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24 May 2024

## EXECUTIVE

A meeting of the **Executive** will be held on **Tuesday, 4th June, 2024** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS  
Managing Director

### Membership:

Councillors Buscombe, Goodman-Bradbury, Hook, Keeling (Deputy Leader), Nutley, Palethorpe, G Taylor, Williams and Wrigley (Leader)

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

## AGENDA

### Part I

1. **Apologies for absence**
2. **Minutes** (Pages 5 - 6)  
To approve and sign the minutes of the meeting held on 7 May 2024.
3. **Announcements (if any)**
4. **Declarations of Interest (if any)**
5. **Executive Forward Plan**

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

6. **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.

7. **Strategic Asset Plan** (Pages 7 - 12)

8. **Update on Future High Street**

9. **Notices of Motion referred from Council on the release of untreated sewage into our rivers and water courses**

Notice of Motion presented by Cllr Cox referred from [Full Council on Tuesday, 23rd April, 2024](#)– update on progress

*South West Water Sewage Spills*

*Recognising the importance of Teignbridge's coasts and rivers to our area's outstanding natural environment, the intrinsic aesthetic, cultural, value of this to our residents, and considering the substantial contribution that these natural assets make to our local economy via tourism, Teignbridge District Council, note the widespread concern among Teignbridge residents regarding the state of our local and national sewage infrastructure.*

*Teignbridge District Council finds the significant increase of 55% of sewage spills by South West Water last year a totally unacceptable behaviour requiring curtailment. (Data released by the Environment Agency has shown that South West Water, which covers Devon, discharged sewage a staggering 582,49 times last year, a 55% rise compared to in 2022).*

*Noting that central Government funding for the Environment Agency and OFWAT, the relevant regulatory authorities, had been cut in real terms between 2009/10 and 2021/22, and conscious of the need for Teignbridge District Council to address these issues on account of its responsibilities to the environment, environmental health, and as the Local Planning Authority, while noting with frustration that all most all legal powers of investigation and enforcement are reserved to central government and under-funded, under-staffed statutory regulators:*

*1. Teignbridge District Council declares that it has no confidence in South West Water's existing systems and processes for managing and investing in Teignbridge's sewage infrastructure;*

*2. Teignbridge District Council believes continual Government underfunding has reduced the regulators the Environment Agency and OFWAT to a toothless tiger.*

*3. Teignbridge District Council requests that the Leader write to the Chief Executive of South West Water to invite the company to:*

*a. Commit to involving the District Council in discussions with Town and Parish Councils regarding ongoing and upcoming works on South West Water infrastructure,*

*b. Jointly convene a regular liaison group bringing together senior staff from South West Water and Teignbridge District Council, together with relevant Teignbridge Executive members and their shadows, to proactively monitor and respond to ongoing developments and issues,*

*c. Proactively and transparently engage with Teignbridge District Council's Portfolio Holder for Planning and his/her shadows*

*d. Commit to working with Teignbridge District Council's Planning officers to help manage development pressures on infrastructure and respond to community concerns, to responding to requests for consultation and providing relevant data, to accepting invitations to Planning Committee meetings to discuss applications whenever possible, and taking other relevant steps,*

*e. Actively engage with Teignbridge District Council's Resorts Team and Environmental Health team to proactively advise of overflow discharges in the interest of public safety;*

*4. Additionally, we request that the Leader copy correspondence to our local MPs to encourage them to support our efforts to engage South West Water, and to lobby government to:*

*a. Revisit weak legislation allowing water companies until 2038 to reduce phosphate pollution in rivers from sewage overflows by only 80%, with a view to requiring more immediate action in the short- and mid-term to reduce storm overflows and ameliorate capacity issues,*

*b. Resist a request by South West Water to raise bills by over 20% by 2030, before inflationary increases, until demonstrable action on sewage spills has been taken to reduce spills towards South West Water's own 2025 targets, and*

*c. Restore Environment Agency funding to 2009/10 real-terms levels, and properly fund other environmental regulators, to ensure that polluting activities are fully and robustly monitored, investigated, and where necessary enforcement action taken.*

**10. Notice of Motion referred from Council on South West Water Sewage Spills.**

Notice of Motion presented by Cllr Macgregor referred from [Full Council on Tuesday, 23rd April, 2024](#)– update on progress

*Figures for discharges into the water courses, rivers and coastline have just been released for last year. These paint a very disturbing picture for Teignbridge and its residents, visitors and businesses. For the Teign Estuary alone, there were 420 discharges totalling over 2100 hours of untreated sewage and wastewater into the Teign. Every single site managed by South West Water had occasions last year where untreated sewage and wastewater was released into the water courses. It is likely this was repeated in similar fashion in the Exe Estuary and water course and coastal discharge points throughout the district.*

*This represents a risk to health for residents and visitors. It represents a risk to businesses reliant on the produce from rivers and estuaries. It represents a risk to*

*tourism businesses and to the management and maintenance of beaches, including blue flags.*

*The motion:*

*This council deplores the release of untreated sewage into our rivers and water courses. This council asks the leader and MD to write jointly to the Secretary of State for Environment, Food & Rural Affairs, the Rt Hon Steve Barclay MP, as well as the Secretary of State for Housing, Communities & Local Government, the Rt Hon Michael Gove MP expressing the concern that these discharges represent a risk to the environment, food production, tourism and housing development due to contamination of beaches, rivers, seafood beds etc., and seek their intervention to insist on immediate infrastructure investment to address this.*

## **11. 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](mailto:info@teignbridge.gov.uk)

## **EXECUTIVE**

**7 MAY 2024**

Present:

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

Members in Attendance:

Councillors Clarence

Apologies:

Councillors

Officers in Attendance:

Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer

Neil Blaney, Head of Place & Commercial Services

Phil Shears, Managing Director

Raine Tudor-Williams, Democratic Services Administration Assistant

Paul Woodhead, Head of Legal Services & Monitoring Officer

These decisions will take effect from 10.00 a.m. on 14 May 2024 unless called-in or identified as urgent in the minute

### **39. MINUTES**

The Minutes of the Executive held on 2 April 2024 were agreed as a correct record and signed by the Leader.

### **40. ANNOUNCEMENTS**

The Leader welcomed Cllr Jack Major as the newly elected Councillor for Ashburton and Buckfastleigh Ward.

### **41. DECLARATIONS OF INTEREST**

None.

### **42. EXECUTIVE FORWARD PLAN**

RESOLVED that the forward plan be noted.

### **43. PUBLIC QUESTIONS**

Public questions and responses attached to the agenda.

**44. TEIGNBRIDGE CAR PARK PLAN**

The Executive Member for Estates, Assets, Parking & Economic Development outlined the work to date that had been undertaken by the Car Park Task and Finish Group. He proposed that Executive note the report as it stands and that the task and finish group be reconvened to continue to develop the Car Parking Plan.

**RESOLVED** to note the Operational Car-Parking Plan.

**45. STREET NAMING AND NUMBERING POLICY**

The Executive Member for Planning presented the report to provide Members with details of the Street Naming and Numbering Policy and to recommend its adoption.

**RESOLVED** to:

- (1) Adopt the Street Naming and Numbering Policy as set out in Appendix 1 to this report: and
- (2) Work with Exeter and East Devon Councils to review the shared Policy against the Local Government Association guidance to respond to calls for public realm changes.

**46. UPDATE ON FUTURE HIGH STREET FUND**

The Leader advised that an application for an extension for the Future High Street Funds to March 2025 had been agreed and a second adjustment request would be submitted shortly. There had been positive engagement events in Newton Abbot regarding the changes to the Market Hall and detailed discussion was taking place with the Market Traders regarding their temporary relocation. The changes to Queen Street would start towards the end of May 2024 with a completion date anticipated to be the end of November 2024, there was on going communication with local businesses and residents with regards to the plans and timetable for these works.

**RESOLVED** that the update be noted.

**47. FOR INFORMATION - INDIVIDUAL EXECUTIVE MEMBER DECISIONS**

Noted.

The meeting started at 10.00 am and finished at 10.30 am.

Chair

**Teignbridge District Council  
Executive  
04 June 2024  
Part i**

## **STRATEGIC ASSET PLAN**

### **Purpose of Report**

To obtain approval for the adoption of the new Strategic Asset Plan.

### **Recommendation**

**The Executive Committee RESOLVES to:**

- (1) Adopt the Strategic Asset Plan, attached at Appendix 1 of this report.

### **Financial Implications**

There are no specific financial implications arising from this report, however, the Strategic Asset Plan is intended to support the Medium Term Financial Plan (MTFP) and it is vital our approach to assets and decision making is aligned with that. The Modern 25 agenda assumes delivery of savings through our review of our assets and their use.

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

### **Legal Implications**

There are no specific legal implications arising from this report. Save that such a Plan must not be interpreted or operated in a way that contradicts the Council's statutory or fiduciary obligations.

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

### **Risk Assessment**

There are no inherent risks of the Strategic Asset Plan rather there are risks to the Council and its finances by proceeding in the absence of a relevant and current Strategic Asset Plan. The absence of a Plan is therefore considered to present more risk than the agreement and adoption of one, in order to set strategy, direction and approach.

The policy sets out the behaviours and principles and is the first part of a three part document which will become the full Strategic Asset Plan (SAP), the Second Part is

a Strategy to support the Policy whilst the third part sets out Actions to Deliver on it.

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

## **Environmental/ Climate Change Implications**

The Asset Management Plan accommodates the adopted Part 1 Carbon Action Plan, which sets out a series of actions, targets, and policies addressing the Authority's in-house carbon footprint including its managed asset portfolio. The Carbon Action Plan is reflected within the Asset Management Plan's Policy strategic objectives, Strategy corporate landlord approach and governance, and objectives set out within the 2024/25 Action Plan.

The formation of a Property Working Group containing stakeholders responsible for delivering the Carbon Action Plan will be fundamental to maximising opportunities to reduce carbon emissions and increase climate resilience. Routine and long-term engagement should be established through this channel to respond to the estate's evolving needs and to capture climate benefits within procurement, commissioning, and operational exercises.

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

## **Report Author**

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

## **Executive Member**

Cllr David Palethorpe

## **Appendices/Background Papers**

Appendix 1 – Strategic Asset Plan (SAP) Document  
Appendix 2 - Equalities Impact Assessment

### **1. INTRODUCTION AND BACKGROUND**

1.1 The existing Asset Management Strategy (AMS) was adopted by Executive Committee on 4 December 2018.

[Agenda for Executive on Tuesday, 4th December, 2018, 10.00 am - Teignbridge District Council](#) Item 283.

1.2 After five years this document is now due for review to reflect the Council's current position.

1.3 The Council's Modern 25 Programme was initiated in September 2022. The Programme objective is to modernise the way we work and deliver a new operating model for the council delivering £2.6m of phased revenue savings by April 2026.



1.3 Fundamental to meeting this target and achieving the Council's medium to longer term financial and corporate goals and objectives is a review of how we utilise our land and buildings (Assets). This project falls within the Strategic Portfolio Workstream of the Modern 25 Programme.

1.4 This Strategic Portfolio Workstream has a target of £1.84m of savings – 70% of the overall programme.

1.5 The Asset element has a combined target of £1.22m of savings – 66% of the workstream target.

1.6 Each proposed saving forms an essential part of the programme and difficult decisions will need to be made to achieve the savings target. For example, Public WCs and Green Spaces have been identified as key opportunities to make savings and if these are not progressed then acceptable alternative solutions will need to be identified.

1.7 The purpose of a new Strategic Asset Plan (SAP) is to ensure our approach to assets supports the Council Strategy, other core policy documents and the Medium Term Financial Plan (MTFP).

1.8 The SAP seeks to ensure that the property portfolio is sustainably and efficiently managed, adapted if necessary and remains fit-for-purpose for the future in support of frontline service delivery.

1.9 There needs to be a clear relationship between the SAP and the Council Strategy, supporting how our assets and the transformation of the way in which we, together with partners, deliver public services to meet the needs of our District and residents.

1.10 The production of the Strategic Asset Plan project has ran concurrently with the Council Strategy review, but would be adopted ahead of the Council Strategy.

1.11 The Part 1 Policy Document was approved at Executive Committee 24 February 2024 and is contained here in the complete Strategic Asset Plan document. [Agenda for Executive on Tuesday, 13th February, 2024, 10.00 am - Teignbridge District Council](#) item 20.

## **2 STRATEGIC ASSET PLAN**

### **2.1 Overview**

2.1.1 The council's Strategic Asset Plan (SAP) will set the strategic framework within which the corporate real estate portfolio is to be managed and will be formed of three key components:

- Policy – Context, Core Principles, Vision and Approach (five years)
- Strategy – Governance, Risk, Challenge and Performance (three years)
- Plan – Strategic, Operational and Service Action Plans (one year)

2.1.2 The SAP is intended to guide future decisions concerning the compliance, maintenance, use, refurbishment, redevelopment, acquisition and disposal of property assets to meet the strategic, operational and financial needs of the council.

2.1.3 Fundamental to this is agreeing a set of principles reflective of the Councils strategy, which will inform the behaviour and approach we take in managing our assets.

### **3 EQUALITIES IMPACT ASSESSMENT (EIA)**

3.1 The attached at Appendix 2 was originally produced 26 January 2024 to be published with the Part 1 Policy document taken to Executive Committee on 24 February 2024.

3.2 This EIA document was written with the entire Strategic Asset Plan in mind, has been reviewed and is considered to remain relevant for the entire SAP. The sign-off date has been updated.

## Appendix 1 – Strategic Asset Plan Document

## Appendix 2 – Equalities Impact Assessment (EIA)