

E-mail: democraticservicesd@teignbridge.gov.uk

5 January 2026

OVERVIEW AND SCRUTINY COMMITTEE

A meeting of the **Overview and Scrutiny Committee** will be held on **Tuesday, 13th January, 2026 at 10.00 am** in the **Council Chamber, Forde House Offices, Newton Abbot, TQ12 4XX**

PHIL SHEARS
Managing Director

Membership:

Councillors Bullivant (Chair), Cox, Hayes, James, MacGregor, Major, C Parker, Rollason, Ryan, Steemson, Swain, J Taylor and Thorne (Vice-Chair)

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.

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. This meeting will be livestreamed on Public-i. By entering the meeting's venue you are consenting to being filmed.

A G E N D A

Overview and Scrutiny Terms of Reference

The Committee's Terms of Reference is attached to the agenda for reference .

Public participation and attending meetings

Information pertaining to public participation rules and attending Council and Committee meetings can be found at [Public participation and attending meetings - Teignbridge District Council](#)

1. Apologies

2. Minutes

(Pages 7 - 12)

To approve the Minutes of the meeting held on 11 November 2025

3. Declaration of Interests

4. Public questions (if any)

Members of the public may ask questions of the Chair. A maximum period of 15 minutes will be allowed with a maximum period of three minutes per questioner. The deadline for questions is no later than three working days before the date of the meeting i.e. should the meeting be on a Thursday the deadline would be the Friday before at 5pm.

5. Councillor Questions (if any)

Members of the Council may ask questions of the Chair of the Committee subject to procedural rules. The deadline for questions is no later than five clear working days before the meeting.

6. Executive Forward Plan

To note forthcoming issues anticipated to be considered by the Executive over the next 12 months. The Executive Forward Plan can be found [here](#).

7. Overview and Scrutiny Forward Plan

(Pages 13 - 16)

To review the Committee's forward plan which can be found [here](#)

The Committee's work programme is attached.

8. Feedback from the informal meeting held on 9 December 2025

Chair to report and to invite members of the Committee to comment

9. Initial Financial Plan Proposals 2026/27

(Pages 17 - 74)

To consider the initial financial plan proposals set out in the Executive report and appendices for the Executive meeting on 6 January 206 as attached.

10. Unauthorised encampments

(Pages 75 - 82)

To receive a report reviewing the issues over the last few months

11. Executive member biannual update

To receive a biannual updates from Executive Members as follows:

- Councillor Keeling – Corporate Strategy, Devolution, Strategic Partnerships, and Governance (to follow)
- Councillor Williams – Environment Services (to follow)
- Councillor Hook – Environment, Climate and Sustainability (attached)

12. Outside organisation updates from the Council's appointed representatives

(Pages 83 - 84)

The Council's outside organisations representatives to report on any meetings of the

appointed outside organisation in the past few months, whether they attended, a report on the meeting if they did so, the role the outside organisation(s) they represent plays in promoting and aligning with the Council's priorities, policies and strategies, and advising on partnership discussions which are open and in the public domain

- Dartmoor National Park Forum - Cllrs Purser and Farrand-Rogers (attached)
- LGA Coastal and Special interest Group - Cllr Hook (attached)
- Devon and Torbay Housing Advisory Group – Cllr Buscombe (to follow)

13. Feedback on task and finish groups

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

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3.5 Overview and Scrutiny Committee: General Terms of Reference

3.5.1 This committee is appointed in accordance with the statutory requirements to achieve **political balance**. The **Chair and Vice Chair** of the Committee are appointed by Full Council at the Annual Meeting. The committee collectively discharge the functions conferred by Section 9F of the Local Government Act 2000.

3.5.2 **Membership:** All Councillors except Members of the Executive may be members of the committee. However, no Member may be involved in scrutinising a decision in which they have been directly involved. The committee has 13 members (excluding co-opted members) who are elected councillors. Each member of the committee is required to complete in full an induction programme and undertake regular mandatory training. Any member not undertaking these training activities will be unable to serve (or continue to serve) on the committee until such time that the full training requirement has been met.

3.5.2 Areas of Work:

- (a) Sets its own work programmes;
- (b) Review and scrutinise the performance of the Council in relation to its policy objectives and develop new policy recommendations for Executive and full Council approval;
- (c) Report annually to full Council on its workings and where appropriate, propose amendments in their working methods.

3.5.3 In doing so, the committee may:

- (a) make recommendations to the Executive (or Full Council if a Full Council responsibility) arising from its work as part of call in measures or policy development and service improvement;
- (b) appoint review / working groups to investigate specific time limited tasks and report back to it within an agreed time period;
- (c) conduct research, community and other consultation in the analysis of policy issues and possible options;
- (d) recommend to the Council the appointment of up to 5 co-optees (without voting rights) onto their committee or sub-committees;
- (e) consider and implement mechanisms to encourage and enhance community participation in the development of policy options;
- (f) question Members of the Executive, committees and Chief Officers about their decisions, views on issues and proposals affecting the area or specific policy proposals and reviews;
- (g) ask witnesses to attend committee and informal meetings (and where appropriate require on provision of reasonable notice) to address them on any matter under consideration and may pay to any external advisers, assessors and witnesses reasonable expenses for doing so with the Team Leader (Democratic Services) authorised to approve the level of payment and make payments;

- (h) liaise with other external organisations operating in the area, whether national, regional or local, to ensure that the interests of local people are enhanced by collaborative working;
- (i) review and scrutinise the performance of other public bodies in the area and invite reports from them by requesting them to address the Overview and Scrutiny Committee and local people about their activities and performance; and
- (j) if it, or the Chair of the Committee, or five members of the Committee considers that a key decision has been taken which was not included in the forward plan; or the subject of the general exception procedure; or the subject of an agreement with the appropriate Overview and Scrutiny Committee Chair, or the Chair/Vice-Chair of the Council:
 - to resolve that the Executive to submit a report to the Council within such reasonable time as the committee specifies; or
 - for the Chair of the Committee or any five members to request the Head of Paid Service to arrange for a report to be submitted on the matter to the Committee.

OVERVIEW AND SCRUTINY COMMITTEE**TUESDAY, 11 NOVEMBER 2025**Present:

Councillors Bullivant (Chair), James, MacGregor, Major, Ryan, Steemson, Swain, J Taylor and Thorne (Vice-Chair)

Members in Attendance:

Councillors Hook, Keeling, Nuttall, Palethorpe, Parrott, Sanders and G Taylor

Apologies:

Councillors Cox, Hayes, C Parker and Rollason

Officers in Attendance:

Gordon Bryant, Head of Financial Services and Audit

Trish Corns, Democratic Services Officer

Kay Fice, Scrutiny Officer

Charlie Fisher, Democratic Services Manager and Deputy Monitoring Officer

Alex Lessware, Economy and Delivery Manager

Christopher Morgan, Assistant Democratic Services Officer

Jon Lloyd Owen, Head of Housing

Tom Pearce, Project Manager

Amanda Pujol, Director of Customer Experience and Transformation

127. MINUTES

It was proposed by Cllr James, seconded by Cllr Steemson and

RESOLVED

The Minutes of the meeting held on 16 September 2025 be approved as a correct record and signed by the Chair.

128. DECLARATION OF INTERESTS

Councillor Bullivant declared a non-pecuniary interest in minute 136 below by virtue of his position as Trustee for Newton Abbot Transport Association.

129. PUBLIC QUESTIONS

None.

130. COUNCILLOR QUESTIONS

None.

131. EXECUTIVE FORWARD PLAN

The Executive Forward plan was received.

It was agreed that Members be updated on the progress of the Beach Management Plan.

132. COUNCIL STRATEGY Q2 2025-26 PERFORMANCE REPORT

The Chair referred to the agenda report which provided a update on the delivery of the Council Strategy 2020-2030, providing the detailed performance information used to track its delivery.

The following was noted in response to questions regarding the performance indicators (PI) of 'concern' as detailed in the agenda report appendix.

- PI H01 and H02 – A developer forum was being arranged to discuss the current challenges faced by developers with regards to development sites, for which planning permission has been granted not coming forward. The number of homes provided was expected to more reflect the PI during 2026/27 with sites coming forward, particularly smaller sites. There was current housing market challenges which included the interest rate and lack of buyers.
- PI H10 – The Committee would be advised of the current number on the waiting list or disabled adaptations. The Council is in the top 10% of local authorities providing such adaptations.
- PI H11 – Staff were thanked for their work resulting in this PI moving from 'concern' to 'caution.'

RESOLVED

The Strategy Q2 performance monitoring report be received and the actions being taken to rectify performance issues detailed in the appendix be supported.

133. OVERVIEW AND SCRUTINY FORWARD PLAN

The Overview and Scrutiny Forward Plan was received. There were no matters arising.

134. EXECUTIVE MEMBER BIANNUAL UPDATES

The Chair referred to the agenda reports of the Executive Members (EM) summarising the service and legal responsibilities covered by the EM remit, Strategic Plan objectives, service delivery updates, how OS can support upcoming decisions and the delivery of the strategic plan, and any other relevant information for the OS forward plan/work programme.

The Executive Member for Local Government reorganisation and devolution presented the report. This matter would be discussed at the Extraordinary Council meeting on 25 November 2025.

The report of the Executive Member for Assets, Estates, Communication and Major Projects listed areas for OS to consider. The list of issues would be considered by the OS informal meeting in December.

The Executive Member for Finance and Corporate presented the agenda report and he thanked the Medium Financial plan Review Group for their work to date. It was noted that it was not viable to invest in a new finance system given the forthcoming local government reorganisation.

The Executive Member for Neighbourhood Services advised in response to questions that environment wardens wore body cams, work was progressing to secure sites from unauthorised encampments and Osbourne Park was secure, energy savings were evident for all leisure centres following energy efficiency works, and the draft Beach Management Plan would be subject to consultation.

RESOLVED

1. The report of the Executive Member for Local Government reorganisation and devolution as set out in the agenda be received.
2. The report of the Executive Member for Assets, Estates, Communication and Major Projects be received and the list of proposed areas for Overview and Scrutiny Committee to consider as set out in the report be referred to the informal meeting in December 2025 to assess prioritisation.
3. The reports of the Executive Members for Finance and Corporate Services, and Neighbourhood services be received.

135. OUTSIDE ORGANISATION UPDATES FROM THE COUNCIL'S APPOINTED REPRESENTATIVES

The Chair referred to the agenda reports from the Council's appointed representatives for the following outside organisations:

- Devon Rail Forum
- Local Government Association
- LGA District Councils' Network Assembly
- PATROL (Parking and Traffic Regulations Outside London) Joint Committee.

The agenda reports summarised the purpose of the organisation, attendance requirements, feedback on the work of the organisation, the role the outside organisation plays in promoting and aligning with the Council's priorities, policies and strategies, the value that the Council brings to the organisation, why the organisation needs the Council, and any other relevant information for OS.

The Leader advised that the Council's representation on both the Local Government Association and the District Councils' Network Assembly made a valuable contribution to the working of the Council.

Full presentations can be viewed on the webcast at [Agenda for Overview and Scrutiny Committee on Tuesday, 11th November, 2025, 10.00 am - Teignbridge District Council](#)

The Chair requested that future update reports include the cost to the Council of having a representation on the outside organisation.

RESOLVED

The update agenda reports of the Council's representatives appointed to the following outside organisations be received.

- Devon Rail Forum and that Devon County Council be asked what the intention of this group is, and if it is to continue how will this happen.
- Local Government Association
- LGA District Councils' Network Assembly
- PATROL (Parking and Traffic Regulations Outside London) Joint Committee.

136. FEEDBACK ON TASK AND FINISH GROUPS

The Chair of the Medium-Term Financial Plan review group Councillor Thorne presented the report and particularly referred to Appendix B which demonstrated that a section 114 Notice could be declared prior to 2028 because the current budget forecast timeline showed the deficit exceeding reserves.

The Committee thanked the review group for their work.

RECOMMENDED

The Executive is recommended to resolve that:

1. All Service managers to prepare options for discretionary Fees and charges for their area of control to maximise income (10% or more) from 1 April 2026 together with the implications. (increases to be greater than the 5% increase assumed in the MTFP).
2. 'Invest to save' schemes for Housing are accelerated to reduce the cost of providing temporary accommodation as soon as possible.
3. 'Invest to save' schemes in Leisure are supported. There are two options at Dawlish Leisure Centre: a) invest to generate additional income or b) to consider the economic viability of the Centre.

4. Approval of Council tax increases at the maximum allowed in 2026/27 (2.99% in 2025/26) is supported. At Band D that would equate to an additional £6 per annum (still to be confirmed precisely).
5. The Council removes the 50% Council Tax Discount that applied for a maximum period of 12 months for empty, uninhabitable properties that was agreed in January 2013 and in operation since 2013.
6. To continue to support the valued work across the District delivered through Voluntary sector Service Level Agreements e.g. Citizen's Advice, freezing all members allowances at the current value to be progressed for consideration by Full Council.

CLLR P BULLIVANT
Chair

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Overview and Scrutiny Work Programme 2025/26 & 2026/27 to May 2027

Regular items at all formal meetings:

- Executive Forward Plan
- Overview & Scrutiny Forward Plan
- Bi-annual Report from Executive members (Schedule from Jan 26 – Nov 26 attached)
- Feedback from representatives on Outside Bodies
- Feedback from Task & Finish/Review Groups as appropriate
- Feedback from Informal Pre-Scrutiny meetings with any recommendations

Date	OS Committee – Formal Regular items plus the following:	OS Pre-Scrutiny – Informal	Other (e.g.Briefings)
13 January 2026 13	<ul style="list-style-type: none"> - Proposed 2026/27 Budget - Unauthorised Encampments <i>(Review the Council's approach including data sharing, timescales, and communication with residents).</i> 		
3 February 2026	<ul style="list-style-type: none"> - Final 2026/27 Budget - Kerbside Recycling Trial - Council Strategy Q3 Performance 		
17 March 2026		<ul style="list-style-type: none"> - Planning - CIL (5 Year Spending Plan) 	
14 April 2026	<ul style="list-style-type: none"> - NHS (Health & Dentistry) - Housing Strategy - Active Wellbeing Report - Unified Enforcement Policy - Scrutiny Annual Report 		
26 May 2026 (provisional date as Half-Term)		<ul style="list-style-type: none"> - Economic Development (including Cultural Strategy) 	SWW TEAMS Briefing Flood risk resilience
Date	OS Committee – Formal Regular items plus the following:	OS Pre-Scrutiny – Informal	Other (e.g.Briefings)

Agenda Item 7

16 June 2026 (Crime and Disorder Committee)	<ul style="list-style-type: none"> - Annual Community Safety Partnership Review - Safeguarding - Council Strategy Q4 Performance 		
14 July 2026		<ul style="list-style-type: none"> - Emergency Planning for Major emergencies - Cyber security failure and ICT Security measures 	OS Work Programme Session 26/27 (if required)
<i>Note to Democratic Services: Pre-Meeting invitations to be sent for future meetings</i>			
15 September 2026	<ul style="list-style-type: none"> - Council Strategy Q1 Performance 		
13 October 2026		<ul style="list-style-type: none"> - Local Government Review and Forward Financial Planning - Licencing Fees and Economic impact 	
24 November 2026	<ul style="list-style-type: none"> - Council Strategy Q2 Performance - 2026/27 Budget Monitoring 		
Weds 16 December 2026			
<u>12 January 2027</u>	<ul style="list-style-type: none"> - Proposed 2027/28 Budget 		
12 February 2027	<ul style="list-style-type: none"> - Final 2027/28 Budget - Council Strategy Q3 Performance 		
16 March 2027			
13 April 2027	<ul style="list-style-type: none"> - Scrutiny Annual Report 		
25 May 2027			
Topics to be scheduled			
A383 (Ashburton Road, Newton Abbot)	Briefing to be arranged		
Single Sex Spaces	LGA advice is to wait until the EHRC Code of Practice is available. To be removed from the list and added when the code of practice is available as it is not possible to schedule at present		
External funding and Delivery Risk	To be considered in conjunction with Audit Committee responsibilities. Possibly link with CIL item if scope widened to include S106 and other External funding		
Date	OS Committee – Formal Regular items plus the following:	OS Pre-Scrutiny – Informal	Other (e.g.Briefings)
Completed meetings			

15 July 2025		OS Work Programme Session	
15 September 2025			Kerbside Recycling Trial
16 September 2025	<ul style="list-style-type: none"> - Council Strategy Q1 Performance - Modern 25 Update OS Work Programme and Survey 		
14 October 2025		<ul style="list-style-type: none"> - Housing Strategy Local Government Reorganisation 	
11 November 2025	<ul style="list-style-type: none"> - MTFP Task Group Report Council Strategy Q2 Performance 		
9 December 2025		<ul style="list-style-type: none"> - National Grid - 25/26 Budget Monitoring Work Plan updating/Review 	

Notes:

1) All Topics have been reviewed and either added to the Programme or removed as they will be covered by the Portfolio Holders in their Bi-
 Annual reports, delegated to the MTFP Review Group or via other reports

2) Any potential new topics must be agreed by the Overview & Scrutiny Committee following submission of a completed proposal form sent to Democratic Services [Cllrs OS agenda item proposal form.docx](#)

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**Teignbridge District Council
Overview & Scrutiny
13 January 2026
Part i**

INITIAL FINANCIAL PLAN PROPOSALS 2026/27 TO 2028/29

Purpose of Report

To consider the initial financial plan proposals 2026/27 to 2028/29 to be published for comments over the next six weeks

Recommendation(s)

The Committee is recommended to resolve:

That the Overview and Scrutiny Committee provides comments on the budget proposals to Executive Committee as appropriate

Financial Implications

The financial implications are contained throughout the Executive report attached. The main purpose being to formulate the initial budget proposals for both revenue and capital budgets and medium term financial plan covering the years 2025/26 to 2028/29.

Gordon Bryant – Chief Finance Officer
Email: gordon.bryant@teignbridge.gov.uk

Legal Implications

The Executive is required under the budget and policy framework procedure rules in the constitution (section 7(a) and 7 (b)) to agree and recommend a budget to Council each year. See section 9 of the attached report.

Gordon Bryant – Chief Finance Officer
Email: gordon.bryant@teignbridge.gov.uk

Risk Assessment

The risks involved in not setting a balanced budget are highlighted throughout the attached report. The major risks are in 3.9, 4.13, 4.15 and 4.26 with reference to changes in government funding and addressing the budget gaps highlighted each

year. A programme of identifying savings or increased income is required to meet the budget gaps in 2027/28 and future years thereafter.

Gordon Bryant – Chief Finance Officer
Email: gordon.bryant@teignbridge.gov.uk

Environmental/ Climate Change Implications

The revenue budget supports the funding of a Climate Change Officer and associated revenue budget and capital projects are highlighted which contribute towards our climate change objectives in appendix 6 – capital programme

David Eaton – Head of Neighbourhoods
Email: david.eaton@teignbridge.gov.uk

Report Author

Gordon Bryant – Chief Finance Officer
Email: gordon.bryant@teignbridge.gov.uk

Executive Member

Councillor John Parrott – Executive Member for Resources

Appendices/Background Papers

Executive report 6 January 2026 and associated appendices
Budget and settlement files
The Constitution

1. PURPOSE

- 1.1** To consider the initial financial plan proposals 2026/27 to 2028/29 as appended, to be considered by the Executive on 6 January 2026.
- 1.2** To consider the Executive's recommendations to Council in relation to the draft budget proposals, which will be reported at the Overview and Scrutiny Committee on 13 January 2026.
- 1.3** The report and appendices to be considered by the Executive on 6 January 2026 are appended for ease of reference. Members are asked to refer to these papers for all background information.

**Teignbridge District Council
Executive
6 January 2026
Part i**

INITIAL FINANCIAL PLAN BUDGET PROPOSALS 2026/27 TO 2028/29

Purpose of Report

To consider the initial financial plan proposals 2026/27 to 2028/29 to be published for comments over the next six weeks

Recommendation(s)

The Executive Committee is recommended to resolve that comments be invited on these budget proposals

Financial Implications

The financial implications are contained throughout the report. The main purpose being to formulate the initial budget proposals for both revenue and capital budgets and medium-term financial plan covering the years 2026/27 to 2028/29.

Gordon Bryant – Chief Finance Officer & Head of Financial Services & Audit
Email: gordon.bryant@teignbridge.gov.uk

Legal Implications

The Executive is required under the budget and policy framework procedure rules in the constitution (section 7(a) and 7 (b)) to agree and recommend a budget to Council each year. See section 9 of the report.

Gordon Bryant – Chief Finance Officer & Head of Financial Services & Audit
Email: gordon.bryant@teignbridge.gov.uk

Risk Assessment

The risks involved in not setting a balanced budget are highlighted throughout the report. The major risks are in 3.9, 4.13, 4.15 and 4.26 with reference to uncertainties as to income projections following the current economic conditions and further analysis on the recently announced funding review. A programme of identifying savings or increased income is required to meet the budget gaps for future years if additional funding is not provided from Government.

Gordon Bryant – Chief Finance Officer & Head of Financial Services & Audit
Email: gordon.bryant@teignbridge.gov.uk

Environmental/ Climate Change Implications

The revenue budget supports the funding of a Climate Change Officer and associated revenue budget and capital projects are highlighted which contribute towards our climate change objectives in appendix 6 – capital programme.

David Eaton – Head of Neighbourhoods
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Report Author

Gordon Bryant – Chief Finance Officer & Head of Financial Services & Audit
Email: gordon.bryant@teignbridge.gov.uk

Executive Member

Councillor John Parrott – Executive Member for Resources

Appendices/Background Papers

App 1 – Budget timetable 2026/27
App 2 – Council tax base 2026/27
App 3 – Council tax calculator 2026/27
App 4 – Summary revenue plan 2025/26 onwards
App 5 – Fees and charges summary
App 6 – Capital programme 2025/26 – 2028/29
App 7 – Financial Plan 2026 - 2031
Budget and settlement files
The Constitution

1. PURPOSE

- 1.1** To consider the initial financial plan proposals 2026/27 to 2028/29 to be published for comments over the next six weeks.
- 1.2** These proposals include draft revenue and capital budgets for the three years 2026/27 to 2028/29. The main issues taken into account are:
 - The level of council tax and the proposal to increase it by £6.05 (2.99%).
 - Reducing central funding and the need to make ongoing efficiencies using invest to save where possible.
 - Maintaining 100% council tax support.
 - The ongoing impact of economic conditions on income streams and changing Government funding.
 - Continuing to react to the climate change emergency by maintaining ongoing budgets for a climate projects officer and associated spending in revenue and

provision in the capital programme, including ongoing provisions for corporate decarbonisation schemes as per 5.5.

- A £3 million provision for employment sites funded by borrowing.
- Authority for Executive to exceed the approved overall revenue budget by up to £200,000 per 4.25.
- Support for housing – the Homes4Teignbridge initiative including £7,243,317 for the Sherborne House Car Park social rented flats and further purchases supported by the Local Authority Housing Fund (see 5.3) whilst backing business and bringing people and organisations together for local neighbourhood planning.
- Infrastructure delivery plan investment funded by community infrastructure levy (CIL) and external sources where available (see 5.4); continuation of grant-funded South West Regional Coastal Monitoring Programme as per 5.6.
- Town Centre investment in infrastructure and employment as per 5.7
- Revenue contributions to capital being maintained at £1,500,000 per annum for 2026/27 and £500,000 thereafter.
- Councillor's Community Fund set at £1,000 each.
- Providing additional 4% inflationary funding to voluntary group grants
- The level of general reserves necessary for the council as per 4.22 – recommended at £2.6 million for 2025/26.
- Estimated revenue budget gap of £0.9 million in 2027/28 and £1.2 million in 2028/29 and ongoing gaps (before use of remaining earmarked reserves) and action required to address this from established working groups informing Overview & Scrutiny on work to reduce the gap (see 4.26).

1.3 To note the council tax base 2026/27 approved by Audit Committee on 17 December 2025 as shown at appendix 2.

2. SUMMARY

2.1 Recent budgets have taken account of reducing government grant over the period of the last comprehensive spending review. We have now received the provisional local government settlement for the next three years. This implements the long-awaited funding review and Business Rates reset. Teignbridge is unfortunately in the category of the most affected councils. We are to receive protection that minimises the impact on the Core Spending Power to 95% of that in the current year. (In previous years, protection has been at 100% for the most affected councils). The fact that this is a lower percentage and the fact that this is over three years increases the impact on our ability to fund services. As anticipated, many funding streams have been cut or are now included within unringfenced funding. Teignbridge do not qualify for some of the new funding streams that the government have announced. New burdens are funded and the Extended Producer responsibility funding continues. Council tax thresholds are maintained at the higher of 2.99% or above £5 (see 4.5 for full explanation).

2.2 The revenue budget summary covers 2026/27 and the next two financial years. It is very possible that 2028/29 is the first year of the new unitary's operations which will be replace the responsibilities of Teignbridge District

Council. Until a formal decision is made, the budget assumes that TDC continues in its current form.

- 2.3** We have benefitted from previous savings plans and restructuring efficiencies are still producing cost reductions. This budget also benefits from the Strata partnership. We are using the Modern 25 agenda as part of the recovery plan to identify savings through service reviews following the successful Business Efficiency Service Transition (BEST) 2020 reviews and Better 2022 initiatives in earlier years.
- 2.4** The macro-economic situation is worrying. Inflation remains high and the economy struggles to grow or improve productivity. Teignbridge has experienced significant reductions in certain areas of rental income in recent years. We are now budgeting for returns on recent invest to save schemes.
- 2.5** General increases in most off street parking charges are proposed to cover inflation and in particular the continuing higher business rates from revaluations which mainly falls on car parking. (see also 4.3 below).
- 2.6** Business rates are revalued nationally every 3 years. With transitional arrangements phasing changes in bills over the life of the valuation period. Our on-going investment in Newton Abbot will enhance its vitality and viability within the town centre.
- 2.7** The capital programme to 2028/29 has been updated to align with the One Teignbridge Action Plan, which was adopted at Full Council on 23 October 2025. The main aims are to work with communities, support the local economy, care for the environment, create affordable homes and work with partners to bring forward infrastructure improvements.

Infrastructure

- 2.8** Infrastructure delivery plan projects, which are vital to the development and accessibility of the area. These include highways and cycle path projects, funded by CIL and external sources where available.
- 2.9** £15.7 million of CIL funding is provided towards delivering additional education facilities to support new development. Projects will be brought back to Full Council in due course.
- 2.10** £1.3 million is earmarked for improvements to Dawlish leisure centre.
- 2.11** £800,000 is provided over 4 years for a Community Match Fund, to support town and parish projects which are in accordance with a Community Infrastructure Plan.

Housing

- 2.12** Investment in housing (Homes4Teignbridge) continues. On 23 October 2025, the Sherborne House car park social rented flats budget was increased to

£7,243,317. Homes England funding in support of the scheme was confirmed in early December 2025.

2.13 The purchase of council homes supported by the Local Authority Housing Fund continues, with a further provision of £1,000,000 in prudential borrowing to improve temporary accommodation arrangements and reduce the use and cost of bed and breakfast accommodation. Investment in other support measures such as disabled facilities continue, funded from Better Care grant.

Environment

2.14 There are provisions to continue corporate decarbonisation measures, including energy efficiency measures at Dawlish and Newton Abbot leisure centres.

2.15 £8.4 million provision is made for waste and recycling projects, including £5.033 million approved for the waste transfer station redevelopment on 20 May 2025, waste management infrastructure, provision for the simpler recycling statutory requirements and replacement recycling banks. These are vital to enabling the continuance of this statutory service.

2.16 £1,367,000 is provided for the final phase of the Ridgetop Countryside Park, funded from Housing Infrastructure Fund grant. A further £1,550,000 towards new countryside parks is planned, funded from CIL – the initial £50,000 is in 2028/29. There is also £1,000,000 over 2027/28 and 2028/29 towards habitat regulations infrastructure measures, funded from CIL.

2.17 South West Coastal Monitoring continues, fully funded from Environment Agency grant.

Economy

2.18 Provision is also included for town-centre investment, including the refurbished Market Hall in Newton Abbot, due to complete in 2026. There is a £3,000,000 provision for employment infrastructure, to create new spaces for jobs and local enterprise. These projects aim to stimulate growth in the local economy and ensure it is an attractive and well-connected environment for local businesses.

2.19 The One Teignbridge Action Plan also sets out “**the way we will work**” including continuing to implement the Modern25 Programme. This is enabled by investment in IT.

2.20 For the programme as a whole, prudential borrowing supports a number of projects where alternative funding is not available and a return on capital can be demonstrated.

3. BACKGROUND

3.1 The budget and policy framework procedure rules in the Constitution set out the process for developing annual budgets and their approval by Council. Thus there is a budget timetable in the Executive forward plan which includes Overview and Scrutiny consideration of the financial plan proposals. The detailed **timetable** is shown at **appendix 1**. The Council is responsible for the adoption of its budget including approving the appropriate level of council tax.

3.2 The funding reset will reduce further the support provided by central government. As modelled by MHCLG, our Comprehensive Spending Power will fall in cash terms between 2025/26 and 2028/29 by 5%. In real terms, the reduction will be much greater than this. This comes on the back of reductions since 2015/16.

3.3 Income streams continue to recover post the pandemic. Capital schemes providing positive net income have also been reflected within the medium term financial plan.

3.4 **Modern 25**, continuing review of Business Plans and O&S scrutiny working groups are the key options for exploring reduction in budgets and also to evaluate the pressures of investment that might be required to deliver those savings. The savings that can be made to date have been built into the budgetary figures.

3.5 Our ten-year Strategy (which has been reviewed) takes us to 2030. This sets the tone for contributing to civic life and ensuring public services focus on 'place and person' while remaining accountable, fair and value for money. At the heart are the Teignbridge overarching projects that guide our activities, where we focus our resources and how we shape services to deliver real progress for the district. The "One Teignbridge" investment strategy is Teignbridge District Council's long-term plan, developed with residents, to improve services and tackle district-wide issues over the next five years (2025-2030), focusing on key areas like a cleaner environment (net zero, recycling), a strong local economy (jobs, town centres), supporting communities (health, facilities), and better infrastructure, with an Action Plan adopted in late 2025 to detail specific projects, timelines, and success measures. The capital programme has been updated to reflect these changes.

3.6 There are some minor amendments to the council tax support scheme. These have minimal impact on the budget. The scheme already makes provision for an uplift in income band thresholds so we can protect claimants from receiving reduced levels of support as a result of an uplift in their state benefits if necessary. A budget survey was planned and has been put on the website and publicised to encourage feedback. In particular it will be brought to the attention of **businesses**, the residents' panel and Teignbridge relationship groups.

- 3.7 The current council tax for Teignbridge is £202.28 per year for an average band D property. The 2025/26 **tax base** or effective number of properties for calculating council tax income is 51,562. Thus current year council tax income for the district is estimated at £10.1 million as shown in **appendix 2 - the recommended council tax base 2026/27**. A table of values for various increases in council tax is shown at **appendix 3 - the council tax calculator**.
- 3.8 Of the current total average annual £2,512.83 council tax collected per property, Teignbridge keeps just over 8% or £3.89 per week for its services. 72% goes to County, 11% to the Police, 4% to the Fire Authority and 5% to parishes and towns for their local precepts.
- 3.9 Significant government funding and cost changes affecting us for current and future years are as follows:
- 3.10 Pay increases for current and future years. A one year flat rate deal of 3.2% to employees as tabled by the National Employers for Local Government Services for 2025/26 has been agreed and implemented and has been updated within the current year's salary budgets. There is no agreed increase for next year however an assumption of 3% for next year and thereafter had been built into the financial plan proposals together with any implications arising from the payline review. With further increases to the minimum wage and cost of living pressures likely to continue the assumption has been maintained at 3% for 2027/28 and for 2028/29 and thereafter.
- 3.11 The increased costs for employers national insurance continue to be partly covered by Government funding.
- 3.12 The actuarial valuation of the Devon pension fund effective from 1 April 2026 has decreased employers contributions and the revised rates effective from the latest revaluation are detailed in 4.20 below.
- 3.13 Bed & breakfast costs for those at risk of being made homeless continue to be a significant pressure. Capital investment in more Teignbridge owned facilities are intended to reduce this ongoing cost.
- 3.14 Repairs and maintenance costs to existing asset portfolio are increasing and a significant provision has been made in 2026/27 to deal with urgent maintenance. Audit fees also continue to increase.
- 3.15 We continue to recognise the value of the work undertaken by voluntary and community groups. Support continues at an enhanced rate to reflect the impact of inflation.
- 3.16 Income budgets have been increased to reflect the rental streams attached to new capital projects.
- 3.17 As a consequence of the funding review, certain grants have been abolished, new ones have arisen and funding has also been transferred from ring-fenced to non-ringfenced. On balance, Teignbridge have been badly affected by

these changes. The Business rates 'reset', whereby councils are no longer able to keep increases in business rates in their area, has also reduced the level of funding available. The net impact of these changes is that Teignbridge now qualify for the highest level of protection from the reduction in funding. Government support will ensure that the Core Spending Power does not fall below 95% of that received in the current financial year in cash terms for the next three years. After assumed inflation, Teignbridge will see income fall by more than 10% over the three year period of the settlement.

- 3.18 Other budget pressures anticipated and included are for the impacts of inflationary pressures and general activity levels. Any other gap can be met by use of earmarked reserves (with any additional shortfall in year being investigated and further savings being made in year).
- 3.19 2026/27 is the first year where we have been able to build into the budget the results of the transformation and savings programmes such as Modern 25. This has made a major difference to the budget gap that is now present. There has also been progress in delivering savings and enhanced income streams in a variety of other ways. This includes increased leisure income, exploring options for investment of our cash deposits, new letting arrangements, and funding substantive positions from external grants. There have also been significant vacancy management savings arising in the current financial year.
- 3.20 The Executive has had two **monitoring** reports this financial year on 9 September 2025 and 2 December 2025. These have updated current year budgets and also future year forecasts.

4. REVENUE FINANCIAL PLAN

- 4.1 **Appendix 4** to this report is the draft budget scenario for the next three years. The effects of budget variations in 2025/26 already approved by Executive and Full Council are included.
- 4.2 Proposed **fees and charges** draft income totals for each service are shown at **appendix 5**. Detailed recommended fees and charges will be available on the website early in January via the members' newsletter. There are general changes for most charges to reflect more recent inflationary increases in costs for these services with some areas being altered to reflect better alignment to cost recovery and/or comparable charges/market rates elsewhere. 'Jam Packed' Leisure membership fees increase from £40 per month to £42 per month. There are general increases in other leisure charges.
- 4.3 Changes to car parking charges are mainly inflationary and again cover increases in costs due to inflation. The charge for Sunday parking has been proposed to increase to £3 for a full day, £2 for four hours, or £1.50 for two hours. This will also help towards increases in running costs and in particular rates increases arising from the revaluations that mostly affect car parks. The main changes have been to increase charges generally across the majority of

car parks, including permits. Car parking will continue to be free after 6 pm, although we will continue to review this.

- 4.4 The successful opt in green waste subscription of £60 increases to £65 for 2026/27.
- 4.5 The **Localism Act** introduced the power for the Secretary of State to set principles each year under which council tax increases are determined as excessive. This can apply to Teignbridge, County, Fire, Police, or towns and parishes. For the current year limits continue to be set for all but towns and parishes with a referendum being triggered if districts had an increase of 3% and above, AND above £5.
- 4.6 In all such cases Teignbridge has to make the arrangements to hold a **local referendum** for residents. Costs can be recovered from the relevant precepting authority. The Government has previously expected town and parish councils to demonstrate restraint when setting precept increases. They will be looking for clear evidence of how the sector is responding to this challenge, mitigating increases by the use of reserves where they are not earmarked for other purposes or for 'invest to save' projects which will lower ongoing costs. The policy statement issued on 20 November 2025 again confirmed there would be no restrictions for towns or parishes.
- 4.7 The extra income from any increase in **council tax** is shown at **appendix 3** and this additional amount would be recurring in future years. The proposal is to increase council tax in Teignbridge by 2.99% or £6.05 to £208.33. **This is the annual charge for an average band D property and the increase equates to less than 12p a week. A 2.99% increase has been assumed for 2027/28 and 2028/29. The band A equivalent increase for 2026/27 is £4.03 which equates to less than 8p per week.**
- 4.8 The Teignbridge element of the council tax bill goes towards funding the services we provide. We recycle your household waste, take away your rubbish, clean your streets, make sure your food is safe, work with others to reduce crime, decide planning applications, create and attract new jobs, consider licensing applications, support people in need with housing and council tax reduction schemes, and support voluntary organisations.
- 4.9 We work with a whole range of organisations to do things such as support public transport and greener travel – for example cycle routes, protect the environment, look after your street signs, administer council tax for over 65,000 households, look after homeless families, work with partners to provide housing, deliver new jobs and bring prosperity to our beautiful area
- 4.10 We organise elections, improve housing conditions for vulnerable households, promote better energy efficiency, deal with stray dogs, graffiti and fly-tipping; provide renovation grants for unfit properties, deal with noise complaints, provide car parks, check out bonfire nuisances among many others.

- 4.11 In one way or another, the work we do looks after over 130,000 people across 260 square miles of land, stretching from the moor to the sea
- 4.12 Council tax **freeze grants** have ceased with the last one being received in 2015/16. This was equivalent to a 1% increase in council tax but assumed no council tax support reduction so amounted to £78,000.
- 4.13 **Settlement funding** of business rates retention baseline to the Council from Government is £3.6 million for the current year.
- 4.14 We had a **four-year funding deal** which ended in 2019/20 and one year settlements in subsequent years. For 2026/27 we have received a three funding settlement which provides useful certainty but at a much lower rate of support.
- 4.15 The **business rates retention** 50% funding system started on 1 April 2013. Rules for charging and rateable values are still set nationally by Government and the Valuation Office respectively. The system includes top ups, tariffs, levies and safety nets. The latter is to protect income to some extent within overall reducing national funding levels. From April 2026, the Business Rates system will be overhauled. Temporary reliefs end and permanent multipliers are introduced, alongside continued support for small businesses. Councils will receive Section 31 grants to fully reimburse mandatory reliefs.
- 4.16 Within Devon it has been beneficial for authorities to form a **rates pool** to avoid any payment of levy from Devon to the Government. With historic assumptions of moderate business growth in the area significant savings have been achieved increasing over the years. The pool also spreads the risk of any business downturn in an authority over all members of the pool and encourages economic prosperity boundaries. The Devon pool became a 100% business rate pilot for 2018/19 following its successful submission and reverted back to a rates pool thereafter. It has been estimated that with the reset for 2026/27 continuation of a business rates pool is not appropriate. There has therefore been an agreed view across Devon that the Devon pool will end.
- 4.17 Teignbridge's position is better than the historic rates baseline because of estimated growth in business rates. We have also gained from pooling and this has been shown together with previous growth in the revenue summary as estimated rates retention and pooling gain. The Business rates reset was materially affected the amount of funding available from this source. Appendix 4 shows this in detail.
- 4.18 **New homes bonus** was also part of core funding and is top sliced from settlement grant. It is based on additional property brought into occupation in the previous year with a higher amount for affordable housing. Teignbridge received £0.35 million for 2025/26. For 2026/27 this has now ended.
- 4.19 Government reformed the new homes bonus reducing the length of payments from 6 years to 4 years. Since these original reforms payments were reduced

further by elimination of any legacy payments and funding is for one year only. From 2026/27 New homes bonus has been discontinued and the funding available nationally has been rolled into RSG and redistributed using the new funding formula.

4.20 Council tax benefit was replaced by **council tax support** from 1 April 2013. As the support reduces the tax base there is less council tax income for county, fire, police, and towns & parishes. The cost was around 90% funded by government grant initially but then transferred into main grant and not identified separately. The 10% shortfall was covered at Teignbridge, in the first year by one minor change to benefit, technical reforms, and use of transitional grant.

4.21 For 2026/27 the MTFP Review Group and Executive Committee (on 2.12.25) recommended the removal of the 50% discount for uninhabitable properties. This is a discount that can be awarded for a maximum 12-month period when a property satisfies the commonly referred to 'uninhabitable' rules. The proposal is to remove this discretionary discount for properties that are undergoing or require major/ significant repairs or structural changes/work to make the property capable of being lived in.

The direct costs associated with the 50% discount are as follows:

Financial year	No of awards	Total	Teignbridge share 8%
		£	£
2025/26(projected to *)	120	79,756	6,380
2024/25	150	80,598	6,448
2023/24	153	63,712	5,097
projected to 31 March 2026 and therefore subject to change)			

4.22 Most customers who apply for the discount are those who have chosen to renovate a property and do not qualify for the discount but believe that they should be entitled to it. Removing the 50% discount does not affect the opportunity to apply for a statutory exception to any long-term empty premium and will continue to encourage empty homes to be brought back into use. Owners can apply to the Valuation Office Agency to have derelict properties removed from the valuation list and reduce liability to zero. Not all properties that would currently qualify for the discount would be eligible to be removed from the valuation list.

4.23 The following Councils do not offer the 50% discount - North Devon, Torbay and Torridge. The following councils are considering reducing or removing the discount from 1 April 2026 - Mid Devon, South Hams, West Devon and East Devon.

4.24 If the Council wishes to adopt this change, it will involve revoking a decision that was made by Full Council on 15 January 2013 introducing the discount

that applied from 1 April 2013. If agreed, the decision will be required to be published in the local newspaper.

4.25 Teignbridge currently receives £288,000 for administering **housing benefit**. **Universal Credit** started for Teignbridge from 9 November 2015 for new single job seekers and we went live with the full service in September 2018. There has been specific help from the department for work and pensions in connection with the transition but the current funding agreement ended in 2017.

4.26 The statutory minimum **National Living Wage** increased to £12.21 in April 2025 and will be £12.71 in April 2026 to employees aged over 21. Continued exploration of apprenticeships and training will be encouraged to utilize available apprenticeship levy funding.

4.27 The **actuarial valuation** of the **Devon pension fund** effective from 1 April 2023 set Teignbridge contributions for future years. These were made up of a basic amount for future service accrual plus an increasing cash sum to reduce the past service deficit. The future service accrual contributions increased from 16.6% to 19.6% from 1 April 2023 however the past service deficit contributions have decreased to £1,090,000 in 2023/24 (from £1,347,000 in 2022/23) increasing to £1,140,000 in 2024/25 and £1,180,000 in 2025/26. We have now received the provisional figures for the actuarial valuation effective from 1 April 2026. The future service accrual has reduced to 16.8% and the deficit contributions increase to £1,280,000 in 2026/27, £1,330,000 in 2027/28 and £1,370,000 in 2028/29.

4.28 Forecasts of investment income receivable have increased over the last year. The Bank of England's monetary policy committee (MPC) has reduced base rate three times during 25/26. From 4.5% at the start of the year, the rate fell as follows:

08 May 2025	4.25%
07 August 2025	4.00%
18 December 2025	3.75%

4.29 Further cuts are anticipated, with the rate by the end of 2026-27 anticipated to be around 3.5%. The November 2025 Bank of England Monetary Policy Committee (MPC) meeting indicated that "the extent of further reductions would ... depend on the evolution of the outlook for inflation. If progress on disinflation continued, Bank Rate was likely to continue on a gradual downward path". The Bank currently sees the 3.8% inflation rate of September as the peak, expecting inflation to settle around the 2% target in early 2027.

4.30 Forecast investment income for the current year is £1,593,559 and the Council's average lending rate to the end of November is 4.20%, compared to SONIA (Sterling Overnight Index Average), which was 3.97% as at the start of December 2025 and an average of 4.12% over the financial year to date. Average daily lend for the year is forecast at £37.98 million.

4.31 It is anticipated that Council balances available for investment in 2026/27 will be lower due to capital expenditure of grants and developer contributions previously received. Based on the forecast rates above and estimated projected cash-flows, investment income is expected to reduce in 2026/27 to £1,195,228. This is dependent on the progress of capital projects and other cash-flow influences such as receipt of government grants and developer contributions, all of which are subject to change. Investment income is then forecast to fall to around £1,112,798 in 2027/28 as both interest rates and amounts available for investment reduce.

4.32 Over the last year, the Council has made use of its internal balances to rule out the need for external borrowing. With an underlying need to borrow (Capital Financing Requirement) of £35.353 million at the beginning of 2025/26 (estimated to be £38.898 million by the end of the year) and assuming a combination of Public Works Loans Board (PWLB) 10-year and 25-annuity loans (adjusting for lost investment interest at 4.2%), this represents interest saved of around £479,039 compared to if we had borrowed externally from the beginning of the year.

4.33 The PWLB has revised its borrowing conditions and CIPFA has revised its guidance so that loans are not available to finance investments which are primarily for financial yield.

4.34 The latest professional guidance on **reserves** issued in November 2008 recommends a working balance to help cushion the impact of uneven cash flows and avoid unnecessary temporary borrowing and a contingency to cushion the impact of unexpected events or emergencies. Earmarked reserves can also be built up to meet known or predicted requirements. Teignbridge operates with a low level of reserves compared to many districts and will look to utilize earmarked reserves to balance any funding gaps in the medium term financial plan as appropriate. It is proposed that general reserves are increased from £2.5 million to £2.6 million to build in some resilience for inflationary pressures.

4.35 There are no known significant contingent liabilities, provision has been made for other smaller potential liabilities. Though the draft settlement has been announced and we have greater certainty over future years funding, the precise interpretation of the draft settlement is still being worked through. Funding assumptions may still change between this initial draft being discussed and scrutinised and the final version presented to Council in late February.

4.36 The Audit Commission December 2012 report 'Striking a balance' stated that reserves are an essential part of good financial management. They help councils cope with unpredictable financial pressures and plan for their future spending commitments. The proposed budget recommends general reserves to be increased from £2.5 million to £2.6 million being 13.4% of the net revenue budget in 2025/26 and 12.4% in 2026/27. This equates to 13.1% and 13.2% in the two subsequent years. General reserves are held to

accommodate continuing future uncertainties and increasing reliance on generating our own income.

4.37 For many years the **Executive** has **authority** to exceed the approved overall revenue budget by up to £100,000 from general reserves to meet unexpected expenditure within the year. The aim is to replenish the reserves in the same year by making compensating savings as soon as possible. Following a review and approval of the doubling of the financial limits it was approved in February 2024 to increase this to £200,000. It is proposed that this level is maintained for 2026/27. All other decisions with regard to budgetary change will be approved by reference to virement rules in the financial instructions.

4.38 In conclusion these budget proposals show how Teignbridge can continue to prepare for the grant reductions and anticipated funding regime changes by continuing to make savings and generate income. **The revenue budget is funded over the medium term by savings found, additional income and principally from use of earmarked reserves built up to cover anticipated future reductions in funding however significant work is still required to identify the significant budget gaps which arise as shown in appendix 4 and will be ongoing. The budget gap is £0.9 million in 2027/28 and £1.2 million in 2028/29 before using earmarked reserves (line 14) built up to support the reduced funding. This is due to the additional and continuing pressures already mentioned above. The Chief Finance Officer (CFO) has a statutory duty to balance the budget each year and if this is not achievable at some point in the future it may be necessary for the CFO to issue a s114 notice. The budget deficit for 2028/29 is likely to continue into future years and Members will be updated on any further funding changes as they arise together with progress on savings to determine how the funding gap can be closed in conjunction with work carried out by Overview & Scrutiny work on specific areas of the budget.**

4.39 The budget papers also include the updated Financial Plan at **Appendix 7** for approval at Full Council – the **Financial Plan 2026 to 2031**. The purpose of the plan is to define how the Council will structure and manage its finances over the next five years in order to deliver services and deliver savings, provide information around key funding streams, the inter relationship between revenue and capital and establish and adopt some key principles and proposals to be followed and worked through over the next two years via the work plan involving Overview & Scrutiny.

4.40 These proposals include a £6.05 band D increase in council tax next year and 2.99% in subsequent years and substantial capital investment over the next three years. They will be publicised and comments brought back to the Executive in February before making the final budget recommendation to Council for 24 February 2026.

5. CAPITAL PROGRAMME

5.1 The programme between 2026/27 and 2028/29 has the following funding sources: Sales of assets (capital receipts): the Council holds a forecast £3.4

million by the start of 2026/27. There is an element of risk in forecasting receipts from sales, which can be subject to lengthy legal and planning processes. If forecast sales do not materialise, capital expenditure plans will need to be re-assessed. 90%+ of capital receipts derive from Housing sources such as Right to Buy receipts. Due to Homes England regulations, which do not allow Right to Buy receipts to be used directly in conjunction with Homes England grant, the funding of housing projects require careful structuring. Capital receipts from general fund asset sales are fully committed. Community Infrastructure Levy (CIL) accounts for £27.7 million, largely for infrastructure projects, with a further £1.3 million from Section 106. Government grants account for £9.91 million of funding over the 3 years from 2026/27 to 2028/29, mainly towards housing grants and affordable housing with other grant towards coastal monitoring. Contributions from revenue were re-introduced in 2023/24 after a break during the Covid pandemic. £1,500,000 is budgeted for 2026/27, reducing to £500,000 in 2027/28 and 2028/29. The increased 2026/27 contribution is funded from extended producer responsibility (EPR) funding for packaging in relation to waste collection and has been allocated to Waste & Recycling projects such as the provision for the waste transfer station redevelopment. It should be noted that this revenue contribution to capital does not cover the full cost of these projects. Waste and recycling along with several other projects rely either partly or entirely on borrowing, the financing costs of which impact revenue budgets. Additional borrowing over the 3 years is forecast to be £9.62 million. All projects involving borrowing are appraised to ensure the borrowing is affordable.

- 5.2** Government subsidy for housing disabled facilities grants through Better Care funding (received via Devon County Council) is assumed to continue at £1.4 million per annum. £1.8 million has been received in 2025/26, with the majority invested in grants towards the provision of disabled facilities.
- 5.3** A provision of £6.8 million has been made over 2026/27 and 2027/28 for the construction of a social housing scheme in Sherborne House car park. This is in addition to the £402,000 allocated to the planning and tender stages, bringing the total to £7.2 million.
- 5.4** The planning approved scheme will deliver a high-quality development comprising 13 x 1-bedroom flats and 10 x 2-bedroom flats. Of these, one 1-bedroom flat and one 2-bedroom flat will be fully wheelchair accessible dwellings. The scheme has been designed to Passivhaus Plus standard meaning that, in addition to the homes being highly energy efficient, the development will generate enough renewable energy to operate the building throughout the whole year. This will contribute to the Council's net zero carbon ambitions. All residents will benefit from the health and wellbeing improvements associated with Passivhaus homes, with the climate-resilient design minimising future retrofit costs. All 23 homes will be owned by the Council as part of our affordable housing stock and will all be for Social Rent.
- 5.5** Funding is from a combination of Homes England and brownfield land release fund grant, S106 contributions, capital receipts and borrowing. This uses the

balance of the funding allocated for Phase 1 of the Homes4Teignbridge housing programme. To date, the programme has delivered:

- 7 units of housing allocated to local applicants in housing need at Drake Road and Well House, East Street, Newton Abbot
- 5 units of shared housing in Dawlish
- 5 units of rough sleeper accommodation in Dawlish, Teignmouth and Newton Abbot
- 4 homes for social rent in Chudleigh
- 26 homes for social rent under the government's Local Authority Housing Fund scheme, which in the short term provides accommodation for families with housing needs who have arrived in the UK via Ukrainian and Afghan resettlement and relocation schemes. Funding has been secured to enable purchase of a further 4 units. Longer term, the homes will provide a supply of affordable housing for local communities.
- 5 units of temporary accommodation in Kingskerswell

5.6 The pipeline covers a range of urban and rural sites, including the Dartmoor National Park, with work ongoing to identify further means of delivery, whether this is direct or by partnership with developers and housing associations. The aim is to deliver the full programme over time, with pipeline 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.

5.7 Work also continues to deliver the previously approved custom-build housing scheme at Houghton Barton, for which £0.6 million of ring-fenced central government grant funding has been received.

5.8 A provisional budget line of £0.03 million per annum is in relation to periodic capital expense in relation to Teignbridge's social housing portfolio, for example replacement roofs, fabric improvements and replacement fixtures and fittings. Projects will be brought forward for approval as they occur. Funding is from revenue contributions to capital. Any surplus income from the properties will be earmarked for this purpose.

5.9 The infrastructure delivery plan investment over the next few years contributes to:

- Improvements to the A382 – a further £1.0 million in 2026/27 making a total contribution since 2020/21 of £6.1 million, funded from Community Infrastructure Levy (CIL). There is £3.2 million for highway improvements and travel connections in 2026/27 and 2028-29, all funded from CIL.
- £0.6 million budgeted towards the final stages of the Dawlish link road and bridge in 2026/27, funded from CIL.
- Provision for Education in the wider Teignbridge area of £15.7 million between 2026/27 and 2028/29, funded from community infrastructure levy.

- £1.4 million is provided for the final stages of land acquisition, reinstatement and endowment towards ongoing maintenance at Ridgetop Countryside Park. This is funded from Housing Infrastructure funding via Devon County Council. There is provision of £1.55 million planned towards new countryside parks in 2028/29 and 2029/30. The initial £50,000 is shown in 2028/29. £1.0 million for habitat mitigation measures is shown between 2027/28 and 2028/29, funded from CIL. An additional £0.1 million is anticipated to be contributed to the RSPB in relation to cirl bunting habitat, funded from Section 106 developer contributions.
- In sports and leisure, a provisional sum of £1.3 million is included for improvements to Dawlish leisure centre, due to be brought to Full Council once the business case is finalised. There is also £1.0 million of CIL earmarked towards a play parks improvement fund.
- £0.65 million in CIL is allocated towards the Teign Estuary Cycle Trail, following approval at Full Council on 28 November 2023. £1.0 million in CIL is provisionally allocated to other cycle schemes over three years, plus £0.1 million towards the next stage of the Ogwell Strategic Cycle Link.
- £0.8 million of CIL is budgeted towards a Community Match Fund. This is designed to support town and parish projects which are in accordance with a Community Infrastructure Plan.

5.10 Following successful bids for grant funding under the Public Sector Decarbonisation Fund (PSDF) for Forde House offices, Newton Abbot Leisure Centre, Broadmeadow Sports Centre and Teignmouth Lido, plus further measures recently completed at Broadmeadow Sports Centre, a further £0.92 million of energy efficiency measures are being implemented at Dawlish Leisure Centre (funded partly from Sport England Swimming Pool Support Fund), Newton Abbot Leisure Centre, as approved by Full Council on 30 July 2024. The measures include replacement air handling units to increase heat recovery and control, improved pool water circulation pump controls to reduce energy wastage, hot water efficiency measures, heat and electricity sub-metering to aid monitoring and at Dawlish, solar photovoltaics to generate low-cost electricity on-site.

5.11 For projects not covered by grant funding, a further £0.26 million provision in 2026/27 has been made for investment in carbon reduction measures covering the Authority's Scope 1 & 2 carbon footprint as part of the ongoing Carbon Action Plan, which is being developed by the Climate Projects Officer. Likely provisions will target emissions arising from the Authority's top 15 sites by carbon emissions; provisions are likely to include: onsite renewable energy generation, ventilation and heat recovery projects and fleet electrification. This is funded from prudential projects, therefore business cases would need to demonstrate the minimum 1% return.

5.12 At Full Council on 20 May 2025, £5.033 million was approved for the waste transfer station redevelopment, funded from a combination of revenue

contributions, borrowing and CIL. This is in order to comply with the Environmental Permitting (England and Wales) Regulations 2023, under which the Council must have a full permit to continue waste operations at the site. Key areas to be addressed are drainage, fire safety and infrastructure requirements.

5.13 South West Coastal Monitoring (SWCM) 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. It is 100% funded by the Environment Agency. 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. In 2026/27 will be the final year of the current 6 year phase.

5.14 There is a £3 million provision for employment sites, funded from borrowing and developer contributions where applicable. It is anticipated this will be spent on schemes on council owned land to create new spaces for jobs and local enterprise and support a more resilient local economy. Where people can both work and spend leisure time locally, carbon emissions are also reduced. Project reports will come back to committee as appropriate as business cases are developed.

5.15 The remaining Future High Streets fund budget of £7.3 million is in the current financial year, with works anticipated to complete in 2026. The refurbished Market Hall is designed to help stimulate growth in the local economy and ensure it is an attractive and well-connected environment for local businesses. This is funded from a combination government grant and prudential borrowing.

5.16 £0.47 million is included over 2025/26 and 2026/27 for the creation of additional car parking at George Street, Teignmouth.

5.17 There is £1.147 million between 2026/27 and 2028/29 for IT infrastructure projects, software upgrades and applications to enable more effective, digital ways of working. These items form part of the Strata business plan, which will be brought forward for approval in due course.

6. COUNCIL TAX BASE 2026/27

6.1 The **council tax base** is the estimated number of band D equivalent properties in the district for next year less a small allowance for likely collection losses. The details are shown at section 1 of **appendix 2**. The

council tax for each of District, County, Fire, Police and towns/parishes multiplied by the base gives the income or precept which the district pays to each authority. The District is responsible for collecting council tax.

- 6.2** The estimate for next year must be based on information available on the 30 November. It has to be approved by Audit Committee which has taken place on 17 December 2025 and notified to the major preceptors - County, Fire and Police between 1 December 2025 and 31 January 2026. Similarly towns and parishes also need the base for their area to calculate their council tax from their precept.
- 6.3** The initial data is extracted from the council tax records. This includes the deduction for council tax support which reduces the base. Finally an estimate is made of the growth in the number of dwellings to 2026/27 based on recent history and this has been calculated at 1.0%. Thus a total of 53,837.4 is the estimated number of band D properties for next year.
- 6.4** A collection rate of 97.8% has been assumed giving 52,653 for 2026/27. For Teignbridge this base means that at the current council tax level of £202.28 just over £10.65 million of income would be generated next year. This is 2.1% or £220,000 more than in the current year. Estimated 2026/27 income for all preceptors is shown at **appendix 2**, section 2 based on the current council tax.
- 6.5** All the council tax income goes into a collection account from which the precepts are paid. As the income is estimated a surplus or deficit can arise which has to be notified and shared out between the District, County, Fire and Police. The district has to pay for any deficit or take any surplus relating to the towns and parishes. The aim is to minimise balances on the account.
- 6.6** Teignbridge has to estimate the surplus or deficit on the council tax collection fund on 15 January each year for the following budget year. A surplus of £4.0 million is currently estimated which has to be shared between the major preceptors in 2026/27 as per their current precepts. The District share is £507,303 allocated to next year's budget as shown in line 18 of appendix 4. Surpluses or deficits arise due to a number of factors including variations to previous year's assumptions in relation to the number of new houses built, the banding of these properties, the number claiming council tax support, collection rates, discounts, bad debts and provisions in relation thereto.

7. GROUPS CONSULTED

- 7.1** County, Fire and Police and the public are consulted about any changes to the council tax support scheme. 18 December 2025 marks the start of the publication period which includes Overview and Scrutiny meetings on 13 January 2026 and 3 February 2026. Parishes and town councils will also be advised of these financial proposals with a meeting on 18 December 2025.
- 7.2** A budget survey is planned which will be put on the website and publicised to encourage feedback. In particular it will be brought to the attention of

businesses, the residents' panel and Teignbridge relationship groups. Responses will be reported to members for consideration with the final budget proposals by Executive on 10 February 2026 and by Council on 24 February 2026.

8. TIME-SCALE

The financial plan covers the years 2026/27 to 2030/31. Final consideration of the budget by Council is due on 24 February 2026. At that time the council tax resolution is also approved which covers the total council tax including County, Fire, Police and towns & parishes.

9. LEGAL / JUSTIFICATION

The Executive is required under the budget and policy framework procedure rules in the constitution (section 7 (a) and 7 (b)) to agree and recommend a budget to Council each year.

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

Call in does not apply as the final budget recommendations will be considered for approval by Council on 24 February 2026.

Budget timetable 2026/27

	November	December	January	February
Provisional council tax base numbers to towns/parishes	4th			
Local Government Financial Policy Statement	20th			
Audit Scrutiny approve council tax base		17th		
Provisional local government settlement		18th		
Town/parish initial budget/precept meeting		18th		
Executive papers sent out - initial budget proposals		19th		
Start of formal six weeks consultation period		18th		
Budget survey emailed to businesses		18th		
Executive - agree initial financial plan proposals			6th	
Overview & Scrutiny - consider Executive's financial plan			13th	
Final Settlement expected			30th	
Deadline for business rates retention estimate to government, county and fire			30th	
Police and Crime Panel consider precept and approve			30th	
Overview & Scrutiny - consider Executive's final financial proposals				3rd
Executive - agree final financial plan proposals, including budget monitoring				10th
County Cabinet 10.30am budget meeting				11th
Fire Authority - set fire precept and council tax				16th
Devon County Council 2.15pm - set county precept and council tax				19th
Council meeting - consider financial proposals and council tax resolution				24th
Reserve county budget meeting 10.30 am if required				24th
Close council tax accounts and start bills print unless delayed if council tax not set				25th
Reserve Council budget meeting if required				26th

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Section 1

Council Tax Base adjustment for Council Tax Support (CTS) and estimated growth						
	Estimated 26/27 Band D Number	25/26 Council Tax £	Estimated Income £	Estimated Collection Rate %	Estimated Net Income £	Estimated 26/27 Base
Full band D at November 2025	57,393.6	2,512.83	144,220,360			
less CTS at November 2025	-4,089.6	2,512.83	<u>-10,276,470</u>			
Starting point based on Nov 2025	53,304.0		133,943,890			
Anticipated growth at 1.0%	533.4	2,512.83	1,340,340			
Total (rounded)	53,837.4	2,512.83	135,284,230	97.8%	132,308,040	52,653

Section 2

2026/27 Expected Council Tax (CT) Income at Current Council Tax Levels compared with 2025/26				
Preceptor	Estimated CT Base Number	25/26 Council Tax £	Expected income £	
2026/27 expected income (rounded)				
Towns and parishes	52,653	116.41	6,129,340	
District	52,653	202.28	10,650,650	
County	52,653	1,801.26	94,841,740	
Fire	52,653	104.68	5,511,720	
Police	52,653	288.20	15,174,590	
Total (rounded) shows a 2.1% increase in expected income		2,512.83	132,308,040	
2025/26 expected income (rounded)				
Towns and parishes	51,562	116.41	6,002,330	
District	51,562	202.28	10,429,960	
County	51,562	1,801.26	92,876,570	
Fire	51,562	104.68	5,397,510	
Police	51,562	288.20	14,860,170	
Total (rounded)		2,512.83	129,566,540	

To show the extra Council Tax in 2026/27 that would be collected for varying increases by percentage and value.

Teignbridge Band D Council Tax 2025/26 (excluding parish precepts)		£202.28
Approved Council Tax Base 2026/27 (at 97.8% collection rate)	[a]	52,653

Varying increases in Council Tax for 2026/27			Total Band D Council Tax 2026/27	Increase in Council Tax income for 2026/27	[b] Total Council Tax income 2026/27
%	Per Year	Per Week	Per Year	Per Year	Per Year
£	£	£	£	£	£
0.00	0.00	0.00	202.28	0	10,650,650
				No council tax freeze grant	0
				Total income	10,650,650
0.26	0.54	0.01	202.82	28,430	10,679,080
0.49	1.00	0.02	203.28	52,650	10,703,300
1.00	2.02	0.04	204.30	106,360	10,757,010
0.99	2.00	0.04	204.28	105,300	10,755,950
1.32	2.68	0.05	204.96	141,110	10,791,760
1.48	3.00	0.06	205.28	157,960	10,808,610
2.00	4.05	0.08	206.33	213,240	10,863,890
1.98	4.00	0.08	206.28	210,610	10,861,260
2.47	5.00	0.10	207.28	263,260	10,913,910
2.99	6.05	0.12	208.33	318,550	10,969,200

Note:

- [a] Council Tax Base of 52,653 for 2026/27 approved by Audit Committee on 17 December 2025
- [b] Total Council Tax income is calculated by multiplying the Band D Council Tax by the recommended Council Tax Base of 52,653
- [c] No council tax freeze grant. Referendum limit proposed by government as higher of 3% or above £5 for Band D.

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Revenue Budget Summary

Appendix 4

Revenue Budget	2025-26 Forecast	2025-26 Latest	2026-27 Forecast	2027-28 Forecast	2028-29 Forecast
	£	£	£	£	£
EXPENDITURE					
1 Employees	27,490,880	28,724,140	28,231,970	28,993,770	29,851,010
2 Property	5,722,840	5,870,760	6,131,060	5,994,340	6,125,100
3 Services & supplies	7,411,540	10,030,520	8,126,610	8,343,420	8,275,150
4 Grant payments	19,431,570	19,959,880	18,411,080	17,411,080	16,411,080
5 Transport	966,430	796,210	835,800	854,450	874,030
6 Leasing & capital charges	2,706,420	2,768,830	2,891,560	2,977,230	3,007,890
7 Contributions to capital	1,500,000	1,647,510	1,500,000	500,000	500,000
8 Total expenditure	65,229,680	69,797,850	66,128,080	65,074,290	65,044,260
INCOME					
9 Sales	-1,032,830	-812,220	-616,210	-819,140	-851,910
10 Fees & charges	-12,924,520	-13,445,630	-13,624,020	-14,448,980	-15,026,940
11 Grants - income	-21,319,570	-23,504,930	-21,319,690	-20,319,690	-19,319,690
12 Property income	-4,016,200	-4,155,860	-4,132,950	-4,321,940	-4,498,600
13 Other income & recharges	-4,700,740	-6,211,910	-4,371,840	-4,418,090	-4,423,280
14 Transfer from (-) / to earmarked reserves	-1,484,070	-2,323,980	-1,082,780	-909,050	-1,156,270
15 Total income	-45,477,930	-50,454,530	-45,147,490	-45,236,890	-45,276,690
16 Total net service cost	19,751,750	19,343,320	20,980,590	19,837,400	19,767,570
Funding					
17 Council tax	-10,429,960	-10,429,960	-10,969,200	-11,410,150	-11,868,830
18 Council tax surplus(-) / deficit	-381,900	-381,900	-507,300	0	0
19 Revenue support grant	-288,010	-288,010	-6,166,750	-4,998,290	-3,784,710
20 Rates baseline funding	-3,664,280	-3,664,280	-3,307,570	-3,383,440	-3,451,690
21 Estimated rates retention and pooling gain	-3,413,720	-3,104,830	-29,770	-30,450	-31,070
22 New homes bonus	-351,710	-351,710	0	0	0
23 Damping/returned surplus/cap	0	0	0	-15,070	-631,270
24 Other grants	-1,222,170	-1,222,170	0	0	0
25 Budget gap (-) to be found	0	0	0	0	0
26 Total funding	-19,751,750	-19,442,860	-20,980,590	-19,837,400	-19,767,570
27 -Surplus/shortfall	0	-99,540	0	0	0
28 General reserves at end of year	2,500,140	2,600,000	2,600,000	2,600,000	2,600,000
29 General reserves as % of net revenue budget	12.7%	13.4%	12.4%	13.1%	13.2%

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Draft Proposed Fees and Charges Income 2025/26

FMS Code	Service	Actual	Probable	Proposed	Dept total 2026/27	Department
		2024/25	2025/26	2026/27		
£	£	£	£	£	£	
	Building Control	- 1,112,901	- 1,385,780	- 1,308,620	-	1,308,620 Building Control
	Land Charges	- 217,389	- 218,630	- 218,630		
	Planning	- 768,864	- 936,470	- 890,000		
	Planning Admin	- 29,723	- 4,500	- 3,500		
	Street Naming	- 5,394	- 7,830	- 7,830	-	1,119,960 Development Management
	Livestock Market	- 3,600	- 3,060	- 3,060		
	Old Forde House	- 10,774	- 490	- 410		
	Retail Market	- 73,332	- 46,290	- 46,290	-	49,760 Economy & Assets
	Electoral Registration	- 2,802	- 2,160	- 2,160	-	2,160 Electoral Services
	Dog Control	- 206	- 200	- 200		
	Pest Control	- 12,480	- -	- 28,000		
	Health & Food Safety	- 4,965	- 7,490	- 8,750		
	Health Licence Fees	- 21,517	- 26,580	- 26,780		
	Litter Clearance	- 2,578	- 4,200	- 4,200		
	Nuisance Parking	- -	- -	- -		
	Private Water Supply Sampling	- 3,564	- 2,000	- 3,500	-	71,430 Environmental Health
	Amenity & Conservation Sites	- 4,255	- 4,020	- 4,430		
	Cemetery Fees	- 213,292	- 202,880	- 212,720		
	Tennis Annual Passes	- 12,281	- 3,550	- -		
	Shaldon Golf	- 85,240	- 75,910	- 78,800		
	Sports Pitches	- 22,430	- 24,750	- 23,570	-	319,520 Green Spaces & Active Leisure
	Housing	- 10,310	- 9,190	- 8,430	-	8,430 Housing
	Legal Fees	- 38,261	- 46,010	- 41,210	-	41,210 Legal
	Broadmeadow Sports Centre	- 33,354	- 47,130	- 34,840		
	Dawlish Leisure Centre	- 222,364	- 227,590	- 216,610		
	Leisure Memberships	- 1,825,816	- 2,051,770	- 1,957,920		
	Newton Abbot Leisure Centre	- 463,287	- 558,160	- 479,180		
	Outdoor Pools	- 50,569	- 54,260	- 68,060	-	2,756,610 Leisure
	Gambling Act 2005	- 19,874	- 20,550	- 19,550		
	Hackney Carriage	- 105,332	- 107,540	- 131,170		
	Licensing Act 2003	- 136,088	- 130,480	- 138,030	-	288,750 Licensing
	Car Parks	- 5,191,052	- 5,380,020	- 5,659,810	-	5,659,810 Parking
	Beach Huts	- 17,605	- 17,460	- 16,350		
	Boat Storage	- 6,644	- 4,990	- 6,760		
	Leisure Events	- 307	- 200	- 300	-	23,410 Resorts
	Council Tax	- 261,260	- 232,000	- 232,000	-	232,000 Revenue & Benefits
	Local Development Framework	- -	- -	- 30,000	-	30,000 Spatial Planning
	Abandoned Vehicles	- 985	- 3,400	- 1,500		
	Commercial Waste / Household Refuse	- 1,561,033	- 1,584,870	- 1,695,650		
	Composting	- -	- 50	- -		
	Toilets for Disabled	- 8	- 110	- -		
	Vehicle Workshop	- 16,667	- 13,060	- 15,200	-	1,712,350 Waste, Recycling & Cleansing
	Grand Totals	- 12,568,402	- 13,445,630	- 13,624,020	-	13,624,020

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TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2025-26 to 2028-29

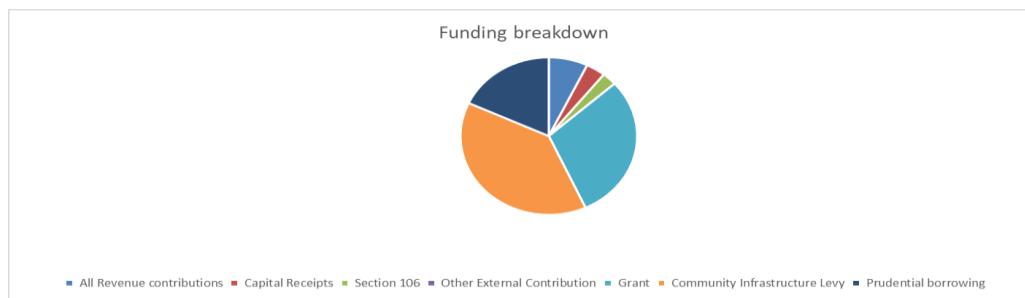
Code /bid no.	Teignbridge Action Plan Priority	Asset/Service Area	Description	Provision? C/f?	29,444	22,498	23,467	11,245	19,155	
					ORIGINAL	LATEST	LATEST	LATEST	LATEST	Council Strategy
					BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
					2025-26	2025-26	2026-27	2027-28	2028-2029	
					£'000	£'000	£'000	£'000	£'000	
KL1	Broadband	Central support services/IT	Contribution to Superfast Broadband subject to procurement arrangements (RS) (2024/25) subject to satisfactory assurances of funds being spent within Teignbridge area.	No V			250			Economy
Provision	Climate Change	Flood alleviation and environment	 Provision for Carbon Action Plan including fleet electrification, ventilation and heat recovery projects and renewable energy (PB)	Yes		260		260		Environment
KY2	Climate Change	Flood alleviation and environment	 Broadmeadow Sports Centre Decarbonisation Phase 2 and Refurbishment (GG, PB, S106, RS)	No V C		1,767	1,606			Infrastructure
Provision	Bovey Tracey	Open spaces and leisure	Bovey Tracey School Pitch (S106)	Yes					301	Environment
KG1	Bovey Tracey	Open spaces and leisure	Bovey Tracey Infrastructure contribution re: 10/02594 open space/leisure (S106)	No			88			Environment
Provision	Climate Change	Flood alleviation and environment	 Energy infrastructure and low carbon (CIL)	Yes V		2,000				Environment
KY7	Climate Change	Flood alleviation and environment	 Leisure Site Measures (S106)	No V		100	112			Environment
KY4	Climate Change	Flood alleviation and environment	 Dawlish Leisure Centre Energy Efficiency Measures (GG;PB)	No V		197	208			Environment
KY8	Climate Change	Flood alleviation and environment	 Newton Abbot Leisure Centre Energy Efficiency Measures (PB) (S106)	No V		258	50	447		Environment
KY9	Climate Change	Flood alleviation and environment	 Teignmouth Lido Energy Efficiency Measures (PB)	No		57				Environment
KY1	Climate Change	Flood alleviation and environment	 UK Shared Prosperity Fund/Heart of the SW LEP including Green Business Grants (GG)	No V			100			Economy
KR1	Coastal Monitoring	Flood alleviation and environment	SW Regional Coastal Monitoring Programme. (GG,EC)	No V		1,840	2,463	1,666		Community
KR6	Coastal Monitoring	Flood alleviation and environment	Coastal asset review (GG)	No		219	6	213		Community
KG2	Cycle paths	Planning & Development	 Teign Estuary Trail (CIL)	No		-	100		450	100 Infrastructure
Provision	Cycle paths	Open spaces and leisure	 Provision for Cycling (CIL)	Yes		50	50	100	600	300 Infrastructure
KG7	Cycle paths	Open spaces and leisure	 Garden Communities: Ogwell Strategic Link (S106; Revenue GG)	No		30	47			Infrastructure
Provision	Cycle paths	Open spaces and leisure	 Ogwell Strategic Link (CIL)	Yes				100		Infrastructure
KX7	IN.2	Dawlish	Planning & Development	Dawlish link road and bridge (GG, CIL)	No V				568	
Provision	IN.8	Dawlish Leisure Centre	Open spaces and leisure	Provision for Dawlish Leisure Centre Improvement Plan (S106; PB).	Yes		660		660	619 Infrastructure
KF8	Dawlish Leisure Centre	Open spaces and leisure	Dawlish Leisure Centre Improvements Design (S106)	No				42		
KF4	Dawlish Leisure Centre	Open spaces and leisure	 All Weather Pitch LED lighting (S106)	No			48			Infrastructure
Provision	Garden Communities	Planning & Development	Project website (GG)	Yes				20		Environment
Provision	Habitat Regulations	Open spaces and leisure	Provision for Habitat Regulations infrastructure measures (CIL)	Yes		601			500	500 Environment
Provision	EC.1	Heart of Teignbridge: Employment	Planning & Development	Provision for employment sites (PB)	Yes				1,000	2,000 Economy
KX8	IN.2	Heart of Teignbridge	Planning & Development	A382 Improvements (CIL)	No		1,000		1,000	
KX1	Heart of Teignbridge	Planning & Development	A383 Works (CIL)				50			Infrastructure
KW1	Heart of Teignbridge	Planning & Development	Highweek Scout Hut improvements (S106)	No		175	175			Community
KW8	Heart of Teignbridge	Planning & Development	Houghton Barton land (EC) (S106)	No V			33			Homes
KW8	Heart of Teignbridge	Planning & Development	Houghton Barton land (GG)	No V		200	60	526		Homes

Code / bid no.	Teignbridge Action Plan Priority	Asset/Service Area	Description	Provision? C/f?	ORIGINAL	LATEST	LATEST	LATEST	Council Strategy	
KW4	Heart of Teignbridge	Planning & Development	Mineral Rights (S106)	No	85	85			Economy	
JW/JV	Housing	Housing grants and affordable housing	Discretionary - Disrepair Loans & Grants (CR)	No	24	24	24	24	Homes	
JW/JV/JD	Housing	Housing grants and affordable housing	Better Care-funded grants re: Housing loans and grants policy, including Disabled Facilities (GG)	No V	1,400	2,008	1,400	1,400	Homes	
JA/B	Housing	Housing grants and affordable housing	Local Authority Housing Fund: Refugee Accommodation (GG; PB)	No V		253			Homes	
JC	Housing	Housing grants and affordable housing	Local Authority Housing Fund: 2024/25 (GG; PB)	No V		786			Homes	
JF	Housing	Housing grants and affordable housing	Local Authority Housing Fund 2025/26 (GG; PB)	No		1,054			Homes	
Provision	Housing	Housing grants and affordable housing	Local Authority Housing Fund 2026/27 (GG)	Yes			586		Homes	
Provision H.4	Housing	Housing grants and affordable housing	Temporary Accommodation (PB)	Yes			1,000		Homes	
JX5	H.1	Housing	Housing grants and affordable housing	 Teignbridge 100: Provision for Sherborne House (GG; PB; S106)	No	2,471		3,421	3,421	Homes
JX5		Housing	Housing grants and affordable housing	 Teignbridge 100: Social/Affordable housing - Sherborne House (PB)	No V		207			Homes
JX6		Housing	Housing grants and affordable housing	Harewood House Temporary Accommodation (CR: PB)	No		751			Homes
Provision	Housing	Housing grants and affordable housing	 Social Housing Capital Replacements (Roofs/Fabric improvements/Heating/Furniture, fixtures & fittings etc) (RS)	Yes V	30	-	92	30	30	Homes
KV8	IT - Capital contribution	Central support services/IT	Ongoing contributions towards Strata (RS)	No	41	41	41	41	Responsible management	
KA3	IT - Capital contribution	Central support services/IT	End User Computing: Replacement laptops and staff (CR; RS)	No V	68	155	68		Responsible management	
KA5	IT - Capital contribution	Central support services/IT	Contact Centre telephony (CR)	No	73	71			Responsible management	
KC4	IT - Capital contribution	Central support services/IT	Telephony (RS)	No	23	23			Responsible management	
KX9	IT - Capital contribution	Central support services/IT	Sharepoint wider rollout (CR)	No	68	69			Responsible management	
KA2	IT - Capital contribution	Central support services/IT	iTrent Paid Time and Rostering (CR)	No		12			Responsible management	
KA8	IT - Capital contribution	Planning & Development	Car parks system (CR)	No	125				Economy	
KU2	IT - Capital contribution	Central support services/IT	Data Centre Relocation (CR)	No	27	27			Responsible management	
KU3	IT - Capital contribution	Central support services/IT	NCSC Zero Trust (CR)	No V		25			Responsible management	
KU5	IT - Capital contribution	Central support services/IT	Office 365 (RS)	No V		27			Responsible management	
KV9	IT - Finance	Central support services/IT	Provision for Finance Convergence (CR; PB)	No V	135	-			Responsible management	
Provision	IT - Property and Assets	Central support services/IT	SaM improvements (CR)	Yes V		25			Economy	
KV5	IT - Corporate	Central support services/IT	Microsoft Power Apps (CR)	No V		23			Responsible management	
Provision	IT - Revenue & Benefits	Central support services/IT	New Housing Benefit System (RS)	Yes				500	Responsible management	
KU6	IT - Housing	Central support services/IT	Homelessness System Replacement (CR; Revenue GG/RS)	No V		110			Homes	
KV1	IT - Corporate	Central support services/IT	Health & Safety (CR)	No	21	21			Environment	
KC1	IT - Corporate	Central support services/IT	iTrent Hosted (RS)	No	27		27		Environment	
KC2	IT - Corporate	Central support services/IT	Azure Migration (RS)	No	41	41			Responsible management	
KX6	IT - Corporate	Central support services/IT	System upgrade costs (RS)	No	27	27			Responsible management	
KC3	IT - Corporate	Central support services/IT	Transformation costs (staff resource)(RS)	No	47	60			Responsible management	

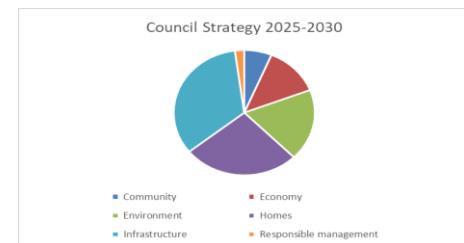
Code / bid no.	Teignbridge Action Plan Priority	Asset/Service Area	Description	Provision? C/f?	ORIGINAL	LATEST	LATEST	LATEST	Council Strategy	
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	Telephony phase 2 (RS)	Yes			27			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	Enhancements to Leisure digital offer (RS)	Yes			20			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	Digital solution to compare plans and documents (RS)	Yes			50			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	Digital solution for neighbourhood requests (RS)	Yes			50			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	AI solution for document redaction (RS)	Yes			30			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	Miscellaneous System Upgrades (RS)	Yes			27			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	Comino D360 upgrade - Cloud Migration (RS)	Yes			60			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	IKEN Cloud Migration (RS)	Yes			22			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	SDWAN (Discovery) (RS)	Yes			21			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	Uniform review (RS)	Yes			20			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	Itrent improvements (RS)	Yes			20			Responsible management
Provision	IT - Corporate (2026/27 Strata business plan)	Central support services/IT	Transformation costs (staff resource)(RS)	Yes			82			Responsible management
KG1	Michaels Field	Open spaces and leisure	Replacement boiler (S106)	No V		25				Environment
KF5	Newton Abbot Leisure Centre	Open spaces and leisure	Leisure Centre Gym Equipment (S106)	No V	40	80	40	40	40	Infrastructure
KM2	Newton Abbot Multi Storey Car Park	Planning & Development	Lift Modernisation Work (CR)	No V C		23				Economy
KL4	Newton Abbot Town Centre	Planning & Development	Sherborne House Fire Doors (CR)	No		25				Responsible management
KL7	Newton Abbot Town Centre Regeneration	Planning & Development	Bradley Lane Enabling Works (PB)	No	32	-				Economy
KO3	Newton Abbot Town Centre	Planning & Development	Future High Street Fund project: Market Improvements (GG, PB)	No V	4,958	5,656				Economy
KO5	Newton Abbot Town Centre	Planning & Development	Future High Street Fund project: Bradley Lane site clearance (GG)	No V		1,641				Economy
Provision	IN.2	Heart of Teignbridge	Planning & Development	Houghton GP & Community building (CIL) (est. 2029-30)	Yes					Community
KW5	Open Spaces	Open spaces and leisure	Circle bunting land (S106)	No	97		97			Environment
KB4	Open Spaces	Open spaces and leisure	Whitestone Church Yard Wall (CR)	No		50				Environment
KB5	Open Spaces	Open spaces and leisure	Unauthorised encampment measures (S106)	No		88				Environment
Provision	Play area equipment/refurb	Open spaces and leisure	Provision for Powderham Newton Abbot play space equipment and wider park improvements (S106)	Yes	100	-				Environment
Provision	Play area equipment/refurb	Open spaces and leisure	Prince Rupert Way, Heathfield (S106)	Yes	40		26			Environment
Provision	Play area equipment/refurb	Open spaces and leisure	Provision for Teignbridge-funded play area refurb/equipment (CR)	Yes	80	-				Environment
KL3	Rural areas	Planning & Development	Rural England Prosperity Fund (GG)	No		195				Community
Provision	Play areas	Open spaces and leisure	Play Parks improvement fund (CIL)	Yes			500	500		Environment
KB1	SANGS/Open Spaces	Open spaces and leisure	RidgeTop Countryside Park (South West Exeter SANGS) (GG)	No V	1,337	1,367				Environment
Provision	EN.5	SANGS/Open Spaces	Open spaces and leisure	New Countryside Parks (CIL)	Yes	-	-		50	Environment
Provision	IN.1	Teignbridge	Planning & Development	Provision for Education (CIL)	Yes V	4,050	100	50	50	15,500
KX5	Teignmouth Town Centre	Central support services/IT	George Street Car Park (S106; PB)	No V	460	188	282			Economy

Code / bid no.	Teignbridge Action Plan Priority	Asset/Service Area	Description	Provision? C/f?	ORIGINAL	LATEST	LATEST		LATEST		Council Strategy	
							BUDGET	BUDGET	BUDGET	BUDGET		
							2025-26	2025-26	2026-27	2027-28	2028-2029	
							£'000	£'000	£'000	£'000	£'000	
KR2	Teignmouth	Flood alleviation and environment	Beach Management Plan (GG)	No V		27						Community
Provision	Teignbridge	Planning & Development	Highway Improvements and Travel Connections (CIL)	Yes					3,100			Infrastructure
Provision IN.3	Teignbridge	Planning & Development	Community Match Fund (CIL)	Yes			200		200		200	Community
Provision	Transport	Planning & Development	Transport Hubs and Public Transport (CIL)	Yes		750	-					Infrastructure
KS6	Waste Management	Flood alleviation and environment	Provision for Bulking Station - replace telehandlers (CR)	No			45		45			Environment
KS4 EN.3	Waste Management	Flood alleviation and environment	Provision for Waste Transfer Station Redevelopment (RS; PB; CIL)			2,500	1,000		4,033			Environment
KS4	Waste Management	Flood alleviation and environment	Waste Transfer Station redevelopment feasibility (RS)	No V			16					Environment
Provision	Waste Management	Flood alleviation and environment	Provision for replacement card baler (2029) (PB)	Yes			-				300	Environment
Provision	Waste Management	Flood alleviation and environment	Provision for Simpler Recycling Statutory Requirements (RS; PB)	Yes		350	350		35		35	Environment
KS5	Waste Management	Flood alleviation and environment	Replacement recycling banks (RS)	No		45	45		45			Environment
Provision	Waste Management	Flood alleviation and environment	Replacement vehicles (PB)	Yes		290			240		650	Environment
KS2	Waste Management	Flood alleviation and environment	Fleet Decarbonisation Infrastructure (PB, RS)	No V			46					Environment
Provision EN.4	Waste Management	Flood alleviation and environment	Provision for improvements to waste management infrastructure (workshop, offices, storage, welfare) (PB)	Yes					700			Environment
Provision	Waste Management	Flood alleviation and environment	Provision for waste fleet IC100 units (CR) 2028-29	Yes							40	Environment
KS0	Waste Management	Flood alleviation and environment	Purchase of Wheeled Bins (CR;RS)	No		168	168		176		185	Environment
						29,444	22,498		23,467		11,245	19,155
FUNDING												
GENERAL												
			Capital Receipts Unapplied - Brought forward		(528)	(666)	(52)	(7)	(7)			
			Capital Receipts - Anticipated		-	-	-	-	-			
			Capital Receipts Unapplied - Carried forward		66	52	7	7	7			
			Revenue Contributions Reserve - Brought forward		124	(1,044)	(701)	(271)	(10)			
			Budgeted Revenue Contribution		(1,500)	(1,648)	(1,500)	(500)	(500)			
			Additional specific revenue contributions from departmental budgets and revenue grants.		(145)	(30)	(197)	(30)	(30)			
			Revenue contribution: movement in reserves									
			Revenue Contributions Reserve - revenue support/provisions.		42	216	-	-	-			
			Balance of Revenue Contributions Reserve - carried forward		30	701	271	10	200			
			Government & Agency Grants		(6,521)	(9,174)	(2,424)	-	-			
			S106		(842)	(977)	(180)	(163)	(341)			
			Other External Contributions		-	-	-	-	-			
			Community Infrastructure Levy		(8,451)	(500)	(8,618)	(2,300)	(16,750)			
			Prudential borrowing		(7,824)	(4,344)	(3,642)	(3,146)	(300)			
HOUSING												
			Capital Receipts Unapplied - Brought forward		(3,700)	(3,700)	(3,358)	(2,374)	(1,390)			
			Capital Receipts - Anticipated		(20)	(20)	(20)	(20)	(20)			
			Capital Receipts - Right to Buy		-	-	-	-	-			
			Revenue contributions									
			Better Care Funding and other government grants.		(3,800)	(2,888)	(3,336)	(2,750)	(1,400)			
			S106		(71)	-	(328)	(328)	-			
			Other External Contributions		-	-	-	-	-			
			Internal or Prudential Borrowing		-	(1,834)	(1,763)	(763)	-			
			Capital Receipts Unapplied - Carried forward		3,696	3,358	2,374	1,390	1,386			
TOTAL FUNDING					(29,444)	(22,498)	(23,467)	(11,245)	(19,155)			
Programme Funding												
			All Revenue contributions		(1,449)	(1,805)	(2,127)	(791)	(340)			
			Capital Receipts		(486)	(976)	(1,049)	(1,004)	(24)			
			Section 106		(913)	(977)	(508)	(491)	(341)			
			Other External Contribution		-	-	-	-	-			
			Grant		(10,321)	(12,062)	(5,760)	(2,750)	(1,400)			
			Community Infrastructure Levy		(8,451)	(500)	(8,618)	(2,300)	(16,750)			
			Prudential borrowing		(7,824)	(6,178)	(5,405)	(3,909)	(300)			
			Total		(29,444)	(22,498)	(23,467)	(11,245)	(19,155)			
			Balance of capital receipts		(3,672)	(3,411)	(2,381)	(1,397)	(1,393)			

Code / bid no.	Teignbridge Action Plan Priority	Asset/Service Area			Description	Provision? C/f?	ORIGINAL	LATEST	LATEST	LATEST	LATEST	Council Strategy
							BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
							2025-26	2025-26	2026-27	2027-28	2028-2029	
							£'000	£'000	£'000	£'000	£'000	



Summary by Council Strategy priorities							
Community			2,234	3,066	2,079	200	200
Economy			5,660	7,718	1,532	2,000	-
Environment			8,528	3,679	6,651	1,870	1,420
Homes			4,125	5,286	7,049	4,875	1,454
Infrastructure			8,347	2,123	5,618	1,759	16,040
Responsible management			550	626	538	541	41
Totals			29,444	22,498	23,467	11,245	19,155



Key:

EC External Contributions

S106 S106 - Section 106 developer contribution

CIL Community Infrastructure Levy

GG Government Grant

CR Capital Receipts

RS Revenue Savings

PB Prudential Borrowing

C Project complete. Where this relates to payment of a contribution, indicates contribution has been paid.

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Teignbridge District Council

Financial Plan

2026 to 2031

1. About this Plan

Our Financial Plan looks at the position of the revenue budget and considers the General Fund ¹ position in terms of general reserves and earmarked reserves and the Capital Programme ² and the inter-relationship between the two.

The purpose of this Plan is to define how the Council will structure and manage its finances over the next five years in order to deliver services to residents and support the objectives detailed within the Council Plan.

The Financial Plan also links with other key plans and documents of the Council including Service Plans, Asset Management and Disposal policies, the Digital Strategy, Procurement and Treasury Management. Input will also be provided through the Overview & Scrutiny Committees review of budget priority and savings work and the Council's Senior Leadership Team.

The Financial Plan comprises of two parts;

➤ **Part 1 - The Medium Term Financial Plan (MTFP) (page 3)**

This is a key element of the budget setting process. The MTFP provides a financial model and forecast of the cost of providing services over a rolling five year period, together with an estimate of the financial resources that are likely to be available to the Council. The process is designed to provide an early warning of any potential deficit in the required level of resources and interaction with earmarked reserves if available to smooth funding where appropriate.

As well as considering the revenue implications and the General Fund balance, the MTFP also reviews the affordability of the Council's capital investment programme, matching forecast funding against planned capital spending over a five year horizon. The capital programme is easier to control as individual schemes can be approved or not by Council to match resources available. Clearly this has its own implications in meeting the Council Plan objectives but does not have the same degree of organisation complexity as the General Fund involving significant staff numbers, team interaction and service delivery.

➤ **Part 2 – Financial Viability Process (FVP) (page 14)**

This part of the Financial Plan considers how the Council will attempt to balance its finances over the coming years to continue to provide service for its residents and customers. It ensures we are achieving Value for Money throughout the Council within each service; it evidences this and seeks improvement and savings where possible. The process involves review of service plans with a team of key staff from the Business Transformation Team, Finance and Performance to aid us in this process. They work with the relevant services to discover likely savings to pursue, viability, time scales and resources required to implement.

Depending on the outcome of this work and savings achieved, consideration will then need to be given as to whether service reductions are required to balance the books in order to achieve financial sustainability and viability.

Definition Note:

1. The General Fund records day to day revenue spending and income on the delivery of Council services.
2. Capital programme spending relates to purchases or enhancements of assets, expenditure that has benefit greater than a year and is over £20,000.



Part 1 - The Medium Term Financial Plan (MTFP)

2. Introduction

The development of a five year financial model is based upon a number of assumptions and perceived risks which clearly become more difficult to predict as the period covered lengthens. In recent years we have been subject to one year only financial settlements from Government, there have been fundamental funding reviews proposed, delayed and then cancelled on a number of occasions making even short term planning difficult. We now have a three year settlement for 2026/27 with the funding reset proposals having been confirmed by Government. Any plan built over a period greater than 5 years becomes more unpredictable as assumptions about future financial indicators lengthen. The MTFP has been written from the perspective of the council continuing to exist in its current form. This will be the base until a decision is made as regards Local Government Reorganisation.

In broad terms the model has been developed on the basis of 'reasonable and prudent' forecasts and assumptions in accordance with sound accounting practice.

3. Fundamental principles

Underpinning this plan, the following fundamental principles have been adopted:

- To secure the financial viability and stability of the Council in accordance with the Chief Finance Officers (CFO) responsibility to protect the Council's finances.
- Annually, a balanced revenue budget will be set with expenditure to be limited by the amount of available resources.
- Where a balanced revenue budget cannot be achieved in the short term use of earmarked funding reserves will be used to balance the budget but by exception.
- The General Fund balance will be maintained at the agreed adopted level as advised by the Chief Finance Officer.

- If earmarked reserves are not available to balance the budget resources will be redirected from low to high priority services to meet objectives set out in the Council Plan and maintain statutory functions.
- Council Tax increases will be kept within annually announced government guidelines to ensure a local referendum is not triggered.

In considering the capital budget, the Council will continue to follow the methodology of assessing schemes against their contribution to the corporate strategy, service improvement and long-term impacts on budget as well as deliverability within finite staff resources. The Council will also seek to maximise the use of its assets.

4. Financial background

The Government has cut core funding significantly for a number of years. Additional support was provided during the pandemic but this was then withdrawn and the underlying funding for local authorities is historically low.

There are significant financial pressures to consider with recent higher inflation rates, interest rates, energy and food costs and potential recession threats with growth continuing to be very low. As a consequence the indications have been higher national pay awards and other direct cost implications mainly associated with contractor and partner costs. There has traditionally been low investment income received however this increased significantly with the increases in base rate but has an adverse impact on potential borrowing costs for capital schemes. Profiling debt can smooth out some of these short term change in rates. Ambitions remain to pursue our carbon reduction programme and improve services through further investment. This all brings significant financial challenges and a requirement for us to act more commercially to generate more income.

These factors have shaped the finances of the Council over recent years and placed it in a continuous difficult position of setting balanced budgets. The Council needs to address its continuing budget gaps on the revenue budget and mitigate use of funding earmarked reserves which could be redirected to other activities. Member support is key to achieving this objective. Huge progress has been achieved in recent years in delivering savings and reducing the budget gap down to the more manageable level presented currently. Further work is needed to reduce the gap down to zero in time for the new unitary's anticipated vesting.

The Council has facilitated and encouraged business and housing growth in the district to deliver its ambitions. Historically, this approach enabled the Council to benefit from additional government funding through the New Homes Bonus and extra Business Rate income, placing it in a stronger financial position than many other councils and supporting significant investment in non-statutory services for the district. Although the New Homes Bonus has now been discontinued and, from 2026/27, historical growth will be removed from the business rates system through a baseline reset, the Council remains committed to its ambitions, including building its own housing to progress towards affordable housing targets.

5. Medium Term Financial Plan

The base for the MTFP is the 2025/26 approved budget and the current cost of ongoing services, adjusted to take account of a range of unavoidable costs such as pay increases, inflationary pressures, the implementation of any approved changes to the budget and any costs arising from new legislation and associated regulations or changes in resident demand. The updated MTFP takes account of any forecast variations in the level of both investment and fee income.

The Plan also considers and makes reasonable assumptions about the likely incomes from council tax and central government funding. The MTFP is designed to model likely outcomes and to aggregate the sum of all potential financial inputs, to determine whether the Council will have sufficient resources to achieve its objectives, or indeed whether action is required to bridge a funding gap.

In formulating these calculations a number of assumptions have been made and a range of external influences considered. The various risks and pressures are detailed at the end of the Plan with commentary on their potential impact.

Appendix A to the Financial Plan contains the best estimates of the 5-year costs and incomes.

A similar exercise has been undertaken in respect of future capital expenditure, detailing the anticipated level of resources required, together with potential funding sources available to the Council to support its planned programme of works and where there are revenue implications these have been acknowledged within the Plan.

6. MTFP – Revenue Position

The position on General Fund services is extracted in the table below in section 8 and shows the current year 2025/26 for comparison and forms the basis from which future assessments have been made. The 2025/26 position is the set budget from February 2025 and then the latest position for 2025/26, the implications effecting this budget are considered going forward.

Some key areas to note in this calculation:

Service Budgets - This position is calculated based on current service provision adjusted where there are known resident demand changes, contract agreements or legislative requirements. This position does not include any growth in service or staffing to the Council's current service level with the exception of:

- Additional temporary resources to deliver significant projects, service reviews, business/systems improvements etc and for the Modern 25 work.
- The 2026/27 budget for staff salaries includes an assumed 3% increase. The final offer will be determined at a later date.
- Each of the 3 owners of Strata require additional support to meet the various work demands and objectives requiring IT

support and development. This will lead to an increase in cost. The base budget will include the provisional sums known and be amended when the relevant approvals have been provided.

The Council's previous full set of budget papers [Agenda for Full Council on Tuesday, 25th February, 2025, 10.00 am - Teignbridge District Council](https://democracy.teignbridge.gov.uk/ieListDocuments.aspx?CId=165&MId=3223&Ver=4) <https://democracy.teignbridge.gov.uk/ieListDocuments.aspx?CId=165&MId=3088&Ver=4> is a useful historical reference as it details significant information about the service provision currently provided; costs and income received for revenue (appendix 4 and appendix 5), staffing resources involved in each area (appendix 5) and the capital programme (appendix 7).

Government Funding General - The 2025/26 Local Government Finance Settlement was a one-year spending round only. This put on hold again planned reforms; changes to both the local government funding formula and the re-basing and implementation of a new business rate retention scheme. The Government has now provided a funding reset settlement for 2026/27 which is for 3 years.

The MTFP now shows the key elements of this revised funding settlement including the loss of the separate allocation of new homes bonus, elimination of pooling gains and growth retention in business rates and employers national insurance grant etc.

The Local Government Finance Settlement is announced normally late November/early December and for 2026/27 was announced on 17 December 2025 which makes planning extremely difficult as councils initial budget processes are finalised at that point. The finance policy statement published on 20 November 2025 only outlined some of the key principles for 2026/27.

7. Business Rate income

The income projected for 2026/27 is based on the new funding formula within the settlement, with modest growth assumed in future years.

The resetting of the business rates baseline in 2026/27 has stripped out accumulated growth from previous years, consequentially, pooling arrangements with the other Devon Authorities are no longer beneficial.

To manage fluctuations in collection rates and Business Rate assessments, the Council maintains a bad debt provision and a business rates funding Reserve. This reserve helps offset changes in business rates and supports existing revenue budget gaps, enabling the Council to continue meeting service costs in the short to medium term.

8. Council Tax

Since 2023/24 the government has determined that district councils can increase their council tax by £5 per year or 2.99% (2% pre 2023/24), whichever is the greatest, increases above this amount require a local referendum.

Government assumes that the Council will increase its Council tax by the maximum allowable when setting its allocation of other funding streams. These increases are built into the model for future years (£6.05 for 2026/27)

9. New Homes Bonus (NHB)

New Homes Bonus has been discontinued for 2026/27 and the nationally, this funding has been re-distributed within the Revenue Support Grant, using new funding formulas.

At the height of the scheme the Council was paid the annual growth sum for 6 years – in 2016/17 the Council received £3.848 million (the most received in any one year). For 2025/26 the council received £0.35m

10. MTFP numbers

The MTFP financial data is provided annually in the budget papers as appendix 4. This provides the latest numbers for the current year and the following 3 years. Future years are extremely uncertain however an attempt to calculate our budget gaps extended to year 5 is shown below the 3-year projection replicated below.

Revenue Budget Summary						Appendix 4
Revenue Budget		2025-26	2025-26	2026-27	2027-28	2028-29
		Forecast	Latest	Forecast	Forecast	Forecast
	EXPENDITURE	£	£	£	£	£
1	Employees	27,490,880	28,724,140	28,231,970	28,993,770	29,851,010
2	Property	5,722,840	5,870,760	6,131,060	5,994,340	6,125,100
3	Services & supplies	7,411,540	10,030,520	8,126,610	8,343,420	8,275,150
4	Grant payments	19,431,570	19,959,880	18,411,080	17,411,080	16,411,080
5	Transport	966,430	796,210	835,800	854,450	874,030
6	Leasing & capital charges	2,706,420	2,768,830	2,891,560	2,977,230	3,007,890
7	Contributions to capital	1,500,000	1,647,510	1,500,000	500,000	500,000
8	Total expenditure	65,229,680	69,797,850	66,128,080	65,074,290	65,044,260
	INCOME					
9	Sales	-1,032,830	-812,220	-616,210	-819,140	-851,910
10	Fees & charges	-12,924,520	-13,445,630	-13,624,020	-14,448,980	-15,026,940
11	Grants - income	-21,319,570	-23,504,930	-21,319,690	-20,319,690	-19,319,690
12	Property income	-4,016,200	-4,155,860	-4,132,950	-4,321,940	-4,498,600
13	Other income & recharges	-4,700,740	-6,211,910	-4,371,840	-4,418,090	-4,423,280
14	Transfer from (-) / to earmarked reserves	-1,484,070	-2,323,980	-1,082,780	-909,050	-1,156,270
15	Total income	-45,477,930	-50,454,530	-45,147,490	-45,236,890	-45,276,690
16	Total net service cost	19,751,750	19,343,320	20,980,590	19,837,400	19,767,570
	Funding					
17	Council tax	-10,429,960	-10,429,960	-10,969,200	-11,410,150	-11,868,830
18	Council tax surplus(-) / deficit	-381,900	-381,900	-507,300	0	0
19	Revenue support grant	-288,010	-288,010	-6,166,750	-4,998,290	-3,784,710
20	Rates baseline funding	-3,664,280	-3,664,280	-3,307,570	-3,383,440	-3,451,690
21	Estimated rates retention and pooling gain	-3,413,720	-3,104,830	-29,770	-30,450	-31,070
22	New homes bonus	-351,710	-351,710	0	0	0
23	Damping/returned surplus/cap	0	0	0	-15,070	-631,270
24	Other grants	-1,222,170	-1,222,170	0	0	0
25	Budget gap (-) to be found	0	0	0	0	0
26	Total funding	-19,751,750	-19,442,860	-20,980,590	-19,837,400	-19,767,570
27	-Surplus/shortfall	0	-99,540	0	0	0
28	General reserves at end of year	2,500,140	2,600,000	2,600,000	2,600,000	2,600,000
29	General reserves as % of net revenue budget	12.7%	13.4%	12.4%	13.1%	13.2%

The table below shows annual budget position over the 5-year period – see appendix A for more detail.

Table: MTFP Model – Annual budget shortfall

General Fund	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	2029/30 £000	2030/31 £000	2031/32 £000	2032/33 £000	2033/34 £000	2034/35 £000
Budget Shortfall/(Surplus)	1,235	1,083	909	1,156	1,581	1,357	Not costed	Not costed	Not costed	Not costed

The Model identifies the pressures and influences on the Council's revenue budgets and highlights a shortfall between the Council's spending requirements and the amount of finance available. Actions will need to be taken to meet these shortfalls and the need to keep finding savings year on year is not to be underestimated.

11. MTFP Revenue - The Way Forward

The funding gap for 2026/27, 2027/28 and 2028/29 needs to be addressed working with SLT, SMT, senior officers and Members. Savings should be filtered into the budget process each year as part of the annual budget process but also in year as savings ideas are formulated, worked on and delivered.

A key area to explore is what savings/increased income can be achieved by working through service reviews and proposed savings options, this being before more fundamental decisions are made on whether there is a need to explore cutting services to the public. Working through service plans and Modern 25, eliminating quick wins, working more commercially will help towards achieving this goal. Clarifying the appropriate level of investment in IT to reconstruct our organisational structure will be vital and identify staff savings through automation of procedures. These are some initiatives that will help as well as the normal scrutiny through the budget process. This Plan also proposes that we work with the actions in the Financial Viability Process.

The Plan proposes a two-stage approach which is linked to the uncertainty of Government funding for local authorities and possibly even the shape of local government going forward.

- Each year we will undertake service reviews to ensure we are delivering VFM, drive efficiencies to see what savings can be achieved and to form an evidence base that we have done what we can, challenging ourselves on cost effective delivery of services. This will also be combined with looking at suggestions from the Ignite report (now incorporated into Modern 25) and savings suggestions identified from review of previous unspent budgets and invest to save – such as IT investment to deliver more automation. A review of our assets including disposal, re-use etc will be explored and all commercial opportunities to generate more income.
- If the funding gaps estimated in future years materialise, then efficiencies and income generation are not going to drive all the level of savings and we will need to look at service reductions. But this comes at a point when we know how much we need to find and when, before radical service decisions are made. As stated

we have an earmarked Funding Reserve in place to protect us and support existing revenue budget gaps.

This gap should not be ignored and what actions could be taken should be considered and formulated. If savings are not found over the next 3 years, then the Funding Reserve will continue to be depleted leaving insufficient funds to address future significant variations in funding or budget pressures elsewhere including the capital programme. Early identification of savings and their introduction would allow unspent earmarked funding reserves to potentially be reallocated.

Key areas of budget proposals to be agreed are as follows and can continue to be monitored and developed where appropriate through the Overview & Scrutiny work plan:

- a. Approval of Council tax increases at the maximum allowed – £5 or 2.99% currently
- b. Agreement of our asset strategy and determining best use of our assets – disposal/transfer/re-use and re-model
- c. Pursuit of maximum asset disposal proceeds
- d. Exploring commercial investment opportunities including charging policy
- e. Maximising income from existing fees and charges
- f. Exploring new opportunities for setting fees and charges
- g. Reviewing the savings options from the Ignite work and Modern 25
- h. Investing in our IT provision to deliver more automation and efficiencies
- i. Review our policy for earmarked reserves and funding budget gaps
- j. Reviewing support for third sector grants and support
- k. Identifying other voluntary grants and future support
- l. Reviewing quick wins and budgets no longer required
- m. Periodic review of the capital programme and alignment to strategic priorities
- n. Agreement to continue to provide a revenue contribution to capital at £1,500,000 per annum in 2025/26 and 2026/27 and £500,000 for future years
- o. Determining adequate borrowing limits including headroom for the capital programme through approval of the appropriate treasury management indicators
- p. Councillors community fund budget
- q. Impacts from the outcomes of devolution
- r. Minimum level of general reserves – currently suggested to increase to £2.6 million
- s. Limit use of earmarked reserves to bridge budget gaps
- t. Considering new funding models
- u. Timeline for delivery of savings
- v. Working with Town and Parish councils re service provision

12. Capital

The Council maintains a programme of capital expenditure designed to improve a wide range of community facilities and local infrastructure. The forward funding projections below only include rolling items and projects identified early by managers; **there will be proposals missing from this list** that will need to be considered for funding out of available resources as they come forward.

There will be a disparity between the Council's capital spending aspirations being greater than the amount of finance available. In producing these figures agreed principles have/will be applied:

- A capital bid process is in place whereby appraisal forms are completed for each scheme and an assessment methodology applied to prioritise expenditure within resources available. This prioritisation is overseen by the Corporate Projects Board.

MTFP Model – Capital Expenditure and Funding Position

Strategic Priority	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	2029/32 £000
Community	3,066	2,079	200	200	-
Economy	7,718	1,532	2,000	-	-
Environment	3,679	6,651	1,870	1,420	2,705
Homes	5,286	7,049	4,875	1,454	4,362
Infrastructure	2,123	5,618	1,759	16,040	220
Responsible management	626	538	541	41	123
Total Capital Expenditure	22,498	23,467	11,245	19,155	7,410
Borrowing	(6,178)	(5,405)	(3,909)	(300)	-
Capital Receipts	(976)	(1,049)	(1,004)	(24)	(72)
Revenue contributions (includes specific sums)	(1,805)	(2,127)	(791)	(340)	(918)
Grants / external contributions	(12,062)	(5,760)	(2,750)	(1,400)	(4,200)
CIL	(500)	(8,618)	(2,300)	(16,750)	(2,100)
S.106	(977)	(508)	(491)	(341)	(120)
Total Funding	(22,498)	(23,467)	(11,245)	(19,155)	(7,410)

The Programme expenditure includes those schemes already approved by Council and rolling items and provisions. **Bids will come through the annual budget process giving a different picture to that given above and there will be choices to make in order to keep expenditure within resources available.**

The above has been produced using the latest budget monitoring position and it is clear from observation that periodically the programme needs to be re-profiled with the budget managers. There are a number of schemes which will not be delivered in part or full in the year the budget is allocated. From the view of the MTFP it's the overall position that can be considered taking all years into account.

The programme assumes £15.8 million of borrowing between 2025/26 and 2029/32 in addition to the current underlying need to borrow of £35.4 million. Cash flow monitoring and balance sheet review exercises indicate no immediate need to borrow externally over the next 2 - 3 years. This is dependent upon the speed with which capital projects progress and is reviewed periodically alongside interest rate monitoring, so that when long-term external borrowing is required, it is undertaken in a controlled way in line with the Council's treasury strategy. This position has been factored into the revenue model in terms of costs of borrowing/lost external interest/minimum revenue provision etc. Any new borrowing will need to be considered in conjunction with existing borrowing commitments, maximum borrowing limits and a comfortable headroom for borrowing.

The above capital receipts line is based on the most recent activity and forecast information.

Key issues to consider for this Plan in terms of capital are:

- Only approved schemes and provisions from the February 2025 budget process and subsequent approvals brought to Members are included. The current position shows General Fund capital receipts largely being used by 2025/26. If any new projects or schemes do come forward, it is assumed they will attract sufficient funding and/or have a positive business case with a minimum return of 1%.
- Any scheme inclusion in the Programme over and above this core annual expenditure needs to be considered carefully for inclusion in future programmes. This happens on a case-by-case basis to determine if they meet corporate objectives. Business cases must evidence the required 1% return in the case of self-funded schemes or show delivery in conjunction with other agencies/partners. Some schemes will come with no funding but may still be necessary, for example IT improvements and asset refurbishments.
- The continuation of revenue contributions to capital at £1,500,000 per annum for 2025/26 and 2026/27 will assist in supporting the capital programme and for any spends without a sufficient supporting business case (the contributions then drop to £500,000). Revenue contributions are all committed until 2028/29.

The Way Forward – Capital programme

- There is a clear necessity for the Projects Assurance Board to consider the allocating of capital resources against competing capital scheme bids.
- The programme needs to be populated with realistic expenditure estimates into the future; further work has been undertaken on Council assets costs and a review of our asset management policies and use of assets.
- The Project Management Guidelines will continue to be used to inform the capital bid process through detailed capital appraisal forms and Project Initiation Document (PID). There will be continued monitoring of progress on key projects through the Council's Projects Assurance Board.

➤ Part 2 – Financial Viability Process (FVP)

13. Aim of the FVP

This part of the Finance Plan considers how the Council will balance its finances over the coming years to continue to provide service for its residents and customers. We will ensure we are achieving Value for Money throughout the Council within each service;

we will evidence this and seek improvements and savings where possible. We have key dedicated resources to aid us in this process and available to work with services.

Depending on the outcome of this work, and the savings achieved, as identified in 11 above we will then need to look at reductions in service delivery necessary to balance the books going forward to deliver financial viability and sustainability.

This will all be looked at against the backdrop of the risks and challenges that have implications for the Council's financial position in the medium term.

The major risks and pressures are:

Changing government funding

Inflation rates

Interest rates

Cost of living crisis and impact on services/income

Existing budget gaps and limited earmarked reserves

Staff resources

Additional demands from Government

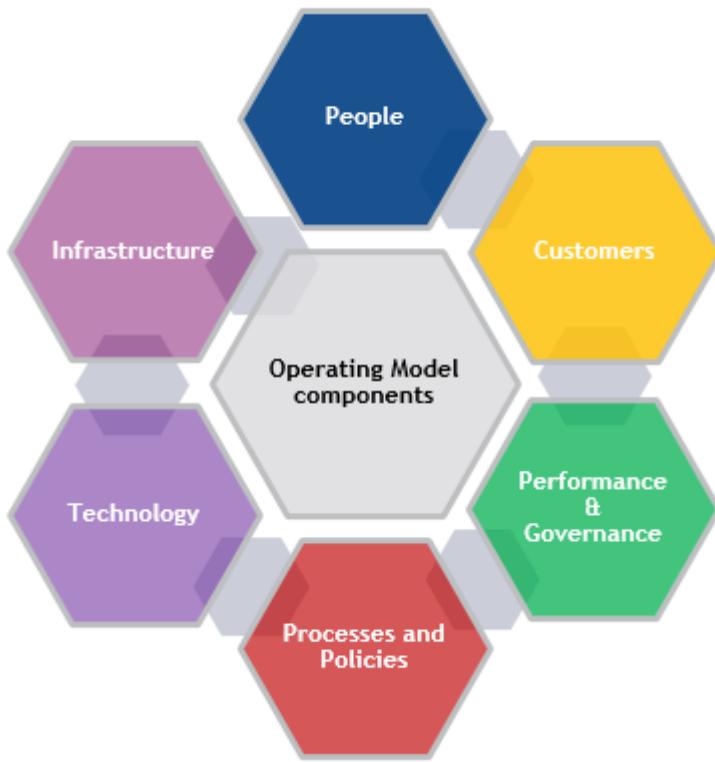
14. Modern 25 Programme

TDC accepted that to achieve the level of savings required, it needs to change the way things are done and alter its operating model, whilst ensuring that the customer is still at the heart of council services. Independent consultants were commissioned through a procurement process to work in partnership with Teignbridge Senior Leadership Team to deliver:

- A strategic alignment review
- Recommendations for a new Target Operating Model

The objective of the programme is to deliver a new operating model for the council. An operating model encompasses all aspects of the way the organisation delivers its core purpose and includes

- People and Organisation – the activities that our staff carry out and how they are managed and organised
- Technology and Infrastructure – the software, physical ICT infrastructure and physical assets that are in place to support how people carry out the council's work
- Ways of Working – the processes, policies, procedures, performance, governance, leadership and management that is in place
- Culture & Behaviours – Creating a work environment which supports delivery of strategic priorities and core services to our customers and an organisation that invests in its people
- Strategic Priorities – the strategic portfolio of programmes and projects that are in place to deliver the council's strategic priorities



From their recommendation we have developed our Modern 25 programme which aims to deliver a new operating model for the council delivering £2.6 million of phased benefit savings and implementing the changes across the whole council in line with agreed design principles. The organisation restructure has been approved and has now been implemented and posts advertised and appointed. The programme focuses on delivery of 3 main workstreams

1. Customer and Service Design - Lead Tracey Hooper

This will digitalise services that the users of our services want and design support mechanisms for customers who need help to make a request or support service users who have complex needs.

Our services will be designed to be more sustainable through:

- Shifting our service users to less expensive digital channels in line with our current demand, through active promotion and nudges
- Designing services that are easy for users to access and make a request
- Maximising the value provided by our front-line staff in helping residents with complex needs
- Creating excellent online information and guidance for our service users
- Proactively and passively keeping service users informed throughout their service journey

2. Technology and Digital - Amanda Pujol

This will define and develop the technology and digital requirements to support the new operating model by:

- Defining the key technologies that will support the new operating model and ways of working
- creating a roadmap for delivering these capabilities
- Defining the digital capabilities required and running a procurement exercise to fill the capability gaps
- Provide resources in skills to configure new digital capabilities and integrate them, in line with our technology roadmap

It is underpinned by our Digital Strategy adopted in 2021 built around six themes:

1. Customer access and service
2. Digital and mobile work force
3. Digital democracy
4. High-quality, accessible data
5. Digital and Net Zero
6. Responsive, resilient and secure infrastructure and systems

3. People and Organisational Design - Tim Slater

We have designed and developed a new council structure that supports the new operating Model for the delivery of services to our customers and the delivery of our strategic portfolio. This includes a review of current HR policies and procedures, including performance management, to support the implementation of the new operating model and define:

- The spans of control for managers and the scope of management responsibilities for changes to the organisational structure
- The creation and evaluation of new roles that have been created to support the delivery of the new operating model
- The programme will review HR policies and procedures, including performance management to support the implementation of the Target Operating Model
- The governance structures that will support performance management

4. Strategic portfolio – Gordon Bryant

This will define and develop business cases, statements of works and specific individual projects to deliver against a revised strategic portfolio which is aligned with the Council's priorities and strategy. The programme will oversee:

- all implementation and change activities associated with the deliverables from the strategic portfolio projects
- Monitoring of projects progress as part of overall programme governance

- alignment of project outcomes with the new operating model

In order to deliver this programme of work there has been an upfront investment to provide additional temporary staffing resources and capital investment in digital infrastructure and systems. The new structure has resulted in a reconfiguration of services and new posts and roles being created. The Council has also undertaking a pay structure review which will result in a new pay scale and job evaluation process being developed and implemented to ensure the Council remains competitive and can attract the staff with the key skills to deliver the best service for residents in the District. Changes to the structure and potential investments are/will be incorporated into the revenue and capital budgets.

We are developing a Digital Strategy and we are now working with Strata and our other partner authorities to ensure the outcomes can be defined and delivered. The Strategy is built around six themes

Customer access and service
 Digital and mobile work force
 Digital democracy
 High-quality, accessible data
 Digital and Net Zero
 Responsive, resilient and secure infrastructure and systems

5. Performance Management Data: Lead – Jack Hobson

It is crucial we use relevant data to inform our business decisions. Performance data needs to be readily available and used by managers, SLT, SMT and members to drive decisions and be clear where action is needed/not needed and how we are performing for our residents, identifying and resolving issues quickly. Importantly this needs to link with system thinking to ensure we measure the right things.

It is necessary to understand cost, performance and activities of services and undertake appropriate comparisons to be clear where we are providing Value for Money and where we are not. Help identify where improvements are needed or to determine we are comfortable and understand the variances.

We have a Performance and Data Analyst but also services have their own resources in this area and we need to share and oversee the whole.

6. Asset Management: Lead – Tom Phillips

In reviewing our services there are some services where asset management is relevant and areas it is not. There are key elements to be considered by services;

- a) Understanding the financial and non-financial performance of assets and using this to drive asset management decisions.
- b) Proactive asset management – Maximising the returns from assets and disposing of assets that have a poor financial / non-financial return and at market value where appropriate.
- c) Investing in assets only where there's a strong business case.

- d) Supporting wider objectives – Being clear where and how asset management is supporting wider objectives, such as benefitting the community, shaping the built landscape, supporting the Council in its service delivery and proactively supporting our commitment to tackling climate change.
- e) Encouraging asset transfer where appropriate.

There can be a quick analysis within each service to determine scope of opportunities.

7. Income Maximisation: Lead – Gordon Bryant/Gwydion Batten

It is viewed that members are supportive of ensuring where fees and charges are made that these are set at appropriate rates and reviewed regular to keep pace with costs. It is also considered there is support to develop existing services areas where there is opportunity and customer demand for additional or enhanced services to be offered that can generate surpluses for the Council. An average 5% increase is proposed where possible for 2026/27 with higher increases where appropriate. Any charges below an average for the service need to be increased accordingly and a more commercial view pursued for the charging of activities and services.

Again there can be a quick analysis within services to determine scope for opportunity.

EXTERNAL INFLUENCES AND KEY ASSUMPTIONS WITHIN THE REVENUE MTFP MODEL

- **Inflation**

Inflation rates are based on the latest available data.

Although the financial model is based upon what are believed to be a series of prudent assumptions, there is inevitably a risk that some or all factors applied could be inaccurate. The table below summarises the impact of any such inaccuracies that would have a detrimental effect upon the financial plan. Inflation in recent times has not been a high risk but currently rates have been higher and are now on a downward trajectory. Contract costs, pay rises and a pay review of salaries have caused / are likely to cause some of the biggest pressures for future years. With further above inflationary rises in the minimum wage, there will be an impact on the pay spine rates within local government.

Financial impact of changes in inflation assumptions 2026/27.

Factor	MTFP Predicted Inflation Costs £'000	Worse by 1% £'000	Worse by 2% £'000
Pay, N.I & Pension	774	258	516

- **Investment Returns**

The approach adopted, of budgeting for investment income remains prudent. Investment return predictions have been factored in with higher income in 2025/26 but reducing in future years.

- **Council Tax Income**

Since 2023/24, the Government has allowed district councils an annual council tax increase of the greater of £5 or 2.99% (previously 2%). For Teignbridge, this is 2.99%. The Medium-Term Financial Plan (MTFP) assumes council tax will rise each year by the maximum permitted amount, £6.05 for 2026/27

Financial impact of changes in council tax levels (2026/27).

Level of council Tax increase	Predicted council tax income £'000	Loss of income in MTFP 2026/27 £'000
Council tax yield at £5 (2.47%) increase	(10,914)	55
Yield at 2.0%	(10,864)	105
Yield at 1.0%	(10,757)	212
Yield at 0.0%	(10,650)	319

This calculation shows a one year effect, this reduction would be lost each year going forward plus the opportunity to increase the level in future on a higher base.

- **New Homes Bonus**

This has now been lost as a separate source of core funding income and diluted into core funding.

- **Business Rate Income**

The risks associated with Business Rate income, including the confirmed rebasing, have been outlined above. Future growth remains uncertain, and pooling is no longer beneficial.

If income falls due to lower assessments or reduced collection, the shortfall will be covered by the earmarked Funding Reserve. This reserve is also intended to mitigate the impact of rebasing by Government, which is intended to take place every 3 years going forwards.

Revenue Budget Summary							Appendix A
Revenue Budget	2025-26	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	Forecast	Latest	Forecast	Forecast	Forecast	Forecast	Forecast
<i>EXPENDITURE</i>							
1 Employees	27,490,880	28,724,140	28,231,970	28,993,770	29,851,010	30,752,550	31,679,930
2 Property	5,722,840	5,870,760	6,131,060	5,994,340	6,125,100	6,259,780	6,398,510
3 Services & supplies	7,411,540	10,030,520	8,126,610	8,343,420	8,275,150	8,379,930	8,487,860
4 Grant payments	19,431,570	19,959,880	18,411,080	17,411,080	16,411,080	15,411,080	14,411,080
5 Transport	966,430	796,210	835,800	854,450	874,030	894,200	914,970
6 Leasing & capital charges	2,706,420	2,768,830	2,891,560	2,977,230	3,007,890	3,038,550	3,069,210
7 Contributions to capital	1,500,000	1,647,510	1,500,000	500,000	500,000	500,000	500,000
8 Total expenditure	65,229,680	69,797,850	66,128,080	65,074,290	65,044,260	65,236,090	65,461,560
<i>INCOME</i>							
9 Sales	-1,032,830	-812,220	-616,210	-819,140	-851,910	-885,990	-921,430
10 Fees & charges	-12,924,520	-13,445,630	-13,624,020	-14,448,980	-15,026,940	-15,628,020	-16,253,140
11 Grants - income	-21,319,570	-23,504,930	-21,319,690	-20,319,690	-19,319,690	-18,319,690	-17,319,690
12 Property income	-4,016,200	-4,155,860	-4,132,950	-4,321,940	-4,498,600	-4,633,560	-4,772,570
13 Other income & recharges	-4,700,740	-6,211,910	-4,371,840	-4,418,090	-4,423,280	-4,428,630	-4,434,140
14 Transfer from (-) to earmarked reserves	-1,484,070	-2,323,980	-1,082,780	-909,050	-1,156,270	-1,581,440	-1,357,290
15 Total income	-45,477,930	-50,454,530	-45,147,490	-45,236,890	-45,276,690	-45,477,330	-45,058,260
16 Total net service cost	19,751,750	19,343,320	20,980,590	19,837,400	19,767,570	19,758,760	20,403,300
<i>Funding</i>							
17 Council tax	-10,429,960	-10,429,960	-10,969,200	-11,410,150	-11,868,830	-12,345,950	-12,842,240
18 Council tax surplus(-) / deficit	-381,900	-381,900	-507,300	0	0	0	0
19 Revenue support grant	-288,010	-288,010	-6,166,750	-4,998,290	-3,784,710	-3,860,400	-3,937,610
20 Rates baseline funding	-3,664,280	-3,664,280	-3,307,570	-3,383,440	-3,451,690	-3,520,720	-3,591,130
21 Estimated rates retention and pooling gain	-3,413,720	-3,104,830	-29,770	-30,450	-31,070	-31,690	-32,320
22 New homes bonus	-351,710	-351,710	0	0	0	0	0
23 Damping/returned surplus/cap	0	0	0	-15,070	-631,270	0	0
24 Other grants	-1,222,170	-1,222,170	0	0	0	0	0
25 Budget gap (-) to be found	0	0	0	0	0	0	0
26 Total funding	-19,751,750	-19,442,860	-20,980,590	-19,837,400	-19,767,570	-19,758,760	-20,403,300
27 Surplus/shortfall	0	-99,540	0	0	0	0	0
28 General reserves at end of year	2,500,140	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000
29 General reserves as % of net revenue budget	12.7%	13.4%	12.4%	13.1%	13.2%	13.2%	12.7%

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**Teignbridge District Council
Overview and Scrutiny Committee
13th January 2026**

Update on Unauthorised Encampments.

Purpose of Report

To provide an update on the actions agreed by the Executive on the 29th of July 2025.

The Committee RESOLVES to:

- 1) Note the progress on the actions

Financial Implications

See section 3.1

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Legal Implications

See section 3.2

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Executive Members

Cllr Peter Williams - Executive Member for Environmental Services

Cllr David Palethorpe - Executive Member for Assets, Economic Development, Major Projects and Communication

Cllr Richard Buscombe - Executive Member for Housing and Homelessness

Appendices

Appendix 1 Target hardening proposals and progress

EIA attached - No

Background Papers

Executive decision to approve current Policy. 3rd May 2022 [Teignbridge District Council Unauthorised Encampments Policy](#)

Executive decision to approve the future approach and proposed actions regarding unauthorised encampments. [Agenda for Executive on Tuesday, 29th July, 2025, 9.30 am - Teignbridge District Council](#)

1. Background

At the meeting of the Executive on the 29th July 2025 a report was presented that set out several options for consideration in the management of unauthorised encampments.

The Executive decided the following actions:

- (a) Approves the proposed target hardening measures set out in Section 2.1 of the Report and Appendix 1.
- (b) Supports the proposed re-engagement with other Councils and partner agencies to explore potential solutions for a network of transit sites.
- (c) Approves the new Neighbourhood Approach (Option 2) to managing future unauthorised encampments as detailed in Section 2.3 of the Report.

2. Update on actions

2.1 Target Hardening Measures and Proposals

Appendix 1 details work that has been undertaken at key sites recently and the proposals for further target hardening at the following sites.

- Bakers Park
- Courtenay Park
- Dawlish Countryside Park
- Forde Park
- Osborne Park
- Sandringham Park

The designs and specifications have been finalised and the relating procurement process completed. The works at Dawlish Countryside Park, Sandringham and

Bakers Parks have been completed. Works and are due to commence in January 2026 at the remaining sites, with Osborne Park being prioritised and completion anticipated there by early February.

2.2 Strategic Transit Site Provision

The report to the Executive in July 2025 recognised the current lack of transit provision for Gypsy and Traveller households travelling in Devon. Addressing this would help to reduce the prevalence of unauthorised encampments in unsuitable locations and the issues arising, as well as being of assistance to those travelling. Efforts to address this by individual Councils is unlikely to be effective. What is needed is a number of appropriately located sites across the County to meet the needs of those travelling. This could take two forms:

:

Transit sites – These are dedicated sites established for short-term stays. They have permanent facilities (e.g. water and electrical services, toilet block, waste disposal, communal lighting, CCTV, etc.) and associated management and maintenance. In addition to it being challenging to find suitable locations, the capital costs involved in such provision can be considerable and ongoing revenue expenditure will also be required. Income (from licence fees) is likely to be minimal. There may only be demand for this provision on a seasonal basis and it may only be used to a limited extent while needing to be checked and maintained throughout the year.

Stopping Places - The alternative would be to establish 'tolerated' or 'negotiated' stopping places. These are locations identified as being suitable for occasional, short-term use, for a few days or at most a couple of weeks. When a travelling household uses a site there may be a need to provide some basic facilities to meet welfare needs (e.g. portable toilet, refuse bin, etc.). There would therefore be some associated costs, but these are likely to be less than the legal and clear-up costs resulting from unauthorised encampments, and less than the costs of maintaining permanent transit provision. Little or no capital expenditure would be required to make such provision across the County.

The development of such a network of stopping places is the preferred approach. To progress this collaboration is required between Local authorities in Devon. The Council has suggested that the Devon and Torbay Combined County Authority (DTCCA) could facilitate this joint working. This could be through the existing Housing Advisory Group or the planned Lead Housing Officers Group that is due to be established.

In recent months the Council has had an initial discussion with officers at Devon County Council. As the highway authority and with other land ownership the County Council may have a number of suitable sites in its ownership. A desktop exercise is needed to review these to identify potentially suitable sites before on-site inspection. This assessment could also be undertaken by each District. These exercises will require some staff resource which the Councils will need to individually consider. Alternatively, this study could be externally commissioned if resources can be found. The Council will endeavour to work through the DTCCA and by direct engagement with other Districts and the County Council to progress this work and it is proposed that a progress report is provided to the committee in 6 months.

2.3 Refined approach to managing Unauthorised Encampments

The co-ordination of visits and assessments has been undertaken by the Neighbourhood Services since the Executive meeting. The service now operates between 08:00 – 17:30 Monday – Friday, 09:00 – 17:00 Sat and between 08:30 – 16:30 Sundays during July, August and September.

Since the 29th of July 2025 there have been 6 reports of unauthorised encampments. One site was on Devon County Council land and was referred to them to act. One was reported at Dawlish Warren but following a visit it was determined that it was on private land. Action was taken by the council for the 4 sites on Council land and all were vacated before the hearing at the Court.

Regular liaison with the police takes place with each encampment to ensure that there is a shared understanding of the impacts and actions agreed.

Where impacts have been evidenced action has been taken by the Council with the issuing of Community Protection Warnings to those on unauthorised encampments.

3. Implications, Risk Management and Climate Change Impact

3.1 Financial

The target hardening works are being completed using identified section 106 monies. The new approach to managing unauthorised encampments has had no additional revenue impact.

3.2 Legal

Our approach to managing unauthorised encampments is compliant with the legislation and action taken is proportionate.

3.3 Risks

Action to target harden sites and take enforcement action may risk other council land being targeted which is more accessible. This would still be for the Council to manage and act.

Appendix 1

Location	Measure implements – proposed	Anticipated timescales
Bakers Park	<p>Implemented - Height barrier – steel access Gate – two telescopic bollards to the rear of the gate – wooden bollards adjacent to the passing place on Steppe's meadow – galvanised steel uprights and wooden rails around exposed car park spaces and to rear of soil bunds</p> <p>Proposed Either soil bunding or large boulders on the path side of the passing area on Steppes Meadow</p>	<p>Completed</p> <p>Completed</p>
Decoy countryside park	<p>Implemented - Soil bunding with large rocks incorporated in the overflow car park access point onto the green space</p>	<p>No further measures required</p>
Dawlish Leisure centre open space	<p>Implemented – soil bunding to the Sandy Lane side of the open space – Wooden gate in vehicle access point of leisure centre car park with two collapsable bollards on the car park side. Bollards replaced June 2025 with higher security specification</p>	<p>No further measures required.</p> <p>Consider height barrier if further issues.</p>
Sandringham Park Newton Abbot	<p>Implemented - Steel farm gate – two telescopic bollards to the rear of the gate – soil bunding at the Penn Inn Close end of the park 1.8 m posts near the community centre end of the park</p> <p>Proposed – import large boulders in access points near the outdoor gym</p>	<p>Completed</p> <p>Completed</p>

	and adjacent the footpath on the car park side of the community centre	
Coach Road Newton Abbot	Implemented - Car park height barrier – telescopic bollards on the maintenance access point of the field- additional medium height barrier	No further measures required
Strand Car Park Starcross	Implemented - Telescopic bollards to rear of cycle path access gate – soil bunding over wooden posts at the end of the car park where it meets the open space	No further measures required
Osborne Park	Proposed – Knee rail with galvanised steel posts to the perimeter of the open space, set at 1.5m centres – tree planting (spring 2026)	Work to commence in January 2026 12-week project Cross working all three sites (excavated materials from one site will be used to form bunding on other sites)
Courtenay Park	Proposed – Lockable recycled plastic bollard at five (5) access points - 32 wooden posts, various locations – Tree planting (spring 2026) - subject funding	Work due February 2026 Work to commence in January 2026 12-week project Cross working all three sites (excavated materials from one site will be used to form bunding on other sites)
Forde Park	Proposed - Lockable recycled plastic bollard at two (2) access points - 12wooden posts, various locations – Tree planting (spring 2026) subject to funding	Work due February 2026 Work to commence in January 2026 12-week project Cross working all three sites (excavated materials from one site will be used to form bunding on other sites)

Dawlish Countryside Park	Implemented - Height Barrier Proposed – higher spec barrier to be installed - (external funding Land Trust	Completed
Michaels Field	Implemented - Height barrier – galvanised steel gate and posts – Wooden fencing with hedge planting around the car park	No further measures required
Sandygate Mill Kingsteignton	Implemented – install of 50 wooden posts to edges of two grass areas	No further measures required
Hackney Lane open space	Implemented – install of 80 wooden posts to the edge of the grass area	No further measures required

Overview and Scrutiny – Outside Organisation Update from the Council's appointed representatives

Cllrs John Farrand-Rogers and Purser Organisation: DNPA Community Forum

The Council's representatives are invited to report on any meetings of the appointed outside organisation, the role the organisation(s) they represent plays in promoting and aligning with the Council's priorities, policies and strategies, their impact and results, and advising on partnership discussions which are open and in the public domain. Feedback is scheduled across a full year cycle once per annum for most organisations and twice where meetings are more frequent (greater than 5).

Purpose of the Organisation:	I have not seen this formally set out, but from what I have seen, the purpose is for the DNP officers to speak directly to some parish councillors, and for them to report directly about relevant problems in their own parishes. JFR The attendance list is aimed at people and organisations with an interest and love of the moor as well as parish and Town councillors. Approx 40 people attended last meeting. Two meetings a year. SP
Attendance requirements/ meetings attended:	Just one. JFR Two Teignbridge councillors elected annually to attend, at this meeting JFR and SJKP
Feedback:	Cllrs Purser and Nutley also present. I did not note anything directly related to TDC, but the CEO made the very valid point that the Park would lose the varied representation from three districts as well as the County Council, and that it would be appropriate to increase representation from the parishes once LGR has taken place. JFR Agenda had welcome from new Chair Will Dracup followed by update and farewell speech from Kevin Bishop retiring CEO of the Park. Then update on Partnership Plan Review followed by fascinating talk on the Cut Hill Cist excavation. Then Q and A session. SP On the other hand, nobody can foresee what will arise in an open forum, so it is useful for TDC to be represented at the Forum. JFR

Examples of where the brief above has been followed:	Brief is to inform and update on current issues which was achieved. SP
Additional information relevant to Overview & Scrutiny including the value that TDC brings to this organisation and/or why this organisation needs TDC:	This was a general update to inform those present of current issues within the Park. Only of general interest to O and S with probably not much feedback required either way from TDC to DNP in this forum. SP
Does the Council incur an annual fee to enable the Council to have a representative on this organisation. How much is the fee and does it represent value for money for the Council.	No annual fee but TDC attendees can claim mileage and car park (if not National Trust members). SP