per week (6 days)	45.00
	Shop unit – single unit per week	75.00
	Shop unit – double unit per week	150.00
Outdoor (One stall provided per day) (E) – Cash Payment	Market Square, Wednesday or Saturday Markets	15.00
	Market Square Wednesday, Friday or Saturday Market	
	Square Markets (Bring your own stall)	10.00
	Courtenay Street, Wednesday or Saturday General Markets	20.00
	Courtenay Street Friday Produce Market	15.00
Outdoor 'Bring your own stall' Trial (E) - Cash Payment	Courtenay Street Wednesday or Saturday	15.00
	Friday Courtenay Street 'Bring your own stall'	15.00
Speciality Occasional Additional Market Outdoor (E) - Cash Payment	Bring your own stall	10.00
Private Water Supply Sampling (O)		
Sampling (Each visit)		63.22
Risk Assessment (Each assessment)	Includes travel and administration time and 2 hours on site.	126.00
	Every additional hour on site (up to a maximum fee of £500.00)	35.00
Investigation (Each investigation)	(£38.15 per hour up to a maximum fee of £100.00)	38.15
Granting an authorisation (Each authorisation)	(£38.15 per hour up to a maximum fee of £100.00)	38.15
Scrap Metal Dealers Act 2013 (O)		
	Grant Collector Licence	185.00
	Renewal Collector Licence	145.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

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Type of charge	Details	Charge £.p
	Variation Collector Licence	115.00
	Grant Site Licence	250.00
	Renewal Site Licence	200.00
	Variation Site Licence	115.00
Storage (boats) Teignmouth (S)		
Dinghies/Tenders (up to 12')	Per annum	60.00
Boat Storage at Boat Cove		
Dinghy storage (up to 12')	Per annum	60.00
Kayak/Board storage	Per annum	40.00
Waiting list for dingy and kayak rack	Per annum	10.00
Removal of dinghy past license date		500.00
Charge per week if license not removed		120.00
Street naming (O)		
	Change of property name	165.00
	Reworking of previously completed development (per plot)	165.00
	Written confirmation of postal address and/or change of name over 6 years old	28.00
Sundry (O)	Year-end accounts – per copy	Free
Toilets for the disabled	Access keys - per key (Z)	7.00
	Access keys - per key (S)	8.00
Vehicle workshop (O)		
Labour (S)	Per hour	59.00
MOT	Per test	54.85
MOT retest	Per test	28.90

Leisure Charges

The charges set out below relate to the financial year 2023-24 and are effective from the 1st October 2023 unless otherwise stated. All charges shown include VAT at the rate indicated in brackets after the type of charge:

(O) Outside scope (S) Standard rate (E) Exempt (Z) Zero rated

(No VAT charge applies to a min 10 block continuous use booking at the same facility, under continuous letting rules.)
Junior charges will apply to children up to 15 years of age. Under threes are free of charge for swimming.

Type of charge	Details	Concession Price £.p	Standard Price £.p	
32	Indoor Facilities			
	Birthday Parties (O)	Newton Abbot (2 hour parties – not staffed)		
		Bouncy Castle		100.00
		Floats and flume		110.00
		Inflatable run		110.00
		Pool Inflatable		130.00
		Dawlish (2 hour parties – not staffed)		
		Bouncy Castle		100.00
		Inflatable run		110.00
		Inflatable run & Bouncy Castle		150.00
		Pool Inflatable		130.00
		Broadmeadow (2 hour parties – not staffed)		
		Bouncy Castle		80.00
		Inflatable run		110.00
		Equipment hire (S)	All sites – Racket hire - per session	
	Shower use		6.00	
Exercise classes (E)	Per session – Adult	6.70	8.00	
	Per session – Junior	4.50	5.40	

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Concession Price £.p	Standard Price £.p
Sports Camps (E)	Class cancellation charge (less than 4 hours)		8.00
	9am - 1pm or 12pm - 4pm session	12.50	15.00
Membership packages (O)	9am - 4pm session	20.00	24.00
	All sites		
	Jam Packed – Adult annual	357.50	429.00
	Jam Packed – Adult monthly Direct Debit	32.50	39.00
	Jam Packed – Junior annual	247.50	297.00
	Jam Packed – Junior monthly Direct Debit	22.50	27.00
	Aquacize – Adult annual	289.30	347.60
	Aquacize – Adult monthly Direct Debit	26.30	31.60
	Joining fee adult		25.00
	Joining fee junior		10.00
	Admin Fee		12.50
	DD Freeze – per month		5.00
	PAYG concession 6 month eligibility	5.00	
	Replacement Membership / ID Card		1.50
	New physique (O)	Fitness suite -	
Newton Abbot, Broadmeadow & Dawlish			
Health and fitness suites – visit (Adult)		6.70	8.00
Health and fitness suites – visit (Junior)		4.40	5.30
Junior Gym Session (11 – 14 yrs, supervised session)		4.50	5.40
Fitness Induction – (16 yrs.+) (E)		25.00	30.00
Fitness Induction – (14-15 yrs.) (E)		12.80	16.00
GP referral – assessment fee (E)			20.00
GP referral – session (E)			5.00
Fitness Training			
Personal training – per hour (E)		30.00	

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Concession Price £.p	Standard Price £.p
	Personal training – 30 minutes (E)		20.00
	Personal training cancellation charge (less than 4 hours)	Fee retained for the session	
	Personal programme – per hour (E)		30.00
	Body Fat analyser		5.00
Room/Hall/Court hire			
Activities Hall (O)	Newton Abbot		26.70
Badminton (O)	Newton Abbot, Dawlish and Broadmeadow		
	Adult – per person - per hour – casual	5.60	6.80
	Adult doubles – per person - per hour – casual	2.80	3.40
	Junior – per person - per hour - casual	3.20	3.80
	Junior doubles – per person - per hour - casual	1.60	1.90
34 Crèche Room (O)	Newton Abbot		23.10
Sports Hall	Newton Abbot (O)		
	Hall (4 courts)		52.50
	Court		21.00
	Broadmeadow (S)		
	Hall (5 courts)		59.00
	Court		21.00
	Dawlish (O)		
	Hall (6 courts)		78.50
	Court		21.00
The Studio	Newton Abbot (O)		26.70
	Broadmeadow (S)		27.30
Studio 2 (O)	Newton Abbot		23.10
Studio 3 (not with bikers or rowers) (O)	Newton Abbot		23.10
Training room (O)	Newton Abbot		23.10
	Dawlish		19.60

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

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Type of charge	Details	Concession Price £.p	Standard Price £.p
Pool hire	Lifeguard per hour (E)		15.50
	One hour swimming coach (E)		22.50
	Half hour swimming coach (E)		13.00
Newton Abbot (6 lanes) (O)	Per Lane		15.30
	Main Pool		84.00
	Non-competitive club hire		101.00
	Learner Pool		41.50
Dawlish (5 lanes) (O)	Non-competitive club hire		50.00
	Per Lane		15.30
	Main Pool		72.50
	Non-competitive club hire		87.00
Sauna and steam (S)	Broadmeadow		
	Sauna only	6.00	7.20
Sports classes/sessions (E)	Newton Abbot		
	Sauna and steam	6.00	7.20
	Dawlish & Broadmeadow		
Squash (O)	Adult – per hour (S)	6.70	8.00
	Junior – per hour (E)	4.50	5.40
Swimming (O)	Broadmeadow		
	Adult squash court (per person)	4.80	5.80
	Junior squash court (per person)	3.80	4.60
	Newton Abbot and Dawlish		
	Adult swim (16yr.+)	5.50	6.60
	Junior swim (3-15yrs.)	3.10	3.70
	Junior swim (0-2yrs.)	Free	Free
Fun session	4.20	5.00	
Disabled session		3.80	
Adult lesson (E)		6.70	8.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Type of charge	Details	Concession Price £.p	Standard Price £.p
	Junior lesson (E)	6.00	7.20
	Parent and Tot lesson (E)		5.80
	One to One Swim (30 minute) private lesson (E) (Session fee retained for cancellation with less than 4 hours notice)		20.00
	Two to One Swim (30 minute) private lesson (Session fee retained for cancellation with less than 4 hours notice)		30.00
	Badge and certificate		4.00
Table tennis (O)	All sites		
	Adult – per person – per hour	3.50	4.20
	Junior – per person – per hour	3.00	3.60
	Outdoor Facilities		
Artificial turf pitch (per hour) (O)	Dawlish		
	Full Pitch		61.60
	Floodlights – full pitch		18.60
	Half Pitch		36.40
	Floodlights – half pitch		11.00
Teignmouth Lido (O)	Shower		6.00
	Adult Swim/Fun Session– per session (Max 2 hour entry)	5.50	6.60
	Junior Swim – per session (Max 2 hour entry)	3.80	4.60
	Adult - all day	10.00	12.00
	Junior - all day	6.00	7.20
	Family Swim (2 + 2) (all day entry)		33.20
	Family Swim (2 + 2) (max 2 hour entry)		18.80
	Aquafit plus swim (E)	7.80	9.40
Outdoor Pool hire (O)	Teignmouth Lido (6 lanes)		
	Per Lane		15.30
	Main Pool		72.50

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Type of charge	Details	Concession Price £.p	Standard Price £.p
Approach golf (O)	Non-competitive club hire		87.00
	Shaldon		
	Lost ball		2.00
	Broken club		15.00
	Club Hire		5.00
	Adult		9.50
	Junior		6.50
	Family- 2 adults and 2 children including club hire		40.00
	Golf 30		50.00
	Season Pass		267.00
	Season Pass Direct Debit		28.00
Sports pitches (O)* *	All sites		
	Grass pitches – full pitch per match	Casual - adult	65.30
		Casual - junior	43.50
		Club – adult (E)	55.20
		Club – junior (E)	37.20
	Training – per pitch – per hour	Club – adult (E)	29.20
		Club – junior (E)	17.20
		Commercial – junior	24.10
		Broadmeadow – adult with lights	38.90
		Broadmeadow – junior with lights	24.10
Changing rooms and showers	Casual – adult	29.20	
	Casual – junior	25.20	
	Club – adult (E)	26.30	
	Club – junior (E)	21.75	
Other	Use of equipment (flags and nets)		3.70
	Use of kitchen		17.20

Type of charge	Details	Concession Price £.p	Standard Price £.p
*VAT will not be charged if qualifying under the continuous lettings rule	Pay to Pee at Bakers Park		0.30
*Michaels Field VAT inclusive			
Multi-use games area (O)	Osborne Park, Newton Abbot		
Per hour	Adult with lights		44.60
	Adult without lights		34.30
	Junior with lights		27.50
	Junior without lights		17.20

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

The car park charges set out below relate to the financial year 2023-24 and are effective from the 1st November 2023 unless otherwise stated. Low season : 1st November to 31st March. High season : 1st April to 31st October.
All charges shown include VAT at the rate indicated in brackets after the type of charge:

(O) Outside scope **(S)** Standard rate **(E)** Exempt **(Z)** Zero rated

Individual car park charges relate to Monday to Saturday 09:00 to 18:00. There is a £1.10 **(S)** charge for any length of stay during the charging period, 10:00 to 16:00, on Sunday, in all car parks where we currently charge Monday to Saturday. This excludes the Multi Storey car park in Newton Abbot, which will remain closed on Sundays, and car parks with High Season charges.

Car Park Charges

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Car Park Location	Details	Charge £.p
Ashburton (S) Cars	Kingsbridge Lane (Short Stay)	
	Up to ½ hour	0.90
	Up to 1 hour	1.30
	Up to 3 hours	2.00
	Kingsbridge Lane (Long Stay)	
	Up to 5 hours	3.00
	All day	4.00
	Parking permits	
	1 month	80.00
	3 months	170.00
6 months	280.00	
12 months	500.00	
Bovey Tracey (S) Cars	Le Molay Littry Way, Station Road and Mary Street	
	Up to ½ hour	0.90
	Up to 1 hour	1.30
	Up to 3 hours	2.00
	Up to 5 hours	3.00
	All day	4.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Parking permits	1 month	70.00
	3 months	140.00
	6 months	200.00
	12 months	320.00
	Station Road	
Coaches	Up to 4 hours	4.00
	All day (transferable across all Teignbridge car parks)	6.00
Buckfastleigh (S)	The Globe	
Cars	Up to ½ hour	0.80
	Up to 1 hour	1.20
Cars	Mardle Way, Station Road and Victoria Woodholme	
	Up to ½ hour	0.90
	Up to 1 hour	1.30
	Up to 3 hours	2.00
	Up to 5 hours	3.00
	All day	4.00
	Victoria Woodholme	
Coaches	Up to 4 hours	4.00
	All day (Transferable across all Teignbridge car parks)	6.00
Parking permits	1 month	70.00
	3 months	140.00
	6 months	200.00
	12 months	320.00
	Old Exeter Street	
Cars	Up to ½ hour	0.90
	Up to 1 hour	1.30
	Up to 3 hours	2.00
	Up to 5 hours	3.00
	All day	4.00
Parking permits	1 month	60.00
	3 months	120.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

	6 months	180.00
	12 months	300.00
Dawlish and Dawlish Warren (S)	Barton Hill	
Cars	Up to ½ hour	1.20
	Up to 1 hour	1.90
	Up to 2 hours	2.40
	Up to 3 hours	3.00
	Up to 4 hours	4.20
	All day	4.50
	Sunday - All day (Low Season only)	1.10
	Sandy Lane	
Cars	Up to 2 hours	1.10
	Up to 4 hours	1.60
	All day	2.30
	Sunday - All day (Low Season only)	1.10
Coaches	Up to 4 hours	4.00
	All Day (transferable across all Teignbridge car parks)	6.00
Parking permits	1 Month	50.00
	3 Months	100.00
	6 Months	160.00
	12 Months	250.00
	Strand	
Cars	Up to ½ hour	1.00
	Up to 1 hour	1.70
	Up to 2 hours	2.80
	Sunday - All day (Low Season only)	1.10
	Dawlish Warren Seaward	
Cars	Up to 1 hour	2.40
	Up to 2 hours	3.50
	Up to 3 hours	4.50
	Up to 4 hours	5.50

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

	All day	6.00
	Sunday - All day (Low Season only)	1.10
Cars	Dawlish Warren Landward	
	Up to 1 hour	2.40
	Up to 2 hours	3.50
	Up to 3 hours	4.50
	Up to 4 hours	5.50
	All day	6.00
Coaches	Sunday - All day (Low Season only)	1.10
	Up to 4 hours	4.00
	All day (transferable across all Teignbridge car parks)	6.00
Kingskerswell (S)		
Cars	Fore Street	
	Up to ½ hour	0.50
	Up to 1 hour	0.80
	Up to 2 hours	1.00
	Up to 3 hours	1.20
	Up to 4 hours	1.40
	All day	1.60
Kingsteignton (S)		
Cars	Gestrige Road	
	Up to 1 hour	0.80
	Up to 2 hours	1.00
Parking permits	All day	1.60
	1 Month	50.00
	3 Months	100.00
	6 Months	160.00
	12 Months	250.00
Moretonhampstead (S)		
Cars	Court Street and Station Road	
	Up to ½ hour	0.90
	Up to 1 hour	1.30
	Up to 3 hours	2.00
	Up to 5 hours	3.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Parking permits	All day	4.00
	1 Month	40.00
	3 Months	80.00
	6 Months	140.00
	12 Months	280.00
Coaches	Court Street	
	Up to 4 hours	4.00
	All day (transferable across all Teignbridge car parks)	6.00
Newton Abbot (S)		
Cars	Livestock Market	
	Up to ½ hour	1.00
	Up to 1 hour	1.80
	Up to 2 hours	2.90
	Up to 3 hours	3.60
	Up to 4 hours	5.00
	All day	6.20
Cars	Cricketfield Road	
	Up to ½ hour	1.00
	Up to 1 hour	1.80
	Up to 2 hours	2.90
	Up to 3 hours	3.60
	Up to 4 hours	5.00
Cars	All day	6.20
	Decoy Country Park	
	Up to 1 hour	0.70
	Up to 2 hours	1.00
Cars	Up to 4 hours	1.50
	All day	2.00
	Coach Road	
Cars	Up to 1 hour	0.70
	Up to 2 hours	1.00
	Up to 4 hours	1.50

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

	All day	2.00
Cars	Halcyon Road	
	Up to ½ hour	1.00
	Up to 1 hour	1.80
	Up to 2 hours	3.00
Cars	Multi-Storey	
	Up to ½ hour	0.60
	Up to 1 hour	1.30
	Up to 2 hours	1.60
	Up to 3 hours	2.20
	Up to 4 hours	3.00
Cars	All day	4.30
	Newfoundland Way	
	Up to ½ hour	1.00
	Up to 1 hour	1.80
	Up to 2 hours	2.90
	Up to 3 hours	3.60
Cars	Up to 4 hours	5.00
	Osborne Street	
	Up to ½ hour	1.00
	Up to 1 hour	1.50
	Up to 2 hours	2.50
Cars	Up to 3 hours	3.40
	All day	4.90
	Venture Court	
Cars	Up to 2 hours	2.50
	All day	3.00
Cars	Wolborough Way	
	Up to 1 hour	1.40
	Up to 2 hours	2.00
	Up to 4 hours	4.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

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	All day	5.50
	Bradley Lane	
Cars	Up to 2 hours	2.40
	All day	2.80
	Shaldon (S)	
Cars	Up to ½ hour	1.10
	Up to 1 hour	1.80
	Up to 2 hours	2.40
	Up to 4 hours	4.00
	All day	4.40
	Sunday - All day (Low Season only)	1.10
Coaches	Up to 4 hours	4.00
	All day (transferable across all Teignbridge car parks)	6.00
	King George V	
Cars	Up to ½ hour	1.10
	Up to 1 hour	1.80
	Up to 2 hours	2.40
	Up to 3 hours	2.80
	Up to 4 hours	4.00
	Up to 5 hours	4.40
	Sunday - All day (Low Season only)	1.10
	Labrador Bay	
Cars	Up to 1 hour	0.90
	All day	1.60
	Starcross (S)	
Cars	Up to ½ hour	1.10
	Up to 5 hours	1.80
	All day	2.40
Parking permits	1 Month	40.00
	3 Months	80.00
	6 Months	140.00

Teignbridge District Council
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	12 Months	280.00
	New Road	
Cars	Up to ½ hour	0.50
	Up to 1 hours	0.80
	Up to 2 hours	1.00
	Up to 3 hours	1.20
	Up to 4 hours	1.40
	All day	1.60
Teignmouth (S)	Brunswick Street	
Cars	Up to ½ hour	1.00
	Up to 1 hour	1.70
	Up to 2 hours	2.20
	Up to 3 hours	3.00
	Up to 4 hours	4.00
	Sunday – All day (Low Season only)	1.10
	George Street	
Cars	Up to ½ hour	1.00
	Up to 1 hour	1.70
	Up to 2 hours	2.20
	Up to 3 hours	3.00
	Up to 4 hours	4.00
	Sunday - All day (Low Season only)	1.10
	Eastcliff	
Cars	Up to ½ hour	1.10
	Up to 1 hour	1.80
	Up to 2 hours	2.50
	Up to 4 hours	4.00
	All Day	5.00
	Sunday - All day (Low Season only)	1.10
Coaches	Up to 4 hours	4.00
	Over 4 hours	6.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

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Cars	Point	
	Up to ½ hour	1.10
	Up to 1 hour	2.20
	Up to 2 hours	3.50
	Up to 4 hours	5.00
	All day	6.00
	Sunday - All day (Low Season only)	1.10
Cars	Polly Steps	
	Up to ½ hour	1.20
	Up to 1 hour	2.30
	Up to 2 hours	3.50
	Up to 4 hours	5.00
	All day	6.00
	Sunday - All day (Low Season only)	1.10
	Annual	200.00
Seasonal	150.00	
Trailers	Up to ½ hour	1.20
	Up to 1 hour	2.30
	Up to 2 hours	3.50
	Up to 4 hours	5.00
	All day	6.00
	Sunday - All day (Low Season only)	1.10
	Annual	200.00
	Seasonal	150.00
Car and trailer (RingGo only)	Up to ½ hour	2.40
	Up to 1 hour	4.60
	Up to 2 hours	7.00
	Up to 4 hours	10.00
	All day	12.00
	Sunday - All day (Low Season only)	2.20

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

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Cars	Quay Road	
	Up to ½ hour	1.10
	Up to 1 hour	1.80
	Up to 2 hours	2.50
	Up to 3 hours	3.00
	Up to 4 hours	4.00
	All day	4.70
	Sunday - All day (Low Season only)	1.10
Cars	Teign Street	
	Up to ½ hour	1.00
	Up to 1 hour	1.70
	Up to 2 hours	2.20
	Up to 3 hours	3.00
	Up to 4 hours	4.00
	Sunday - All day (Low Season only)	1.10
Cars	Widcombe-In-The-Moor	
	Up to ½ hour	0.90
	Up to 2 hours	1.60
	All day	2.10
Parking permits	1 Month	35.00
	3 Months	70.00
	6 Months	135.00
	12 Months	260.00
Coaches	Up to 4 hours	4.00
	All day (transferable across all Teignbridge car parks)	6.00
General car parking permits* (S)	*Excluding Strand, Dawlish, Halcyon Road & Newfoundland Way, Newton Abbot. Also note time limit conditions for Teign Street, Teignmouth & King George V, Shaldon.	
- Car *	Weekly	35.00
- Car - Off Peak Off Street Permit (3 hours) *	Per annum	60.00

Teignbridge District Council
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- Car - Resorts only	1 Month	115.00
	3 Months	260.00
	6 Months	400.00
	12 Months	600.00
- Car - Teignmouth only	1 Month	90.00
	3 Months	230.00
	6 Months	350.00
	12 Months	560.00
- Car - Dawlish only	1 Month	75.00
	3 Months	160.00
	6 Months	280.00
	12 Months	520.00
- Car - Dawlish Warren only	1 Month	75.00
	3 Months	160.00
	6 Months	280.00
	12 Months	520.00
- Car - Shaldon only	1 Month	75.00
	3 Months	160.00
	6 Months	280.00
	12 Months	520.00
- Car - roving – all Teignbridge	1 Month	125.00
	3 Months	290.00
	6 Months	520.00
	12 Months	830.00
- Car - Newton Abbot only	1 Month	125.00
	3 Months	270.00
	6 Months	400.00
	12 Months	750.00
- Car – Osborne Street only	1 Month	90.00
	3 Months	200.00
	6 Months	320.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

	12 Months	540.00
- Car	1 Month	100.00
Cricketfield Rd and Multi Storey only	3 Months	250.00
	6 Months	380.00
	12 Months	620.00
- Car – Muli Storey only	1 Month	60.00
	3 Months	200.00
	6 Months	280.00
	12 Months	500.00
- Car	1 Month	100.00
Wolborough Way, Venture Court and Livestock Market	3 Months	250.00
	6 Months	380.00
	12 Months	580.00
- Car - Bradley Lane only	1 Month	20.00
	3 Months	60.00
	6 Months	120.00
	12 Months	230.00
- Car – Coach Road only	1 Month	30.00
	3 Months	80.00
	6 Months	140.00
	12 Months	240.00
Permits for approved Charitable Bodies are charged at 60% of the permit face value.		
Permit discs (maximum 2 permits)		
Reserved space parking (S)		
	Newton Abbot	
Drake Road	Per annum	250.00
Cottey Meadow	Per annum	370.00
	Teignmouth	
Myrtle Hill	Per annum	700.00
Mere Lane	Per annum	700.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Saxe Street	Per annum	540.00
	Dawlish	
Lanherne	Per annum	600.00
Brook Street	Per annum	540.00
Market Close	Ashburton	
	Per annum – 09:00 to 18:00	380.00
	Per annum – 18:00 to 09:00	120.00
Other charges	ALL Car Parks	
Penalty charge notice	Higher rate	70.00
	Higher rate - If paid within 14 days	35.00
	Lower rate	50.00
	Lower rate - If paid within 14 days	25.00
Release of cars from Multi Storey car park		75.00
RingGo (S)	Service charges may apply	

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The charges set out below relate to the financial year 2023-24 and are effective from the 1st October 2023 unless otherwise stated. All charges shown include VAT at the rate indicated in brackets after the type of charge:

(O) Outside scope (S) Standard rate (E) Exempt (Z) Zero rated

Development Management		
Type of charge	Details	Charge £.p
Local Development Framework Documents (subject to availability) (Z)		
	Teignbridge Local Plan (2014)	20.00 + 4.00 p&p
	Teignbridge Local Plan Review (Part 1 Policies) March 2020	20.00 + 4.00 p&p
	Teignbridge Local Plan Review (Part 2 Site Options) June 2021	25.00 + 9.00 p&p
	Teignbridge Local Plan Review (Part 3 Renewable Energy and Site Options) November 2021	16.00 + 6.00 p&p
	Supplementary Planning Documents/Planning Guidance	5.00 + 2.50 p&p
	Teignbridge Proposed Submission Local Plan January 2023	25.00 + 9.00 p&p
Development Management (O)		
Householder Applications		
	One dwelling house	206.00
	Two or more dwelling house	407.00
Outline application (for dwellings, non-residential, agricultural)		
	Site not exceeding 2.5 hectares	£462 per 0.1 hectare or part thereof
	Site exceeding 2.5 hectares	£11,432 + £138 per additional 0.1 hectare over 2.5 hectares. Maximum £150,000
Full and reserved matter applications for dwellings		
	Up to 50	£462 per dwelling
	over 50	£22,859 + £138 per additional dwelling over 50. Maximum £300,000

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Development Management		
Type of charge	Details	Charge £.p
Change of use or conversion of a dwelling or building to dwellings or flats		
Up to 50	£462 per additional dwelling	Per Calculation
Over 50	£22,859 + £138 per additional dwelling over 50 Maximum £300,000	Per Calculation
Subsequent reserved matter application (Reduced Fee) :- Where one or more reserved matters application(s) for the development, made by the same applicant, have already incurred fees equal to the amount due had the reserved matters all been applied for in one go then a flat rate applies to the subsequent reserved matters applications.		462.00
Full and reserved matter applications for Non-Residential Building Works		
Less than 40 m ² (including where no floor space is created)		234.00
40 -75 m ²		462.00
75 – 3750 m ²	£462 per 75 m ²	Per Calculation
Exceeding 3750 m ²	£22,859 + £138 for each 75 m ² in excess of 3750 m ² . Maximum £300,000	Per Calculation
Permission in Principle	£402 per 0.1 hectare	Per Calculation
Technical Details Consent	Same as full planning application fee would be for same proposal	Same as planning fee
Erection, alteration or replacement of Plant or machinery		
Site area not exceeding 5 hectares	£462 per 0.1 hectare	Per Calculation
Site area exceeding 5 hectares	£22,859 + £138 per additional 0.1 hectare. Maximum £300,000	Per Calculation
Playing fields – for non-profit-making organisations (no buildings)		462.00
Car parks, service roads and means of access for a single undertaking and incidental to the existing use.		234.00
Minerals (winning and working), (use of land for storage) and use for the disposal of refuse or waste materials (including mineral waste)		

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Development Management		
Type of charge	Details	Charge £.p
Site not exceeding 15 hectares	£234 per 0.1 hectare	Per Calculation
Site exceeding 15 hectares	£34,934 + £138 per additional 0.1 hectare. Maximum £78,000	Per Calculation
Operations not within above categories	£234 per 0.1 hectare (max. £2,028)	Per Calculation
Variation or removal of conditions		234.00
Change of use of a building or land Note -where 'works' are involved the relevant 'works' fee will be charged if this is higher		462.00
Advertisements		
Sign erected on business premises in connection with that business		132.00
An advance sign to business premises not visible from the premises		132.00
All other advertisements		462.00
Note - for applications for adverts from more than one category on the same site the highest fee is payable.		
Note - adverts on parking meters, public benches, bus shelters or electric vehicle charging points within a specified area are treated as one site.		
Full and reserved matter for agricultural buildings (See above for Outline applications)		
Gross Floor Space Less than 465 m ² .		96.00
Gross Floor Space 465 – 540 m ² .		462.00
Gross Floor Space 540 – 4215 m ²	£462 for first 540 m ² + £462 per additional 75 m ²	Per Calculation
Gross Floor Space Exceeding 4215 m ²	£22,859 + £138 per additional 75 m ² . Maximum £300,000	Per Calculation
Glasshouses on land used for the purposes of agriculture		
Gross floor space not exceeding 465 m ²		96.00
Gross floor space exceeding 465 m ² .		2580.00
Discharge of Conditions attached to a planning permission or confirmation thereof (per request)		

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Development Management		
Type of charge	Details	Charge £.p
Householder		34.00
All other permissions		116.00
Applications for Prior Approval made under Schedule 2 of the GPDO 2015		
Applications under Part 1 Class A for a larger rear extension to a dwelling house		96.00
Applications under any Part for material change of use of any buildings or other land (except under Part 4 - temporary buildings and uses)		96.00
Applications under Part 3 for material change of use of land or buildings and building operations		206.00
Applications under Part 4 (temporary buildings and uses), Part 6 (agricultural and forestry, Part 7 non-domestic extensions/alterations etc.), Part 11 heritage and demolition or Part 14 (renewable energy)		96.00
Applications under Part 16 Telecommunications Code System Operators		462.00
Non Material Amendments		
Householder Applications		34.00
Other Applications		234.00
Certificate of Lawfulness		
For existing use or operation		Normal planning fee
For failure to comply with condition		234.00
For a proposed use or development		Half normal planning fee
Certificate of Alternative Appropriate Development		
Under S17 of the Land Compensation Act (1961)		234.00
Deemed Applications		

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Development Management		
Type of charge	Details	Charge £.p
Enforcement Notice appeals which would result in planning permission if allowed unless valid application made before notice issued.	Fee payable is twice the normal planning fee and is to be paid by every person who appeals against the Enforcement Notice. This is refunded if the appeal is invalid, or allowed or withdrawn more than 21 days before hearing/site visit.	Per Calculation
Hazardous Substance		
Where no one substance exceeds twice the controlled quantity		250.00
Where a substance exceeds twice the controlled quantity		400.00
Removal of conditions attached to a grant of consent		200.00
Continuation of consent on partial change in ownership of land		200.00
Application for modification or removal of S106 clause/condition within first 5 years following consent		750.00 plus legal fees
High hedges investigations		462.00
Section 106 or Unilateral Undertaking Monitoring Fee		Bespoke fee
Pre-application Members Forum		Bespoke fee
Fee retained where invalid application is returned		10% of application fee (minimum £60 - Max £500)
Enquiries into planning history		150.00
Enquiry relating to S106 agreements and Enforcement Notices compliance (per agreement/notice)		150.00
Microfiche Requests	Fee per application to place documents online	40.00
Public Right of Way applications		2000.00 minimum or bespoke
Habitat Regulations		
Unilateral Undertaking fee		100.00
Advance payment refund fee		50.00

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Development Management

Type of charge	Details	Charge £.p
Where Viability, Agricultural, Retail or other such appraisals are required the Local Authority will appoint independent assessors to review the evidence and the applicant will be expected to reimburse the Local Authority for all costs involved in this process.		Bespoke fee
Copying Charges (documents since 1995 are also available on website to view or print with no fee)		
A4 per page/sheet		0.50 plus P+P
A3 per page/sheet		1.00 plus P+P
A2 per page/sheet		3.00 plus P+P
A1 per page/sheet		5.00 plus P+P
A0 per page/sheet		7.00 plus P+P
Exemptions and Notes - to Planning Fees updated 1 October 2023		
Fees will not be charged for:		
<ol style="list-style-type: none"> 1. Listed Building Consent Applications 2. Works to Trees protected under Tree Preservation Orders or in a Conservation Area 3. Householder applications, for the sole purpose of providing means of access for a disabled person (as defined under S29 of the National Assistance Act 1948 or Part 3 of the Children Act 1989) living within the dwelling or providing facilities to improve the safety health or comfort of that person. 4. Applications for the purpose of providing means of access for disabled persons to or within a building or premises open to the public 5. Revised application for planning permission following approval submitted for the same character or description and the same site or part of (with no other land included except for providing a different means of access, by the same applicant, within 12 months of approval. Provided the applicant has not already had a free go for any other approval on the site under this exemption 		

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Development Management

Type of charge	Details	Charge £.p
	<p>6. Revised application for planning permission following refusal, withdrawal or appeal for non-determination submitted for the same character or description and the same site or part of (with no other land included except for providing a different means of access, by the same applicant, within 12 months of refusal, or 12 months of valid date for withdrawals or 12 months of 8/13 week date for non-determinations. Provided the applicant has not already had a free go for any other application on this site under this exemption</p> <p>7. Revised application for Certificate of Lawfulness following refusal, withdrawal or appeal for non-determination submitted for the same use or operation and the same site or part of, by the same applicant, within 12 months of refusal, or 12 months of valid date for withdrawals or 12 months of 8/13 week date for non-determinations. Provided the applicant has not already had a free go for any other application on this site under this exemption</p> <p>8. Revised application for Advertisement Consent following refusal or withdrawal submitted for the same description and the same site or part of, by the same applicant, within 12 months of refusal, or 12 months of valid date for withdrawals. Provided the applicant has not already had a free go for an application of this description on this site under this exemption</p> <p>9. Applications relating solely to demolition of a building in a conservation area.</p> <p>10. Applications for Prior Notification where a fee is payable for a concurrent planning application in respect of these proposals for development for the same site is made on the same day by the same applicant.</p>	

Reduced fees for certain proposals

- Where applications cross local authority boundaries an application must be made to each authority but only one fee is payable to the authority within the greater part of the site and is 1.5 times the fee for the whole site or the total of the fees for each separate part of the site, whichever is the lower.

Teignbridge District Council
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Development Management		
Type of charge	Details	Charge £.p
	2. On applications made by or on behalf of Parish Councils the fee payable is half the total fee	
	3. Where simultaneous applications for alternative proposals on the same site are made on the same day by the same applicant the fee due will be the total of the highest fee plus an amount calculated by adding together the alternative proposal fees and dividing that total by 2	

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Pre-Application Schedule of Charges		Fee including VAT	Additional Fee including VAT
House Holder	Desk top evaluation with written response (no meeting)	200.00	
	Meeting where exceptionally the Council agrees a meeting is necessary (additional fee)		100.00
Listed Building advice where the works do not require planning permission	For householder/single issue advice. More complex issues will have bespoke fee	200.00 or bespoke fee	
Listed Building site visit	Fee is for site visit	300.00	
House Holder/Listed Building site visit	Combined fee	500.00	
Small Minor Residential – 1 dwelling Non-residential – Less than 75 sq. m floorspace Change of use with no works	Desk top evaluation with written response (no meeting)	300.00	
	Meeting (where agreed appropriate) /additional response		150.00

Teignbridge District Council
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Pre-Application Schedule of Charges		Fee including VAT	Additional Fee including VAT
Medium Minor Residential – 2 – 4 dwellings Non-residential – 75 – 299 sq. m floorspace Site area less than 0.4 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, one meeting and written response	800.00	
	each additional meeting/response		300.00
Large Minor Residential – 4 – 9 dwellings Non-residential – 300 – 749 sq. m floorspace Site area 0.4 to 0.99 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, one meeting and written response	1200.00	
	each additional meeting/response		400.00
Small Scale Major Residential – 10 - 30 dwellings Non-residential 750 – 4,999 sq. m floorspace Site area - 1 – 1.99 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, one meeting and written response	2000.00 min or bespoke fee	
	each additional meeting/response		500.00 or bespoke fee
Medium Scale Major Residential - 31-149 dwellings Non-residential 5,000 – 9,999 sq. m floorspace Site area - 2 – 3.99 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, up to two meetings and written response	5000.00 min or bespoke fee	
	each additional meeting/response		1000.00 or bespoke fee
Large Scale Major Residential – more than 150 dwellings Non-residential – over 10,000 sq. m floorspace Site area more than 4 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, up to three meetings and written response	8000.00 min or bespoke fee	
	each additional meeting/response or as agreed in PPA		1500.00 or bespoke fee
Other enquiries not covered by above		Bespoke fee	

Teignbridge District Council
Fees and Charges for the financial year 2023 - 2024

Pre-Application Schedule of Charges	Fee including VAT	Additional Fee including VAT
Affordable Housing-led Schemes in agreement with Council	Free	
Non-Residential Development by existing Micro- Businesses (up to 10 employees)	50% of PE fee	
Development by Town & Parish Councils	50% of PE fee	
Development Specifically Intended to Improve Disabled Access	Free	
<p>*Where a bespoke fee is appropriate this will be agreed with applicant through a Planning Performance Agreement *Floorspace means gross external floorspace *The larger element of a mixed use scheme will be used to determine which category of fee applies *All fees are inclusive of VAT *Where it is agreed that the advice can be provided without a meeting the cost of the meeting may be refunded *Where a request has been received but the officer has not yet started to work on the request the fee may be refunded less the sum of £50 to cover administrative costs *For fee calculation purposes, flats and holiday accommodation are considered as dwellings</p>		

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Community Infrastructure Levy (CIL)

Effective from 13th October 2014. For schedule of charges please refer to [the CIL page on our website](#)

Building Control

For a full breakdown of these charges please refer to [the Devon Building Control web site](#)

DRAFT

**Teignbridge District Council
Executive
12 September 2023
Part i**

**2022/23 DRAFT FINAL ACCOUNTS & TREASURY MANAGEMENT
2023/24 BUDGET MONITORING – REVENUE & CAPITAL, TREASURY
MANAGEMENT LENDING LIST**

Purpose of Report

To report the 2022/23 draft final revenue results including draft closing general reserves. To bring the 2022/23 draft final capital and updated ongoing programme for members' approval including draft closing capital funding and resources carried forward. To report the draft financial results of the treasury management function for the year ended 31 March 2023. To update Members on the principal areas where there are likely to be departures from the 2023/24 revenue budget and summarise those variations to the end of July 2023 including updates on progress with the capital programme and funding and any amendments to the lending list for treasury management purposes.

Recommendation(s)

The Executive Committee resolves to:

- (1) Note the draft revenue results for 2022/23**
- (2) Approve the draft year end capital and updated programme as shown at appendix 1**
- (3) Approve the revenue budget variations for 2023/24 as shown at appendix 2**
- (4) Note the updated lending list as shown at appendix 3**

The Executive recommends to Council that the draft treasury management results for 2022/23 at appendix 4 are noted

Financial Implications

The financial implications are contained throughout the report. The main implication is that the accounts have been closed and general reserves are slightly above the budgeted level anticipated at 31 March 2023 - £2.317 million. See section 3. For 2023/24 there is a small adverse variance of £2,360 at the end of July 2023. See sections 7 and 8.

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

Legal Implications

See section 10.1 – the Accounts and Audit Regulations 2015 set out the requirements for the production and publication and audit of the annual statement of accounts.

The Council is required to secure a balanced budget and also to provide certain services. Regular financial monitoring by the Executive helps ensure that the Council is able to meet these statutory obligations.

Martin Flitcroft – Chief Finance Officer

Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk

Risk Assessment

Major risks are summarised in section 9. The most significant of these is the level of future funding from Central Government and the level of reserves held to meet future unexpected variations in income.

Martin Flitcroft – Chief Finance Officer

Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk

Environmental/ Climate Change Implications

The revenue budget supports the funding of a Climate Change Officer and associated budget and capital projects are highlighted which contribute towards our climate change objectives – see section 12.

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Report Author

Martin Flitcroft – Head of Corporate Resources

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Executive Member

Councillor Richard Keeling – Executive Member for Corporate Resources

Appendices/Background Papers

Appendix 1 – Draft year end and updated capital programme

Appendix 2 – Revenue budget variations 2023/24

Appendix 3 – Updated treasury management lending list

Appendix 4 – Draft treasury management results 2022/23

1. PURPOSE

- To report the 2022/23 draft revenue results including draft closing general reserves.
- To bring the 2022/23 draft final capital and updated ongoing programme for 2023/24 for members' approval including draft closing capital funding and resources carried forward.
- To report the draft financial results of the treasury management function for the year ended 31 March 2023 as shown in Appendix 4.
- To note the updated treasury management lending list as shown in Appendix 3.
- To identify the principal areas where there are likely to be departures from the approved 2023/24 budget and summarise the likely overall variation based on the information available to the end of July 2023. Also to inform Members of progress that has been made with achieving savings and efficiencies.

2 BACKGROUND

- 2.1** The accounts and audit regulations 2015 set out the requirements for the production and publication of the annual statement of accounts. The statement usually has to be produced and certified by the chief finance officer by 31 May however the Covid 19 pandemic has triggered amendments to this deadline by extending this to the end of July for 2021/22. The regulations have since been amended and reverted to 31 May as the target date for production of the 2022/23 statement of accounts. These changes failed to recognize the additional demands of the external auditors who increased the challenge and robustness around use of and reliance on estimates within the numbers when producing the accounts by such a date. The LGA requested that the date for production be re-set to a more realistic date of 30 June but this was ignored by Government and CIPFA. We have managed to adhere to the 30 June date. This is one month earlier than our publication of the 2021/22 accounts. The accounts have to be brought for full council approval after external audit by 30 September according to the regulations (previously 30 November).
- 2.2** The statement of accounts and financial records for 2021/22 have yet to be audited by our external auditors Grant Thornton. We understand there have been resourcing issues which are being addressed and is an issue across the country for a significant number of audits. We are also awaiting the finalization of the 2020/21 accounts audit sign off. If any alterations are required when the relevant audits take place - the details will be reported to Audit Scrutiny Committee with the external audit accounts report in the relevant month. Any revenue or capital resource effects will be brought to Executive in the budget

monitoring report coinciding with the closure of the respective audits. Grant Thornton is required to provide the opinion on the 2022/23 statement of accounts by the end of September with sign off ultimately being by referral to a Full Council meeting. This will not be achieved with the 2021/22 audit not yet started.

- 2.3 The availability of the accounts and records for inspection by interested persons has been advertised on the website www.teignbridge.gov.uk/statementofaccounts see Draft Statement of Accounts 2022/23. This also advises that the external auditor will be accessible to receive in writing any objections to the accounts from 3 July 2023 to 11 August 2023.
- 2.4 An updated treasury management statement and authorised lending list was approved at the 2023 February budget meeting. This was based on the latest 2021 edition of the treasury management code published by the Chartered Institute of Public Finance & Accountancy (CIPFA). There were no further changes were reported to Executive on 10 July 2023. The updated statement is detailed in section 5 below and is shown for information at Appendix 3
- 2.5 The 2022/23 revenue and capital budgets were approved on 22 February 2022 and updated by Council on 21 February 2023.

3 DRAFT REVENUE RESULTS / STATEMENT OF ACCOUNTS 2022/23

- 3.1 The draft statement of accounts has been certified by Martin Flitcroft as the responsible finance officer and is available on the website. www.teignbridge.gov.uk/statementofaccounts see public inspection notice Audit of Accounts 31 March 2023 in the downloads section. The final version will be brought to the next meeting of Audit Scrutiny Members following completion of the external audit. It is not clear when this will be with the 2020/21 audit not signed off and the 2021/22 not yet started. Once we get to that stage further explanations will be given for consideration and recommendation to Council. The final version would also be brought to Executive but again we don't know any dates at this point.
- 3.2 A brief explanation and overview of the figures is given in the narrative statement on pages 8 to 21. Capital expenditure and details of property, plant and equipment are given in the balance sheet on page 32 and relevant notes 14 to 16 and 23 from page 65. Reserves are shown on the balance sheet and analysed on page 31. The draft closing general reserves at 31 March 2023 of £2.317 million are an improvement on the original budget of £211,000 but also reflect the February 2023 budget proposals to increase general reserves to £2.3 million. Savings were also identified as part of the continuing reaction to the budgetary issues to deal with likely shortfalls over the medium term financial plan which have been added to earmarked reserves.
- 3.3 An analysis of the variations to budget is contained within the narrative statement. These have arisen mainly because of the increase in income

from leisure due to a change in the VAT rules relating to leisure charges, increased income from recycling sales, planning application income and rents. Savings were made in expenditure in many areas including staffing, rates, water, repairs and maintenance, and other miscellaneous costs. Some costs have risen including energy, fuel, audit fees, purchase / maintenance of equipment, contractors / consultants fees and bed & breakfast accommodation.

- 3.4** Bad debt provisions have increased for Council tax (increase of £243,000 to £1,624,000), decreased for business rates (decrease of £5,000 to £415,000) and decreased for general bad debts including rents after write offs and use of provision (net adjustment of £143,000 to £1,056,000) to reflect likely collectability on the remaining balance.
- 3.5** For 2022/23 sundry debt write offs were £86,000 (£69,000 2021/22) or 0.59% of debt raised in the year and £190,000 for Market Walk rents. Council tax write offs were £109,000 (2021/22 £132,000) or 0.08% of the charge raised. National non domestic rate write offs were £33,000 (2021/22 £43,000) or 0.08% of the charge.

4. 2022/23 DRAFT FINAL CAPITAL PROGRAMME

- 4.1** The draft final capital programme is shown at appendix 1. The original estimate of £26.577 million for 2022/23 was approved at Council on 22 February 2022. This had been decreased by probable stage in the February 2023 budget update to £19.610 million mainly due to the rescheduling of schemes for superfast broadband, Future High Streets, leisure centre refurbishment and further decarbonisation, later phases of South West Exeter SANGS, Teignbridge 100 affordable housing and Warmer Homes grants. Teignbridge contributions to the Dawlish Link Road and bridge were also later than originally budgeted. The actual spend in 2022/23 was £14.827 million. The difference of £4.783 million from the updated budget is mainly due to:

£690,000 of cycling provision budgets were carried forward to future years. £176,000 has also been carried forward in relation to gym equipment at Newton Abbot Leisure Centre, along with the remaining £34,000 for improvements at Coach Road playing fields, Newton Abbot.

£326,000 towards the purchase, instatement and endowment for maintenance of the remaining parcels of Suitable Alternative Natural Green Spaces (SANGS) land were carried forward and the spend profile updated based on the latest forecasts, following the transfer to Land Trust of Dawlish Countryside Park and the first parcels of Ridgetop Park. £211,000 relating to contributions towards land for cirl buntings was also carried forward. £337,000 was carried forward in relation to the provision for habitat regulations infrastructure measures.

£30,000 was carried forward in relation to Dawlish Link Road and bridge.

£159,000 of the Future High Street Fund projects budget was carried forward to 2023/24, as was a further £400,000 towards Newton Abbot town centre improvements.

£51,000 of the leisure sites decarbonisation budget were carried forward. £168,000 of the provision for other carbon reduction projects was unspent and has been carried forward.

£1,018,000 of the South West coastal regional monitoring probable budget of the phase to date was unspent. This is all funded by grant from the Environment Agency and other external contributions and the remaining budget has been carried forward to 2023-24 (year 3 of this six-year phase). £225,000 was carried forward in relation to coastal asset review.

£792,000 of the private sector housing probable budget relating to disabled facilities and other grant measures funded from Better Care grant was carried forward. Green Homes fund and Warm Homes fund grant budgets have been reduced in line with demand.

£230,000 of the Chudleigh social housing purchases budget was carried forward.

The initial £260,000 budget for social/affordable housing at the Sherborne House site was carried forward to 2023/24.

The remaining £288,000 of Rough Sleeper Accommodation scheme budget was carried forward to 2023/24, following the purchase of three further properties in 2022/23.

£118,000 has been carried forward relating to IT improvements being carried out by Strata.

£230,000 in relation to waste fleet IT and additional vehicles was carried forward.

4.2 At the end of 2022/23 there was £4.527 million of capital receipts carried forward made up of £1.030 million general receipts plus £3.497 million from housing. Actual right to buy receipts for 2022/23 were £159,067 which is £440,993 less than the £600,000 forecast in the probable budget. As at year-end 2022/23, there was also £12.879 million community infrastructure levy available towards funding investment as per the local plan.

4.3 Recent additions to the capital programme for the current and future years include a contribution of up to £175,000 towards improved community facilities at Highweek Scout Hut, approved at Executive on 10 July 2023.

A £190,000 contribution towards the strategic Ogwell cycle link was approved at Executive on 6 June 2023.

At Full Council on 25 July, £3.701 million was approved towards refurbishing and further decarbonising Broadmeadow Sports Centre. This is partly funded from Public Sector Decarbonisation Fund grant, with the balance funded from S106 contributions, revenue contributions and prudential borrowing.

Work continues on the Future High Street fund projects which are aimed at stimulating growth in the local economy and ensuring an attractive and well-connected environment for local businesses.

Work also continues around the Teignbridge 100 affordable housing project. Two homes at Drake Road, Newton Abbot and a further 5 units at Carlisle St (East St), Newton Abbot were delivered. Five properties were acquired under the Rough Sleeper Accommodation Programme. The aim of this project is to provide move on accommodation and support to rough sleepers, to enable them to transition to independent living. Four units of social housing have been acquired in Chudleigh and five units of shared housing in Dawlish.

£4.908 million is included to procure 18 additional properties for the accommodation of Afghan and Ukrainian families in the short term and Teignbridge residents from the Housing Register in the longer term. £2.084 million will be funded from the Department for Levelling Up, Housing and Communities (DLUCH)'s Local Authority Housing Fund, with the remainder funded from Section 106, capital receipts and borrowing provisionally earmarked for the Teignbridge 100. To date, three property purchases have been completed with a further 15 in the pipeline provisionally secured.

The Teignbridge 100 pipeline covers a range accommodation types. These include the refugee accommodation mentioned above. The aim is to deliver the full programme over time, with projects being brought forward for approval in due course.

5. TREASURY MANAGEMENT AUTHORISED LENDING LIST (Appendix 3)

- 5.1** The authorised treasury management lending list was approved at the 2023 February budget meeting. Following the appointment of treasury management advisors in 2019, additional highly-rated institutions were added to the Council's official lending list. From 1 January 2019, the largest UK banks had to separate core retail banking from investment banking in order to support financial stability and make any potential failures easier to manage without the need for a government bailout. The banks addressed ring-fencing, each taking their own approach about which side of the bank is best suited for local authorities. In some cases, ring-fencing affected ratings. Officers continue to monitor all ratings to ensure they meet the Council's lending criteria.
- 5.2** The lending list has been updated for the latest ratings and is included at appendix 3. Standard Chartered Bank moves from Tier 1 to Tier 2.

6. TREASURY MANAGEMENT RESULTS 2022/23 (Appendix 4)

- The financial results of the treasury management function are reported to Council in accordance with the Chartered Institute of Public Finance and Accountancy 'Treasury Management Code 2021'. Teignbridge's lending has been carried out in accordance with its defined strategy and with adherence to its restricted list of approved investment institutions. There was no long term borrowing in 2022/23. Current forecasts do not anticipate long-term external borrowing during 2023/24 or 2024/25 however this is dependent on the rate of progress of capital schemes.
- The Council's treasury team continue to use internal borrowing in order to minimise interest costs. As at the end of 2022/23, the capital financing requirement (CFR) (underlying need to borrow) was £21.020 million. By using existing balances to fund this internally rather than borrowing externally, the Council saved around £431,481 during 2022/23. This is based on the cost of borrowing 50% of CFR at the PWLB's 2022/23 average 10-year certainty rate and 50% at the 2022/23 average 25-year certainty rate (less potential interest earned at the average rate of 1.94%).
- Any borrowing which is undertaken will be in line with the Council's prudential indicators and treasury management strategy which were approved at the February 2023 Council budget meeting.
- The average funds available for investment increased in 2022/23 by £4.4 million to £40.9 million, from £36.5 million in 2021/22. This is mainly due to an increase in capital grants unapplied.
- Net interest earned has increased from £26,065 in 2021/22 to £792,870 in 2022/23. The average rate achieved was 0.07% in 2021/22 and 1.94% in 2022/23. The Bank of England's base rate increased eight times during the year, from 0.75% as at 01 April 2022 to 4.25% in March 2023. Economic forecasts anticipate rates peaking between 5.5% and 6% by the end of 2023. The August 2023 Monetary Policy Committee (MPC) meeting indicated that rates may remain higher for longer than previously indicated due to persistent inflation. Rates are forecast to start to fall during 2024.
- Following the withdrawal of LIBOR rates, the benchmark being used is now the compounded 12-month SONIA (Sterling Overnight Index Average), which represents the actual rates at which banks lend to one another. For 2021/22, this rate was 0.1372%. In 2022/23 this was 2.2435%. The slightly lower Teignbridge average is reflective of the need to keep a proportion of investments liquid in order to manage day to day cash-flow.

Full details of draft treasury management results and prudential indicators are shown in Appendix 4.

7. REVENUE BUDGET MONITORING 2023/24 – SUMMARY

- 7.1 There is a net deficit of £2,360 for 2023/24 arising from variations to the original budget. A summary of revenue variations by service identified to the end of July is shown below with favourable variations indicated by a minus sign as per the details shown in Appendix 2.

Service	Variance £
Development management including land charges	-3,250
Corporate services	-602,670
Economy & assets	0
Environment/climate change	234,310
Leisure/green spaces	-270,000
General	643,970
TOTAL ADVERSE BUDGET VARIATION TO DATE	2,360

Significant budgeted contributions to capital were eliminated as part of the budget process two years ago with new homes bonus receipts likely to disappear as the bonus is phased out. The February budget proposals reintroduced these contributions at £300,000 for 2023/24. There is still no clarity as to what will take its place – if anything. Estimated rates retention above the baseline and pooling gain is assumed to be reset in the next two year as part of the review into fair funding which will eliminate most of the gains made. There is still uncertainty as to whether this will actually take place as planned. We await clarification on this which may be made clearer when full details of the next settlement are provided for 2024/25 in December. The funding reserve holds funds to assist with this eventuality initially. Likely shortfalls for current and future years will need to be addressed as part of the budget setting and monitoring process this year and next year and the associated work through the Modern 25 programme. Work is also ongoing through service plan reviews, modified business plans and the initial work with Ignite to determine savings to meet the gaps identified in the final budget papers from February 2023.

8. VARIATIONS BY SERVICE 2023/24 (revenue shown in appendix 1 and capital in appendix 2)

8.1 Building control

- At the end of July fee income is forecast to be 8% below the target budget of £500,380. Any variation at the year end will be charged to the building control reserve so will not affect Teignbridge's general reserve. Income received to date is down on that at the same time last year.

- Teignbridge became the Lead Authority fully hosting The Devon Building Control Partnership with South Hams and West Devon councils from 1 April 2017 and holds the partnership earmarked reserves on behalf of the partners.

8.2 Development management including land charges

- At the end of July net planning application income is forecast to be in line with the original budget of £795,000. Planning application numbers are 5% up at the end of July as compared with last year – however the number of applications in 2022/23 were particularly high.
- Pre-application planning advice - at the end of July 2023 income was over the budget of £40,000 by an estimated £9,000 for the year.
- Planning appeal costs for this financial year are £750 to date with further costs anticipated of £5,000 for the year.
- Land charges income is forecast to be in line with the projected net budget of £229,000. The number of searches is 17% down on last year. A search can be a full or part search or individual questions.

8.3 Strategic leadership team & corporate services

The 2019 revised strategic leadership team structure has permanent appointments to the relevant positions. The new structure will ultimately deliver ongoing savings in excess of £150,000. These savings have already been incorporated into the budget since 2021/22 and thereafter.

Finance

- Forecast interest receivable at £1,651,430 is forecast to be up £647,130 on the base income budget of £1,004,300. Interest accrued to the end of July is £504,002. There is currently no forecast external borrowing for the year, which means zero interest payable, in line with budget expectations. Base rate as at the start of 2023/24 was 4.25%. The Bank of England monetary policy committee (MPC) has since raised interest rates as follows:

11 May 2023	4.5%
22 June 2023	5.00%
03 August 2023	5.25%
- Market commentators anticipate rates peaking between 5.5% and 6% by the end of 2023. The August 2023 Monetary Policy Committee (MPC) meeting indicated that rates may remain higher for longer than previously indicated due to persistent inflation. Rates are forecast to start to fall during 2024. These rates are higher than anticipated at budget time, mainly due to inflation reducing more slowly than previously forecast. The threat of recession has also receded, with the latest reading showing a 0.2% expansion in the

economy during Quarter 2 2023. Bank, building society and money market fund rates have risen in response to base rate changes. Our average lending rate to the end of July is 4.26% in line with SONIA (Sterling Overnight Index Average), which was 4.93% as at 01 August 2023 and an average of 4.18% over the calendar year to date. Average daily lend for the year is forecast at £33.7 million

- As at the end of 2022/23, the draft capital financing requirement (CFR) (underlying need to borrow) is £21.02 million. By using existing balances to fund this internally rather than borrowing externally, the Council continues to save an estimated £203,881 per annum. This is based on the cost of borrowing 50% of CFR at the PWLB's average 10-year certainty rate and 50% at the average 25-year certainty rate as at end of July, less potential interest earned at the average rate as at end of July of 4.26%.

In April we arranged lending as follows:

Borrower	Rate (%)	Amount	Start date	End date	Days	Interest (£)
DMO	4.1	4,000,000	03/04/2023	22/05/2023	49	22,016.44
DMO	4.05	500,000	04/04/2023	21/04/2023	17	943.15
DMO	4.11	2,000,000	05/04/2023	25/05/2023	50	11,260.27
DMO	4.06	500,000	06/04/2023	21/04/2023	15	834.25
North Lanarkshire Council	4.28	3,000,000	17/04/2023	15/03/2024	333	117,143.01
DMO	4.05	2,000,000	17/04/2023	19/04/2023	2	443.84
DMO	4.06	1,000,000	17/04/2023	24/04/2023	7	778.63
DMO	4.135	2,000,000	17/04/2023	25/05/2023	38	8,609.86
DMO	4.165	1,000,000	19/04/2023	25/05/2023	36	4,107.95
DMO	4.28	1,000,000	28/04/2023	19/06/2023	52	6,097.53

and we had £29.5 million lent out or in call accounts at the end of the month.

In May we arranged lending as follows:

Borrower	Rate (%)	Amount	Start date	End date	Days	Interest (£)
DMO	4.305	2,000,000	02/05/2023	19/06/2023	48	11,322.74
DMO	4.31	1,000,000	02/05/2023	23/06/2023	52	6,140.27
DMO	4.205	1,000,000	03/05/2023	23/05/2023	20	2,304.11
DMO	4.275	1,000,000	09/05/2023	22/05/2023	13	1,522.60
DMO	4.13	1,000,000	10/05/2023	12/05/2023	2	226.30
DMO	4.35	1,000,000	11/05/2023	12/05/2023	1	119.18
DMO	4.35	1,000,000	11/05/2023	15/05/2023	4	476.71
DMO	4.38	2,000,000	12/05/2023	03/07/2023	52	12,480.00
Nationwide	4.63	1,000,000	15/05/2023	13/05/2024	364	46,173.15
DMO	4.415	6,000,000	15/05/2023	03/07/2023	49	35,561.92
DMO	4.45	1,500,000	22/05/2023	19/07/2023	58	10,606.85
DMO	4.38	1,000,000	23/05/2023	25/05/2023	2	240.00
DMO	4.525	1,000,000	31/05/2023	19/07/2023	49	6,074.66

and we had £30.2 million lent out or in call accounts at the end of the month.

In June we arranged lending as follows:

DMO	4.525	1,000,000	01/06/2023	21/07/2023	50	6,198.63
DMO	4.57	4,000,000	01/06/2023	08/08/2023	68	34,055.89
DMO	4.38	1,000,000	15/06/2023	19/06/2023	4	480.00
DMO	4.4	1,000,000	15/06/2023	23/06/2023	8	964.38
DMO	4.525	500,000	15/06/2023	30/06/2023	15	929.79
DMO	4.675	5,000,000	15/06/2023	08/08/2023	54	34,582.19
DMO	4.67	1,000,000	20/06/2023	08/08/2023	49	6,269.32
London Borough of Barking & Dagenham	5.35	2,000,000	26/06/2023	24/11/2023	151	44,265.75

and we had £37.8 million lent out or in call accounts at the end of the month.

In July we arranged lending as follows:

DMO	4.94	1,500,000	03/07/2023	14/08/2023	42	8,526.58
DMO	5.11	1,000,000	11/07/2023	11/09/2023	62	8,680.00
DMO	4.88	500,000	17/07/2023	31/07/2023	14	935.89
DMO	5.07	2,000,000	17/07/2023	21/08/2023	35	9,723.29
DMO	5.075	1,000,000	17/07/2023	23/08/2023	37	5,144.52
DMO	5.085	500,000	17/07/2023	25/08/2023	39	2,716.64
DMO	5.14	3,000,000	17/07/2023	14/09/2023	59	24,925.48
DMO	5.135	1,000,000	24/07/2023	14/09/2023	52	7,315.62
DMO	5.145	1,000,000	31/07/2023	14/09/2023	45	6,343.15

and we had £37.1 million lent out or in call accounts at the end of the month.

Prudential Indicators

In accordance with the Prudential Code for capital finance in local authorities (2021 edition), the following table relates to forward looking prudential indicators as reported in Appendix 11 of the budget papers in February 2023:

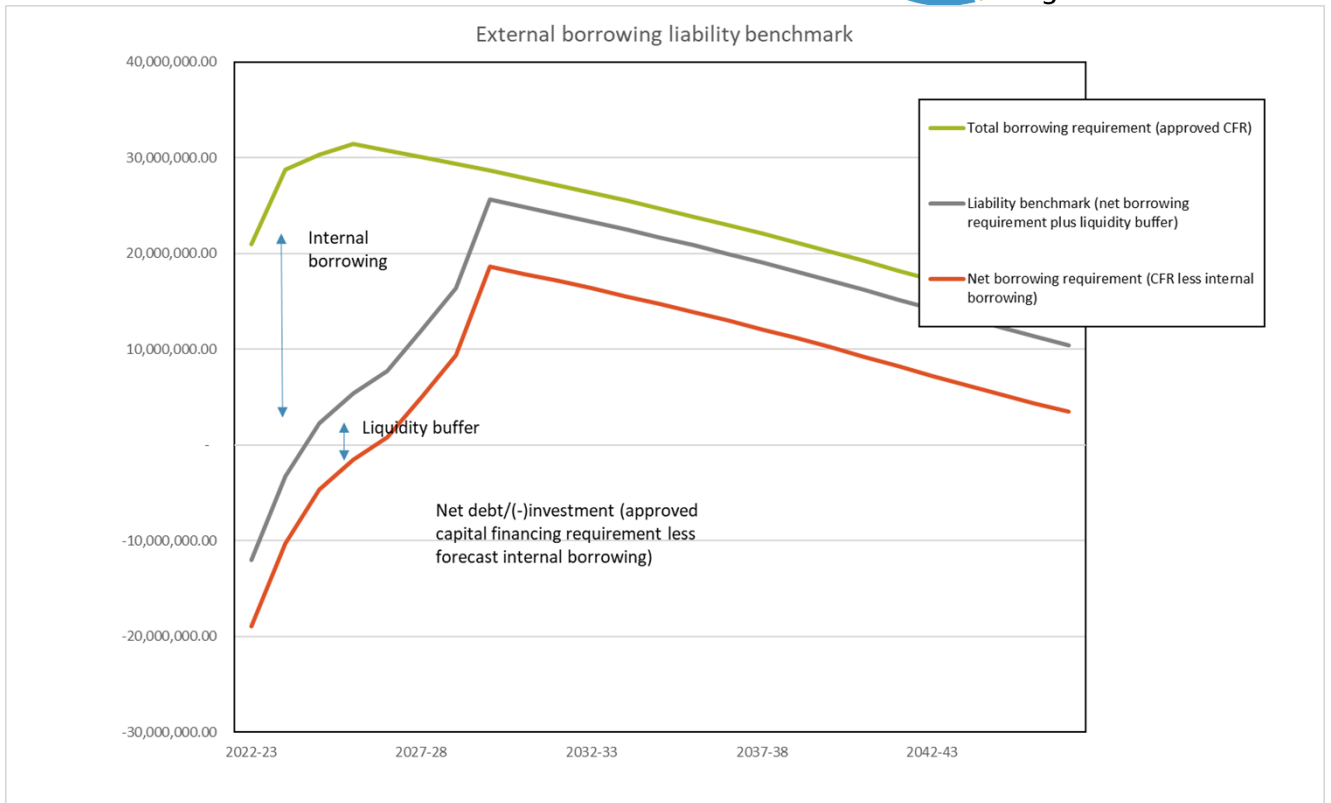
The capital financing requirement (CFR) represents the Council’s underlying need to borrow. The Council is reducing the need for external borrowing by using existing balances to fund this need internally. The CFR at 31 March 2023 was £21.02 million.

	2023-24	2024-25	2025-26
Estimate of the proportion of financing (-)income/costs to net revenue stream	-4.93%	1.35%	3.95%
Estimate of net income from commercial and service investments to net revenue stream	16%	17%	22%
Gross debt is not forecast to exceed the capital financing requirement (CFR)			
Estimate of capital expenditure	£41.613 million	£35.355 million	£16.429 million
Estimate of CFR (approved and provisional projects).	£31.398 million	£47.553 million	£48.313 million
Authorised limit for external debt	£20 million	£40 million	£40 million
Operational boundary for external debt	£22 million	£44 million	£44 million

The operational boundary and authorised limit for external debt are lower than the estimated CFR above due to estimates of capacity for internal borrowing. The CFR above also includes forecast provisional projects which have not yet been fully approved.

Debt liability benchmark – approved projects only.

The debt liability benchmark plots borrowing need relating to approved projects only and forecast internal borrowing and is a tool to help plan for external borrowing requirements.



Indicators relating to the maturity structure of borrowing, proportion of variable rate borrowing - there is currently no external borrowing.

Minimum Revenue Provision (MRP)

MRP is a charge to the revenue accounts in respect of capital expenditure financed by borrowing or credit arrangements. It is calculated with reference to the CFR. Forecast MRP has increased by £44,460 in 2023/24 mainly due to prudent early provision being made for the new heating and ventilation systems at Forde House. MRP then is budgeted to increase to £536,348 in 2024/25 and £705,340 in 2025/26. The increased MRP in future years relate to schemes involving borrowing approved in the capital programme or provisional which will be offset by revenue income in the relevant business cases.

- Municipal Mutual Insurance (MMI) provided insurance for the Council until early 1993 when policies were transferred to Zurich Municipal. MMI experienced financial difficulties in 1992 and a scheme of arrangement was agreed by local authority creditors to facilitate the solvent run-off of the company. The scheme has been triggered and we have to pay a percentage of our potential liability of £341,000.

In 2013/14 a provision was made for the first levy notice of 15% or £51,000 which the administrator issued in April 2013 and was billed and paid early in 2014. A further reserve of 35% or £119,000 for likely claims in future years was also set up. Together these allowed for a total 50% of the potential

liability as recommended by the broker. MMI's accounts to 30 June 2015 were published and we paid a second levy of 10% or £34,000 in April 2016.

We were not required to pay any more after publication of the accounts since 2016. We still have £85,000 in reserve for the potential remaining 25%.

Capital

Work continues on implementing the new financial management system, with £199,000 budgeted over 2023/24 and 2024/25.

Human resources, legal, democratic services, audit and procurement

There are no variations to report at the end of July.

8.4 Economy & assets

- Repairs and maintenance are on target to be within the budget of £888,390. Actual spend to the end of July is £126,521.
- Income from car parking is currently in line with the original budget of £4.3 million at the end of July.
- General rental income has reduced over the last 12 months. The income to date is currently in line with the budget set. Market income is also in line with the original budget. The total property income budget is £2.55 million.

Capital

- The capital programme is shown at appendix 1. It continues to include significant provisions for investment in town centres and employment land. This includes the Future High Street Fund projects, aimed at revitalising the centre of Newton Abbot, creating a central, flexible mixed use space for community, artistic and cultural activities, alongside a revitalised market, food hall and Market Square. Improvements to Queen Street and the National Cycle Network Route sit alongside the building of a new state-of-the-art cinema. This regeneration will help transform the town centre into a vibrant and welcoming place to visit, boosting footfall and local spend and creating a premier market destination for the wider area. The total investment of £13.3 million includes government funding of £9 million.
- In 2019, Council resolved to progress plans to develop a hotel, including car park re-provisioning as part of the town centre regeneration outlined in the Newton Abbot master-plan. This project is funded mainly from prudential borrowing.
- Council of 28 April 2022 granted authority for the sale of land at Brunswick Street in Teignmouth town centre to Torbay and South Devon NHS Trust.

Alongside this, it was resolved to create a new car park at the junction of George Street and Brunswick Street, to be funded from capital receipts. The project is underway, with the majority of the £0.5 million budget in 2023/24.

- There is a £2 million provision for employment sites, funded from borrowing. It is anticipated this will be spent on schemes on council owned land, either to invest in new assets or to enhance and make best use of those already available. This will encourage new and existing businesses to set up, move in and stay in the area. The aim is to create better paid jobs and business expansion for a more resilient local economy. Where people can both work and spend leisure time locally, carbon emissions are also reduced. Individual projects will come back to committee as appropriate as business cases are developed
- Council of 6 June 2016 resolved to commit funding to the Superfast Broadband Connecting Devon and Somerset phase 2 programme. An investment of £250,000 financed from capital receipts was confirmed and the collaboration agreement signed. It is anticipated to be paid in 2024/25.

Capital - coastal & drainage

- The South West Regional Coastal Monitoring Programme (SWRCMP) is in the 3rd year of its 4th phase in 2023/24. The 6 year phase is 100% funded by grant from the Environment Agency – up to £10.5 million over 6 years, with £2.9 million budgeted for 2023/24, including carry-forward. The SWRCMP is the largest of the National Coastal Monitoring Programmes in England, encompassing 2,450 km of coast between Portland Bill in Dorset and Beachley Point on the border with Wales. Since its inception in 2006 Teignbridge District Council have acted as the lead authority for the region. The Programme collects a multitude of coastal monitoring data, including topographic beach survey data, bathymetric data, LiDAR, aerial photography and habitat mapping and has a wave buoy and tide gauge network around the South West coast. The data feeds into a long term dataset showing changes to the beaches and coastline of the South West. It ensures that all Coastal Protection Authorities have the evidence to better understand the processes affecting the coast ensuring that coastal defence schemes are designed based on reliable information.

8.5 Environment

- A waste savings sharing agreement exists with Devon County Council. Additional savings which might arise can help to contribute towards the costs of implementing and on-going costs of extra waste and recycling rounds and improvements. This is anticipated to be in line with the budget set for 2023/24.
- Fuel costs are currently down on the original budget by £252,160 due to the reduction in fuel prices.

- Income from recycling sales is down on the original budget by £532,550 – mainly due to the drop in the price for cardboard, plastics and steel collected.
- Recycling credit income is expected to increase by £46,080 based on quarter 1 estimates when compared to the original budget.
- Vehicle replacement decisions need to be made for vehicle changes in 2024/25 and future years. The leasing costs for these new vehicles will create a revenue pressure – potentially over £800,000 per annum in 2024/25 and £600,000 thereafter.

Capital

- On 4 May 2021, Council approved the Forde House decarbonization and agile working project. The approved budget as at 21 February 2023 was £4.400 million with the latest approved budget at £4.780 million. This includes £0.672 million grant funding secured under the Public Sector Decarbonisation Scheme towards upgrading heating and ventilation systems, installing thermal fabric improvements and upgrading the incoming electricity supply. Further specific contributions were approved towards additional scope elements including the new fire alarm, window insulation and large screens for meeting rooms, additional fire safety measures required and the incremental costs (contractor preliminaries and consultants' project management fees) relating to extension of project.
- Works were recently completed and represent a reduction in emissions equivalent to heating around 50 homes with natural gas. The ventilation system enables the circulation of clean, fresh air directly into the building. Investment in building upgrades and renovation works enabled compatibility with new low-carbon technologies and future-proofs the site. Staff provisions to support Council services have been optimised by redistributing desks and freeing up ground floor space to enable the potential to rent out the space and generate a new income stream for the Council.
- Successful bids for £2.327 million of grant funding under the Public Sector Decarbonisation Scheme (PSDS) for Newton Abbot Leisure Centre, Broadmeadow Sports Centre and Teignmouth Lido funded projects which were highly commended in the Energy Efficiency Awards South West and will achieve a 76% reduction in natural gas consumption.
- At Full Council on 25 July, £3.701 million was approved towards the refurbishment and second phase of decarbonisation at Broadmeadow Sports Centre. This is funded partly from a further successful bid made under the third phase of the PSDS. This provides £309,772 of grant funding. The project involves replacing gas-fired heating with air source heat pumps and increasing building thermal fabric efficiency standards. Alongside this, the project will carry out centre refurbishment works including a new frontage and

reception overlooking the car park, additional studio space, improved changing facilities. expansion of the current gym and studio plus improved lighting. These changes will increase centre provision and viability.

A successful bid to the UK Shared Prosperity Fund has resulted in the allocation of £1.6 million funding for the Council's related investment plan, supporting businesses, hard to reach groups, women and local communities. There is some flexibility over the amount to be allocated to capital and this will be adjusted as projects progress and allocations are confirmed. £148,276 was paid in green business grants to local businesses in 2022/23. Indicative future capital budget is £242,733 for 2023/24 and £530,277 in 2024/25, towards measures to support local businesses in decarbonisation and protecting the natural environment and support for other community schemes.

Changes to the vehicle fleet identified above will have no increase in capital cost for an all diesel option however replacement with electric vehicles will create an initial cost of approximately £789,000 for improved power supply and charging infrastructure which would require funding via use of revenue contributions to capital and existing environmental climate change budgets.

8.6 Housing

- Teignbridge have received £34,046 of new burdens funding towards revenue expenditure relating to the statutory duty to support victims of domestic abuse and their children within safe accommodation, following the Domestic Abuse Bill.
- Both the grant funded Rough Sleeper Initiative and Rough Sleeper Accommodation Programme have been extended a year to March 2025.
- £56,777 funding has been received for the extension of the Economic Vulnerability Fund to help Councils to respond to continuing hardship challenges which have been compounded by the ongoing cost of living crisis.
- £228,659 received as a top up to the existing Homelessness Prevention Grant to target those most in need and to ensure local authorities are resourced to take action to prevent homelessness and continue to implement the Homelessness Reduction Act 2017.

Capital

- The indicative anticipated 2023/24 Better Care government grant, received via Devon County Council is £1.6 million, with a further £0.79 million carried over from 2022/23. £0.34 million of this is budgeted towards supporting the Warm Homes grant scheme, with the remainder towards statutory disabled facilities and other discretionary grants, to meet anticipated increased demand.

- To date in 2023/24, £73,018 of previously paid renovation grants have so far been recovered.
- The Council successfully bid for Warm Homes funding streams (supported by Better Care funding) covering provision of both air source heat pumps and first-time gas central heating to residents. £83,000 budget is carried forward for park home grants and £341,000 for Category 1 (Gas) and Category 2 (Air Source Heat Pumps).
- In addition, £1.1 million was received in 2020-21 from the Green Homes Fund. £116,000 is carried forward for grants towards energy efficiency measures.
- £4.908 million is included to procure 18 additional properties for the accommodation of Afghan and Ukrainian families in the short term and Teignbridge residents from the Housing Register in the longer term. £2.084 million will be funded from the Department for Levelling Up, Housing and Communities (DLUCH)'s Local Authority Housing Fund, with the remainder funded from Section 106, capital receipts and borrowing provisionally earmarked for the Teignbridge 100. To date, three property purchases have been completed with a further 15 in the pipeline provisionally secured.

A further £320,444 revenue grant has been received from Devon County Council in relation to the same scheme, for use towards acquisition costs or other measures to mitigate local accommodation pressure.

- The £5.438 million balance of Phase 1 of the Teignbridge 100 housing scheme for affordable and social housing is shown over two years. This indicative budget is in accordance with the priority Actions outlined in the Council Strategy for delivering affordable and social housing, whether through direct delivery or working with developers and housing associations. Under this scheme, 21 units of accommodation have been completed for social and affordable rent including 2 at Drake Road, Newton Abbot, 5 at Carlisle St, Newton Abbot, 5 units acquired under the Rough Sleeper Accommodation Programme in Newton Abbot, Teignmouth and Dawlish, 4 units in Chudleigh and 5 units of shared housing in Dawlish.

The Teignbridge 100 pipeline covers a range accommodation types. These include the refugee accommodation mentioned above. The aim is to deliver the full programme over time, with projects being brought forward for approval in due course as details are firmed up. Schemes can move up and down the priorities pipeline depending on a number of factors, including planning constraints and affordability. Funding is assumed to be a combination of Homes England grant, capital receipts, section 106 for affordable housing and borrowing. Discussions continue with housing providers over the method of delivery.

In relation to the previously approved custom-build housing scheme at Houghton Barton, an additional £0.6 million of ring-fenced central government grant funding has been received to enable delivery.

A £0.3 million provision is also made for a custom self-build scheme in Dawlish, for which a successful grant bid has been made. A report will come forwards in due course once due diligence has reached an appropriate stage.

A provisional budget line of £0.03 million is included for periodic capital expense in relation to Teignbridge's social housing portfolio, for example replacement roofs, fabric improvements and replacement fixtures and fittings.

8.7 Leisure / Green spaces

- Due to the changes announced by HMRC to VAT treatment of local authority leisure services in March 2023, Leisure's fees and charges budget has been increased by £270,000 for 2023/24. At the end of July income was in line with the revised budget.
- We currently have £9.2 million available in S106 receipts. These are over many services and parishes but the majority is for leisure including open spaces, sports provision and play facilities.

Capital

Following improvements to Bakers Park and Decoy and the Den play areas, the final stages of work are now underway at Ashburton Road Newton Abbot, funded from developer contributions.

£244,256 will be invested in tennis court improvements in Newton Abbot, Teignmouth and Buckfastleigh. £139,781 is funded from Lawn Tennis Association (LTA) grant, with the remainder from S106 and capital receipts. This will support the provision of improved quality facilities to promote tennis and encourage equal opportunity participation in local communities and for visitors to the district, aligning with the LTA vision for 'opening tennis up' to everyone. A further £25,000 will be invested on an accessible path at the Forde Park site, ensuring all residents and visitors have equal access and opportunity. The path, funded from S106 contributions, will also enhance existing facilities in the park.

Newton Abbot Leisure Centre, Broadmeadow Sports Centre and Teignmouth Lido will benefit from the decarbonisation projects outlined in 8.5. In addition, £72,000 is budgeted for refurbishment of the flume at Newton Abbot Leisure Centre, bringing it back into use.

8.8 Licensing

Licensing income looks to be on target to achieve the budget of £236,610.

8.9 Revenue & benefits plus customer services

Continued pressure due to new and ongoing schemes:

- Teignbridge has received £244,335 Council Tax Support grant to reduce bills for Local Council Tax Support claimants and vulnerable households with council tax bills.
- EBSS AF (Energy Business Support Scheme Alternative Funding) and AFP AF (Alternative Fuel Payment Alternative Funding) schemes opened 27 February 23 and closed to new applications on 31 May 23.
- In conjunction with Housing, continued support to residents with the Household Support Fund 4 live for this financial year.
- Also working with Housing, continued administration of the Homes for Ukraine refugee and host payments.
- Administration of Cost of Living payment.
- Additional work on supported accommodation data and Housing Benefit Award Accuracy (HBAA)

8.10 Spatial planning and delivery

We received the first payments of community infrastructure levy (CIL) in 2015/16. The money is analysed by town/parish and any payments due to them are made half-yearly. As at the end of July 2023, Teignbridge has recognised £24.6 million of usable CIL to date after payments due to parishes (£4.6 million paid to the end of 2022/23). £10.5 million has been spent on infrastructure, with the remainder committed to existing approved projects including provisions for local transport, education and sports. £0.44 million has been allocated towards administration costs since inception. As CIL may be paid in instalments, the actual cash balance after parish payments, parish payments due, expenditure and administrative costs is £8.1 million.

- Teignbridge received £164,000 in 2021/22 of capacity funding to support the delivery of Newton Abbot as a garden town from the Garden Communities Programme and £160,000 Design Code Pathfinder funding. The Programme is to transform local communities focused on sustainability and supported by the right infrastructure. Unspent grants have been carried forward into 2023/24 for the continuation of specific projects.

Capital

- Both Dawlish Countryside Park and the first phase of Ridgetop Park have been handed over to the respected land charity, the Land Trust for management under agreements which will ensure that the public and environmental benefits of the sites will be safeguarded for the long term. £2 million is included for the acquisition, instatement and endowment costs of

future phases of Ridgetop Park, funded from Housing Infrastructure Fund grant.

- In addition to the Garden Communities revenue funding of £164,000 noted above Teignbridge has also been awarded an infrastructure element of £250,000. £190,000 has been committed to the Ogwell strategic cycle link as approved at Executive on 6 June 2023.
- A contribution of up to £175,000 towards improved community facilities at Highweek Scout Hut was approved at Executive on 10 July 2023. This is funded from S106 contributions, with the aim being to provide a multi-purpose and flexible community building, improving community access and modernising facilities.
- £6.2 million of CIL is budgeted for infrastructure projects in 2023/24 including £0.9 million towards ongoing improvements to the A382 and £1.3 million for the Dawlish Link Road and bridge. Provisional budgets of £0.8 million towards cycling, £2m for energy infrastructure and low carbon, £0.8 million for public transport and £0.4 million towards habitat mitigation infrastructure are also included.

8.11 General revenue

- Council tax support costs have decreased and were just below £10.31 million at the end of July which is £332,736 below the original estimate of £10.64 million. Council tax support falls directly to Teignbridge including parishes (12.6% together), county, fire and police and is being monitored monthly.
- Our business rateable value (RV) has stayed reasonably static at around £95.7 million. The number of assessed businesses has also been fairly constant since the start of the year at 5,671. These are the end of July 2023 figures as compared to the beginning of the current financial year. We will continue to monitor whether these numbers help us achieve the total budget of £5.9 million business rates retention income for the year taking into account bad debts, appeals and pooling gain.

8.12 General savings progress

- Strata Service Solutions Ltd - the current year budget included a savings target of £206,450 which it is anticipated will be achieved. In 2022/23 Strata had identified that they will deliver savings over and above the original savings target anticipated. A request was made by Strata that the three Councils reinvest surplus funds totalling £376,600 with Strata in 2023/24. The Councils share is £103,090. The reinvestment will allow Strata to continue to support the delivery of the required services and changes required for the three Councils. As part of our closedown of our accounts for 2022/23 the savings have been allocated to an earmarked reserve and on 10 July 2023 Executive

approved that they are reallocated to Strata in 2023/24 to be spent on extra resources to deliver the services and requirements needed.

- Salary vacancy savings at the end of July look to be in line with the required budget target of £425,000. There are no other material variances on other salary costs at the end of July. The 2022/23 pay award was agreed at £1,925. There is an initial offer in relation to the pay award for 2023/24 of a further £1,925 which has been rejected. We had assumed in the budget for 2023/24 a 3% increase across all salaries. This offer is substantially more than anticipated and creates a further budget pressure of £753,440.
- A mid year review of fees and charges is currently being conducted and will be reported separately. It is anticipated that the additional income that could be raised by increasing charges during the year will raise an additional £109,470 (net) in 2023/24 and £346,050 per annum thereafter. These changes will be subject to Full Council meeting on 28 September 2023.
- Utility costs for gas, electricity and water are in line with existing budgets as at the end of July. We are not anticipating any further significant inflationary pressures as part of the February 2023 budget setting considerations as the wholesale prices start to fall.
- The Modern 25 review of service business plans will continue to identify savings that will be fed into the budget process together with the work and findings from Ignite.
- Construction cost inflation is being driven across the UK by numerous external Global factors including, inter alia: supply side issues for materials; a weaker pound; cost of energy, transport and the cost of labour.
- Increasing costs for capital projects combined with increasing borrowing costs will challenge returns on capital projects and will require continual monitoring.
- All capital schemes undergo rigorous business plan projections using experts internally/externally as required. Risk registers are formulated and associated mitigations to those risks identified to all aspects of a project particularly with Global and external factors being volatile in the current economic cycle such as inflation, borrowing, interest rates, income projections, rates of return, running costs, environmental factors, legal aspects, our prudential indicators etc. These are modelled and revisited periodically (on larger projects this will be in the form of monthly valuations) as new information is made available or as a project moves to the next milestone or stage to ensure the returns are made and the objectives of the project are delivered.

8.13 Future years

- Council tax has been closed down and balanced for 2022/23 and a surplus/deficit ultimately declared will be shared with county, fire and police in 2024/25.

The number of dwellings in Teignbridge on the valuation list is monitored monthly and the data feeds into the new homes bonus (NHB) calculation if NHB is retained next year and not replaced with an alternative form of funding. At the end of July there were 64,849 dwellings which is 328 more towards any potential NHB payment for 2024/25. We will need to wait until the next provisional settlement announcement to be clear on the overall budget impact of any potential loss of NHB and any replacement or perhaps further modification of the existing scheme for a further year.

- Business rates baseline funding was due to be reset in 2020/21. This has been delayed at each spending review and is now supposed to be introduced in 2025/26. It is still not clear whether this will take place with little communication from Government in terms of consulting on any proposed changes. When the reset takes place it is considered likely that we will lose the majority of the business rate growth retention income we have received in recent years as a result of this reset. These losses will be significant for future budget setting and financial planning. We hold funds within the business rates/funding reserve to help cushion the impact of any initial losses of income as a result of the baseline reset.
- The overall impacts of the Brexit outcomes between the UK and the EU has been difficult to determine and has then been overshadowed by the events from the Covid 19 pandemic. Therefore drawing any conclusions about its impact for local government is not possible. We will continue to monitor any information we receive in relation to this as part of our risk and financial management.

9. RISKS

The major risks in examining and projecting financial forecasts are predicting future trends and variances. This was heightened by the Covid 19 pandemic. This is mitigated through monthly monitoring and discussions with service managers. The most significant concerns are detailed in 8.13 above and mainly relate to future financial planning, only currently having a one year settlement, predicted changes to business rates retention and the abolition of New Homes Bonus and what it may be replaced with and how our funding from these sources will change as a result. The long term impacts of leaving the European Union and the economic impacts are difficult to determine and any further impacts on business rates, council tax support, debt recovery etc. General reserves are maintained at a value higher than originally budgeted and earmarked reserves have been increased to help deal with future forecast funding changes and potential exposure to on going reductions in income. These risks may impact on the performance of treasury management and borrowing levels moving forward.

Preparation and approval of the accounts are required by the Accounts and Audit Regulations 2015 and if these regulations are not adhered to the auditors could qualify the accounts.

10. MAIN IMPLICATIONS

The implications members need to be aware of are as follows:

10.1 Legal

The Financial Accounts for 2022/23 need to be produced and audited in accordance with the Accounts & Audit Regulations 2015.

The Council is required to secure a balanced budget and also to provide certain services. Regular financial monitoring by the Executive helps ensure that the Council is able to meet these statutory obligations.

Monitoring and reporting of the treasury management results is required by the CIPFA Treasury Management Code.

10.2 Resources

The report notes that general reserves have been increased to a level slightly higher than budgeted at 31 March 2023 and interest earned in 2022/23 from treasury management has substantially increased from that obtained in 2021/22. The report notes an overall adverse variance of £2,360 identified this year to the end of July. Cash flow is forecast to be positive for the next twelve months. Revenue reserves are considered to be sufficient to sustain the council for the current financial year however **the February 2023 budget identified a budget deficit next year of £0.5 million and £3.4 million for 2025/26** currently being funded by earmarked reserves. Service reviews and Modern 25 are exploring further savings that can be made this year and in the future to protect significant use of earmarked funding reserves. **In addition to these budget gaps Appendix 2 identifies further budget pressures of £0.8 million in 2024/25 and £1.0 million in 2025/26 which will need to be addressed.** Consideration will need to be made of any future developments regarding funding changes from business rates retention and changes to New Homes Bonus. Capital is funded over the medium term. As mentioned in 7.1 above work is ongoing with Ignite to determine how we address the revenue budget gap in the medium to long term. A number of savings options are being considered and costed together with a review of the overall structure of the organization.

11. GROUPS CONSULTED

The draft accounts are advertised as available for inspection and are available on the website. The external auditors have been auditing the financial records and accounts during September.















12. ENVIRONMENTAL/CLIMATE CHANGE IMPACT

The revenue budget supports the appointment of a climate change officer and associated budget. The capital programme identifies projects which have an impact on climate change denoted with a green leaf in appendix 1.







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

10.00 a.m. on 19 September 2023


**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2022-23 to 2025-26**

					26,577	19,610	14,827	38,367	41,613	35,355	16,429	5,615		
Code /bid no.	Asset/Service Area		Description	Provision?	C/ ?	ORIGINAL	LATEST	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	LATEST	Council Strategy
						BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
						2022-23	2022-23	2022-23	2023-24	2023-24	2024-25	2025-26	2026-27	
						£'000	£'000	£'001	£'000	£'000	£'000	£'000	£'000	
						(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
KG6	Bovey Tracey		Contribution to Swimming Pool improvements (S106)	No	C			13		-				9. Strong communities
KL1	Broadband		Contribution to Superfast Broadband subject to procurement arrangements (RS) (2024/25) subject to satisfactory assurances of funds being spent within Teignbridge area.	No		250	-	-		-	250			6. Investing in prosperity
KF1	Broadmeadow Sports Centre		Replacement roof (S106,CIL)	No	C	-	76	11		-				8. Out and about and active
KF2	Broadmeadow Sports Centre		Sports Hall Floor (S106)	No	C		113	150		-				8. Out and about and active
KM1	Car parks		Machines upgrade - 3g to 4g (CR)	No	C		21	21		-				3. Going to town
KY5	Climate Change		Carbon reduction projects (CR)	No	√	-	168	-		168				10. Action on climate
KY6	Climate Change		Forde House Decarbonisation and Flexible Working Arrangements (GG,CR,PB,RS)	No	√	1,690	2,526	3,293	1,000	613				10. Action on climate
Provision	Climate Change		Provision for Carbon Action Plan (PB)	Yes		378		-	439	439	439	439		10. Action on climate
KY2	Climate Change		Broadmeadow Sports Centre Decarbonisation Phase 2 and Refurbishment (GG, PB, S106, RS)	No		1,000		-	200	200	3,501			10. Action on climate
Provision	Climate Change		Energy infrastructure and low carbon (CIL)	Yes				-	2,000	2,000		2,000		10. Action on climate
KY7	Climate Change		Leisure Site Measures (GG)	No	√		841	790		51				10. Action on climate
KY1	Climate Change		UK Shared Prosperity Fund including Green Business Grants (GG)	No			81	148		243	530			10. Action on climate
KR1	Coastal Monitoring		SW Regional Coastal Monitoring Programme. (GG,EC)	No	√	1,998	2,564	1,618	1,879	2,903	1,210	1,674	1,666	9. Strong communities
KR5	Coastal Monitoring		Coastal asset review: project management support (GG)	No	√	29	29	-		14				9. Strong communities
KR6	Coastal Monitoring		Coastal asset review (GG)	No	√	259	259	19		211				9. Strong communities
Provision	Cycle paths		Teign Estuary Trail (CIL)	Yes				-		50	50	350	1,050	7. Moving up a gear
Provision	Cycle paths		Provision for Other cycling (CIL)	Yes	√	170	450	-	250	250	250	250	250	7. Moving up a gear
Provision	Cycle paths		Dawlish/Teignmouth Cycle Schemes (CIL)	Yes	√	200	-	-	205	205	200			7. Moving up a gear
Provision	Cycle paths		Heart of Teignbridge Cycle Provision (CIL)	Yes	√			-	90	90				7. Moving up a gear
KG7	Cycle paths		Garden Communities: Ogwell Strategic Link (GG)	No				-		190				7. Moving up a gear
Provision	Heart of Teignbridge		Levelling up Cycling Routes (CIL)	Yes				-	250	250	250			7. Moving up a gear
KX7	Dawlish		Dawlish link road and bridge (GG)	No	√	549	373	343	4,253	4,282				7. Moving up a gear
KX7	Dawlish		Dawlish link road and bridge (CIL)	No				-	1,300	1,300				7. Moving up a gear
Provision	Dawlish Leisure Centre		Provision for Dawlish Leisure Centre Improvement Plan (S106,BC).	Yes				-		-	661	660		8. Out and about and active
KG3	Dawlish		Sandy Lane Clubhouse (RS)	No	C		27	27		-				8. Out and about and active
KP2	Decoy		Grill replacement (S106, RS)	No	C		15	15		-				9. Strong communities





**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2022-23 to 2025-26**

						26,577	19,610	14,827	38,367	41,613	35,355	16,429	5,615		
Code /bid no.	Asset/Service Area		Description	Provision?	C/f ?	ORIGINAL	LATEST	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	LATEST	Council Strategy	
						BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET		
						2022-23	2022-23	2022-23	2023-24	2023-24	2024-25	2025-26	2026-27		
						£'000	£'000	£'001	£'000	£'000	£'000	£'000	£'000		
						(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)		
Provision	Habitat Regulations		Provision for Habitat Regulations infrastructure measures (CIL)	Yes	√	337	337	-	88	425	88	88	88	4. Great places to live & work	
Provision	Heart of Teignbridge: Employment		Provision for employment sites (BC: Prudential Borrowing)	Yes				-	2,000	2,000				6. Investing in prosperity	
KL2	Heart of Teignbridge: Employment		Newton Abbot employment land feasibility (BC: Prudential Borrowing)	No	√		17	-		17				6. Investing in prosperity	
KX8	Heart of Teignbridge		A382 Improvements 1 (CIL)	No	C	2,600	2,600	2,600		-				7. Moving up a gear	
KX8	Heart of Teignbridge		A382 Improvements (CIL)	No					900	900				7. Moving up a gear	
KX0	Heart of Teignbridge		Jetty Marsh Link Road (CIL)	No		600	500	500		-				7. Moving up a gear	
KW1	Heart of Teignbridge		Highweek Scout Hut improvements (S106)	No						175				4. Great places to live & work	
KW8	Heart of Teignbridge		Houghton Barton land (EC)	No	√	-	52			48				4. Great places to live & work	
KW8	Heart of Teignbridge		Houghton Barton land (GG)	No	√	-		-	585	585				4. Great places to live & work	
KW4	Heart of Teignbridge		Mineral Rights (S106)	No	√	-	-	-	85	85				4. Great places to live & work	
JW/JV	Housing		Discretionary - Disrepair Loans & Grants (CR)	No		24	24	10	24	24	24	24	24	1. A roof over our heads	
JW/JV	Housing		Better Care-funded grants re: Housing loans and grants policy, including Disabled Facilities (GG)	No	√	1,250	1,923	1,611	1,250	2,051	1,250	1,250	1,250	1. A roof over our heads	
JV7	Housing		Warm Homes Fund (Park Homes) (GG)	No	√	127	75	2		83				1. A roof over our heads	
JV3	Housing		Warm Homes Fund (Category 1 Gas and Category 2 Air Source Heat Pumps) (GG)	No	√	994	400	175		341				1. A roof over our heads	
JV2	Housing		Green Homes Fund (GG)	No	√		180	45		117				1. A roof over our heads	
JY3	Housing		Teign Housing: Widecombe in the Moor (GG)	No	√		24	24	71	71				1. A roof over our heads	
JY3	Housing		Additional Social Housing in Newton Abbot (East St) (CR, RS, GG, BC: Prudential Borrowing, S106)	No	C √	-	43	49		-				1. A roof over our heads	
JX1 - JX4	Housing		Teignbridge 100: Social/Affordable Housing Chudleigh (S106, GG, CR, PB)	No			1,024	794		248				1. A roof over our heads	
JA/B	Housing		Local Authority Housing Fund: Refugee Accommodation (GG; CR; S106; PB)	No						4,908				1. A roof over our heads	
Provision	Housing		Teignbridge 100: Social/Affordable housing (GG; CR; PB; S106): Phase 1 balance	Yes		4,261	-	-	4,001	1,710	3,728			1. A roof over our heads	
JX5	Housing		Teignbridge 100: Social/Affordable housing - Sherborne House (CR)	No	√		260			260				1. A roof over our heads	
JY4	Housing		Teignbridge 100: Social/Affordable housing (GG; CR; PB; S106) Dawlish Shared Housing	No	√		153	129		-				1. A roof over our heads	
JY1	Housing		Teignbridge 100: Social/Affordable housing (GG; CR; PB; S106) Dawlish 1 Rough Sleeper Accommodation	No	√		125	121						1. A roof over our heads	
JY2	Housing		Teignbridge 100: Social/Affordable housing (GG; CR; PB; S106) Teignmouth 1 Rough Sleeper Accommodation	No	√		10							1. A roof over our heads	
JY6	Housing		Teignbridge 100: Social/Affordable housing (GG; CR; PB; S106) Newton Abbot Rough Sleeper Accommodation	No	√		141	144						1. A roof over our heads	
JY9	Housing		Teignbridge 100: Social/Affordable housing (GG; CR; PB; S106) Dawlish 2 Rough Sleeper Accommodation	No	√		182	-		182				1. A roof over our heads	
JY5	Housing		Teignbridge 100: Social/Affordable housing (GG; CR; PB; S106) Teignmouth 2 Rough Sleeper Accommodation	No			130	126						1. A roof over our heads	
Provision	Housing		Teignbridge 100: Social/Affordable housing (GG; CR; PB; S106) Rough Sleeper Accommodation balance	Yes	√		91	-		106				1. A roof over our heads	
Provision	Housing		Orchard Lane, Dawlish (GG)	Yes		275		-	275	275				1. A roof over our heads	


TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2022-23 to 2025-26

						26,577	19,610	14,827	38,367	41,613	35,355	16,429	5,615	
Code /bid no.	Asset/Service Area	Description	Provision?	C/ ?		ORIGINAL	LATEST	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	LATEST	Council Strategy
						BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
						2022-23	2022-23	2022-23	2023-24	2023-24	2024-25	2025-26	2026-27	
						£'000	£'000	£'001	£'000	£'000	£'000	£'000	£'000	
						(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
Provision	Housing	 Social Housing Capital Replacements (Roofs/Fabric improvements/Heating/Furniture, fixtures & fittings etc) (RS)	Yes						30	30	30	30	30	1. A roof over our heads
KV3	IT - Corporate	Mobile devices (CR)	No	C			11	11		-				Vital, Viable Council
KV4	IT - Customer Services	Customer Portal (CR)	No	C	√	6	-	-		-				Vital, Viable Council
KV6	IT - Strata	GIS, Wi-fi (RS)	No	C			12	13		-				Vital, Viable Council
KV7	IT - Planning	Planning system improvements (CR)	No	C	√	-	29	26		-				Vital, Viable Council
KV8	IT - Capital contribution	Ongoing contributions towards Strata (CR)	No			41	41	41	41	41	41	41	41	Vital, Viable Council
KU1	IT - Capital contribution	SAN replacement (CR)	No		√	137	137	79		58				Vital, Viable Council
KU2	IT - Capital contribution	Data Centre Relocation (CR)	No			27	-	-			27			Vital, Viable Council
KU3	IT - Capital contribution	NCSC Zero Trust (CR)	No			41	-	-	25	25				Vital, Viable Council
KU4	IT - Capital contribution	System upgrade costs - 2012 server replacement (CR)	No		√	27	27	15		12				Vital, Viable Council
KU5	IT - Capital contribution	Office 365 (CR)	No		√	27	27	-		27				Vital, Viable Council
KV9	IT - Finance	Provision for Finance Convergence (CR)	No		√	247	89	68	89	110	89			Vital, Viable Council
Provision	IT - Property and Assets	SaM improvements (CR)	Yes			25		-		-	25			Vital, Viable Council
KU8	IT - communications	PSTN migrations (CR)	No						15	15				Vital, Viable Council
KU9	IT - Corporate	Anticipated Software Upgrade Costs 2023-2025 (CR)	No						22	22	11			Vital, Viable Council
KV5	IT - Corporate	Microsoft Power Apps (CR)	No						27	27				Vital, Viable Council
KV2	IT - Revenue & Benefits	Civica Open Revenues License (RS)	No						175	175				Vital, Viable Council
KU6	IT - Housing	Homelessness System Replacement (CR)	No						10	110				1. A roof over our heads
KU7	IT - Waste Management	Bartec separate databases (CR)	No						10	10				2. Clean scene
KF3	IT - Leisure	Leisure Gate Access (S106)	No	C			100	101		-				8. Out and about and active
KG4	Newton Abbot	3G artificial playing pitch, Coach Road, Newton Abbot (CR)	No		√		34	-		36				8. Out and about and active
Provision	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre Improvement Plan (S106,CR) (2025-30)	Yes					-		-				8. Out and about and active
KF5	Newton Abbot Leisure Centre	Newton Abbot Leisure Centre Gym Equipment (CR,S106)	No		√	40	176	-	40	216	40	40	40	8. Out and about and active
KF6	Newton Abbot Leisure Centre	Flume Refurbishment (S106)	No						-	72				8. Out and about and active
Provision	Newton Abbot Leisure Centre	Provision for NALC substation relocation (est. 2086)	Yes											8. Out and about and active
KL8	Newton Abbot Town Centre Regeneration	Newton Abbot Town Centre Improvements (GG)	No		√	400	400	-	-	400				3. Going to town
KX1	Newton Abbot Town Centre Regeneration	Halcyon Rd (BC:Prudential Borrowing)	No		√			-	6,375	6,375				3. Going to town
KL9	Newton Abbot Town Centre Regeneration	Cattle Market Enabling Works (CR)	No		√			-	200	200				3. Going to town

**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2022-23 to 2025-26**

							26,577	19,610	14,827	38,367	41,613	35,355	16,429	5,615	
Code /bid no.	Asset/Service Area		Description	Provision?	C/f ?		ORIGINAL	LATEST	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	LATEST	Council Strategy
							BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
							2022-23	2022-23	2022-23	2023-24	2023-24	2024-25	2025-26	2026-27	
							£'000	£'000	£'001	£'000	£'000	£'000	£'000	£'000	
							(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
KL7	Newton Abbot Town Centre Regeneration		Bradley Lane Enabling Works (CR)	No	✓			32	-		32				3. Going to town
KX2	Newton Abbot Town Centre Regeneration		Sherborne House: town centre regeneration/Social Housing (BC: Prudential Borrowing)	No			200	-	-		-				3. Going to town
KO3	Newton Abbot Town Centre		Future High Street Fund project: Market Improvements (GG, BC: Prudential Borrowing)	No	✓		335	182	93	2,149	449	2,695	630		3. Going to town
KO2	Newton Abbot Town Centre		Future High Street Fund project: Gateway to the Town Centre and Queen Street (GG, CIL, EC)	No	✓		657	286	286	453	371	81			3. Going to town
KO1	Newton Abbot Town Centre		Future High Street Fund project: National Cycle Network Improvements (GG, CIL)	No	✓			119	119	-	-	-			3. Going to town
KO4	Newton Abbot Town Centre		Future High Street Fund project: Cinema development (GG, BC: Prudential Borrowing)	No	✓		5,429	279	209	4,669	893	5,354	1,325		3. Going to town
KG5	Open Spaces		Courtenay Park band stand roof refurbishment (RS)	No	C ✓			20	20	-	-				4. Great places to live & work
KW5	Open Spaces		Cirl bunting land (S106)	No	✓		146	211	-	146	357	81			4. Great places to live & work
KB3	Open Spaces		Stover Park improvements (S106)	No						20	20				4. Great places to live & work
KG9	Open Spaces: Active		Provision for Tennis Court Improvements (GG; S106; CR)	No							244				8. Out and about and active
KG9	Open Spaces: Active		Forde Park Path (S106)	No							25				8. Out and about and active
KB2	Open Spaces		Replacement Gator (GG; RCCO)	No							20				4. Great places to live & work
KJ1	Play area equipment/refurb		Provision for Dawlish play space flagship provision (S106)	No	C ✓		75	143	143		-				8. Out and about and active
Provision	Play area equipment/refurb		Provision for Powderham Newton Abbot play space equipment and wider park improvements (S106, EC)	Yes								100			8. Out and about and active
KJ5	Play area equipment/refurb		Ashburton Rd, Newton Abbot play area (S106)	No	✓		150	150	156		66				8. Out and about and active
KJ7	Play area equipment/refurb		Clifford Park, Kingsteignton (S106)	No	C			34	34		-				8. Out and about and active
KJ9	Play area equipment/refurb		Den, Teignmouth play area overhaul (S106/CIL)	No	C		280	283	282		-				8. Out and about and active
KJ6	Play area equipment/refurb		Furlong Close, Buckfastleigh (CR)	No	✓				-	28	28				8. Out and about and active
Provision	Play area equipment/refurb		Prince Rupert Way, Heathfield (S106)	Yes						40	40				8. Out and about and active
Provision	Play area equipment/refurb		Provision for Teignbridge-funded play area refurb/equipment (CR)	Yes			86		-	86	86				8. Out and about and active
KB1	SANGS/Open Spaces		SANGS land purchase (South West Exeter) (GG)	No	✓		128	130	-	345	475				4. Great places to live & work
KB1	SANGS/Open Spaces		SANGS instatement (South West Exeter) (GG)	No	✓		100	196	-	200	200	256			4. Great places to live & work
KB1	SANGS/Open Spaces		SANGS endowment (South West Exeter) (GG)	No	✓		457	-	-	560	560		410		4. Great places to live & work
Provision	SANGS/Open Spaces		New Countryside Parks (CIL)	Yes									3,000		4. Great places to live & work
Provision	South West Exeter		Provision for South West Exeter Transport (CIL)	Yes								500			7. Moving up a gear
Provision	Teignbridge		Provision for Education (CIL)	Yes								5,000	4,050	1,000	4. Great places to live & work
KX5	Teignmouth Town Centre		George Street Car Park (CR)	No	✓			60	56	480	485				3. Going to town
KR2	Teignmouth		Beach Management Plan (GG)	No	✓			25	11	82	96				9. Strong communities
KP1	Teignmouth		Eastcliff drainage improvements (RS)	No	C			38	36		-				9. Strong communities
KL5	Teignmouth		Den temporary toilets enabling (RS)	No	C			43	43		-				9. Strong communities
Provision	Transport		Transport Hubs and Public Transport (CIL)	Yes						750	750	750			7. Moving up a gear


TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2022-23 to 2025-26

							26,577	19,610	14,827	38,367	41,613	35,355	16,429	5,615		
Code /bid no.	Asset/Service Area	Description	Provision?	C/f ?	ORIGINAL	LATEST	ACTUAL	ORIGINAL	LATEST	LATEST	LATEST	LATEST	LATEST	Council Strategy		
					BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET			
					2022-23	2022-23	2022-23	2023-24	2023-24	2024-25	2025-26	2026-27				
					£'000	£'000	£'001	£'000	£'000	£'000	£'000	£'000	£'000			
					(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)			
Provision	Waste Management	Provision for Bulking Station - replace telehandlers 2028-31 (RS)	Yes				-							2. Clean scene		
Provision	Waste Management	Provision for Bulking Station - replace Sortline (CR)	Yes		175	-	-			175				2. Clean scene		
KT2	Waste Management	Replace Sortline Conveyor (RS)	No			27	27							2. Clean scene		
Provision	Waste Management	Provision for additional Waste vehicles (PB)	Yes	√	200	200	-		200					2. Clean scene		
KS1	Waste Management	 Provision for Waste vehicles (PB)	No				-			7,509				2. Clean scene		
KT1	Waste Management	Waste fleet IC100 units (RS)	No	√		62	32		30					2. Clean scene		
Provision	Waste Management	Provision for replacement card baler (2028) (CR)	Yes				-							2. Clean scene		
KS0	Waste Management	Purchase of Wheeled Bins (CR;RS)	No		150	173	148	155	155	160	168	176		2. Clean scene		
					26,577	19,610	14,827	38,367	41,613	35,355	16,429	5,615				

FUNDING													
GENERAL													
Capital Receipts Unapplied - Brought					(2,033)	(2,341)	(2,341)	(1,693)	(1,030)	(783)	(255)	(255)	
Revenue Contributions Reserve - Brought					-	(1,350)	(1,350)	(587)	(1,108)	(739)	(11)	(14)	
Budgeted Revenue Contribution					-		(500)	(300)		(500)	(500)	(500)	
Capital Receipts - Anticipated					-	(1,095)	(46)	-	(1,095)	-	-	-	
Provisional schemes revenue contributions from Repairs & Maintenance/other budgets and revenue grants towards planned works eg. decarbonisation; additional waste containers					(250)	(304)	(559)	(145)	(331)	(145)	-	-	
Revenue Contributions Reserve - revenue support/provisions.						131	112	38	163	503	258	50	
Balance of Revenue Contributions Reserve - carried forward						587	1,108	588	739	11	14	217	
Government Grants					(9,659)	(5,976)	(3,877)	(14,583)	(11,964)	(8,248)	(2,318)	(1,666)	
S106					(477)	(1,099)	(685)	(546)	(1,219)	(416)	(40)	(40)	
Other External Contributions					(163)	(10)	(59)	-	(22)	-	-	-	
Community Infrastructure Levy					(4,162)	(4,246)	(3,355)	(5,833)	(6,220)	(7,169)	(9,738)	(2,388)	
Capital Receipts Unapplied - Carried					508	1,693	1,030	719	783	255	255	255	
Business cases: Prudential borrowing					(3,411)	(816)	(1,076)	(10,405)	(9,635)	(13,122)	(2,820)	-	
HOUSING													
Capital Receipts Unapplied - Brought					(2,782)	(3,330)	(3,330)	(3,669)	(3,497)	(2,365)	(1,111)	(1,107)	
Capital Receipts - Anticipated					(50)	(56)	(66)	(141)	(141)	(20)	(20)	(20)	
Capital Receipts - Right to Buy					(600)	(600)	(159)	-	-	-	-	-	
Better Care Funding and other government.					(3,165)	(3,145)	(2,306)	(2,121)	(5,674)	(1,775)	(1,250)	(1,250)	
S106					(464)	(1,082)	(779)	(484)	(1,125)	(64)	-	-	
Other External Contributions					-	-	(86)	-	-	-	-	-	
Internal or Prudential Borrowing					(2,021)	(260)	-	(1,761)	(2,302)	(1,889)	-	-	
Capital Receipts Unapplied - Carried					2,152	3,669	3,497	2,536	2,365	1,111	1,107	1,103	
TOTAL FUNDING					(26,577)	(19,610)	(14,827)	(38,367)	(41,613)	(35,355)	(16,429)	(5,615)	

Programme Funding													
All Revenue contributions					(250)	(936)	(1,188)	(405)	(837)	(870)	(239)	(247)	
Capital Receipts					(2,805)	(2,060)	(1,415)	(2,249)	(2,615)	(1,802)	(24)	(24)	(4,465)
Section 106					(941)	(2,161)	(1,464)	(1,010)	(2,344)	(480)	(40)	(40)	
Other External Contribution					(163)	(10)	(146)	-	(22)	-	-	-	
Grant					(12,824)	(9,121)	(6,183)	(16,704)	(17,638)	(10,023)	(3,568)	(2,916)	
Community Infrastructure Levy					(4,162)	(4,246)	(3,355)	(5,833)	(6,220)	(7,169)	(9,738)	(2,388)	
Business cases: Prudential borrowing					(5,432)	(1,076)	(1,076)	(12,166)	(11,937)	(15,011)	(2,820)	-	
Total					(26,577)	(19,610)	(14,827)	(38,367)	(41,613)	(35,355)	(16,429)	(5,615)	
Balance of capital receipts					(2,660)	(5,367)	(4,527)	(3,256)	(3,153)	(1,365)	(1,361)	(1,357)	

Key:
 EC - External Contributions
 GG - Government Grant
 CR - Capital Receipt
 RS - Revenue Savings
 BC - Business Case
 PB - Prudential Borrowing
 C - project complete. Where this relates to payment of a contribution, indicates contribution has been paid.
 * - Provisional scheme, pending full approval

 Climate Change project
 √ Budget carried forward from previous years

Denotes a change in the programme

Summary of expenditure by strategic priority												
1. A roof over our heads					6,931	4,785	3,230	5,661	10,516	5,032	1,304	1,304
2. Clean scene					525	462	207	165	395	7,844	168	176
3. Going to town					7,021	1,379	784	14,326	9,205	8,130	1,955	-
4. Great places to live & work					1,168	946	20	2,029	2,950	5,425	7,548	1,088
5. Health at the heart					-	-	-	-	-	-	-	-
6. Investing in prosperity					250	17	-	2,000	2,017	250	-	-
7. Moving up a gear					4,119	3,923	3,443	7,998	8,267	2,000	600	1,300
8. Out and about and active					631	1,136	904	194	813	801	700	40
9. Strong communities					2,286	2,973	1,755	1,961	3,224	1,210	1,674	1,666
10. Action on climate					3,068	3,616	4,231	3,639	3,714	4,470	2,439	-
Vital, Viable Council					578	373	253	394	512	193	41	41
Totals					26,577	19,610	14,827	38,367	41,613	35,355	16,429	5,615

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Description	2023/24	2024/25	2025/26
UPDATED BUDGET 22.2.23	17,633,850	18,583,650	16,003,030
Major budget variations :			
Development management - income shortfall at end of July	0	0	0
- land charges extra income at end of July	0	0	0
Development management pre-planning application charging	-9,000	-9,000	-9,000
- increase in planning income	0	0	0
Planning appeal costs	5,750	0	0
Land charges increased income at end of July	0	0	0
Finance- net finance investment extra income projected at end of July	-647,130	-471,400	-135,010
Minimum Revenue Provision	44,460	43,040	101,210
New burdens funding	0	0	0
Economy & assets - general rental income shortfall in income forecast at end of July	0	0	0
- car parking extra income at end of July	0	0	0
- utilities savings forecast at end of July	0	0	0
Licensing - extra income forecast at end of July	0	0	0
- markets shortfall in income forecast at end of July	0	0	0
Environmental - fuel decrease in costs	-252,160	-252,160	-252,160
- waste savings sharing forecast - increased income	0	0	0
- leasing costs - new fleet	0	817,640	608,360
- other income variations - recycling sales	532,550	532,550	532,550
- other income - recycling credits	-46,080	-46,080	-46,080
- hardware replacement to waste and recycling vehicles from revenue contributions	0	0	0
Leisure - increase in memberships/swimming/general income - VAT changes - end of July	-270,000	-278,100	-286,440
Strata savings from 1 April 2023 compared to budget	0	0	0
Mid year fees and charges review	-109,470	-346,050	-346,050
Estimated salary vacancy savings/pressures	753,440	776,040	799,320
Council tax surplus 2023/24 Teignbridge share for 2024/25	0	0	0
Use previous year extra reserves to reduce shortfall/increase surplus	0	0	0
ESTIMATED -SURPLUS/SHORTFALL	2,360	766,480	966,700

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TEIGNBRIDGE DISTRICT COUNCIL AUTHORISED LENDING LIST FROM 29 AUGUST 2023

3. Lending list

The current authorised lending list has been updated to take account of changes in ratings and banks and is shown below for approval.

Specified Investments

Type of Lender	Details	
1. Current Banker	Lloyds Bank	£3,000,000 limit
2. Local Authorities	All	No limit
3. UK Debt Management Office Deposit Facility (UK government AA-/Aa3/AA rated) no limit.		
4. UK Treasury Bills (UK government AA-/Aa3/AA rated) no limit.		
5. Money market funds, subject to maintenance of AAmmf rating.		
CCLA Public Sector Deposit Fund	AAmmf	£3,000,000 limit
Aberdeen Liquidity Fund	AAmmf	£3,000,000 limit
Blackrock Liquidity Fund	AAmmf	£3,000,000 limit
LGIM Liquidity Fund	AAmmf	£3,000,000 limit
Morgan Stanley Liquidity Fund	AAmmf	£3,000,000 limit
6. Top UK-registered Banks and Building Societies, subject to satisfactory ratings. Updated below to reflect information provided by treasury advisors.		
7. Non-specified: CCLA Property and Diversified Income Funds - £2,000,000 limit		

Institution	Tier	90 day limit	180 day limit	364 day limit	Overall limit
		£	£	£	£
Handelsbanken plc	1	3,000,000	2,000,000	1,000,000	3,000,000
HSBC Bank plc	1	3,000,000	2,000,000	1,000,000	3,000,000
Lloyds Bank plc and Bank of Scotland plc	1	3,000,000	2,000,000	1,000,000	3,000,000
Nationwide Building Society	1	3,000,000	2,000,000	1,000,000	3,000,000
NatWest Bank	1	3,000,000	2,000,000	1,000,000	3,000,000
Royal Bank of Scotland	1	3,000,000	2,000,000	1,000,000	3,000,000
Santander UK plc	1	3,000,000	2,000,000	1,000,000	3,000,000
Tier 2					
Close Brothers Ltd	2	2,000,000	1,000,000		2,000,000
Coventry Building Society	2	2,000,000	1,000,000		2,000,000
Skipton Building Society	2	2,000,000	1,000,000		2,000,000
Standard Chartered Bank	2	2,000,000	1,000,000		2,000,000
Sumitomo Mitsui Banking Corporation Europe Ltd	2	2,000,000	1,000,000		2,000,000
Tier 3					
Clydesdale Bank	3	1,000,000			1,000,000
Goldman Sachs International Bank	3	1,000,000			1,000,000
Leeds Building Society	3	1,000,000			1,000,000
Principality Building Society	3	1,000,000			1,000,000

**TEIGNBRIDGE DISTRICT COUNCIL AUTHORISED LENDING LIST FROM 29
AUGUST 2023**

Yorkshire Building Society	3	1,000,000			1,000,000
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Bank regulations force banks to maintain “capital buffers”, classifying their deposits according to duration. Instant access accounts and short deposits are not attractive to banks as they cannot be counted towards those buffers. For this reason, in addition to current economic factors, interest rates on most “call” accounts remain low.

Other Non-specified investments

These will be considered on a case-by case basis, using the decision-making framework laid out in the Commercial Strategy and the requirements of the Prudential Code and Statutory Guidance on Investments and Minimum Revenue Provision.

Investments which may be considered include

- Renewable energy/social impact investments

- On-lending to key partners/stakeholders in relation to jointly beneficial projects

- Lending in instances where doing so would protect the local economy

Teignbridge District Council Treasury Management Year End Review 2022-23

Teignbridge District Council has adopted CIPFA's *Treasury Management in the Public Services: Code of Practice and Cross-Sectoral Guidance Notes 2021 Edition*. One of the requirements is the provision of a year-end report of treasury management activities.

Activities Undertaken: Daily lending and borrowing from 1 April 2022 to 31 March 2023:

Fixed lending

Shaded rows indicate start or end dates falling into other years. Interest shown relates to those days in 2022-23.

Borrower	Rate (%)	Amount	Start date	End date	Total days	Days lent in 2022-23	Interest (£)
London Borough Of Haringey	0.08	3,000,000	21/12/2021	21/09/2022	274	173	1,137.53
DMO	0.14	2,250,000	17/01/2022	19/04/2022	92	18	155.34
Lloyds Term Deposit	0.05	1,000,295	01/02/2022	09/05/2022	97	38	52.07
Coventry	0.71	1,000,000	11/02/2021	09/08/2022	179	130	2,528.77
Thurrock Council	0.56	1,000,000	01/03/2022	01/06/2022	92	61	935.89
Nationwide	0.53	1,000,000	28/02/2022	06/06/2022	98	66	958.35
DMO	0.54	4,500,000	31/03/2022	08/04/2022	8	7	466.03
DMO	0.545	500,000	31/03/2022	11/04/2022	11	10	74.66
DMO	0.55	8,000,000	31/03/2022	19/04/2022	19	18	2,169.86
DMO	0.55	1,000,000	31/03/2022	22/04/2022	22	21	316.44
DMO	0.55	1,500,000	31/03/2022	25/04/2022	25	24	542.47
DMO	0.55	3,000,000	31/03/2022	27/04/2022	27	26	1,175.34
DMO	0.55	2,000,000	01/04/2022	27/04/2022	26	26	783.56
DMO	0.565	500,000	01/04/2022	09/05/2022	38	38	294.11
DMO	0.59	500,000	01/04/2022	19/05/2022	48	48	387.95
DMO	0.56	3,000,000	08/04/2022	29/04/2022	21	21	966.58
DMO	0.56	500,000	11/04/2022	28/04/2022	17	17	130.41
DMO	0.55	500,000	14/04/2022	28/04/2022	14	14	105.48

Appendix 4

Borrower	Rate (%)	Amount	Start date	End date	Total days	Days lent in 2022-23	Interest (£)
DMO	0.55	3,000,000	19/04/2022	28/04/2022	9	9	406.85
DMO	0.55	5,000,000	19/04/2022	29/04/2022	10	10	753.42
DMO	0.55	1,000,000	21/04/2022	29/04/2022	8	8	120.55
DMO	0.55	1,000,000	25/04/2022	29/04/2022	4	4	60.27
DMO	0.755	5,000,000	27/04/2022	26/05/2022	29	29	2,999.32
DMO	0.55	4,500,000	28/04/2022	05/05/2022	7	7	474.66
DMO	0.59	1,500,000	29/04/2022	06/05/2022	7	7	169.73
DMO	0.645	2,000,000	29/04/2022	09/05/2022	10	10	353.42
DMO	0.685	1,000,000	29/04/2022	11/05/2022	12	12	225.21
DMO	0.735	1,000,000	29/04/2022	19/05/2022	20	20	402.74
DMO	0.74	1,000,000	29/04/2022	20/05/2022	21	21	425.75
DMO	0.755	2,500,000	29/04/2022	23/05/2022	24	24	1,241.10
DMO	0.76	1,000,000	29/04/2022	24/05/2022	25	25	520.55
DMO	0.77	2,500,000	29/04/2022	26/05/2022	27	27	1,423.97
DMO	0.82	3,000,000	03/05/2022	26/05/2022	23	23	1,550.14
DMO	0.85	2,500,000	05/05/2022	20/06/2022	46	46	2,678.08
DMO	0.8	1,500,000	06/05/2022	11/05/2022	5	5	164.38
DMO	0.85	1,000,000	11/05/2022	23/06/2022	43	43	1,001.37
Nationwide	1.46	1,000,000	11/05/2022	10/05/2023	364	325	13,000.00
Thurrock Council	1.1	2,000,000	01/06/2022	01/09/2022	92	92	5,545.21
DMO	0.835	1,000,000	16/05/2022	20/06/2022	35	35	800.68
DMO	0.885	7,000,000	16/05/2022	05/07/2022	50	50	8,486.30
DMO	1.005	2,000,000	20/05/2022	09/08/2022	81	81	4,460.55
DMO	0.93	2,000,000	24/05/2022	05/07/2022	42	42	2,140.27
DMO	0.965	1,500,000	26/05/2022	19/07/2022	54	54	2,141.51
DMO	1.05	3,000,000	01/06/2022	09/08/2022	69	69	5,954.79
DMO	1.05	1,000,000	06/06/2022	18/07/2022	42	42	1,208.22

Appendix 4

Borrower	Rate (%)	Amount	Start date	End date	Total days	Days lent in 2022-23	Interest (£)
DMO	1.115	3,000,000	15/06/2022	09/08/2022	55	55	5,040.41
DMO	1.16	1,500,000	15/06/2022	22/08/2022	68	68	3,241.64
DMO	1.165	1,000,000	15/06/2022	23/08/2022	69	69	2,202.33
DMO	1.06	1,000,000	20/06/2022	22/07/2022	32	32	929.32
DMO	1.05	500,000	27/06/2022	05/07/2022	8	8	115.07
DMO	1.22	500,000	27/06/2022	26/08/2022	60	60	1,002.74
DMO	1.28	1,500,000	27/06/2022	12/09/2022	77	77	4,050.41
DMO	1.05	1,000,000	01/07/2022	04/07/2022	3	3	86.30
DMO	1.31	2,500,000	01/07/2022	15/09/2022	76	76	6,819.18
DMO	1.345	1,500,000	07/07/2022	20/09/2022	75	75	4,145.55
DMO	1.36	1,000,000	07/07/2022	23/09/2022	78	78	2,906.30
DMO	1.46	2,500,000	15/07/2022	28/09/2022	75	75	7,500.00
DMO	1.525	1,500,000	15/07/2022	10/10/2022	87	87	5,452.40
DMO	1.585	1,500,000	25/07/2022	19/10/2022	86	86	5,601.78
DMO	1.275	1,000,000	29/07/2022	11/08/2022	13	13	454.11
DMO	1.35	4,500,000	01/08/2022	11/08/2022	10	10	1,664.38
Coventry	2.07	1,000,000	09/08/2022	03/02/2023	178	178	10,094.79
Principality	1.83	1,000,000	11/08/2022	07/11/2022	88	88	4,412.05
DMO	1.76	4,500,000	11/08/2022	21/10/2022	71	71	15,406.03
Nationwide	2.12	1,000,000	15/08/2022	10/02/2023	179	179	10,396.71
DMO	1.755	6,000,000	15/08/2022	21/10/2022	67	67	19,329.04
DMO	1.63	500,000	16/08/2022	26/09/2022	41	41	915.48
DMO	1.88	1,500,000	17/08/2022	21/11/2022	96	96	7,416.99
DMO	2.22	1,500,000	30/08/2022	19/12/2022	111	111	10,126.85
DMO	2.09	7,000,000	01/09/2022	25/11/2022	85	85	34,069.86
London Borough Of Haringey	3.17	3,000,000	21/09/2022	20/09/2023	364	192	50,025.20

Appendix 4

Borrower	Rate (%)	Amount	Start date	End date	Total days	Days lent in 2022-23	Interest (£)
DMO	1.77	500,000	15/09/2022	30/09/2022	15	15	363.70
DMO	1.955	2,000,000	28/09/2022	30/09/2022	2	2	214.25
DMO	1.95	500,000	03/10/2022	24/10/2022	21	21	560.96
DMO	2.24	1,500,000	03/10/2022	23/11/2022	51	51	4,694.79
DMO	2.265	2,500,000	03/10/2022	25/11/2022	53	53	8,222.26
DMO	1.95	1,000,000	06/10/2022	26/10/2022	20	20	1,068.49
DMO	1.9	1,000,000	17/10/2022	28/10/2022	11	11	572.60
DMO	2.43	1,000,000	17/10/2022	05/12/2022	49	49	3,262.19
DMO	2.55	1,500,000	17/10/2022	19/12/2022	63	63	6,602.05
DMO	2.67	1,000,000	17/10/2022	30/12/2022	74	74	5,413.15
DMO	2.73	3,000,000	17/10/2022	05/01/2023	80	80	17,950.68
DMO	2.705	1,000,000	26/10/2022	05/01/2023	71	71	5,261.78
DMO	2.665	1,000,000	27/10/2022	05/01/2023	70	70	5,110.96
DMO	2.68	1,000,000	31/10/2022	05/01/2023	66	66	4,846.03
DMO	2.7	3,000,000	01/11/2022	05/01/2023	65	65	14,424.66
DMO	2.755	1,500,000	01/11/2022	19/01/2023	79	79	8,944.32
DMO	2.67	1,000,000	15/11/2022	23/11/2022	8	8	585.21
DMO	2.67	1,000,000	15/11/2022	30/11/2022	15	15	1,097.26
DMO	2.875	1,000,000	15/11/2022	23/01/2023	69	69	5,434.93
DMO	2.915	1,000,000	15/11/2022	30/01/2023	76	76	6,069.59
DMO	2.975	2,500,000	15/11/2022	10/02/2023	87	87	17,727.74
DMO	2.95	1,000,000	23/11/2022	10/02/2023	79	79	6,384.93
DMO	3.075	1,000,000	28/11/2022	10/02/2023	74	74	6,234.25
DMO	3.085	4,000,000	01/12/2022	10/02/2023	71	71	24,003.84
DMO	3.095	500,000	01/12/2022	13/02/2023	74	74	3,137.40
DMO	3.115	500,000	01/12/2022	20/02/2023	81	81	3,456.37
DMO	3.145	500,000	05/12/2022	20/02/2023	77	77	3,317.33
DMO	3.2	6,500,000	15/12/2022	16/12/2022	1	1	569.86

Appendix 4

Borrower	Rate (%)	Amount	Start date	End date	Total days	Days lent in 2022-23	Interest (£)
DMO	3.24	500,000	15/12/2022	20/02/2023	67	67	2,973.70
DMO	3.245	1,000,000	15/12/2022	23/02/2023	70	70	6,223.29
DMO	3.4	5,000,000	16/12/2022	17/03/2023	91	91	42,383.56
DMO	3.3	1,500,000	19/12/2022	20/12/2022	1	1	135.62
DMO	3.3	1,000,000	20/12/2022	21/12/2022	1	1	90.41
DMO	3.28	1,000,000	22/12/2022	23/12/2022	1	1	89.86
DMO	3.395	500,000	23/12/2022	27/02/2023	66	66	3,069.45
DMO	3.48	4,000,000	03/01/2023	17/03/2023	73	73	27,840.00
DMO	3.48	1,000,000	03/01/2023	20/03/2023	76	76	7,246.03
DMO	3.32	500,000	06/01/2023	18/01/2023	12	12	545.75
DMO	3.505	1,000,000	16/01/2023	27/02/2023	42	42	4,033.15
DMO	3.565	500,000	16/01/2023	13/03/2023	56	56	2,734.79
DMO	3.575	3,000,000	16/01/2023	15/03/2023	58	58	17,042.47
DMO	3.58	500,000	16/01/2023	17/03/2023	60	60	2,942.47
DMO	3.58	500,000	16/01/2023	20/03/2023	63	63	3,089.59
DMO	3.58	1,000,000	16/01/2023	23/03/2023	66	66	6,473.42
DMO	3.585	1,000,000	16/01/2023	27/03/2023	70	70	6,875.34
DMO	3.345	500,000	24/01/2023	01/02/2023	8	8	366.58
DMO	3.575	500,000	30/01/2023	15/02/2023	16	16	783.56
DMO	3.66	1,000,000	01/02/2023	10/02/2023	9	9	902.47
DMO	3.68	1,500,000	01/02/2023	15/02/2023	14	14	2,117.26
DMO	3.745	500,000	01/02/2023	17/03/2023	44	44	2,257.26
DMO	3.72	1,000,000	02/02/2023	09/02/2023	7	7	713.42
DMO	3.845	1,500,000	03/02/2023	19/04/2023	75	57	9,006.78
Cheshire East Council	3.85	3,000,000	15/03/2023	19/04/2023	35	17	5,379.45
DMO	3.835	500,000	09/02/2023	27/03/2023	46	46	2,416.58
DMO	3.845	500,000	09/02/2023	06/04/2023	56	51	2,686.23

Appendix 4

Borrower	Rate (%)	Amount	Start date	End date	Total days	Days lent in 2022-23	Interest (£)
DMO	3.865	1,000,000	13/02/2023	19/04/2023	65	47	4,976.85
DMO	3.86	1,500,000	15/02/2023	19/04/2023	63	45	7,138.36
DMO	3.89	1,000,000	20/02/2023	19/04/2023	58	40	4,263.01
DMO	3.925	1,000,000	27/02/2023	19/04/2023	51	33	3,548.63
DMO	3.985	500,000	01/03/2023	09/05/2023	69	31	1,692.26
DMO	3.995	1,500,000	01/03/2023	25/05/2023	85	31	5,089.52
DMO	3.95	3,000,000	15/03/2023	28/04/2023	44	17	5,519.18
London Borough of Barking & Dagenham	4.45	1,000,000	15/03/2023	25/05/2023	71	17	2,072.60
DMO	4.1	1,000,000	28/03/2023	25/05/2023	58	4	449.32
Subtotal fixed loans							645,994.60

Deposits were also made into the following call accounts and money market funds, dependent upon cash flow:

Bank	Account terms	Interest Earned £
Royal Bank of Scotland	0.01%	0.03
Santander UK plc	0.23% - 2.56%	10,700.98
Public Sector Deposit Fund	0.5803% - 4.1223%	64,861.75
Lloyds Call account	3.30% - 4.16%	5,165.92
Aberdeen Standard	0.5396% - 4.055%	64,412.80
Lloyds plc deposit/current account	0.01% - 0.90%	1,733.63
Sub-total call accounts and money market funds		£146,875.11
Grand total all lending		£ 792,869.71

Temporary Borrowing 1 April 2022 to 31 March 2023:

Lender	Terms %	Amount lent £	Dates	Days lent in year	Interest paid in year £
Lloyds Bank	Base + 1%	Variable	Overdraft agreement	0	0.00

Teignbridge District Council
Interim Performance Report for the Period 1 April 2022 to 31 March 2023

	Apr-Mar 2021-22	Apr-Mar 2022-23
(i) Short Term Funds Invested		
Interest received and receivable for the period	£26,065	£792,870
Maximum period of investment on any one loan made in the period (loans roll into 2023-24)	274 days	364 days
“Fixed” investment rates in period.	-.03% - 0.71%	0.55% - 4.45%
(ii) Short Term Funds Borrowed		
Interest paid and payable for the period	£0.03	£0
Number of new “fixed” loans borrowed in the period	0	0
Maximum period of borrowing on any one “fixed” loan borrowed in the period.	0	0
“Fixed” borrowing rates.	n/a	n/a
(iii) Average Net Interest Rate Earned	0.07%	1.94%
(iv) Average Short Term Net Lending	£36,464,156	£40,879,114

Regular Monitoring

Monthly reports are prepared for the Chief Finance Officer which forecast interest payable and receivable for the year. The Chief Finance Officer presents a monthly report to CMT and updates the Executive Committee on a quarterly basis. These reports include any policy updates, such as changes to the official lending list, based on the latest ratings information. Full council receives an annual review and strategy statement and a mid-year review.

Total net interest received in 2022-23 was £792,870. This compares to £26,065 in 2021-22. The majority of this increase was due to higher interest rates, with a some also due to higher average funds held (attributable to an increase in capital grants unapplied). Average interest rates increased from 0.07% in 2022-2 to 1.94% in 2022-23. Base rate increased as follows during the year, as raising interest rates is the main measure employed by the Bank of England (BOE) to suppress inflation:

Rate as at 01/04/22	0.75%
05/05/22	1.00%
16/06/22	1.25%
04/08/22	1.75%
22/09/22	2.25%
03/11/22	3.00%
15/12/22	3.50%
02/02/23	4.00%
23/03/23	4.25%

Appendix 4

The compounded 12-month SONIA (Sterling Overnight Index Average) rate as at 31 March 2023 was 2.24%.

Treasury Management Indicators

These are part of the Prudential Indicators, as agreed at Full Council on 21 February 2023. They are available on request or on the Teignbridge website agenda for that meeting.

**Teignbridge District Council
Executive
12 September 2023
Part i**

Council Strategy Review

Purpose of Report

To agree the scope, process and budget for reviewing the Council Strategy

Recommendation(s)

The Committee RESOLVES to:

1. Recommend to Full Council to approve the scope and process for reviewing the Council Strategy as set out in the report and Appendix 1; and
2. Approve a budget of £80,000 to fund additional officer, digital and/or consultancy support as required to prepare the Council Strategy, as well as consultation and engagement activities associated with its preparation.
3. Establish a Working Group of District Councillors to oversee the review of the Council Strategy.

Financial Implications

These are as set out in section 2.1

Martin Flitcroft Chief Finance Officer

Tel: 01626 215246 Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

These are as set out in section 2.2

Paul Woodhead, Head of Legal Services and Monitoring Officer

Tel: 01626 215139 Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

These are as set out in section 2.3

Michelle Luscombe Planning Policy Manager

Tel: 01626 215754

Email: michelle.luscombe@teignbridge.gov.uk

Environmental/ Climate Change Implications

These are as set out in section 2.4

Michelle Luscombe Planning Policy Manager

Tel: 01626 215754

Email: michelle.luscombe@teignbridge.gov.uk

Report Author

Michelle Luscombe Planning Policy Manager
Tel: 01626 215706
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Executive Member

Executive Member for Strategic Direction (Cllr Martin Wrigley)

Appendices

1. Proposed Council Strategy Review Process
2. Council Strategy Working Group Draft Terms of Reference

1. PURPOSE

- 1.1 The purpose of this report is to agree to the review of the Council Strategy and the process, scope and budget for doing this as set out in this report and Appendix 1.

2. REPORT DETAIL

2.1. Financial

- 2.1.1. The Council's ability to deliver services is limited by the availability of finance and it is therefore essential that the Council makes prudent decisions which reflect the current financial situation.
- 2.1.2. The Council's priority should be to ensure that the statutory services of the Council can be delivered effectively and efficiently to ensure we can be a financially sustainable Council. The review of the Council Strategy will help to focus spending priorities firstly on delivering the statutory services before considering other projects and third sector funding.
- 2.1.3. There is very limited available resource within the Council to undertake a review of the Council Strategy at this time and no existing budget to fund consultation exercises proposed for its preparation. The process for an effective and wholesale review of the Council Strategy therefore requires additional resource to be identified. It is requested that a budget of £80,000 is made available to fund additional officer resource and to bring in consultancy and/or digital support as required, as well as to cover costs associated with consultation and engagement activities. The £80,000 would be a budget pressure to be funded from reserves in 2023/24.

2.2. Legal

- 2.2.1 There are no legal requirements to prepare a Council Strategy but it is a cornerstone of good governance and its preparation helps to establish the framework for ensuring that the Council can be financially

sustainable in delivering its statutory duties alongside any other discretionary services

2.3. Risks

2.3.1 The Council Strategy provides the framework in which Council services and projects are prioritised and delivered. An updated and fit-for-purpose Council Strategy (and supporting performance monitoring framework) enables the Council to be accountable for its decisions around funding, resources and work programmes, and maximises opportunities to bring the greatest benefits to the communities it serves.

2.4. Environmental/Climate Change Impact

2.4.1. Whilst there are no direct environmental or climate change impacts arising from this report, the review of the Council Strategy will look at how the Council can structure its resources to meet national and local carbon budgets and minimise our contribution towards further global warming.

2.5. Background

2.5.1. On 14th January 2020 Full Council adopted the current Council Strategy 2020-2030. This is a ten-year plan, intended to set out the priorities and performance management framework for Teignbridge under the ten headings of:

- Action on climate
- A roof over our heads
- Clean scene
- Going to town
- Great places to live and work
- Investing in prosperity
- Moving up a gear
- Out and about and active
- Strong communities
- Vital, viable councils

- 2.5.2. These ten areas have been the focus of the Council's work since the adoption of the Council Strategy 2020-2030, with multiple projects being delivered to support these priorities and bringing major benefits to our communities and environment.
- 2.5.3. Performance against the ten priorities has been monitored through annual business plans and performance monitoring reports reviewed by Overview and Scrutiny Committee.
- 3. Reasons for reviewing the Council Strategy**
- 3.1.1. It is important that the Council Strategy is reviewed regularly to ensure that it remains relevant, up to date, and aligns with the Council's financial position. The Council Strategy's key purpose is to set out a vision that is supported by clear and deliverable goals and to give the Council a common purpose towards which all services should be focused on achieving.
- 3.1.2. The agreed review timescale for the adopted Council Strategy is four years from adoption, which would mean a review in January 2024. Significant events which have taken place over the last 3 years have had, and continue to have, lasting impacts on our communities. These include challenges relating to the current cost-of-living crisis, low comparative wages with the rest of Devon and the UK, pressures on our health services, and subsequent impacts on the health and wellbeing of our residents. It is important that the Council responds to these issues swiftly to ensure that its priorities are aligned to those which deliver the most benefits to the people we serve. With a new Council recently in post as of May 2023, it is a timely opportunity to carry out a review and have an updated strategy in place to focus the Council's spending and priorities for at least the next administrative term.
- 3.1.3. In addition, there are improvements that can be made to the adopted Council Strategy that would enable Councillors to take better ownership of

the goals and ambitions set out in it to guide better decision making over the next administrative term. There will be key questions for Councillors about what they do and don't want to support moving forward and how they wish to focus resources. There is also an opportunity to establish a much more effective framework for monitoring and scrutiny which will hold the Council to account and focus resources where they are most needed. The adopted Strategy is considered too large in scope, which spreads resources too thinly and risks failure to deliver services or becoming financially unsustainable.

4. Scope

4.1. Consideration of scope of the Council Strategy

4.1.1. It is proposed that a wholesale review of the Council Strategy is carried out given the significance of recent and ongoing global and national challenges (including the pandemic, war in Ukraine, climate change, cost of living crisis and technological advances). These events are having tangible impacts on residents, businesses and environments as well as on the Council's own budget and legislative requirements.

4.1.2. The Council Strategy should have a time horizon that enables us to react to changing needs and opportunities, as well as plan to achieve longer term ambitions. The current Strategy is a ten-year plan but depending on what the review of the Strategy seeks to achieve, it may be that a shorter term plan (such as that covering the next administrative term) would be more appropriate. Rather than setting out a defined time period or monitoring stages for the strategy at this point, it is proposed to explore this as part of the review once visioning and intelligence gathering exercises have started to identify the main objectives and how long they may take to deliver.

4.1.3. It is proposed to review the Council Strategy in two stages:

Stage 1: Headline Themes

The headline themes will be designed to set out the key objectives which Council services will be focused on delivering. These will be high level and reflect the biggest issues affecting the district. It is anticipated that these will be presented in a concise and accessible format (for example a one page infographic) rather than a detailed document.

Stage 2: Action Plan

The Action Plan will be a living document that is limited to an agreed set of specific, deliverable and measurable projects or services, aligned to at least one of the headline themes. They will first and foremost reflect the statutory services we are required to provide, followed by non-statutory ambitions which seek to tackle the biggest issues affecting the district where achievable and financially viable. These actions should identify where we have control and/or influence so that the projects we choose as priorities can have real, positive impacts on our communities. The Action Plan will be supported by a monitoring framework against which progress and performance will be routinely reviewed.

5. Process

5.1. Consideration of how the Council Strategy will be prepared

- 5.1.1. The proposed process and timetable for preparing the Council Strategy is set out in Appendix 1. This assumes that additional resource will be made available as requested in section 2.1.3 to achieve the indicative timescales of meeting Milestone 1 (consulting on headline themes) in February 2024 and Milestone 2 (adopting the Council Strategy comprised of headline themes and action plan) by June 2024. Without the additional resource requested it is unlikely that these milestones can be met.
- 5.1.2. It is proposed to establish a Member working group to oversee the review of the Council Strategy. It is requested that this 'Council Strategy Working Group' is set up as a working group of the Executive to give advice and guidance to Officers when developing strategies and to deepen cross-

party Councillor involvement in their preparation. A draft Terms of Reference for the Working Group is included at Appendix 2.

- 5.1.3. The preparation of the Council Strategy will involve collaboration with a range of interested stakeholders and be subject to a public consultation. Specifically, it is proposed to draw on recent resident surveys and involve agencies delivering services within the area, District Councillors, town and parish councils and Council staff within the formative stages of its preparation. This will be followed by wider public consultation on a draft strategy and is shown in Appendix 1.
- 5.1.4. The Council has aspirations to become a 'Community Powered Council', meaning that we would put community power at the heart of our operating model. This may influence the way in which the community is involved in the preparation of the Council Strategy but in itself is not part of the consideration of this report.
- 5.1.5. Decision-making on the approach, consultation document and final strategy will rest with Full Council.

6. Options

6.1. Consideration of alternative options

- 6.1.1. The alternative options to the proposed recommendations are:
- a) Undertake a light touch review of the current Council Strategy focusing on progress and performance against agreed targets and objectives; or
 - b) Delay review of the Council Strategy for 12 months following examination of the Local Plan when resource required to undertake the review is more likely to be available.

7. CONCLUSION

- 7.1.1. Given the scale and nature of change seen over recent years and the impact this has had on our communities, it is recommended that a review of the Council Strategy is carried out as expediently as possible. This report recommends a preferred approach for doing this which will help to ensure that the Council's spending priorities are aligned with the projects and services most likely to have the biggest impact on the quality of life for our residents, alongside meeting statutory duties.

Appendix 1: Proposed Council Strategy Review Process



Appendix 2: Council Strategy Working Group Draft Terms of Reference

Introduction

The Council Strategy will provide a framework in which Council services and projects are prioritised and delivered. It will establish a vision and key objectives for the Council alongside an Action Plan to deliver these ambitions.

Council Strategy Working Group (CSWG) Membership

Membership will be comprised of 9 councillors (with deputies permitted if necessary) nominated by the council's political groups to bring the Working Group into political proportionality overall.

The meetings will be an open forum for all District Councillors to attend if they wish and all Members will be notified when meetings are held. However, the 9 named Members will be the primary advisors and their involvement will ensure continuity throughout the process of preparing the Council Strategy.

The CSWG meetings will be attended by a lead Officer and other officers of the Council as required. Other specialists may be invited to attend as and when necessary to advise the CSWG on specific matters.

Chairing

The CSWG Chair and Vice Chair will be elected annually by the members of the group, at the first CSWG meeting following establishment of the Working Group.

Roles and responsibilities

The purpose of the CSWG is to provide cross-party Councillor involvement in the preparation of the Council Strategy. It will act in the capacity of an informal 'sounding board', giving opinions, advice and guidance to officers to review the Council Strategy. The CSWG will not have decision-making powers.

The CSWG will be expected to consider a range of information and provide advice on matters such as:

- Timetable and process
- The implications of evidence and other intelligence
- Consultation and engagement
- Draft Headline Themes and Supporting Objectives
- Drafting of the Action Plan and consideration of costs, resources, impact, achievability, delivery mechanisms, KPI's and community collaboration opportunities
- Any other matter which bears on Council Strategy preparation and contents
- Ongoing scrutiny and monitoring of the Council Strategy

Decision-making

The CSWG is not a decision-making body. It will seek agreement and consensus on Council Strategy matters and advise officers as appropriate.

It will sometimes be necessary to compromise to achieve agreement. A form of collective responsibility should apply to CSWG agreements to support the progress of the Council Strategy through the formal decision-making processes within the council.

There may be instances where a vote will be required by the nine members of the CSWG to check that there is broad consensus on a particular matter. This will not constitute a decision but will provide officers with an indication of the likely level of support or objection on a particular issue.

Administration and support

The CSWG will meet as and when required according to the timetable for preparation. This is likely to involve regular (bimonthly) meetings in the period leading up to its adoption (September 23 – June 24) with less frequent meetings following that which are focused on scrutiny and monitoring.

Officers leading preparation of the Council Strategy will organise and administer the CSWG including room bookings, meeting invites, preparation of reports and meeting notes.

Written notice of meetings, along with the agenda and associated papers, will be sent to members of the Council Strategy Working Group five days in advance of any meeting. Other Members will be notified of the meetings via the Members Newsletter and can obtain papers on request via named Officers.

Agenda items can be requested by the Members of the CSWG. Other Members not on the CSWG wishing for items to be discussed should request they are added to the agenda via their Group representatives on the CSWG.

If any Elected Member of the CSWG wishes to submit papers for a meeting these should be sent to the Chair at least 7 working days in advance of the meeting and copied to michelle.luscombe@teignbridge.gov.uk.

Papers will be marked as confidential where necessary and these should not be circulated outside of the Council. Late items may be distributed when considered appropriate by the Chair.

Meetings will be held as required to ensure the timely progress of the Council Strategy. The meetings will be held at the Council Offices or via Teams.

Reporting

There will be no formal minutes of the Group but a note will be taken of the subject matters discussed, witnesses invited and any broad points of agreement or matters to be considered further.

The notes will be available to Councillors and council officers but should not be made public as they may contain sensitive information in advance of formal publication of committee reports.

A summary of the discussions and how they have informed Council Strategy preparation will be appended to formal reports taken to Full Council when decisions relating to the Council Strategy are being sought.

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**Teignbridge District Council
Executive
12 September 2023
Part i**

Local Development Scheme Update

Purpose of Report

To seek approval for the Local Development Scheme for the Teignbridge Local Plan

Recommendation(s)

The Committee RESOLVES to:

1. Agree the timetable set out in Section 4.1.6 below
2. Approve the Local Development Scheme as attached at Appendix 1 to come into effect on 20 September 2023.

Financial Implications

These are as set out in section 2.1

Martin Flitcroft Chief Finance Officer

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Legal Implications

These are as set out in section 2.2

Paul Woodhead, Head of Legal Services and Monitoring Officer

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Risk Assessment

These are as set out in section 2.3

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Environmental/ Climate Change Implications

These are as set out in section 2.4

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Report Author

Michelle Luscombe Planning Policy Manager
Tel: 01626 215706
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Executive Member

Executive Member for Planning (Gary Taylor)

Appendices

1. Local Development Scheme – September 2023

1. **PURPOSE**

- 1.1 The purpose of this report is to obtain approval for an update to the Local Development Scheme (i.e. the timetable for preparing the Local Plan) as set out in Appendix 1.

2. **REPORT DETAIL**

2.1 **Financial**

- 2.1.1 Additional evidence as set out in 4.1.5 has been required to demonstrate the soundness of the Plan. This has resulted in additional costs of c. £45,000 above the agreed budget for preparation of the Local Plan. However, given the delay to the timetable as discussed in this report, the examination will now not take place until the financial year 2024/25 and therefore the additional costs can be absorbed within next year's base budget. There is therefore no additional budget pressure identified.

2.2 **Legal**

- 2.2.1 Preparing and updating local plans is a statutory requirement. Section 15 of the Planning and Compulsory Purchase Act requires local planning authorities to prepare and maintain a Local Development Scheme (LDS). The LDS sets out the plans which are to be prepared, their scope, and the timetable for preparing them. The new Local Plan 2040 will replace the Teignbridge Local Plan 2013-2033, except for some existing allocations that will be saved and will also allocate additional sites for development. Once adopted it will have full weight when considering planning applications.

2.3 **Risks**

- 2.3.1 It is important that the Local Plan is progressed as quickly as possible so that we have updated and fit for purpose policies in place and ensure we have sufficient deliverable sites available to meet our 5-year land supply and Housing Delivery Test requirements. The most recent stage of consultation was carried out in line with the currently adopted timetable earlier this year.

2.3.2 Full Council resolved on 12 January 2023 to publish the Proposed Submission Plan for consultation and following consultation submit the Plan, and associated documents, to the Secretary of State for independent examination. It was also resolved that any major modifications will be referred to Full Council for consideration prior to submission if these were deemed necessary based on the responses to the consultation.

2.3.3 Section 4.1.1 below sets out some of the key issues that have been raised during the consultation. A number of these are likely to result in Officers recommending major modifications to the Plan. It is important that these are addressed prior to submission as Section 20(2) of the Planning and Compulsory Purchase Act 2004 states that Local Planning Authorities (LPA) must not submit a Plan for examination unless they think it is ready for independent examination. Having considered the Regulation 19 consultation responses, we must only submit a plan if we consider it to be sound and there will not be long delays during the examination because significant changes or further evidence is required. The following report explains where issues have been identified during the most recent Regulation 19 consultation and sets out the recommended steps for ensuring that the Plan we submit is ready for independent examination.

2.4 Environmental/Climate Change Impact

2.4.1 There are no direct environmental or climate change impacts arising from this report.

3. Background

3.1.1 In September 2022, the current Local Development Scheme was agreed for the district which set out the timetable for preparing the Local Plan as follows:

- May 2018 – *Regulation 18* (Issues) - **completed**
- March 2020 – *Regulation 18* (Part 1) - **completed**
- May 2021 – *Regulation 18* Draft Plan (Part 2) - **completed**
- November 2021 – *Regulation 18* (Part 3) - **completed**

- January 2023 – *Regulation 19* Proposed Submission - **completed**
- July 2023 – *Regulation 22* Submission
- November 2023 – *Regulation 23-25* Examination in Public
- May 2024 – *Regulation 26* Adopt Plan

4. OPTIONS

4.1 Consideration of timetable options

4.1.1 Since adoption of the current LDS, the January 2023, Regulation 19 consultation on the Proposed Submission Local Plan was undertaken. Around 1,000 individuals and organisations responded to the consultation, some of which raised issues which the Plan would benefit from responding to. These include issues which require changes to make sure the Plan that we submit is ‘sound’ and legally compliant, as well as improvements which would provide better outcomes for our communities and environment. They include (but are not limited to) the following:

- Concerns around the impact of the Markham’s Village development (edge of Exeter) on the local and strategic transport network and the need to gather further evidence through detailed transport modelling.
- Concerns about the impact of the Peamore development (edge of Exeter) on the setting of Peamore House and other nearby heritage assets and the need to carry out more detailed masterplanning to limit potential harm.
- Objections to net-zero carbon requirements on new build dwellings ahead of the Future Homes Standard being introduced.
- Historic England objections to the potential impact of wind turbines on heritage assets and the need for a detailed Heritage Impact Assessment to justify their inclusion in the Plan.
- Feedback from the Design Council and Department for Levelling Up, Homes and Communities on the District Design Code suggesting

improvements based on it being prepared as part of the national Design Code Pathfinder programme.

- Opportunity to append the Houghton Barton and Bradmore District Design Code to the Local Plan to give it Development Plan status (i.e. most weight) which is now sufficiently progressed to be consulted on.
- Opportunity to update our housing requirement which has reduced slightly to 720 homes per annum, based on the most recently published datasets.
- Challenge to the lack of any new allocations in Teignmouth and Dawlish which are our 2nd and 3rd largest settlements in the district.

4.1.2 This report is not concerned with the detail of how these issues are responded to as this will be subject to Full Council consideration in due course. However, it sets out a recommended programme to ensure these issues can be adequately addressed whilst still ensuring the Plan is progressed and submitted as expediently as possible. To do this, it is proposed that changes are made to the Plan prior to submitting it to the Secretary of State for examination.

4.1.3 There are two ways in which changes to the plan can be made in response to these issues:

- a. Changes can be submitted as a Schedule of Proposed Modifications alongside the rest of the Plan when it is submitted to the Secretary of State to start proceedings for independent examination. These changes are limited to those which are necessary to make the plan sound and legally compliant. They carry little weight and it is at the discretion of the Inspector examining the Plan whether to consider them or not.
- b. Changes can be consulted on as an Addendum to the Proposed Submission Plan, as part of another Regulation 19 consultation for a minimum six-week period. This can include both changes

necessary to make the plan sound and legally compliant, as well as general improvements to the plan. Once consulted on, they become part of the Proposed Submission Plan and therefore carry the same weight as the rest of the plan - i.e. the original Proposed Submission Plan incorporating the changes in the Addendum will be examined in full.

- 4.1.4 Given the complexity of some of the issues that have been raised it is recommended that an Addendum consultation is undertaken which will provide interested parties and affected communities the opportunity to comment on new evidence and updated proposals. As a focused consultation, comments will only be invited on new or amended information. A decision on the content of the Addendum and whether to publish it for consultation will be sought by Full Council in the autumn.
- 4.1.5 The evidence required to respond to the issues raised, namely transport modelling associated with Markham's Village, Heritage Impact Assessment of wind turbine allocations, further viability modelling of net-zero carbon requirements, and associated environmental appraisals as a result of proposed changes has meant a delay to the Plan of around 4 months. The publication of an Addendum consultation will add a further 3 months on top of this to the programme. Whilst this is an unfortunate delay, having the evidence required and responding to the issues raised through a formal consultation exercise could reduce the amount of debate at the examination and limits scope for a prolonged examination process.
- 4.1.6 The proposed revised timetable is as follows:
- May 2018 – *Regulation 18* (Issues) - **completed**
 - March 2020 – *Regulation 18* (Part 1) - **completed**
 - May 2021 – *Regulation 18* Draft Plan (Part 2) - **completed**
 - November 2021 – *Regulation 18* (Part 3) - **completed**
 - January 2023 – *Regulation 19* Proposed Submission - **completed**

- November 2023 – *Regulation 19* Addendum to the Proposed Submission Plan
- February 2024 – *Regulation 22* Submission
- June 2024 – *Regulation 23-25* Examination in Public
- November 2024 – *Regulation 26* Adopt Plan

5. CONCLUSION

5.1 Proposed timetable

5.1.1 It is recommended that the timetable set out in Section 4.1.6 is agreed for the updated Local Development Scheme.

5.1.2 The proposed Local Development Scheme is provided in Appendix 1.

Appendix 1

Proposed Local Development Scheme

To come into force on 12 October 2022

Introduction

Teignbridge Council proposes to prepare one Development Plan Document which will be the Teignbridge Local Plan 2020-2040. The timetable and description are set out below:

Teignbridge Local Plan 2040

This document will set an overall vision and strategy for the area in the context of local circumstances, national policy, and climate and ecological emergency declarations. It will set the overall amount of growth for the period to 2040 and implement the overall vision and strategy by allocating sufficient land for new employment, housing, renewable energy and other development needs.

The Local Plan will include strategic and non-strategic policies to manage how development takes place in the district. Policies will focus on improving our built and natural spaces to support high quality living conditions in an increasingly zero carbon environment. They will set out the Council's expectations for high standards of design, development and living conditions to give a clear and improved framework for all future development taking place in the district.

The Local Plan will include policies and site allocations relating to:

- Climate change and energy requirements;
- Design;
- Employment (e.g. business development; rural economy; tourism);
- Environmental conditions (e.g. air, water and soil quality; contamination; pollution);
- Environmental protection (e.g. landscapes; biodiversity; woodland; protected sites);
- Town centres;

- Natural infrastructure;
- Health and wellbeing;
- Housing types and standards (e.g. affordable housing; exception sites; custom build; accessible homes);
- Settlement hierarchy;
- Settlement limits;
- Employment allocations;
- Gypsy and traveller site allocations;
- Housing allocations;
- Renewable energy allocations;
- Town centre redevelopment proposals;
- Town specific retail requirements;
- Place specific policies and initiatives.

Timetable:

- May 2018 – *Regulation 18* (Issues) - **completed**
- March 2020 – *Regulation 18* (Part 1) - **completed**
- May 2021 – *Regulation 18* Draft Plan (Part 2) - **completed**
- November 2021 – *Regulation 18* (Part 3) - **completed**
- January 2023 – *Regulation 19* Proposed Submission - **completed**
- November 2023 – *Regulation 19* Addendum to the Proposed Submission Plan
- February 2024 – *Regulation 22* Submission
- June 2024 – *Regulation 23-25* Examination in Public
- November 2024 – *Regulation 26* Adopt Plan

**Teignbridge District Council
Executive
12 September 2023
Part i**

Future High Streets Fund update

Purpose of Report

To inform the Executive on the progress of the Future High Streets Fund Newton Abbot

Recommendation(s)

'To note' only

Financial Implications

There are no financial implications arising from this report as it is 'to note' only.

Although lessened by the subsequent amendment effective from Executive Committee 22 August 2023, the implications of the Notice of Motion effective 25 July 2023 are considerable and the knock on consequences to speed of Project delivery and decision making not only places the entire Project at risk but also jeopardises the £9 million grant. Furthermore, the additional delays that are likely to be caused, will have an adverse impact on costs as we remain in a relatively high inflationary environment.

A detailed breakdown of the overall budget was set out in the Part II report to the 4 October 2022 Executive. There are no changes to update Executive on since that report.

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

Legal Implications

There are no specific legal implications arising out of this report as it is an update only. However, implications and risks associated with the project previously identified and reported remain unaltered. Also, the appropriateness of reports "to note" where no decision is sought or being made is questioned.

Paul Woodhead
Head of Legal Services and Monitoring Officer

Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

There are no risks arising from this report as it is principally only 'to note'.

Risks to the project were set out in the Executive report of 12 September 2022, 4 October 2022, and 17 November 2022, including the risks caused by additional delays to the project and the impact of additional work on available resources to undertake tasks.

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

Environmental / Climate Change Implications

There are no environmental or climate change implications arising from this report as it is 'to note' only.

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Report Author

Thomas E Phillips MRICS, Assets Manager
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Executive Member

Councillor Martin Wrigley

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 Street 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](#) -

1. Background

- 1.1 At the Extraordinary meeting of the Council on 06 September 2022, it was agreed that:
- 1.2 ‘With effect from October 2022, officers present a comprehensive written report for each executive meeting (whether held or not) on delivery of the Future High Streets Fund (FHSF) and its various projects. The report will set out key objectives and timelines, progress towards them, identify when decisions will need to be made by council / the executive and all other necessary and relevant information about the FHSF to keep councillors fully informed. If necessary, the report may be a part ii ‘exempt item’.

2. Project updates

2.1 Key objectives

- 2.1.1 The key objectives for the Future High Streets Fund (FHSF) and the Council’s successful bid were set out in detail in previous reports to the Executive and the Council. It is not proposed to repeat them in this or future update reports.

2.2 Timelines

- 2.2.1 No change to timelines since Executive Report issued 22 August 2023.
- 2.2.2 The planning application for the new four screen cinema is yet to be determined.
- 2.2.7 Plans for the Market Hall are currently being developed. A planning application is being prepared, which is due to be submitted shortly.

2.3 Notice of Motion and Future decisions required

- 2.3.1 At Full Council 25 July 2023, a Notice of Motion that sought to withdraw delegated authority for decisions was passed.

“It is proposed that 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.

Milestones (or checkpoints) in a project are key decision points, such as interior design (outline or detailed), instructions or briefs to external parties, submission of planning requests, agreement with any external agency, Government or similar.

It is not the intention to stop the work, but to deliver the projects in a timely manner”.

2.3.2 During the 22 August 2023 Executive Committee meeting this delegated authority was amended as follows:

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 was agreed by Executive Members.

2.3.3 There are no further updates to report since the previous Executive meeting on 22 August 2023.

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