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27 October 2025

## EXECUTIVE

A meeting of the **Executive** will be held on **Tuesday, 4th November, 2025** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS  
Managing Director

### **Membership:**

Councillors Buscombe, Hook, Keeling (Leader), Nutley, Palethorpe (Deputy Leader), G Taylor, Williams, Parrott and Nuttall

**Please Note:** Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. By entering the Council Chamber you are consenting to being filmed.

## **A G E N D A**

### **Part I**

1. **Apologies for absence**
2. **Minutes** (Pages 3 - 6)  
To approve and sign the minutes of the meeting held on Tuesday 7<sup>th</sup> October 2025.
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. **Newton Abbot Town Centre Masterplan** (Pages 7 - 28)

Approval to prepare a delivery-focused town centre masterplan for Newton Abbot town centre.

8. **Marina Bowling Club, Sandy Lane, Dawlish - Lease Renewal** (Pages 29 - 32)

To seek authority to grant Dawlish Marina Bowls Club a leasehold interest for a term of 38 years.

9. **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 OCTOBER 2025****Present:**

Councillors Buscombe, Hook, Keeling (Leader), Nutley, Palethorpe (Deputy Leader), G Taylor, Williams, Parrott and Nuttall

**Members in Attendance:**

Councillors; Thorne

**Officers in Attendance:**

Phil Shears, Managing Director

David Eaton, Head of Neighbourhoods

Lucy Faulkner, Apprentice Environmental Health Officer

Charlie Fisher, Democratic Services Manager and Deputy Monitoring Officer

Christopher Morgan, Trainee Democratic Services Officer

**167. MINUTES**

It was **PROPOSED** by Councillor Keeling and **SECONDED** by Councillor Palethorpe and

**RESOLVED**

that the minutes of the previous meeting on Tuesday 9<sup>th</sup> September 2025 be agreed as a correct record and signed by the Chair.

**168. ANNOUNCEMENTS (IF ANY)**

None.

**169. DECLARATIONS OF INTEREST (IF ANY)**

None.

**170. EXECUTIVE FORWARD PLAN**

The Executive Forward Plan was noted.

**171. PUBLIC QUESTIONS (IF ANY)**

None.

## 172. RESIDENTIAL MOBILE HOMES CHARGING SCHEME

The Executive considered the report which considered the introduction of fees for all licensing activity and compliance for residential mobile home sites. The report also considered the relevant policies that set out the fee calculation and how compliance on sites will be enforced.

The Deputy Leader introduced the item, gave an overview of the proposal and thanked those officers involved in formulating the proposal.

The Appendices included in the report pack included a summary of the consultation responses, the Fee Policy and an Equality Impact Assessment.

The Council currently licences 35 residential mobile homes sites which cover approximately 1,400 units of accommodation. The Council does not charge any fees for this work but has a statutory duty to licence the sites and ensure compliance with the site licence conditions. The report set out the rationale for charging for all licensing activity and compliance with a fee policy which complies with the government guidance.

The proposal sets out that the Council would charge for the following licensing activities: issuing a site licence, transferring a site licence, altering conditions, depositing site rules and a fit and proper person application on an annual basis based on the number of units within bands. Following the first year all sites will be risk rated and then an escalator based on the level of risk will be applied to each site.

A consultation was undertaken on the Fees Policy from 8th July 2024 to 23rd August 2024. There were 20 responses from site owners which is a 48% response rate. Regarding the proposed fee structure only 6 answered this question with 50% in agreement and 50% in disagreement.

Councillors Williams and G Taylor spoke in support of the proposals.

The matter having been debated and the options and alternatives and other relevant factors highlighted (e.g. financial, legal and risk implications), it was **PROPOSED** by Councillor Palethorpe and **SECONDED** by Councillor Williams and

### **RESOLVED**

That the Executive adopt the fees as set out in the fees policy.

## 173. DEVOLUTION AND LOCAL GOVERNMENT REORGANISATION

The Democratic Services Manager confirmed that the Governance Committee at its meeting on 2<sup>nd</sup> October 2025 agreed dispensations for 'dual hatted' Councillors (District and County Councillors) to speak and vote on items relating to Devolution and Local Government Reorganisation.

The Managing Director gave a verbal update on proposals for Local Government Reorganisation in Devon. The presentation included a timeline of the submission plans up to the end of November 2025, progress to date on the proposals, an overview of the options appraisal, the financial case within the proposal, other considerations taken into account, the proposed numbers of Elected Members and Neighbourhood Area Committees.

An extraordinary Full Council and Executive meeting have been arranged for Tuesday 25<sup>th</sup> November 2025. A further All Member Briefing will be arranged in advance of these meetings to share the proposals.

Councillor Nutley spoke about the role of Dartmoor National Park Authority within Local Government Re-organisation. The Managing Director confirmed that the National Park authority is not in scope for Local Government Reorganisation but there will need to be changes around the appointment of Members to the authority, how the authority works with a future unitary authority to achieve its aims and have strong working relationships.

The Leader spoke to this item re-confirming that Teignbridge District Council and Devon County Council would be abolished following Local Government Reorganisation.

Councillor Buscombe asked a question regarding the operation of Neighbourhood Area Committees. Learning and best practice from other unitary authorities would be incorporated into the proposals. The new unitary authority would determine the delegation of functions to these Committees and ensuring that local communities are involved in these.

#### **174. FOR INFORMATION - INDIVIDUAL EXECUTIVE MEMBER DECISIONS**

The Individual Executive Member Decisions were noted.

The meeting started at 10.01 am and finished at 10.49 am.

Chairman

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**Teignbridge District Council  
Executive**

**4 November 2025**

**Part i**

**Newton Abbot Town Centre Masterplan**

**Purpose of Report**

To approve the development of a Newton Abbot Town Centre Masterplan to be governed by a Newton Abbot Town Centre Project Board.

**Recommendation(s)**

The Executive RESOLVES to:

- 1) Agree the commencement of work to progress a Newton Abbot Masterplan.
- 2) Agree the creation of a Newton Abbot Town Centre Masterplan Project Board.
- 3) Agree a budget for the project as set out in sections 3.3 and 3.4

**Financial Implications**

See section 3.

Gordon Bryant

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**Legal Implications**

No legal implications.

Maxine Valentine

Email: [maxine.valentine@teignbridge.gov.uk](mailto:maxine.valentine@teignbridge.gov.uk)

**Risk Assessment**

See section 3

Kati Owen

Email: [kati.owen@teignbridge.gov.uk](mailto:kati.owen@teignbridge.gov.uk)

**Environmental/ Climate Change Implications**

There are no direct environmental or climate change implication arising from this report. Broader implications are outlined in section 3

Kati Owen

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**Report Author**

Kati Owen

Senior Planning and Delivery Officer

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**Executive Member**

Councillor David Palethorpe: Economy, Estates and Major Projects

**Appendices/Background Papers:**

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4<sup>th</sup> November 2025

## **Appendix 1: Equality Impact Assessment**

## **Appendix 2: Governance and Stakeholder Engagement Framework**

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

- 1.1 The purpose of this report is to seek authorisation to start work on the preparation of a Newton Abbot Town Centre Masterplan.
- 1.2 Previous Newton Abbot town centre studies carried out in 2010 and 2018 identified a range of projects and redevelopment opportunities aimed at revitalising the town centre. Since then, further studies (such as flood risk strategies, car parking studies etc.) have been undertaken and there is a clear need to consolidate this work and take it forward through a comprehensive Masterplan. This will provide a coordinated approach to addressing Teignbridge District Council's assets in central Newton Abbot, many of which are currently underutilised, not delivering best value, or present potential liabilities. These sites represent significant opportunities for regeneration and positive transformation of the town centre.
- 1.3 A masterplan approach to town centre regeneration will seek to:
  - Achieve key outcomes for communities and internal strategy needs (e.g. delivery of affordable housing and extra-care accommodation, redevelopment of Newton Abbot leisure centre, maximising car parking assets).
  - Identify flood alleviation schemes, as required by the Environment Agency.
  - Accelerate development of town centre sites allocated in the Local Plan.
  - Maximise opportunities to meet identified housing needs e.g. affordable; key worker; older persons housing.
  - Identify improved sustainable travel links.

### **2. Newton Abbot Town Centre Masterplan**

#### **Strategic Vision**

- 2.1 The Newton Abbot Town Centre Masterplan will be a delivery-focused initiative, designed to unlock the full potential of publicly owned brownfield land in the town centre. Building on the town's Garden Community status, and the Garden Community principles embedded in the Teignbridge Local Plan (2020–2040), the Masterplan will identify high-quality, sustainable housing-led regeneration opportunities that support economic growth, community wellbeing, and climate resilience. Aligned with the Garden Community vision, the Masterplan will contribute to a future where the town centre is carbon neutral, has a thriving economy, and is a desirable place to live, work and visit.

#### **Objectives**

- 2.2 Actions arising from the Masterplan will aim to achieve the following:



- Deliver town-centre housing to meet identified local needs, including affordable and specialist homes (e.g. extra care). There is potential to deliver approximately 300 homes on sites allocated in the Local Plan in the town centre.
- Support town centre vitality through increased footfall, extended activity hours, and enhanced safety.
- Enable sustainable living with proximity to services, transport, and amenities.
- Regenerate under-utilised public assets to unlock housing and mixed-use development.
- Introduce a new transport hub to improve connectivity and encourage more walking and cycling into and around the town.
- Enhance public realm and civic spaces to create a more inclusive and attractive town centre, helping people connect with nature.
- Investigate opportunities for relocation of Leisure Centre.

## **Governance**

- 2.3 It is proposed that the Masterplan be carried out in partnership with Newton Abbot Town Council and overseen by a Project Board comprised of officers and councillors from both Councils (TDC and NATC), representatives from partner organisations (e.g. Devon County Council) as well as key community and voluntary sector representatives.
- 2.4 It is important that both the District Council and Town Council have decision making authority, to ensure the Masterplan is jointly “owned”. Therefore, the intention would be for both Councils to approve both the initial recommendations as set out in this report to commence work on the Masterplan, as well as approve the final Masterplan, in their respective Councils. A similar report requesting approval to prepare the Masterplan in partnership with Teignbridge District Council is being taken to Newton Abbot Full Town Council meeting on 14 November.
- 2.5 The purpose of the Masterplan will be to set the direction for how public assets in the town could be used, informed by a community-led approach. However, it is likely to include both District Council and Town Council assets and, any decisions to be made on the use of specific assets, either alongside the production of the masterplan or following its approval, will sit with the respective authority.
- 2.6 Please see Governance and Stakeholder Engagement Framework at Appendix 2 which provides details of the proposed governance structure for the project.

## **What is in scope?**

- 2.7 The project will involve collaborative working with partners and stakeholders, including Newton Abbot Town Council, District Councillors and specialists, and meaningful community engagement using immersive material and 3D visualisations of options. A list of all stakeholders we intend to engage are provided in Appendix 2.

2.8 It is proposed that the Masterplan consults on the following sites:

- Cattlemarket
- Multi-storey car park
- Sherborne House
- Wilko/Post office building
- Wolborough Way Car park
- Hopkins Lane
- Bradley Lane
- Queen Street (station end).

2.9 It will also consider enhanced sustainable travel links and facilities, town centre car parking capacity, and relocation of leisure facilities.

### **Delivery Programme**

2.10 It is proposed that the Masterplan is prepared in line with the following programme:

#### **Phase 1a (October 2025 – March 2026): enabling work**

- Structural surveys of key assets (multi-storey car park and Sherborne House) to assess redevelopment potential
- Public engagement programme using immersive tools (e.g. 3d modelling, VR) to gather community input
- Stakeholder collaboration with town council, ward members, and local groups to shape priorities

#### **Phase 1b: April 2026 – October 2026**

- Feasibility studies of redevelopment sites: Cattlemarket, Wolborough Way, Hopkins Way
- Stakeholder and partner engagement to develop proposals

#### **Phase 2 (October 2026 – July 2027): masterplan development**

- Block structure masterplan options with detailed layouts, building heights, and land uses
- Integration of flood strategy into design work
- High-level viability assessment to inform deliverability and investment strategy
- Community consultation supported by 3D visualisations to demonstrate transformation potential
- Final report summarising preferred options, risks, benefits, and delivery roadmap

### **3. Implications, Risk Management and Climate Change Impact**

#### **Financial**

3.1 A Newton Abbot Town Centre Masterplan will help to extend the life of existing TDC assets or provide redevelopment opportunities that will result in economic

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4<sup>th</sup> November 2025

benefit through rent, revenue or savings on cost of maintenance/security. It will eliminate or reduce costs of securing and maintaining disused sites/car parks and loss of revenue from partly unoccupied or underutilised assets and deliver sustainable travel improvements, which may include a transport hub.

3.2 There are one-off costs associated with the preparation of the Masterplan. These are estimated as follows:

- Multi-storey car park structural surveys - £10,000-£60,000
- Sherbourne House feasibility study - £15,000
- Consultation and engagement activities (including digital 3d and virtual reality visualisations) - £60,000
- Urban design work – £30,000
- Contingency - £10,000

3.3 The total estimated costs are between £125,000 and £175,000, depending on the scale of work required to investigate the future of the multi-storey car park. It is anticipated that funding will be available from the following sources:

- Existing identified revenue funding (25/26): £45,000 (£30,000 from Garden Communities budget and £15,000 from Local Plan budget).
- Homes England funding: £25,000 (25/26) (with potential for further revenue funding in 26/27).
- Newton Abbot Town Council: as partners in the project, the Town Council may wish to contribute towards later design and public consultation.

3.4 As there is currently only £70,000 confirmed budget, this leaves a shortfall of up to £105,000 which can either be taken from in-year savings for 2025/26 or to be included as part of the revenue budget for 2026/27. This may be reduced if further Homes England funding becomes available.

3.5 We do not currently have budget set aside that will enable us to fund the total estimated costs. However, there are a number of funding sources that should soon become available that will enable the scheme to be developed. Project costs will only be committed to as and when funding becomes available.

## **Legal**

3.6 There is no legal requirement to undertake this piece of work. There are no specific legal issues arising from this report or its recommendation.

## **Risks**

3.7 There are risks associated with not preparing a Town Centre Masterplan. These include the lack of ability to understand the potential of possible redevelopment sites for housing, leisure and commercial uses in the town centre, lack of ability to be proactive on car parking provision to enhance the vitality and viability of the town centre, and potential ongoing costs of securing and maintaining disused or under-utilised assets.

- 3.8 There is also a risk that preparing a Masterplan in a less collaborative way, or reducing the cost associated with ensuring that meaningful and inclusive engagement is undertaken (as is intended to be provided by the utilisation of 3D imagery and VR), would prejudice the involvement of parts of the local community, giving them less influence over the use of public assets.
- 3.9 The risks of preparing a Masterplan are largely financial. These include initial costs ahead of revenue receipts and committing additional revenue budget which may not be repaid if Homes England funding is not available.

### **Environmental/Climate Change Impact**

- 3.10 There are no direct environmental/climate impacts arising from this report.
- 3.11 However, there are indirect impacts in that the development of a Masterplan will help to support the delivery of new homes built to improved environmental standards, including net carbon zero homes. It will also help to improve the public realm and sustainable travel links. The regeneration of the town centre is also dependent on flood alleviation works upstream – at Baker's Park, Bradley and Bradley Lane – which will help to improve the resilience of the town centre.

## **4. Alternative Options**

- Delivering a Masterplan that focuses on a smaller area or a single site.
- Delivering a Masterplan that includes a wider area – town wide rather than town centre focussed.
- Not delivering a masterplan and relying on ad hoc changes.

## **5. Conclusion**

- 5.1 The 2010 and 2018 town centre studies identified a number of projects and redevelopment opportunities across the town centre. A number of studies associated with these have been undertaken but this work needs bringing together and progressing through a masterplan.
- 5.2 The preparation of a masterplan has been identified as priority project in the emerging One Teignbridge Action Plan and will help to deliver redevelopment sites in the town centre that are allocated in the Local Plan 2020-2040. It will help to regenerate the town centre, provide housing to help meet the needs of those who require affordable homes or specialist accommodation, and improve the public realm increasing safety and attractiveness of the area which will increase footfall.
- 5.3 The masterplan will help to secure best value of underutilised council assets and prevent the creation of potential liabilities.

# Equality Impact Assessment



|  |   |
|--|---|
| Assessment Of:   |   |
| <input type="checkbox"/> Policy <input checked="" type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service<br><input checked="" type="checkbox"/> Other: Assets | <input checked="" type="checkbox"/> New<br><input type="checkbox"/> Already exists / review <input type="checkbox"/> Changing |
| Directorate: Place & Commercial Services   | Assessment carried out by: Kati Owen  |
| Service Area: Strategy & Partnerships  | Job Role: Senior Planner  |
| Version / Date of Sign Off by Director:  | 27.10.2025  |

## Step 1: What do we want to do?

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

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

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

The Newton Abbot Town Centre Masterplan will be a delivery-focused initiative, designed to unlock the full potential of publicly owned or allocated brownfield land in the town centre and help to deliver the redevelopment of Local Plan sites. It will include multiple TDC assets within central Newton Abbot, which are currently not securing best value, are underutilised or which may create potential liabilities for the council and, which provide town centre regeneration opportunities.

The Masterplan will aim to achieve the following:

- Deliver town-centre housing to meet identified local needs, including affordable and specialist homes (e.g. extra care). There is potential to deliver approximately 300 homes on sites allocated in the Local Plan in the town centre.
- Support town centre vitality through increased footfall, extended activity hours, and enhanced safety.
- Enable sustainable living with proximity to services, transport, and amenities.
- Regenerate under-utilised public assets to unlock housing and mixed-use development.
- Introduce a new transport hub to improve connectivity and encourage more walking and cycling into and around the town.
- Enhance public realm and civic spaces to create a more inclusive and attractive town centre, helping people connect with nature.
- Investigate opportunities for relocation of Leisure Centre.

The Masterplan will positively impact on all users of the town centre, and the project will involve collaborative working with partners and stakeholders. It will include two rounds of meaningful public engagement, using immersive material and 3D visualisations, to ensure that engagement is accessible to all and we receive feedback from as wide a range of the local community as possible.

## 1.2 Who will the proposal have the potential to affect?

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

## 1.3 Will the proposal have an equality impact?

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

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

If 'Yes' complete the rest of this assessment.

|  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b> [please select] |
|--|--|

|  |
|--|
| As a strategy affecting the use of assets and public spaces in the town centre, there will be an impact on different users of that space. Further details set out below. |
|--|

## Step 2: What information do we have?

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

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

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

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

For workforce / management of change proposals you will need to look at the diversity of the affected team(s) using available evidence such as the employee profile data. Identify any under/over-representation for age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation. Please see: [Equality Act 2010 \(legislation.gov.uk\)](https://legislation.gov.uk).

| Data / Evidence Source<br>[Include a reference where known] | Summary of what this tells us |
|---|-------------------------------|
|---|-------------------------------|





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| <p>figure represents 33% of the total local housing need.</p> <ul style="list-style-type: none"> <li>The modelling shows that the number of households likely to need wheelchair adopted housing adapted housing is likely to increase by 930 over the 20-year period to 2040 from a 2020-base of 2,290 households.</li> </ul> <p>Ref: Teignbridge Labour Market Profile Annual Population Survey 2024. (ONS)</p> <ul style="list-style-type: none"> <li>Economic Inactivity: There was a 26% - 20,100-person level of economic inactivity (July 2023- June 2024), compared to south-west percentage of 19%. Groups included: students (6,800) and retired. (4,400)</li> <li>Earnings by place of residence: Gross weekly pay was £655 for Teignbridge, 6% lower than south-west level of £700. (Median earnings for employees living in the district, from 2024 Annual Survey of Hours and Earnings)</li> </ul> <p><a href="#">ONS Census 2021</a></p> <ul style="list-style-type: none"> <li>In Newton Abbot town centre, economic activity varies between 70% and 45.7%, in relation to the Teignbridge average of 54.8%</li> </ul> | <p>options, online and in person events, online surveys with screen-reader compatibility).</p> <p>Lower earnings impact affordability of housing and services, and expenditure within the town centre. Affordability pressures could increase demand for affordable housing, which is predominantly town centre based, including one and two bedroom apartments. We will consider how our assets can be used to enhance economic viability of the town centre. For our engagement we will use mixed channels—different social media platforms, offline and digital advertising, community forums and targeted outreach to different groups through the community and voluntary sector. We will conduct events at different times and days to allow for attendance around working patterns.</p> |
| <p>Protected characteristics: religion; sexual orientation; sex.</p> <p>Ref: <a href="#">Estimates of the population for the UK, England, Wales, Scotland, and Northern Ireland - Office for National Statistics</a></p> <ul style="list-style-type: none"> <li>In Teignbridge the population is 51.4% female, slightly greater than the UK as a whole at 51%</li> <li>Within Newton Abbot Town centre this increases in parts to 55%</li> </ul> <p>Ref: <a href="#">Religion - Office for National Statistics</a></p> <ul style="list-style-type: none"> <li>In the 2021 census the greatest proportion of respondents declared 'No Religion' at 44.8%, followed by 'Christian' at 38.7% and 'No Response' at 4.3%. Buddhist, Hindu,</li> </ul>   | <p>Sex: The data on sex of residents in the district confirms the requirement to consider safety, accessibility, and amenities such as childcare, healthcare, and design options that reflect diverse needs and encourage inclusive participation in public spaces.</p> <p>Religion: Policy should be considerate of the needs of all residents and engagement should be designed to encourage participation from all groups.</p>  |



|  |  |
|--|--|
| <p>Jewish, Muslim and Sikh together made up 0.6% of the population of Teignbridge.</p> <ul style="list-style-type: none"> <li>• In parts of Newton Abbot town centre, the percentage of people with no religious beliefs increases to 73.7% and those with Christian beliefs between 21.2% and 52.2%. the town centre also has pockets where Buddhism increases to up to 1.6% and Muslim beliefs to 6.8%.</li> </ul> <p>Ref: <a href="#">Sexual orientation - Office for National Statistics</a></p> <ul style="list-style-type: none"> <li>• The majority of respondents in Teignbridge to the 2021 census. (90.3%) identified as straight or heterosexual, while 1.2% identified as gay or lesbian and 1.0% as bisexual. A small proportion (0.24%) reported other sexual orientations, and 7.2% chose not to answer.</li> <li>• Within Newton Abbot town centre those identifying as gay, lesbian, bisexual or other ((LGB+)) increases to between 3.75% and 3.3%.</li> </ul>   | <p>Sexual Orientation: These figures indicate that while the LGBT community represent a small percentage of the population, this increases in the town centre and, overall accounts for thousands of individuals whose needs and rights must be considered.</p>  |
| <p><b>Race</b></p> <p>Reference: <a href="#">ONS, Census 2021</a></p> <p>Teignbridge Ethnic Group Classification:</p> <ul style="list-style-type: none"> <li>• 97.6% (2021 census) of the district identifies as predominantly white (e.g., English / Welsh / Scottish / Northern Irish / British / Irish or Any other White background).</li> <li>• 0.7% of the district identifies as predominantly Asian (e.g., Asian British / Asian Welsh / Bangladeshi / Chinese / Indian / Pakistani or Any other Asian background).</li> <li>• 0.1% of the district identifies as predominantly Black (e.g., Black British / Black Welsh / Caribbean / African or other Black).</li> <li>• 1.1% of the district identifies as predominantly Mixed of Multiple Ethnic groups (e.g., White and Asian / White and Black African / White and Black Caribbean and Other Mixed or Multiple ethnic groups).</li> <li>• 0.3% of the district identifies as predominantly and other ethnic group (e.g., Arab or any other ethnic group).</li> </ul> | <p>This tells us that the district has a predominantly white British population. Compared to the United Kingdom as a whole, Teignbridge has lower proportions of the population who identify as Asian, Black, other or mixed ethnicity. However, the town centre includes pockets where ethnic minority groups are focussed. This shows we should take care to ensure the voices and needs of minority groups are met.</p> |

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Between 87.8% and 99% of people within Newton Abbot town centre identify as white. 11.4% identify as Asian, Asian British or Asian Welsh in part of Newton Abbot and 1.3 identify as Black, Black British, Black Welsh, Caribbean or African.</li> </ul> <p>Gypsy and Traveller Accommodation Assessment 2022<br/>Ref: Teignbridge District Council Gypsy and Traveller Accommodation Assessment (GTAA) Final Report, July 2024. (ORS)</p>   | <p>Updated evidence contained within the Gypsy and Traveller Accommodation Assessment 2022 shows that there is a need in Teignbridge for at least 63 permanent pitches for Gypsy and Travellers in the period until 2041.</p>   |
| <p><b>Socio-economic deprivation:</b><br/><a href="#">Household deprivation - Census Maps, ONS</a></p> <p>Households deprived in one dimension:</p> <ul style="list-style-type: none"> <li>Newton Abbot Town Centre 35.8%</li> </ul> <p>Households deprived in 2 dimensions:</p> <ul style="list-style-type: none"> <li>Newton Abbot Town centre - 17.4%</li> </ul> <p>Households deprived in 3 dimensions:</p> <ul style="list-style-type: none"> <li>Newton Abbot Town centre – 5.3%</li> </ul> <p>Households deprived in 4 dimensions:</p> <ul style="list-style-type: none"> <li>Newton Abbot Town centre – 0.5%</li> </ul> | <p>This tells us that there is a high level of deprivation in the town centre which needs to be considered in how the consultation takes place and what elements the consultation and overall strategy focus on.</p>  |
| <p><b>Fuel poverty</b></p> <p>Fuel poverty is most common among vulnerable households, including those on low incomes, with children under 16 years old, people with disabilities or suffering from a long-term illness and older people. Teignbridge's overall housing stock is worse than the English average in relation to excess cold and fuel poverty. This problem is particularly bad in private rented homes, 30% of which are occupied by low-income households.</p>  | <p>This tells us that there are households which are likely to be affected by fuel poverty and that opportunities to address this either through the strategy itself or by reaching out to households with information on how they may be able to reduce fuel poverty (e.g. warm homes initiative) through consultation events.</p> |
| <p><b>Homelessness</b></p> <p>Local Housing Needs Assessment, 2022 &amp; TDC Housing data</p>   | <p>This tells us that there are homeless individuals in the district and a demand for temporary housing. These needs should be considered in the decisions taken around the use of assets included within the scope of the strategy.</p>  |

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• The LHNA identified a total of 35 homeless households in priority need in Teignbridge.</li> <li>• By February 2025 the total of homeless households in priority need had increased to 101 which included the following sources: <ul style="list-style-type: none"> <li>• Priority Need Currently in temporary accommodation in communal establishments (B&amp;B or Hostels) – 33 in B&amp;B 15 in Hostels = 48</li> <li>• Priority Need Currently in temporary accommodation market housing (PSL or private landlord) – 14</li> <li>• Priority Need currently in temporary accommodation in affordable housing (LA or RSL) – 39</li> </ul> </li> </ul> |  |
| <p><b>Digital exclusion</b></p> <ul style="list-style-type: none"> <li>• Gigabit capable broadband is 74.2% in Teignbridge, lower than 83.7% average for England</li> <li>• 4G coverage in Teignbridge 98.1%, slightly lower than England average of 100%</li> <li>• 5G coverage of 59% in Teignbridge is significantly lower than England average of 94.2%</li> <li>• Premises below 30Mbps – 7.5% in Teignbridge is much higher than England average of 1.9%.</li> <li>• Areas of Ashburton, Teignmouth West and Dawlish East are noted as highest risk in Teignbridge in relation to digital exclusion - <a href="#">DERI</a></li> </ul>   | <p>The DERI dataset uses a set of measures for three factors (income, demographics, broadband availability) to look at the risk of people facing digital exclusion in an area. This shows us that we need to ensure that through any consultation and engagement exercises that take place we do not limit promotion and involvement to only digital channels.</p> |
| <p><b>Access to transport</b></p> <p>One Teignbridge Story, 2025 <a href="#">appendix-2-our-one-teignbridge-story.pdf</a></p> <ul style="list-style-type: none"> <li>• Only 15% of Teignbridge residents can access a frequent bus service, compared to 64% in Exeter.</li> <li>• 37.4km of new walking and cycling routes have been created since 2014</li> <li>• 15% of residents do not have a car, 41% have 1 car, 44% have 2 or more.</li> </ul>   | <p>This tells us that a lot of residents rely on the private car to access the town centre – and therefore parking is in high demand. It also highlights a lack of access to public transport which can exclude individuals from accessing the town centre.</p>  |
| <p><b>Additional comments:</b></p>  |  |

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

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

## 2.3 Are there any gaps in the evidence base?

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

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

There are gaps in the evidence base relating to data at the most local level for the town centre, e.g. some of the digital exclusion data only goes down to Devon level.  
The project approach will aim to ensure that representatives of the protected characteristics are enabled to engage in the project and that secondary data is used to inform the project wherever available relating to these protected characteristics.

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

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

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

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

The engagement process will take place over a period of several months using both formal and informal consultation and engagement stages. A governance framework is in place with representatives from key community, voluntary and stakeholder groups. A Consultation and Engagement Strategy will be prepared to ensure that all relevant protected characteristics have the opportunity to be represented. This will include working with Teign CVS to support us in talking to the harder to reach groups.  
Primary data will be supplemented by secondary data to ensure evidenced needs and issues are taken into account.

## 2.5 How will engagement with stakeholders continue?

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

The project will be undertaken jointly with Newton Abbot Town Council and will involve collaborative working with stakeholders, including community and voluntary sector engagement.

There will be ongoing engagement with partners and stakeholders as well as two rounds of face to face public engagement. Engagement methods will ensure they are accessible to all and promoted via a range of channels. The feedback from the first series of engagement events will help to shape the masterplan options presented during the second series of consultation events, which will help to shape the final Masterplan.

### Step 3: Who might the proposal impact?

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

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

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

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

|   |  |
|---|--|
| <b>GENERAL COMMENTS</b> <i>(highlight any potential issues that might impact <b>all or many groups</b>)</i> |  |
|   |  |
| <b>PROTECTED CHARACTERISTICS</b>  |  |
| <b>Age: Young People</b>  | Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Neutral <input type="checkbox"/>  |
| Potential impacts:  | The resulting improvement of the public realm and increase in natural surveillance from introducing new homes within the town centre, will improve the safety of the area and discourage anti-social behaviour, that may deter young people from the town centre, particularly in areas where young people have highlighted they feel unsafe. Reducing anti-social behaviour may also have a positive impact in reducing the number of young people at risk from becoming involved in gang culture or crime. However, unless engagement is specifically targeted at this group, it could lead to a change in the provision of facilities in favour of other groups or protected characteristics. |
| Mitigations:  | The preparation of the Masterplan will include targeted engagement with local schools, empowering young people to be involved with shaping how town centre is used.  |
| <b>Age: Older People</b>  | Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Neutral <input type="checkbox"/>  |
| Potential impacts:  | The resulting development may provide for homes specifically designed for older people, including extra care accommodation. This would help to meet the significant need for this type of accommodation in a location where there is easy access to shops, services and public transport. Improvement of the public realm, including increase in natural   |

|                              |   |
|------------------------------|---|
|                              | <p>surveillance from introducing new homes, will improve the safety of the area for older people and improvements in sustainable travel links and facilities may also have a positive impact.</p> <p>However, this group will need to be engaged with to ensure that other groups are not prioritised about the needs of older people. Engagement events will include accessible venues with easy-to-understand information, and any online questionnaires will also be produced as hard copies for those unable to use or access a computer.</p> |
| Mitigations:                 | Targeted engagement with representatives of this protected characteristic (e.g. via the CVS).   |
| <b>Disability</b>            | Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br>Neutral <input type="checkbox"/>  |
| Potential impacts:           | <p>The resulting development may provide for homes specifically designed for people with disabilities. Improvement of the public realm will help to create accessible spaces and links and improvements in sustainable travel links and facilities may also have a positive impact.</p> <p>However, it will be important that the needs of this group are understood to ensure that appropriate changes are made. Engagement events will include accessible venues, with information displayed in manner accessible to all users.</p>             |
| Mitigations:                 | Targeted engagement with representatives of this protected characteristic (e.g. via the CVS).   |
| <b>Sex</b>                   | Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br>Neutral <input type="checkbox"/>  |
| Potential impacts:           | The resulting improvement of the public realm and increase in natural surveillance from introducing new homes within the town centre, will discourage anti-social behaviour and improve the safety of the area for all users of the town centre.  |
| Mitigations:                 | Ensure that representations are not disproportionately split between male and female.   |
| <b>Sexual orientation</b>    | Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br>Neutral <input type="checkbox"/>  |
| Potential impacts:           | The resulting improvement of the public realm and increase in natural surveillance from introducing new homes within the town centre, will discourage anti-social behaviour and improve the safety of the area for all users of the town centre.  |
| Mitigations:                 | Targeted engagement to ensure this group is represented.  |
| <b>Pregnancy / Maternity</b> | Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br>Neutral <input type="checkbox"/>  |
| Potential impacts:           | Improvement of the public realm will help to create accessible spaces and links and improvements in sustainable travel links and facilities may also have a positive impact.  |
| Mitigations:                 | Targeted engagement with representatives of this protected characteristic (e.g. via the CVS).   |
| <b>Gender reassignment</b>   | Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br>Neutral <input type="checkbox"/>  |
| Potential impacts:           | The resulting improvement of the public realm and increase in natural surveillance from introducing new homes within the town centre, will  |

|   |   |
|---|---|
|   | discourage anti-social behaviour and improve the safety of the area for all users of the town centre including minority groups.   |
| Mitigations:                            | Targeted engagement with representatives of this protected characteristic (e.g. via the CVS).   |
| <b>Race</b>                             | Does your analysis indicate a disproportionate impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br>Neutral <input type="checkbox"/>  |
| Potential impacts:                      | The resulting improvement of the public realm and increase in natural surveillance from introducing new homes within the town centre, will discourage anti-social behaviour and improve the safety of the area for all users of the town centre, including minority groups. |
| Mitigations:                            | Targeted engagement with representatives of this protected characteristic (e.g. via the CVS).   |
| <b>Religion or Belief</b>               | Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Neutral <input type="checkbox"/>   |
| Potential impacts:                      |   |
| Mitigations:                            |   |
| <b>Marriage &amp; civil partnership</b> | Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Neutral <input type="checkbox"/>   |
| Potential impacts:                      |   |
| Mitigations:                            |   |

## OTHER RELEVANT CHARACTERISTICS

|  |   |
|--|---|
| <b>Socio-Economic (deprivation)</b>  | Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Neutral <input type="checkbox"/>   |
| Potential impacts:   | <p>The development that may be delivered through the Masterplan has potential positive impacts on households on a low income, or those without access to a car, by providing affordable homes and improvements to sustainable travel links and facilities.</p> <p>The outcomes from the delivery of the Masterplan will help to reduce anti-social behaviour and create safe, inclusive public spaces, welcoming to all, helping to eliminate discrimination, and helping to create mixed communities that foster good relationships between people which have a protected characteristic and those who do not.</p> <p>However, it could lead to a change in the provision of facilities or availability of employment and housing opportunities in the town which could lead to a disproportionate impact.</p> |
| Mitigations:   | Engagement with traders, local businesses and forums (e.g. Chamber of Commerce) and different socio-economic groups.  |
| <b>Other group(s)</b><br>Please add additional rows below to detail the impact for other relevant groups as appropriate e.g. Asylums and Refugees; Rural/Urban | Urban/rural communities   |

|   |   |
|---|---|
| Communities, Homelessness, Digital Exclusion, Access To Transport |   |
| Potential impacts:  | Opportunities to improve facilities for those living in the urban community of Newton Abbot with disproportionate positive impact for urban community over rural community as a result of investment in this location. However, the services in the town would be accessible to the surrounding rural communities, subject to access being available (e.g. public transport, sufficient parking etc.) |
| Mitigations:  | Engage with both resident population and wider rural population, as well as local transport providers. Use data on car parking provision, demand and usage to inform proposals.   |

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

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

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

See 3.1

## Step 4: Impact

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

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

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

|   |
|---|
| <b>Summary of significant negative impacts and how they can be mitigated or justified:</b>  |
| The Strategy has the potential to create proposals which may disproportionately impact groups with protected characteristics if they are not represented or considered in the making of the Strategy. The mitigations are set out in 3.1 with the primary mitigation being to ensure that targeted consultation is undertaken that listens to the views of all groups and that this is backed up secondary research and evidence. |
| <b>Summary of positive impacts / opportunities to promote the Public Sector Equality Duty:</b>  |
| There are many potential benefits arising from the Strategy which include better provision of housing in the town centre, including affordable and extra care, better access to facilities, improved public realm to enhance safety and vibrancy, and improved economic opportunities as a result of a more attractive and viable town centre   |



## 4.2 Action Plan

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

| Improvement / action required  | Responsible Officer | Timescale |
|--|---------------------|-----------|
| Consultation and Engagement Strategy to outline methods for targeted engagement to reach all affected protected characteristics. | Morgan Wilkinson    | 01.11.25  |
| Governance structure ensures representation of groups with protected characteristics.  | Michelle Luscombe   | 30.10.25  |
| Project proposals consider their impact on groups with protected characteristics.  | Kati Owen           | Ongoing   |
| Secondary data is used to verify and elaborate on primary data relating to protected characteristics.                            | Kati Owen           | Ongoing   |

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

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

Surveys will include option to collect demographic data from individuals completing the survey.  
Data monitored on how people have been invited to take part in consultation.  
Data monitored on who has been invited to take part in consultation.

## 4.4 Is there an opportunity to promote positive attitudes and good relations between different groups and communities?

The mixed communities and improved public realm created within the town centre redevelopment will assist with this aim.

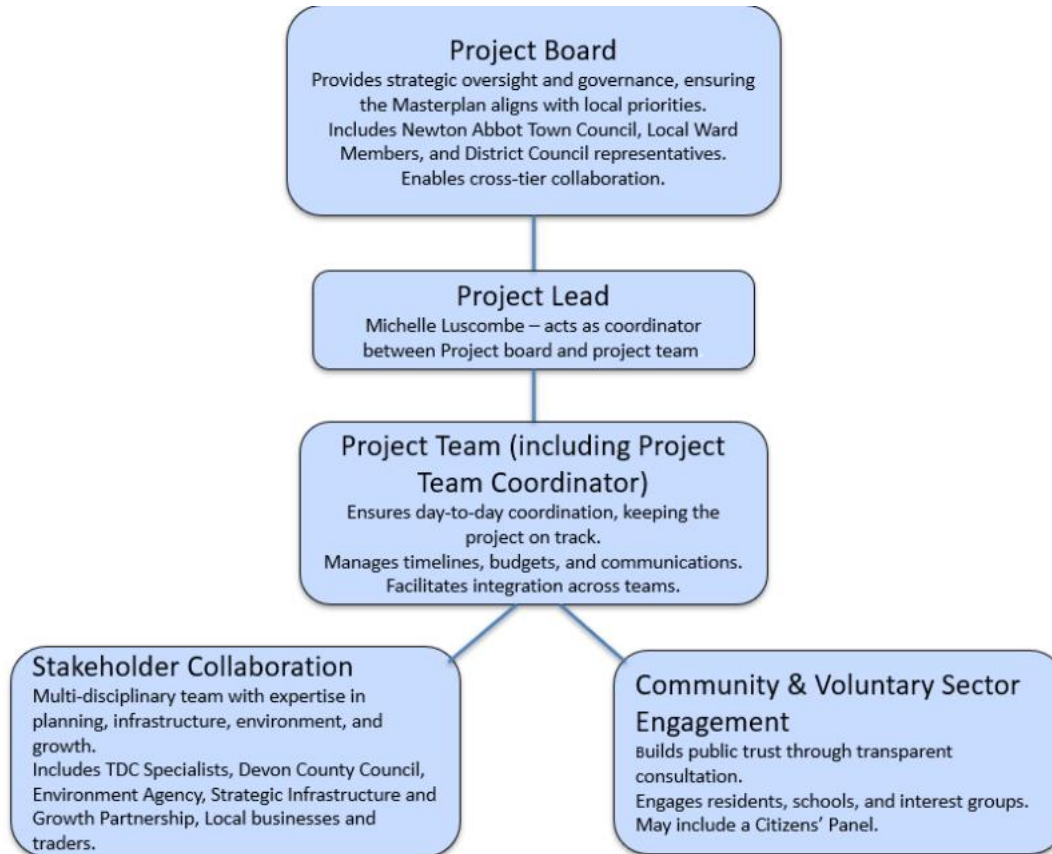
## Step 5: Review & Sign-Off

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

|  |   |
|--|---|
| <b>Reviewed by Service Manager:</b><br>Yes <input checked="" type="checkbox"/><br>No <input type="checkbox"/> Instead was reviewed by: | <b>Strategic Leadership Team Sign-Off:</b><br><br>Neil Blaney |
| Date: 24.10.25   | Date: 27 October 2025   |

Version 3 – August 2024

## Appendix 2: Governance and Stakeholder Engagement Framework



### Project Board

- Provides strategic oversight and governance, ensuring the masterplan aligns with local priorities.
- Includes Newton Abbot Town Council, local ward members, and district council representatives, ensuring democratic legitimacy and local accountability.
- Enables cross-tier collaboration, bridging town and district perspectives to support joined-up decision-making.

### Project Lead

- Acts as coordinator between Project Board and Project Team

### Project Team including Project Team Coordinator

- Ensures day-to-day coordination, keeping the project on track and aligned with strategic goals.
- Acts as the central point of accountability, managing timelines, budgets, and communications.
- Facilitates integration across teams, ensuring that technical, design, and engagement activities are harmonised.

### **Stakeholder collaboration**

- Brings together a multi-disciplinary team with expertise in planning, infrastructure, environment, and growth.
- Includes:
  - TDC specialists: offer technical and policy expertise.
  - Devon County Council: ensures alignment with transport, education, and county-wide infrastructure.
  - Environment Agency: advises on flood risk, climate resilience, and environmental sustainability.
  - Strategic Infrastructure and Growth Partnership: supports regional coordination and investment alignment.
  - Local businesses and traders: providing information and advice on the Newton Abbot economy and town centre trading issues.
- Ensures that complex challenges (e.g. flood mitigation, viability, heritage) are addressed holistically.

### **Community and Voluntary Sector Engagement**

- Builds public trust and legitimacy through transparent and inclusive consultation.
- Engages residents, schools, and interest groups, ensuring the masterplan reflects local aspirations and lived experience.
- May include a citizens' panel, representing a cross-section of the community to guide design and priorities.
- Helps shape a town centre that is welcoming, inclusive, and responsive to community needs.

### **List of likely stakeholders**

- Newton Abbot Town Council
- Local ward members
  - College – Janet Bradford, Liam Mullone
  - Bushell - Robert Hayes, Jackie Hook
  - Buckland & Milber – Alex Hall, Colin Parker, Mike Ryan
- DCC (highways and sustainable travel)
- Bus service providers (in relation to transport hub)
- Environment Agency
- David Eaton/Tonya Short (car parks)
- Richard Rainbow (drainage and flood risk)
- David Carruthers (heritage)
- Tom Phillips (assets)
- Claire Blaney/Morgan Wilkinson (garden communities)
- Estelle Skinner (sustainable travel)
- Chris Trowell/Jon Lloyd Owen (housing)
- Tom Pearce (business transformation)
- Economic Development Officer (town centre)
- Comms

**Teignbridge District Council**  
**Executive**  
**4 November 2025**  
Part I

**Dawlish Marina Bowls Club Lease Proposal**

**Purpose of Report**

To seek authority to grant Dawlish Marina Bowls Club a leasehold interest for a term of 38 years.

The Executive previously resolved to grant the Club a 28-year lease in February 2025. However, Dawlish Marina Bowls Club has since confirmed, in good faith, that the proposed lease length needs to be 38 years in order to maximise grant funding.

**Recommendation(s)**

The Executive RESOLVES to:

- (1) Approve the grant of a 38-year lease to Dawlish Marina Bowls Club.
- (2) Delegate authority to the Director of Corporate Services to take such decisions as are necessary and appropriate to conclude the grant of the lease.

**Financial Implications**

See 2.1 for financial implications.

Martin Flitcroft, Deputy 151 Officer  
Email: [martin.flitcroft@teignbridge.gov.uk](mailto:martin.flitcroft@teignbridge.gov.uk)

**Legal Implications**

There are no legal implications arising out of this report save that the Council is obliged to obtain best value for its asset.

Maxine Valentine, Senior Legal Officer  
Email: [maxine.valentine@teignbridge.gov.uk](mailto:maxine.valentine@teignbridge.gov.uk)

**Risk Assessment**

See 2.3 for an assessment of the risks.

Chris Smith, Assistant Estates Surveyor  
Email: [chris.smith@teignbridge.gov.uk](mailto:chris.smith@teignbridge.gov.uk)

## **Environmental/ Climate Change Implications**

See 2.4 for Environmental/Climate Change Implications

Chris Smith, Assistant Estates Surveyor  
Email: [chris.smith@teignbridge.gov.uk](mailto:chris.smith@teignbridge.gov.uk)

## **Report Author**

Chris Smith, Assistant Estates Surveyor  
Email: [chris.smith@teignbridge.gov.uk](mailto:chris.smith@teignbridge.gov.uk)

## **Executive Member**

Cllr David Palethorpe, Executive Member for Economy, Estates & Major Projects

Cllr John Nutley, Executive Member for Leisure & Recreation

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

On 26<sup>th</sup> April 1996, a Tenancy was granted to Dawlish Marina Bowls Club to occupy land and buildings at Sandy Lane, Dawlish. The lease granted was for a term of 28 years from 1<sup>st</sup> April 1994. The Contractual Term of that lease expired on 31<sup>st</sup> March 2022, however, the Lease continues by virtue of the protective provisions of Sections 24 to 28 of the Landlord and Tenant Act 1954.

A further lease of 38 years will allow the Club to access funding from third party organisations such as Bowls England and Sports England, giving the Club opportunity to improve the playing surface as well as adapt the clubhouse to offer improved facilities suitable for Junior bowls and the Women's game, thus allowing further engagement with the local community.

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

#### **2.1 Financial**

Under the proposed new lease, the rent would be set at £1 per annum (reduced from the current passing rent of £2,500 per annum). However, the tenant would take on the full maintenance responsibilities for the building, which would save the Council approximately £7,500 per annum. The existing lease, as a result of the obligation for the Council to maintain the building and bowling green, means it is particularly onerous for the Council. The proposed new lease, with a cost neutral position, presents best value when compared to other similar leases across the South West.

#### **2.2 Legal**

Dawlish Marina Bowls Club currently occupy the premises under a protected tenancy (i.e. within the Landlord and Tenant Act 1954) and the Club as the tenant therefore has the right to remain in occupation of the premises, in the absence of statutory

grounds to refuse a new lease (there are currently no legitimate statutory grounds), and for the new lease to be on substantially the same terms as the existing lease (which means the proposed lease offers particularly good value to the Council, given the maintenance costs liabilities will drop away completely).

Under the Act, the maximum term a court can order for a renewed lease is typically 15 years if the parties cannot agree on the length of the new lease; however, the parties can still agree to a longer term if they choose to do so. In this case, a lease term of 38 years has been agreed, in order to support the Club's applications for grant funding and in addition we cannot reasonably foresee any other uses for the property.

### **2.3 Risk Assessment**

There are no perceived risks with regard the recommendations of this report, as it allows the Council to adopt a consistent approach with all its sports clubs whilst allowing the Club to continue its operations, as well as apply for additional funding/grants for the betterment of the site and its users.

### **2.4 Environmental/Climate Change Impact**

There is not considered to be any environmental/climate change impact based on the recommendations of this report.

## **3. Alternative Options**

*Do nothing and retain the lease in its current holding over form, with the Council dealing with the lease renewal sometime in the future:*

This would frustrate the Club's ability to apply for funding to improve the facilities. It would also mean that the Council would continue to pay for the repairs and maintenance of the clubhouse building and bowling green.

*Refuse a new lease:*

The Council currently has no reasonable grounds to oppose the granting of a further lease.

## **4. Conclusion**

A new 38-year lease will enable the Club to invest into the facilities and ensure future engagement within Dawlish. The Council will also benefit from the position of being cost neutral, as the maintenance liabilities would pass to the Bowls Club.

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